



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/6/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
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 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. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. 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.

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

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION:

Approval of the Agenda for June 6, 2017.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of Minutes for May 2, 2017.

5. **CONSENT AGENDA**

- I For possible action: Approval of payroll claims in the amount of \$586,277.33 and accounts payable claims in the amount of \$779,530.02.
- II For possible action: Approval of Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels.
- III For possible action: Cancellation of the July 4, 2017 Board of Commissioners meeting.
- IV For possible action: Approval of refund for APN 003-303-17, Houts.
- V For possible action: Approve LICENSING BOARD FIRST READINGS:
 - A. CHIPBLASTER, INC. - Contractor / 13605 S. Mosiertown ~ Meadville, PA (Contractor)
 - B. SCHOELER OF AMERICA, INC. - Contractor / 11220 Elm Lane ~ Charlotte, NC (machinery)
 - C. CONSTRUCTION SAFETY EXPERTS - Pro / 7032 Copperleaf Place ~ Cary, NC (safety consultant)
 - D. SOUTHEASTERN SEATING - Contractor / 903 E 17th Ave ~ Tampa, FL (bleacher assembly)
 - E. CAIRE - Contractor / 4 Rue Nicolas Copernic ~ 41100 Vendome FRANCE (machine installation)
 - F. COTMAC ELECTRONICS, INC. - Pro / 830 Kirts Blvd ~ Troy, MI (engineer)
 - G. THE BRUNCH BOX, LLC - General / 450 McClur Circle ~ Sparks (food truck)
 - H. SIMAC TECH S.R.L. - Contractor / via Delindustria 24/26 Fiorano Modenese ITALY (machine installation)
 - I. SILVER QUEEN SISTERS dba Cobb Mansion Bed & Breakfast - General / 18 S A (bed and bkfst) VC
 - J. QUALITY DESIGN SERVICES, INC. - Pro / 3914 Highwood Pl ~ Okemas, MI (engineering)
 - K. TYRELL RESOURCES, INC. - Contractor / 275 Hilltop Drive ~ Redding, CA (contractor)
 - L. BEE CLEEN CARPET & GLASS - General / PO Box 21932 ~ Carson City (office cleaning)
 - M. TEST RESEARCH USA, INC. - General / 832 Jury Ct ~ San Jose, CA (sales and service of equipment)
 - N. PRECISION CRANE & HOIST SVCS. - Contractor / 2047 Pabco Rd ~ Henderson, NV (crane service)
 - O. JJRT, LLC - General / 1284 Cedar Book Court ~ Gardnerville (contractor)
 - P. ZIMMER GROUP US, INC. - Contractor / 1095 7th Street ~ Hickory, NC

(machinery)

Q. HEMI SYSTEMS - Contractor / 126 Industrial Drive ~ Maysville, GA (rigging contractor)

R. ANDERSON LOCK AND KEY - Contractor / 601 Pyramid ~ Sparks (locksmith)

S. CALHOUN & POXON CO., INC. - Contractor / 5330 Alhambra Ave ~ Los Angeles (machinery)

T. EDGEWATER AUTOMATION, LLC - Contractor / 481 Renaissance Dr ~ St. Joseph, MI (equip install)

U. TEC GROUP, INC. - General / 850 Stephenson Hwy ~ Troy, MI (staffing)

V. KINETIC SYSTEMS, INC. - Contractor / 4900 Prospectus Dr ~ Durham, NC (contractor)

W. WHR DESIGN PC - Pro / 201 Fuller Road, FL5, Albany, NY (architect)

X. JETT SOLUTIONS, LLC - Contractor / 7322 N Hwy 8a ~ Duncan, OK (contractor)

Y. NOZATO ELECTRICAL ENG & CONST - Contractor / 2-4-1 Kashiwazato Osaka JAPAN (Contractor)

Z. VALIANT INTERNATIONAL, INC. - Contractor / 6555 Hawthorne Dr ~ Windsor CANADA (equip install)

AA. KURTEC, INC. - Contractor / 10449 Copper Cove Dr ~ Ft. Wayne, IN (automation)

BB. GIGAIMPLIANTI, LLC - Contractor / 4650 Wedekind Rd ~ Sparks, NV (equipment installation)

CC. WACHTER, INC. - Contractor / 16001 W 99th St ~ Lenexa, KS (contractor)

DD. OOKSAN IMT CO., LTD - Contractor / 1316 Hammadero Gyeongun KOREA (equipment installation)

EE. ZOLLERN GMBH & CO KG - Contractor / Hitzkofer Strasse Sigmaringen GERMANY (equip installation)

FF. CLOCKWORK - General / 423 Delaware Street ~ Kansas City, MO (staffing)

GG. OSE / VALEO - Contractor / 2 chemin du Pullousard, 49130 Los Ponts-de-ca FRANCE (machine install)

HH. NEXTGEN SRO - Contractor / 24ES Cadca SLOVAKIA (equipment installation)

II. SEBASTIAN SOBOTA - HB / 414 Ave de la Bleu de Clair ~ Lockwood (handyman)

JJ. SPARK TALENT ACQUISITION, INC. - General / 701 S Carson Street ~ Carson City (staffing)

KK. SHAHEEN BEAUCHAMP BUILDERS, LLC - Contractor / 318 N Carson St ~ Carson City (contractor)

LL. SIGNAL X TECHNOLOGIES, LLC - Contractor / 15800 Centennial Dr ~ Northville, MI (equipment install)

MM. HINO SYSTECH CORPORATION - Pro / 1-20-2 Minamirokugo, Otaku, Tokyo JAPAN (engineer)

NN. UNDERGROUND VIDEO TECHNOLOGY, INC. - Contractor / 65 McCart ~ Fernley (sewer cleaning)

OO. TESLA, INC. - General / 201 Ireland Drive (warehouse material storage) TRI

PP. GEMA USA, INC. - Contractor / 4141 W 54th St ~ Indianapolis, IN (equipment installation)

QQ. EVAPCO, INC. - Contractor / PO Box 1300 ~ Westminster, MO (warranty work)

RR. MTM-CS LP - Contractor / 1170 Howell Hill Rd ~ Atlanta, GA (equipment installation)

SS. ANGUIL ENVIRONMENTAL SYSTEMS, INC. - Contractor / 8855 N 55th St ~ Milwaukee, WI (equip install)

TT. DL AUTOMATION & CONTROL SYSTEMS - Contractor / 13/14 PremBhgyan Bundar MUMBAI (cont.)

6. **DISCUSSION ONLY (No Action):**

Veterans of Foreign Wars Post 8071 Award Presentation.

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

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

9. **DISCUSSION ONLY (No Action):**

Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County. Specific bills will include SB 57 which staff has expressed full support and bills SB176, SB244, SB314, AB289, SB271, AB290, SB356, SB469 AND AB384.

10. **DISCUSSION/POSSIBLE ACTION:**

Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2017-2018 funds.

11. **DISCUSSION/POSSIBLE ACTION:**

Recommendation to reject all bids received for the construction of the Virginia City Sewer Improvement Project Phases Two through Five (2-5) and authorization to amend the project for a new bid process to commence.

12. **DISCUSSION/POSSIBLE ACTION:**

Allow Storey County Sheriff's Office to enter into an agreement with Washoe County Medical Examiner's Office.

13. **DISCUSSION/POSSIBLE ACTION:**

Approval of contract with T.W. Vending, Inc., d/b/a TurnKey Corrections to provide inmate services including video visitation, telephone services, inmate email and commissary services.

14. **DISCUSSION/POSSIBLE ACTION:**

Approval of the General Business License for Jennifer Nair for the Palace Restaurant & Saloon, 54 S C St., Virginia City, NV.

15. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR BOARD**

16. **DISCUSSION/POSSIBLE ACTION:**

Approval of the On Sale Liquor License for Jennifer Nair for the Palace Restaurant & Saloon, 54 S C St., Virginia City, NV.

17. **DISCUSSION/POSSIBLE ACTION:**

Amendment to current liquor license. Approval of the Off Sale Liquor License for Connie Carlson for the Silver Queen Sisters, 28 N C St. Virginia City, NV.

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

19. **DISCUSSION/POSSIBLE ACTION:**

First Reading Ordinance No. 17-275 amending Storey County Code (Title 17 Zoning) 17.10 and 17.12 pertaining to marijuana and medical marijuana establishments, including prohibition of allowed uses, special uses, accessory uses, or temporary uses within all zoning districts, and other properly related matters.

20. **DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to approve contract with Battle Born Consulting Services, LLC for the assistance in providing administrative functions and oversight of the Storey County Community Development Department.

21. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of Resolution No. 17-455 to appoint hearing officers to hear appeals from persons appealing notices of nuisance issued by the County, setting the fees for filing the appeal, and setting the amount of compensation to be paid to the hearing officers.

22. **DISCUSSION/POSSIBLE ACTION:**

2017-019 BLA by Pamela Loy/Dave Thomas. The Appicant requests approval of a Boundary Line Adjustment (BLA) between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers (APNs) 003-101-06 (Lot 331) abd 003-101-67 (Lot 332A). The adjustment is being requested to accomodate a driveway for Lot

332A that was constructed across the property line. Upon completion of this Boundary Line Adjustment, the driveway will be completely contained on Lot 332A. The adjustment will be an equal area exchange so that the parcel sizes remain the same. The properties are located at 1935 and 1941 Saddleback Road, Virginia City Highlands, Storey County, Nevada.

23. DISCUSSION/POSSIBLE ACTION:

Variance 2017-018 by Tim Roth/Jack McGuffey. The applicant requests a variance to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-253-07.

24. DISCUSSION/POSSIBLE ACTION:

SUP 2017-016 by Patrick Bacon. The Applicant requests a Special Use Permit to construct a maximum 75-foot high tower to support non-commercial amateur "ham" radio telecommunications equipment at the Applicant's residence located at 188 Martin Lane, "Mark Twain" (Dayton). Storey County, Nevada, Assessor's Parcel Number (APN) 003-284-13.

25. DISCUSSION/POSSIBLE ACTION:

SUP 2017-017 by Tyra Fuller. A Special Use Permit to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.

26. DISCUSSION/POSSIBLE ACTION:

Grant and conveyance to TRI General Improvement District a perpetual right and easement to construct, operate, add, modify, maintain, and repair aboveground and/or underground water well facilities, consisting of pipes, wells, pump stations, valves, treatment facilities, other structures, wires, cables, conduit, manholes, vaults, service boxes, cabinets, and other equipment, fixtures, apparatus, and improvements, and to access the easement area for construction, repair, and maintenance of allowed uses upon, over, under, and through right-of-way property owned by Storey County and located approximately at the northeasterly right-of-way of Peru Drive and the northeasterly right-of-way of West Sydney Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada.

27. DISCUSSION/POSSIBLE ACTION:

LICENSING BOARD SECOND READINGS:

- A. ALL THINGS ELECTRIC - Contractor / 4632 Sommerville Way ~ Reno (Contractor)
- B. TUFF WRAP INSTALLATIONS, INC. - Contractor / 2080 Detwiler Road ~ Harleysville, PA (Contractor)
- C. SUPREME CONCRETE, LLC - Contractor / 5295 Coggins Road ~ Reno (Contractor)
- D. SOUTH ATLANTIC CONTROLS, INC. - Contractor / 10226 Governor Blvd ~ Williamsport, MD (Cont.)
- E. ROCKWELL AUTOMATION - Contractor / 3000 Executive Pkwy ~ San Ramon, CA (Professional)
- F. PRO-BEAM USA, INC. - Contractor / 3909 75th Street ~ Aurora, IL (Contractor)
- G. HAS CONSULTING, LLC - Professional / 3450 Madison Road ~ Cincinnati, OH (Software Developer)
- H. ROSENBERGER HFT GMBH & CO KG - Contractor / PO Box 1260 Tittmoning, Germany (Contractor)
- I. LJS SOLUTIONS - Contractor / PO Box 969 ~ Sumter, SC (Contractor)
- J. CC CLEANING SERVICE, LLC - General / 9115 Hummer Drive ~ Reno (General)
- K. MEMORY LANE JEWELRY - Home Business / 340 Cartwright Rd ~ Reno (online sales)
- L. PALETTI USA, LLC - Contractor / 145 Keystone Drive ~ Montgomeryville, PA (Contractor)
- M. BAYSIDE INTERIORS, INC. - Contractor / 3220 Darby Common ~ Fremont, CA (Contractor)
- N. JAPAN SYSTEMS CO., LTD - Professional / 1-5-17 Dojima, Kita-ku, Osaka JAPAN (Professional)
- O. HERO CO., LTD - Professional / 6-6-6 Nishinakajima Yodogawa-ku, Osaka JAPAN (Professional)
- P. PROMTEC INDUSTRIEMONTAGE GMBH - Contractor / Benzstrasse 2, GERMANY (installer)
- Q. GO GREEN CONSTRUCTION, INC. - Contractor / PO Box 956 ~ Crystal Bay, NV (roofing contractor)
- R. TK SYSTEMS, INC. - Contractor / 6949 Buckeye Street ~ Chino, CA (Contractor-pallet racking)
- S. BBS AUTOMATION PENANG SDN.BHD - Contractor / Plot 313 Pulau Pinang, Malaysia (Contractor)
- T. STERICYCLE ENVIRONMENTAL SOLUTIONS, INC. - General / 28161 N Keith ~ Lake Forest, IL (labor)
- U. CENTIMARK CORPORATION - Contractor / 5380 South Watt ~ Sacramento (roofing contractor)
- V. BRIDGE CRANE SPECIALISTS, LLC - Contractor / PO Box 940 ~ Kiefer, OK (Contractor)
- W. PLAN B CONSULTANCY, INC. - Professional / 696 McVey Avenue ~ Lake Oswego, OR (consultant)
- X. AUTOMATION NTH, LLC - Professional / 491 Waldron ~ Laverne, TN (Engineer)

Y. EATON CORPORATION - Professional / 1000 Moon Township, PA (Engineer)
Z. AMADOR STATELINES, INC. - Transportation / 1331 C Street ~ Sacramento, CA
(bus transportation)
AA. ATS ASSEMBLY AND TEST, INC. - Contractor / One ATS Drive ~ Nixom, MI
(Contractor)
BB. KYZEN CORPORATION - Contractor / 430 Harding Industries ~ Nashville, TN
(Contractor)
CC. MEI RIGGING & CRATING, LLC - Contractor / 3838 Western Way NE ~
Albany, OR (Contractor)
DD. INNOVATIVE MANAGEMENT SOLUTIONS, INC. - Professional / 825 Watters
Creek ~ Allen, TX (prof)
EE. SYNCREON TECHNOLOGY (AMERICA), INC. - General / 2555 USA Parkway
(logistics) TRI

28. **PUBLIC COMMENT (No Action)**

29. **ADJOURNMENT**

30. **CLOSED SESSION**

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

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.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all

bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;

(2) fax: (202) 690-7442; or

(3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

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.

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 5/31/2017; 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 Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of Time Required: 0 -5

Agenda: Consent ☒

Regular agenda ☐

Public hearing required ☐

1. **Title:** Approval of minutes for May 2, 2017.

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

3. **Prepared by:** Vanessa

Department: Clerk **Telephone:** 847.0969

4. **Staff Summary:** Minutes of the May 2, 2017 meeting are attached.

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** None

7. **Legal review required:** No

8. **Reviewed by:**

 SF Department Head

Department Name: Clerk

 County Manager

Other Agency Review: _____

9. **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, MAY 2, 2017 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 McGuffey, Commissioner Gilman, Comptroller Hugh Gallagher, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Chief Deputy Tony Dosen, Community Chest Director Shaun Griffin, Fire Chief Gary Hames, Fire Chief Appointee Jeff Nevin, Community Relations Director Cherie Nevin, Director of Security Melanie Keener, Public Works Director Jason VanHavel, Administrative Officer/Planning Director Austin Osborne, Communications Director Dave Ballard.

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

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

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for April 18, 2017

Public Comment:
None.

Motion: Approve Agenda for May 2, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

4. CONSENT AGENDA

I For possible action: Approval of payroll claims in the amount of \$388,655.25 and accounts payable claims in the amount of \$1,469,859.54. (Not included is check 88450 to Bucket of Blood Saloon for \$4,500.00)

II For possible action, approval of the 3rd quarter Virginia Township Justice Court Report.

III For possible action, approval of Assessor's Recommended Corrections to Unsecured Tax roll for a clerical error.

V For possible action, approval of Business Licenses First Readings:

- A. SUNBELT RENTALS, INC. - General / 2341 Deerfield Dr ~ Fort Mill, SC (courier)
- B. MBP ENTERPRISES - General / 631 Dunn Circle ~ Sparks (party rentals)
- C. JOANNE PANTALEO - Professional / 16002 Legacy Rd ~ Tustin, CA (consulting)
- D. SIR AMERICA, LLC - Contractor / 1300 Triad Blvd ~ Saginaw, TX (contractor)
- E. INDUSTRIAS REVIRIEGO - Contractor / Torrejon de Ardoz SPAIN (contractor)
- F. BARN DOOR, LLC - Home Business / 1910 Empire Road ~ Reno (handyman)
- G. ACCENT FOOD SERVICES, LLC - General / 16209 Central Commerce ~ Pflugerville, TX (vending mach)
- H. BLACKBURN AND SON, LLC - Contractor / 2301 West 4th Street ~ Reno (contractor)
- I. KRATOS PUBLIC SAFETY & SECURITY SOLUTIONS, INC. - Contractor / 4820 Eastgate Mall ~ San Diego, CA (contractor)
- J. MCKINSTRY ESSENTION, LLC - Contractor / 5005 3rd Ave ~ Seattle, WA (contractor)
- K. DYNAMIC CONTROLS SOLUTIONS, INC. - Contractor / 46998 Magellan ~ Wixom, MI (contractor)
- L. WINSUPPLY RENO NV - Contractor / 755 Timber Way ~ Reno (contractor)
- M. JABIL - Contractor / 6375 San Ignacia Avenue ~ San Jose, CA (electronics manufacturing)
- N. EXECUTIVE TOWING AND RECOVERY, LLC - Transportation / 20 Hwy 341 ~ Moundhouse (transp)
- O. DMG MORI USA, INC. - Contractor / 2400 Huntington ~ Hoffman Estates, IL (contractor)
- P. VISTA SOLUTIONS (US), INC. - Contractor / 440 Burroughs St ~ Detroit, MI (quality control)
- Q. PENINGTON PAINTING COMPANY, LLC - Contractor / 6313 W Commonwealth ~ Chandler, AZ (contr)
- R. BATTLE BORN CONSULTING SERVICES - Home Business / 166 S Q St ~ VC (consulting)
- S. 3S, SAFFLE SERVICE SUPPORT AB - Contractor / 5421 Kietzke Lane ~ Reno (contractor)
- T. JANSSENS ELEKTRO AKTIEBOLAG - Contractor / Boxholm SWEDEN (contractor)
- U. SWISSLOG-ACCALON AB - Contractor / Boxholm SWEDEN (contractor)
- V. ENZELBERGER INDUSTRIEMONTAGEN GMBH - Contractor / Treuchtlingen GERMANY (contractor)
- W. ECLIPSE AUTOMATION SOUTHEAST, LLC - Contractor / 401 Ryland ~ Reno (contractor)
- X. AKAL CONSTRUCTION, INC. dba Ace Design, LLC - Cont. / 7455 Arroyo Crossing ~ Las Vegas (const)

Motion: Approve Consent Agenda for May 2, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

County Lobbyist, Bum Hess: Update on Legislative Issues

- 271 bills did not make it, out of the 1,071 introduced. 272 were killed.
- SB 57 - V&T Bill. Passed out of Senate. Heard favorably last week in Assembly Government Affairs and is looking good.

- SB8 – Grants for Body Cams. Passed out of Committee and heard favorably in Senate. This bill provides grants mostly to rural counties for body cameras for Sheriff's Departments.
- SB439 – 5 cent Diesel Tax. Passed out of Committee but was killed in the Senate due to LCB declaring this a 2/3rds bill.

In the Legislative process as bills die, a lot of "gerrymandering will be done" where bills "hop on" to others.

- AB153 – Impact Fees on Regional Economic Development Projects. This was bill was directed strictly at Storey County and was killed. Essentially Storey County would have had to go through 2 or 3 other counties to get approval to build anything.
- More updates will be sent later today. This will include Lyon County bills as those often affect Storey County as well.

Commissioner McGuffey:

- SB8 - Body Cams. This is for a "one-time grant" for counties under 100,000 (population).
- SB491 – Voting Machines. This would allow purchase through the Secretary of State or the machines can be leased.
- SB439 – Diesel fuel tax. There is a chance this will be brought back to life. There was no hard-written statement saying this is not the diesel for pickup trucks and the like. NACO is going to re-write this so that it is more definitive.

Community Chest Director Shaun Griffin:

- The contract with Shaheen Beauchamp to start phase two of the Community Center will be signed in the next day or two.
- May 22nd is the anticipated start date of construction, within completion in February 2018.
- A groundbreaking will be held at the end of this month.
- To date approximately \$1.25 million in private contributions have been received. The last contribution was received from the Hart Foundation in the amount of \$50,000 in a matching bid.
- This is a huge step forward for the County.

The Commissioners congratulated Mr. Griffin. This is a big step forward for this organization as well.

Community Relations Director Cherie Nevin:

- Reminder: Community residential dump days will be held this Thursday through Saturday at the Virginia City transfer station. Information is on the Storey County website.
- Work continues with FEMA on the disaster process.
- The Courthouse Slammer Museum open house is set for May 30th, 5PM to 7PM. Everyone is invited.
- May 29th, the Mark Twain Community Center will hold a ceremony at 2 PM dedicating the Veterans Memorial. This project has been worked on for several years.
- Ms. Nevin, along with Joe Curtis, attended a Historic Preservation Training Series. This was a wonderful training opportunity to see how to interact at the County level. Ms. Nevin would like to see this brought to the Comstock to enable a few more Historic Commission members to be included in order to see what's new in historic preservation.

Canyon GID Manager, Mitch Andreni:

- The GID has been interacting with the County a lot in the last few months. Thank you for the help in the water area.
- The GID has also been working with FEMA, along with the County, on storm related damage. It is very cumbersome.
- The river is about 3 feet under the main bridge but is under control. The water from the river is backing up into the creek.

Public Works Director Jason VanHavel:

- Bid openings for the sewer project are Thursday.
- There are some electrical issues with the lift stations in the Gold Hill area. This is a developing situation that may turn into something significant.
- With dry conditions, patching work has been done around town as well as shoulder work in the Highlands.
- Hopefully Six Mile will be "buttoned up" before the next meeting.
- Mr. VanHavel will be meeting with Farr West Engineering regarding road projects to be addressed this summer in the Mark Twain area. "Bundling" roads in one area will avoid mobilization costs for various areas around the County.
- The pool and park are being readied for operation. There is a problem in hiring enough lifeguards so there may be an issue in opening the pool in time for the year-end school parties.

Community Development Director Dean Haymore:

- Along with FEMA teams, Community Development has begun to calculate costs of storm damage and recovery.
- Costs of mitigation projects in the Mark Twain and Lockwood area will also be included.
- One of the items would be looking at moving the bridge at Painted Rock. This would provide a rated bridge that fire trucks could cross. The current bridge is unrated and heavy equipment cannot cross.
- A lot of repair needs to be made to bridges and abutments throughout the County.
- Meetings have been held with the engineer hired to do some mitigation for the insurance.
- The insurance is willing to pay for bridge replacement, work on Courthouse chimneys and partial roof replacement.
- A permit has been issued to Studio 6 to begin full construction.
- Plan check "getting slammed" and running a bit behind.
- Community Development is very busy with TCO's at Tesla.

Administrative Officer/Planning Director Austin Osborne:

- The next Planning Commission meeting will be held May 18th in Lockwood. Discussions will include the strategic plan as well as Title 17 and 16 relating to large planned developments, subdivisions and apartment complexes.
- The Courthouse parking lot is all but complete. There is some wiring that needs to be finished for Tesla chargers, fence repairs, and signage to be installed.
- An ad will be put in the local newspaper regarding the need for additional lifeguards in order to get the pool open.

County Manager Whitten:

- Update on the zip code issue: Mr. Whitten read the following statement from the Porter Group – the County’s lobbyist group in Washington DC:

“In the opening months of the 115th Congress, Porter Group is happy to say that the Postal Reform bill – which provides a new, comprehensive zip code for the entirety of Storey County – has already been passed by voice vote through the Oversight and Government Reform (OGR) Committee, something that didn’t happen during the last Congress until the final few months. As you may recall, our efforts to get our postal bill passed into law last year took a turn for the worst during the closing days of the Congress as politics came into play between Sen. Tom Carper and Cong. Jason Chaffetz. It was an unfortunately way to end the year but we are emboldened by the fact that Cong. Chaffetz, Chairman of the OGR Committee, made it a priority to consider the bill in early in 2017. It was noncontroversial and passed the Committee by voice vote on March 16, 2017.

Looking forward, there are two other Committees in the House with jurisdiction over portions of postal bill: the Ways and Means Committee (due to revenue provisions included in the text) and the Energy and Commerce Committee (due to the employee pensions that would be effected). Both of those Committees would need to either pass the bill or relinquish jurisdiction before the full bill can head to the House floor. This is where we are spending most of our energy. We are working with Sen. Heller, Sen. Cortez Masto, and Cong. Amodei to put pressure on their colleagues to move the bill as soon as possible but we are running into a sort of bandwidth problem. Since the President wants to do so many things that touch the Ways and Means and Energy and Commerce Committees, they only have so much time to do so many things. We are hopeful that once the House concludes its work on the Obamacare overhaul and tax reform, the Committees will move swiftly to postal reform.

As for what the Senate might do regarding postal reform, at this point it seems that they will simply consider whatever bill the House. They will likely choose to make some changes to the text but I can’t imagine that the Senate will make do anything too substantive. In that case, once the Senate passes their bill, the House will either accept the Senate’s changes or they will get into a game of ping pong and pass the bill back and forth until both chambers pass the same bill. At that point, it will go to the President’s desk for his signature and Storey will have its new zip code!

With work still to be done before the issue is solved, Porter Group is as confident as we’ve ever been that this bill will become law during the 115th Congress. We feel this way not only because of the House putting an emphasis on the legislation in the early days of 2017, but also because of the major companies lobbying for the bill. Amazon, FedEx, UPS, WalMart, and others are all pushing for action so it is heartening to know that we have a lot of powerful friends on our side.”

Mr. Whitten: When the bill did clear Committee at the last session, an email was received from Stephanie Walker, the person who handles postal matters for Congressman Amodei, saying she has never seen anyone so impassioned and committed as Dan Mauer is to try to get this bill through.

- Late breaking news, there is a plan for Community Development which is being put out there today. This plan is subject to Commission approval. Mr. Whitten read the following statement:

“With the well-deserved pending retirement of our long-time Community Development Director, Dean Haymore, after a very successful thirty-year career, we are happy to announce the future direction of Community Development.

Storey County has reviewed many different possibilities to fill this very important vacancy. A couple models that have been considered include hiring a replacement Community Development Director outright, or contracting out this function as other counties have done. There are pros and cons to each option. The primary concern is having someone fill this roll that has institutional knowledge of Storey County, can hit the ground running with little “getting up to speed” requirements, and has the proven leadership ability to create partnerships. Through these partnerships it is our goal to functionally consolidate other areas to create a true one stop shop for building in Storey County.

Our team has also discussed what we would like the future Community Development Department to “look like” in the next ten and twenty years. During these internal workshops the priorities evolved to having a true one-stop-shop for building in Storey County. This includes functionally consolidating the fire districts prevention division, and the building and business license team into Community Development. This structure will provide a higher level of efficiency to our customers, the ability to cross-train fire and building inspectors, and increase internal communications between building, fire, and planning.

Retiring Fire Chief Gary Hames was in the process of starting his own limited liability company for the purpose of providing plan review and other consulting services. After discussing viable methods for department reorganization, the county team considered the benefits of this company providing consulting services for the Community Development, similar to models occurring in other counties in the region. With one of the goals in mind of functional consolidation and one-stop-shop concept, Gary approached the county to assess his concept in providing these contract services. This essentially brings institutional knowledge of current processes, Storey County licensing and permitting background, direct knowledge of the fire districts prevention division, and many years of interaction and participation in the planning process. This blends an independent contractor function as other districts are reporting a great benefit from as well as a thirty year Storey County background, serving the past seventeen years as the District Fire Chief. It is a synergy that blends past county experience with private business oversight.

I am happy to announce that Battle Born Consulting Services, LLC has agreed to enter into contract to fulfill this function. This will bring minimal disruption in leadership for the Community Development Department and provides a bridge to functionally consolidate other areas into the Community Development Department. With the increased growth and pace of construction, it is very important that we cross train inspection personnel working as a one stop shop. We must find ways to be as efficient as possible during such heavy

construction taking place. I am confident that this will become a model that we can all be proud of.

On a related note, we're not letting Dean get too far away. After trying out retirement for the summer, we hope to bring him back on a part time basis both to help Gary as needed and hopefully oversee a few potential projects we are working on. I'm sure in the next few months, we will all find a time and way to wish Dean a happy retirement and express our hopes that he will continue to support the County and the team as he has done so well the past many years."

- Mr. Haymore is the "poster child" in this week's edition of Northern Nevada Weekly, front page. This is a great article.

6. DISCUSSION ONLY (No Action): Review of the 3rd quarter 2017 Unaudited Report to Actual Review.

Comptroller Hugh Gallagher reported on the 3rd quarter budget review. Department heads and elected officials have done an outstanding job in "holding the course", despite the huge weather event earlier this year. Some expenditures may or may not be reimbursed depending on FEMA. There were no significant deviations from the budget that cannot be explained.

- Revenues at the end of the quarter represent approximately 90% of projected. Revenues associated with business growth continue to increase.
- Expenditures - most departments are less than the 75% where we are right now. Several departments were due to storm related expenses, some of which will be reimbursed.
- Community Development was higher due to salaries of individuals who were involved in assessing damages.
- District Court higher expenses due to a murder case held this year.
- Special revenue funds are doing very well.

Mr. Gallagher stated if expenditures are necessary in the 4th quarter, the departments should make sure it is done. Later in May it will be determined whether to augment or take out contingency,, if needed. A lot of expenses will likely go towards the weather-related incidents earlier this year. Hopefully, by that time there will be an idea of how much reimbursement will be received. If not, augmentations will be done and reimbursement will come in the next year.

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

Chairman McBride:

- The Virginia City Grand Prix was held over the weekend with over 1,000 racers participating. The Grand Prix staff did a tremendous job with the event and cleanup.
- The Courthouse parking lot has been completed and is fabulous. Thank you to Austin Osborne for being Project Manager - it was a tremendous endeavor and great benefit to the community. The parking lot was utilized and filled all weekend.

8. DISCUSSION ONLY (No Action): Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County. Specific bills will include SB 57 which

staff has expressed full support and bills SB176, SB244, SB314, AB289, SB271, AB290, SB356, SB469, and AB384.

County Manager Whitten reviewed the following bills:

- SB54 – Lyon County Infrastructure Expansion of Use Bill. Lyon County has been extremely supportive of Storey County. Mr. Whitten will be testifying in support of SB54 – this is not adding new tax but adding flexibility in several areas to what can be used for the infrastructure tax. Allows counties to use up to ¼ cent of the tax to help fund programs such as senior and community centers during hard times.
- AB43 – NACO Property Tax. Bill died.
- AB398 – Electric Car Road Tax. Bill died. This bill would have taxed electric cars, to be paid at registration, to compensate for not having to pay fuel tax.

Mr. Osborne reviewed:

- SB244 – Digging in Historical Areas. Supporters of this bill have been very cooperative in making sure that historical, pre-historical, and Native American resources are clearly defined.
- SB289 – In/Out of Network-Insurance. Would remove out-of-network doctors. Has been referred to Finance with large fiscal note.
- SB469 – Ending Fund Balance/Reopener. Re-opening of collective bargaining agreements when a county gets to a certain emergency provision. Agreement appears to be a 16.7% ending fund balance before “busting open” a collective bargaining agreement. This is at risk.
- SB477 – Residential Homes for Disabled. Includes half-way houses, drug rehab centers, and zoning. This bill is moving forward. The bill has a 100,000 population provision, therefore does not apply to Storey County.
- SB272 – Domestic Wells in Critical Management Areas. This bill is dead.

9. DISCUSSION/POSSIBLE ACTION: Possible action for second reading ordinance 17-274 to repeal chapter 8.32 of Storey County Code addressing hazardous materials and toxic substances.

Deputy District Attorney Keith Loomis presented this item - the third time Ordinance 17-174 is before the Board to repeal chapter 8.32. This has the support of Emergency Management and the Fire Department, and was believed that the chapter has been removed some time ago. Most of the functions are handled through the Fire Department and the State.

Public Comment:

None

Motion: I move to hear the second reading and approve Ordinance 17-274, and to require publishing and hearing of the ordinance as required by statute, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/POSSIBLE ACTION: Possible action to approve contract with All Comstock LLC for the provision of consulting services related to the Virginia City and Gold Hill Wastewater Improvement Project.

Deputy District Attorney Keith Loomis: This is a contract with All Comstock LLC, - a company created by Mike Nevin - to provide consultant services to the County. The purpose is to retain the services of All Comstock LLC to assist in sewer and water reconstruction project. Mr. Nevin has been involved with these projects and is very familiar with the process. Mr. Nevin would be a great asset to the successful completion of this project. This relationship will be consulting, advisement, and review.

Public Comment:

Chairman McBride: Cannot think of anyone else besides Mr. Nevin for this job. Mr. Nevin knows the system inside and out. The County would be hard-pressed to find anyone else with the institutional knowledge for this job.

Motion: I move to approve the entry into the contract with All Comstock LLC for the provision of consulting services regarding the Virginia City and Gold Hill Wastewater Improvement Project and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: First reading for General Business License. Applicant is Jennifer Nair, owner of the Palace Restaurant & Saloon, located at 54 S C St., Virginia City, Nevada.

County Manager Whitten said this is a transfer of ownership of a business - this is the First Reading for General Business License. Approval is recommended.

Chairman McBride: As disclosure, I have a business in the area and hold a General Business License. Voting on this item has no more effect on Ms. Nair, or anyone else in the community, who holds the same license.

Commissioner Gilman: Same comment, I have a business in the area and hold a General Business License. Voting on this item has no more effect on Ms. Nair, or anyone else in the community, who holds the same license.

Public Comment:

None

Motion: I motion to approve as part of the Consent Agenda the First reading for General Business License for the Palace Restaurant & Saloon, located at 54 S C St., Virginia City, Nevada, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Amendment to the General Business License for Lance Gilman, from Mustang Ranch Steakhouse and Red Light Lounge to Virginia City Bar & Grill.

Mr. Whitten stated that with the Sheriff not present continuation of the Liquor License will be recommended for the Mustang Ranch Steakhouse converting to the Virginia City Bar & Grill.

This item is for the General Business License. Speaking with Chief Deputy Tony Dosen, it is recommended that this First Reading be approved.

Commissioner Gilman, having a pecuniary interest in the business under consideration, recuses from discussion and vote on this item.

Public Comment:
None

Motion: I move to approve amendment to the General Business License for Lance Gilman, 5 C Street, Virginia City, Nevada, from Mustang Ranch Steakhouse and Red Light Lounge to Virginia City Bar & Grill, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

13. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD

14. DISCUSSION/POSSIBLE ACTION: First reading for on-sale liquor license. Applicant is Jennifer Nair, owner of the Palace Restaurant & Saloon located at 54 S C St., Virginia City, Nevada.

Chairman McBride: As disclosure, I hold a Liquor License in proximity to the Palace Restaurant and Saloon. Voting on this item has no more effect on the Palace, or anyone else in the community, who holds the same license.

Commissioner Gilman: I also hold a Liquor License in close proximity. Voting on this item has no more effect on the Palace, or anyone else in the community, who holds the same license.

Public Comment:
None

Motion: I make a motion to approve as part of the Consent Agenda the First reading for on-sale liquor license for Palace Restaurant & Saloon located at 54 S C St., Virginia City, Nevada, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: Amendment to the Liquor License for Lance Gilman, from Mustang Ranch Steakhouse and Red Light Lounge to Virginia City Bar & Grill.

Motion: To continue this item to the next meeting on May 16th at 10:00AM, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

17. DISCUSSION/POSSIBLE ACTION: Approval of check 88450 to Bucket of Blood Saloon in the amount of \$4,500.00. Payment is for the lease of the parking lot.

Chairman McBride, having a pecuniary interest in this item, recuses from discussion and vote.

County Manager Whitten: This should be the final payment. The contract of sale is set for July 1st. Funding mechanisms and escrow have begun.

Public Comment:

None

Motion: I move to approve check 88450 to Bucket of Blood Saloon in the amount of \$4,500.00. Payment is for the lease of the parking lot, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

18. DISCUSSION/POSSIBLE ACTION: Licensing Board Second Readings:

- A. SWISSLOG EVOMATIC GmbH - Contractor / Gewerbepark Ost 6, 4621 Sipbachzell ~ AUSTRIA (equipment)
- B. AGILENT TECHNOLOGIES, INC. - General / 5301 Stevens Creek ~ Santa Clara, CA (equipment)
- C. H2MORGAN - Professional / 3008 NE 4th Place ~ Hillsboro, OR (consultant)
- D. NK AMERICA, INC. - Contractor / 777 South Kutner Rd ~ Sydney, OH (millwright)
- E. AERIAL IMAGING - General / 1160 Pineridge Dr ~ Reno (aerial photography)
- F. FS-ELLIOTT CO., LLC - Contractor / 5710 Mellon Rd ~ Export, PA (equipment)
- G. VIATECHNIK, LLC - Professional / 343 West Erie ~ Chicago (consultant)
- H. SONOSCAN, INC. - Contractor / 2149 East Pratt Blvd ~ Elk Grove, IL (service provider)
- I. NICHOLAS & CO. RENO, LLC dba C & M Food Distributing - General / 7935 Sugar Pine ~ Reno (food)
- J. ROBERT HALF NEVADA STAFF, INC. dba Accountemps - General / 5190 Neil Rd ~ Reno (staffing)
- K. PEACHY FROG, LLC dba Nothing But Skulls - General / 11 North C (retail) VC
- L. GREG GRANT dba Silver Sadies Old Time Photos - General / 116 South C (retail) VC
- M. SIERRA INDUSTRIAL, LLC - Contractor / 858 Daniel Drive ~ Reno (rigging contractor)
- N. GLOBAL RETOOL AMERICA, LLC - Contractor / 4793 Colt Rd ~ Rockford, IL (tooling company)
- O. BALANCE TECHNOLOGY, INC. - Contractor / 7035 Jomar Dr ~ Whitmore Lake, MI (equipment)
- P. SYNCREON TECHNOLOGY (AMERICA), INC. - General / 2555 USA Parkway (logistics) TRI
- Q. ENGINUITY CONTROLS, LLC - Contractor / 1691 West Hamlin ~ Rochester Hills, MI (equipment)
- R. THYSSENKRUPP SYSTEM ENG., INC. - Contractor / 901 Doris Rd ~ Auburn Hills, MI (equipment)
- S. BIZLINK TECHNOLOGY, INC. - Contractor / 47211 Bayside Parkway ~ Fremont, CA (equipment)
- T. ITC SERVICE GROUP - General / 7777 Greenback Ln ~ Citrus Heights, CA (staffing)
- U. COMSTOCK PHOTOGRAPHY - Home Business / 1880 Empire Rd ~ VC Highlands (photo sales)
- V. ODAWARA ENGINEERING CO., LTD. - Contractor / 4805 S County Rd ~ Tipp City, OH (equipment)
- W. ODAWARA AUTOMATION NAGAOKA CO., LTD - Contractor / 4805 S Co. Rd ~ Tipp City, OH (equip)
- X. TEKLUS, LLC - Contractor / 1 East First Street ~ Reno (construction)
- Y. ECLIPSE AUTOMATION SW, LLC - Contractor / 4117 Clipper Ct ~ Fremont, CA (equipment)
- Z. ECLIPSE AUTOMATION, LLC - Contractor / 4117 Clipper Ct ~ Fremont, CA (equipment)

AA. CORE PERFORMANCE CENTER, LLC - General / 2629 E. Rose Garden Ln ~ Phoenix (yoga instructor)
BB. PROLOG AUTOMATION GMBH & CO, KG - Professional / Neckar, GERMANY (consultant)
CC. MARIA PILAR MARTIN RODRIGUEZ - Contractor / Soria SPAIN (equipment)
DD. DURR ECOCLEAN, GMBH - Contractor / Filderstadt, GERMANY (equipment)
EE. STATE GROUP INDUSTRIAL (USA) LTD. - Contractor / 13800 N Hwy 57 ~ Evansville, IN (contractor)
FF. SHIN TECH LLC - Contractor / Nakahara, JAPAN (equipment)
GG. SEIYU, LIMITED - Contractor / Chigasaki City, JAPAN (equipment)
HH. KIMUDEN COMPANY, LTD. - Contractor / Hiraisuka City, JAPAN (equipment)
II. ASCO POWER SERVICES, INC. - Contractor / 160 Park Ave ~ Fierham Park, NJ (equipment)
JJ. NEMASYSTEMS AUTOMATION GMBH, LLC - Contractor / Bretzfeld, GERMANY (equipment)
KK. SELWAY MACHINE TOOL CO., INC. - Contractor / 29250 Union City Blvd ~ Union City, CA (equip)

On behalf of Community Development, Pat Whitten recommended that items A. through O., and Q. through KK., be approved, and Item P. be continued.

Public Comment:
None

Motion: Continue item P., **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

19. PUBLIC COMMENT (No Action)
None

20. ADJOURNMENT

The meeting was adjourned by the Chair at 11:14 AM

21. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with County management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4277 and Storey County Sheriff's Office Employees Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

Respectfully submitted,

By: Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6-6-2017
Agenda Item Type: Consent

Estimate of Time Required:

1. **Title:** For possible action: Approval of payroll claims in the amount of \$586,277.33 and accounts payable claims in the amount of \$779,530.02.
2. **Recommended motion:** Approve claims as submitted in conjunction with approval of the Consent Agenda.
3. **Prepared by:** VANESSA

Department: Treasurer

Contact Number:

4. **Staff Summary:** A list of all claims is attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

_____ Department Head

Department Name: Treasurer

_____ County Manager

Other Agency Review: _____

9. **Board Action:**

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

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 05/22/17 09:54:21

Payroll Type: Deductor Check Date: 05/22/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			73,334.80

Approved by the Storey County Board of Commissioners: _____

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

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 05/22/17 09:49:47

Payroll Type: Deductor Check Date: 05/22/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			0.00
Total Deductor Checks:			127,035.85

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 05/17/17 13:23:38

Payroll Type: Deductor Check Date: 05/19/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			1.00
Total Deductor Checks:			199.77

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 05/17/17 13:15:22

Period-end Date: 05/14/17

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: 55,834.99
Total Deductor Checks: 14,339.04
Total Employee Checks: 899.88
Total Employee Direct Deposit: 265,632.22
Total Employee Deds Xferd on Dir Dep File: 15,151.25
Total User Transfer to Deductor: 33,849.53
Total Disbursed: 385,706.91

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN _____ COMMISSIONER _____ COMMISSIONER _____

COMPTROLLER _____

TREASURER _____

NUMBER	VENDOR	FUND-DEPT	INVOICE #	PAYMENT	DESCRIPTION	DATE	TRANS#	AMOUNT
107	WELLS ONE COMMERCIAL CARD			ADKINS	HOME DEPOT/BROOM	5/12/17	1500	31.94
				BLACK PRELIM		5/12/17	1069	157.63
				BROWN	LOWES/TEXTURE	5/12/17	1500	10.98
				BURNS 042517	POSTAGE, CERTIFIED	5/12/17	1064	8.76
				C.NEVIN- ATT	INTERNET- 372 S C STRE	5/12/17	1068	70.00
				C.NEVIN- ATT	INTERNET- LOCKWOOD CEN	5/12/17	1068	80.00
				C.NEVIN- JCPAPER	ENVELOPES	5/12/17	1068	10.00
				C.NEVIN- NV FINE ART	COURTHOUSE MURAL SUPPL	5/12/17	1068	105.35
				C.NEVIN- RENO PAINT	COURTHOUSE MURAL SUPPL	5/12/17	1068	311.47
				C.NEVIN- STARBUCKS	QUAD COUNTY DRILL COFF	5/12/17	1068	51.80
				C.NEVIN-OFFICE DEPOT	PENS AND PAPER	5/12/17	1068	39.97
				C.NEVIN-PORTOFSUBS	QUAD COUNTY DRILL LUNC	5/12/17	1068	144.55
				CW PITNEY BOWES	METER LEASE	5/12/17	1074	90.00
				DD RED LION INN	HOTEL ROOM RURAL ROUND	5/12/17	1074	180.12
				DD RED LION INN	RURAL ROUND UP	5/12/17	1074	41.75
				DD THE HOME DEPOT	RET UNUSED FLOORING	5/12/17	1074	40.56
				DOSEN 042717	NEW VEHICLE REG #2	5/12/17	1064	7.00
				DOSEN - WINCO	INMATE FOOD CARD WINCO	5/12/17	1064	1,096.80
				DOSEN 042717	NEW VEHICLE REGISTRATI	5/12/17	1064	7.00
				DUFRESNE	BATTERIES+/-CORD	5/12/17	1500	23.90
				DUFRESNE	OFFICE DEPOT/CABLE	5/12/17	1500	38.99
				GRIMM	AMER FR HSE/RECLINERX2	5/12/17	1500	1,390.00
				IAAO COURSE WORK	SAMANTHA INTRO TO SALE	5/12/17	1071	140.00
				ICC PRINTED MATERIAL	CODE BOOKS CURTIS	5/12/17	1073	408.95
				JASONV LEE JOSEPH	CLASS CREDIT	5/12/17	1066	270.00
				JASONV- ADOBE	MONTHLY SUBSCRIPT	5/12/17	1066	14.99
				JASONV- CVS ELECT	SEE SNAKE REPAIR	5/12/17	1066	885.81
				JASONV-LOWES	LW PARK-SLIDE BOLTS,SC	5/12/17	1066	12.72
				JASONW-MCKILLICAN	SLAMMER-LAMI & GLUE	5/12/17	1066	121.16
				JEFFH-HOME DEPOT	FLOOR CLNER, SCREWS	5/12/17	1066	311.61
				JEFFH-HOME DEPOT	NEW SHOP-MATERIALS	5/12/17	1066	72.11
				JEFFH-HOME DEPOT	SO-PRESS VALVE-HOSE	5/12/17	1066	33.28
				JEFFH-HOME DEPOT	COMDEV-TOILET SEAT & B	5/12/17	1066	17.44
				KD LINDYS STAINLESS	GIFT SHOP MERCHANDISE	5/12/17	1074	251.00
				KD RED LION INN	HOTEL ROOM RURAL ROUND	5/12/17	1074	180.12
				KERN - OREILY	PATROL VEHICLE WASH IT	5/12/17	1064	32.97
				MK GOVK UNIFORMS	DRONE TRAINING	5/12/17	1065	98.85
				MK PAYPAL ASISNORTH	GENEALOGY SEARCH ENGIN	5/12/17	1065	25.00
				ORD #...92210581	AMER FR HSE/RECLINERSX	5/12/17	1072	69.95
				RUDNICK	POSTAGE	5/12/17	1500	1,390.00
				RUSSELL	FR32906/32907- PLATE	5/12/17	1500	6.80
				SKRETTA- RENO SALVAG	SHOP-COMPRESSOR 4 SERV	5/12/17	1066	275.12
				SKRETTA-HARBOR FREE	PAPE MACHNRY/TRACK	5/12/17	1500	1,099.99
				SNYDER	RC WILLEY/REFRIDGERATO	5/12/17	1500	265.09
				SPELTZ	LG UNIFORMS	5/12/17	1500	858.99
				SUSANB-SWIM OUTLET	DEF FOR FALL CONF LODG	5/12/17	1066	409.53
				TUSCANY SUITES	POSTAGE FOR CERT LETTE	5/12/17	1071	78.23
				USPS CURTIS	INTERNET FOR IPADS	5/12/17	1073	20.19
				X04172017 BUCCHIANER	POSTAGE FOR CERT LETTE	5/12/17	1073	109.28
				YOHEY	UPS/SHIPPING	5/12/17	1073	40.06
				138011663	ST74 DSL	5/12/17	1500	80.00
				138864913	SOVC DSL	5/12/17	1070	85.00
				2 WASHOE CO BAR	DIRECTORY 2017-2018	5/12/17	1070	83.00
				298644 RENAUD TITAN	SAFETY EQUIPMENT	5/12/17	1067	193.20
				8310006580444	50X50 JAIL FIBER	5/12/17	1073	1,137.00

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CARD
TOTAL

12,394.90

12,394.90

Card Total

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

CONTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

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88710	A BEEP LLC	2 RADIOS		5/12/17	80518	674.00	674.00
88711	ADVANCED DATA SYSTEMS INC	ENHANCEMNTS RECORDER FY17		5/12/17	80630	3,100.00	
88712	ALL POINTS TOWING INC	MONTHLY SUPPORT AGREEMENT		5/12/17	80549	1,780.00	4,880.00
88713	ALPINE LOCK INC	TOW LAGOMARSINO CANYON		5/12/17	80603	1,000.00	1,000.00
88714	ALSCO INC	1705 PERU- KEYS		5/12/17	80481	3.50	
		FLEET-REKEY LOCKS		5/12/17	80481	22.00	25.50
		ST 71 LAUNDRY		5/12/17	80501	13.80	
		ST 72 LAUNDRY		5/12/17	80501	8.77	
		ST 75 LAUNDRY		5/12/17	80501	16.52	
		ST 74 LAUNDRY		5/12/17	80501	10.52	
		SHOP		5/12/17	80482	82.63	132.24
88715	AMERIGAS PROPANE LP			5/12/17	80538	344.02	344.02
88716	ASSESSOR'S ASSOC OF NEV	JANA TOBI SAMANTHA		5/12/17	80629	200.00	200.00
88717	AT&T MOBILITY II LLC	FIBER FEES 911 SR 341		5/12/17	80607	1,137.00	1,137.00
88718	BOB BARKER COMPANY INC	INMATE CUP KITS		5/12/17	80537	211.70	211.70
88719	BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		5/12/17	80567	60.00	60.00
88720	BURRELL, SCOTT LEWIS			5/12/17	80539	54.00	
88721	BUSINESS & PROFESSIONAL	APRIL 20-MAY 3, 2017		5/12/17	80539	435.00	489.00
88722	C & W LOCK, GLASS & SAFE	GARNISHMENT DISBURSED		5/12/17	80520	212.21	
		GARNISHMENT DISBURSED		5/12/17	80526	25.73	237.94
		1705 PERU- KEYS		5/12/17	80480	160.00	
		LW PARK BATH- LOCKS		5/12/17	80480	320.00	480.00
88723	CANYON GENERAL IMPROVEMEN	WATER SEWER LOCKWOOD		5/12/17	80529	46.50	46.50
88724	CAPITAL CITY AUTO PARTS	IT- MIRROR		5/12/17	80483	94.99-	
		FR62239- GOVERNOR		5/12/17	80483	15.19	
		FR32907- CUT OFF		5/12/17	80483	35.98	
		FR32907- SEALER		5/12/17	80483	25.65	
		FR62339- SPRING,CARB SPR		5/12/17	80483	8.57	
		ROAD BROOM- HR METER		5/12/17	80483	53.08	
		ST 75- PALCARD SIGNS		5/12/17	80483	22.24	65.72
88725	CAPITOL REPORTERS	WITNESS TRANS - BLACK		5/12/17	80570	844.20	844.20
88726	CASELLE INC	JUNE SUPPORT		5/12/17	80499	202.00	202.00
88727	CASHMAN EQUIPMENT CORP	NVFL2017 CLN UP/MK TWM		5/12/17	80604	531.92	
88728	CASSINELLI LANDSCAPING &	NVFL2017 RBLD DRNG/MK TWN		5/12/17	80604	522.48	1,054.40
88729	CELLCO PARTNERSHIP	SHERIFF / DA		5/12/17	80585	125.00	125.00
		775-443-5802 P WHITTEN		5/12/17	80581	40.01	

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88730	CENTRAL SANITARY SUPPLY						
88731	CERTIFIED FOLDER DISPLAY	INMATE FEMININE HYGENE RESTROOM SUPPLIES		5/12/17	80532	53.99	
88732	CITY OF CARSON TREASURER	ANNUAL CONTRACT		5/12/17	80540	107.74	161.73
88733	COLLECTION SERVICE OF NEV	STOREY CO DRUG COURT FEES		5/12/17	80541	8,783.04	8,783.04
88734	COMPLETE DOCUM MNGMNT SOL	GARNISHMENT DISBURSED		5/12/17	80577	80.00	80.00
88735	DAIOHS USA INC	IMG-FLM RED/UR 125439-572		5/12/17	80522	297.68	297.68
		COOLER RENTAL CH		5/12/17	80633	206.40	206.40
		ST 72 WATER		5/12/17	80484	51.90	
		ST 71 WATER		5/12/17	80606	25.95	
		ST 74 WATER		5/12/17	80502	73.95	
		WATER COOLER FEE		5/12/17	80502	30.95	
		WATER SERVICE LOCKWOOD		5/12/17	80635	36.95	
		ST 75 WATER		5/12/17	80635	25.95	
		VEHICLE GRAPHICS X 2		5/12/17	80528	82.85	
88736	DEUCE NINE LLC			5/12/17	80502	30.95	359.45
88737	DIWARZO, ARMOUR B			5/12/17	80550	1,415.00	1,415.00
88738	DOMINION VOTING SYSTEMS I			5/12/17	80542	400.00	400.00
88739	KRAVITX, SCHNITZER & JOHN	RECALL SOFTWARE SERVICES		5/12/17	80599	2,820.00	2,820.00
88740	ELLIOTT AUTO SUPPLY INC	GARNISHMENT DISBURSED		5/12/17	80551	235.33	235.33
		BILLING CORRECTION		5/12/17	80485	141.91	
		LIFT- FILTERS		5/12/17	80485	46.77	
		BILLING CORRECTION		5/12/17	80485	233.74	
		BATTERY TEST- REBILL		5/12/17	80485	42.78	
		BILLING CORRECTION		5/12/17	80485	140.35	
		BILLING CORRECTION		5/12/17	80485	176.25	
		FR63569 R195 CORE		5/12/17	80485	141.91	
		IT54258 CAP		5/12/17	80485	504.88	
		BILLING CORRECTION		5/12/17	80485	20.62	
		PW36545 OIL SEAL, HOSE		5/12/17	80485	47.22	
		BILLING CORRECTION		5/12/17	80485	89.98	
		PW36545 LUBE FILTER		5/12/17	80485	176.25	
		CS62268- BLADES		5/12/17	80485	15.28	
		SO56310- TAIL LIGHT ASSY		5/12/17	80485	17.08	
		PW36545 SEAL		5/12/17	80485	55.95	
		PW36545- PLUG		5/12/17	80485	19.01	
		PR51812 BRAKES		5/12/17	80485	26.16	
		SO68576 LUBE FILTER		5/12/17	80485	191.46	
		BILLING CORRECTION		5/12/17	80485	8.14	
		ROUND UP 1/4		5/12/17	80485	229.30	1,135.68
88741	EWING IRRIGATION PRODUCTS	ROUND UP 1/4		5/12/17	80486	114.89	
		ROUND UP 1/4		5/12/17	80486	344.67	
		LW-TURF SPR, POP UPS		5/12/17	80486	528.24	
		PARK SUPPLIES		5/12/17	80486	363.43	1,351.23
88742	FARR WEST ENGINEERING	TASK #10		5/12/17	80586	997.50	

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88743	FCC COMMUNICATIONS, LLC	COURTHOUSE SURVEILLANCE		5/12/17	80489	13,461.04	
88744	FERGUSON ENTERPRISES INC	JAIL PHONES REPAIR		5/12/17	80617	1,460.02	14,921.06
88745	FERRELLGAS LP	WATER MATERIALS		5/12/17	80487	3,684.54	3,684.54
		WATER PLANT		5/12/17	80488	1,473.79	
		JAIL PROPANE		5/12/17	80535	1,064.15	
		CH		5/12/17	80488	651.93	
		JAIL PROPANE		5/12/17	80535	402.97	
		BIZ OFFICE PROPANE		5/12/17	80535	194.71	
		100 TOLL RD 1/4		5/12/17	80488	494.19	
		PROPANE TANK REFILL		5/12/17	80638	166.67	
		INVOICE#1095532306		5/12/17	80594	104.98	4,553.39
88746	GLADDING, EDWARD A.	16137CR BLACK		5/12/17	80576	563.72	
		16137CR BLACK		5/12/17	80576	17,196.00	17,759.72
88747	GOLDEN GATE/SET PETROLEUM	TRI- UNL 150 / DSL 158		5/12/17	80490	593.88	
		LW- UNL 59		5/12/17	80490	125.72	
		LW- UNL 235		5/12/17	80490	521.93	
		TRI-UNL 175 / DSL 155		5/12/17	80490	671.65	
		TRI- UNL 160 / DSL 48		5/12/17	80490	437.15	
		LW- UNL 180 / DSL 107		5/12/17	80490	585.47	2,935.80
88748	GRAINGER	FR32907- RIVET NUT		5/12/17	80503	16.27	
		FR32907- RIVET,NUT,STEEL		5/12/17	80503	10.00	26.27
88749	GRANITE CONSTRUCTION CO	VC-PATCH		5/12/17	80509	833.31	833.31
88750	GRANSBERY, TOM	3 X45.00		5/12/17	80588	135.00	
		9.5 X45.00		5/12/17	80588	427.50	562.50
88751	GTP INVESTMENTS LLC	POND PEAK RENT		5/12/17	80608	355.83	
		UTILITIES		5/12/17	80608	40.00	395.83
88752	HAT, LTD	ROADS		5/12/17	80492	1,357.44	
		ROADS		5/12/17	80492	1,357.44	2,714.88
88753	HAYMORE, DEAN	WATER/COFFEE TRI MEETING		5/12/17	80636	39.14	39.14
88754	HISTORIC FOURTH WARD SCHO	APRIL 20-MAY 3, 2017		5/12/17	80544	60.00	
				5/12/17	80544	2.00	
				5/12/17	80544	36.00	98.00
88755	HORIZON WINDOW FASHIONS	BLINDS FOR CO MNGR OFFICE		5/12/17	80641	1,887.00	1,887.00
88756	ICON ENTERPRISES INC	COUNTY WEBSITE YEARLY FEE		5/12/17	80593	4,212.61	4,212.61
88757	IN TONE IMAGING LLC	CARD PRINTER RIBBON		5/12/17	80527	129.98	129.98
88758	INTERCEPT INC			5/12/17	80619	455.00	455.00
88759	IRON MOUNTAIN INFO MGT IN	NT147/STOREY FLN STG 5/17		5/12/17	80631	230.29	230.29
88760	IT1 SOURCE LLC	TONER CHERIE		5/12/17	80590	169.16	169.16

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88761	JBP LLC	LYNDI OFFICE 2016 REPLACEMENT BLADE CORE SW		5/12/17 5/12/17	80590 80590	376.37 2,902.30	3,447.83
		KW704- ALTERNATOR FR32907- VALVE FR63659- STARTER WIRE FEED TOOL FR42551- TUBE KW704-PULLEY FR62239- KIT FR62239 QR VIV FR42554- HANDLE		5/12/17 5/12/17 5/12/17 5/12/17 5/12/17 5/12/17 5/12/17 5/12/17	80491 80491 80491 80491 80491 80491 80491 80491	166.59- 38.59 271.00 21.98 44.02- 118.66 162.99 162.99 133.59	
88762	JUDSON, KEITH S			5/12/17	80624	100.00	100.00
88763	KUBICZEK, PIOTR A.	WITNESS EXPENSES- BLACK		5/12/17	80568	4,158.58	4,158.58
88764	L N CURTIS & SONS	AFG GRANT PPE CREDIT MEMO		5/12/17 5/12/17	80504 80504	6,975.00 1,085.50-	5,889.50
88765	LIFE-ASSIST INC	EMS SUPPLIES EMS SUPPLIES		5/12/17 5/12/17	80505 80505	305.29 717.95	1,023.24
88766	LIQUID BLUE EVENTS LLC			5/12/17	80545	929.00	929.00
88767	LIQUID BLUE EVENTS LLC			5/12/17 5/12/17	80546 80546	4,500.00 9,084.00	13,584.00
88768	LOCAL GOV MANAGERS ASSOC	MEMBERSHIP DUES		5/12/17	80640	50.00	50.00
88769	MA LABORATORIES INC	LYNDI NEW PC		5/12/17	80591	1,506.81	1,506.81
88770	MACKAY MANSION	APRIL 20-MAY 3, 2017		5/12/17 5/12/17	80548 80548	65.00 44.00	109.00
88771	MERRITT COMMUNICATIONS IN	HEADSET REPLMNT & REPAIR		5/12/17	80618	239.97	239.97
88772	METRO OFFICE SOLUTIONS IN	WATER BOCC PAPER PADS FILES BLDG MAINT SUPPLIES SUPPLIES WATER BOCC MISC SUPPLIES		5/12/17 5/12/17 5/12/17 5/12/17 5/12/17 5/12/17	80602 80622 80572 80613 80622 80602 80602 80614	26.64 55.46 107.67 381.31 13.20 260.74 14.87 91.73	951.62
88773	MICHAEL HOHL MOTOR CO	PW36545- CABLE SO48325 WHEEL		5/12/17 5/12/17	80596 80596	57.55 421.90	479.45
88774	MODEL DAIRY LLC	INMATE MILK		5/12/17	80534	37.18	37.18
88775	MORGAN TIRE OF SACRAMENTO	SO66024/67831 TIRES		5/12/17	80597	872.92	872.92
88776	MORRIS, ROBERT T	SERVICES FOR MAR&APR 2017		5/12/17	80580	3,600.00	3,600.00
88777	NALS OF NEVADA	NALS MEMBERSHIP-D.BURNS		5/12/17	80584	125.00	

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88778	NEV ADMIN BLDG & GROUNDS	APRIL WATER PURCHASE		5/12/17	80493	4,449.04	4,449.04
88779	NEV COMPTROLLER	COURT TECH FILING FEE		5/12/17	80582	1,047.21	1,047.21
88780	NEV COMPTROLLER	REV TRANSFER		5/12/17	80601	540.00	540.00
88781	NEV COMPTROLLER			5/12/17	80627	50.00	
		EE		5/12/17	80627	185.00	
				5/12/17	80627	310.00	
				5/12/17	80627	1,828.67	2,373.67
88782	NEV DEPT PUBLIC SAFETY	FINGERPRINT & BACKGROUNDS		5/12/17	80531	725.00	725.00
88783	NEV DEPT TAXATION	VC TOURISM		5/12/17	80553	25.09	25.09
88784	NEV TREASURER			5/12/17	80626	55.00	55.00
88785	NEVADA BLUE LTD (RNO)	APRIL PORTAL FEE		5/12/17	80637	50.00	
		PORTAL MAINT		5/12/17	80506	50.00	100.00
88786	NEVADA BUSINESS CONNECTIO	GOVERNMENT MEMBERSHIP		5/12/17	80587	50.00	50.00
88787	NEVADA LEGAL SERVICE INC	FEES COLLECTED		5/12/17	80579	221.79	221.79
88788	NEXTEL OF CALIFORNIA INC	PLANNING COMMISSION		5/12/17	80547	1,768.99	1,768.99
88789	NORTON CONSULTING LLC	NVFL2017 LK WOOD SIGNS		5/12/17	80605	455.70	
		NVFL2017 LK WOOD SIGNS		5/12/17	80605	44.10	
		LW-SIGN RENTALS		5/12/17	80497	73.50	
		LIME		5/12/17	80497	38.00	611.30
88790	OFFICE DEPOT INC	SUP FILE FOLDERS		5/12/17	80536	15.98	15.98
88791	ON THE SIDE GRAPHICS & SI	FP TRUCK LETTERING		5/12/17	80512	115.00	115.00
88792	OPTUMINSIGHT INC	CUST 735660 3.75 EACH		5/12/17	80583	138.75	138.75
88793	OSBORNE, JOAN	FOR APRIL 2017 SERVICES		5/12/17	80573	8,437.50	8,437.50
88794	PEEK BROTHERS CONST INC	UPSIZE WIRE/CAR CHARGERS		5/12/17	80625	3,489.00	3,489.00
88795	PERKINS, MICHAEL SCOTT	EXPWITNESS TEST/FEES 4-17		5/12/17	80639	2,097.58	2,097.58
88796	PERKINS, TINA MARIA			5/12/17	80623	100.00	100.00
88797	PETRAINT, ANGELO D	APRIL 20-MAY 3, 2017		5/12/17	80554	50.00-	
				5/12/17	80554	138.00	88.00
88798	PITNEY BOWES GLOBAL (LEA)			5/12/17	80555	950.82	1,048.99
				5/12/17	80555	98.17	
88799	POWERPLAN	TRI LOADER- CUT EDGE		5/12/17	80494	139.08	139.08
88800	PRODOCUMENT SOLUTIONS INC	PAPER BALLOTS RECALL		5/12/17	80600	982.54	982.54
88801	PROTECTION DEVICES INC						

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88802	PUBLIC EMPLOY RETIREMENT	ANNUAL ALARM TEST		5/12/17	80612	85.00	
		ST 75 ALARM		5/12/17	80610	150.00	235.00
88803	RAD STRATEGIES INC	AFRICA, T		5/12/17	80552	2,588.98	2,588.98
		GIN PUB REL/MEDIA MKTG		5/12/17	80563	500.00	
		DATABASE		5/12/17	80563	375.00	
		RELATIONS/MKTG SERVICES		5/12/17	80563	2,000.00	
		CONSULTATION		5/12/17	80563	2,000.00	
				5/12/17	80563	20.92	
				5/12/17	80563	25.24	
				5/12/17	80563	24.60	
				5/12/17	80566	554.57	
				5/12/17	80556	16.31	5,516.64
88804	RAY MORGAN CO INC (CA)	GIS PLOTTER CN2676-01		5/12/17	80592	158.01	158.01
88805	REDWOOD TOXICOLOGY LAB, IN	10 PANEL DRUG TEST KITS		5/12/17	80621	266.00	
		URINE TEST CUPS/STRIPS		5/12/17	80621	32.00	298.00
88806	REEVES, AMBER	00422162		5/12/17	80609	382.14	382.14
88807	RENO PAINT MART	JAIL TOUCH UP PAINT		5/12/17	80530	46.90	46.90
88808	REPORTING SYSTEMS, INC	FIRE/EMS REPORTING SYSTEM		5/12/17	80507	564.00	564.00
88809	RIMFIRE INC	GARNISHMENT DISBURSED		5/12/17	80519	31.16	31.16
88810	RUPPCO INC	EMS SUPPLIES		5/12/17	80508	233.10	233.10
88811	SBC GLOBAL SERVICES INC	847-7500 VCTC		5/12/17	80589	79.48	
		252-6412-COMMUNICATIONS		5/12/17	80589	3,868.43	
		847-0962 JOP		5/12/17	80589	65.47	4,013.38
88812	SCHALI, HOLLY	PARK DEPOSIT REFUND		5/12/17	80495	100.00	100.00
88813	SHERMARK DISTRIBUTORS INC	INMATE MILK		5/12/17	80543	37.80	37.80
88814	SHIELDS, HARPER & CO	VCH & 1/2 TRI FUEL SYSTEM		5/12/17	80496	407.27	407.27
88815	SHOAF, BRIAN ALLEN	APRIL 20-MAY 3, 2017		5/12/17	80557	12.00	12.00
88816	SIERRA ENVIRONMENTAL	NITRO, FECAL COLI		5/12/17	80511	110.00	
		BOD, PH		5/12/17	80511	153.00	263.00
88817	SIERRA PEST CONTROL INC	GH DEPOT PEST MAINTENANCE		5/12/17	80559	55.00	
		PEST CONTROL JAIL & SCSO		5/12/17	80524	150.00	
		PEST CONTROL LOCKWOOD		5/12/17	80524	50.00	255.00
88818	SLICK INDUSTRIES LLC DBA	NEVIN BUS CARDS		5/12/17	80510	37.00	37.00
88819	SMITHS FOOD & DRUG CENTER	INMATE RX		5/12/17	80615	36.70	36.70
88820	SOUTHERN GLAZERS WINE & S	CEM GIN FOR GIFT SHOP		5/12/17	80560	412.70	412.70
88821	SPALLONE, DOMINIC J III	JAIL TP & PAPERTOWEL		5/12/17	80533	155.50	155.50

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
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88822	SPB UTILITY SERVICES INC	APR OPERATOR SUPPORT		5/12/17	80517	932.28	932.28
88823	ST CO SCHOOL DISTRICT	PROPERTY TAX RECEIVED APRIL 20-MAY 2, 2017		5/12/17	80574	253,171.68	
88824	ST CO WATER SYSTEM			5/12/17	80561	8.00	253,179.68

VISITOR CENTER

5/12/17	80498	128.59
5/12/17	80562	152.75
5/12/17	80498	140.67
5/12/17	80498	164.83
5/12/17	80498	128.59
5/12/17	80498	158.79
5/12/17	80498	142.86
5/12/17	80498	146.71
5/12/17	80498	78.20
5/12/17	80498	78.20
5/12/17	80498	128.59
5/12/17	80498	34.96
5/12/17	80498	441.22
5/12/17	80498	117.52
5/12/17	80498	315.83
5/12/17	80498	128.59
5/12/17	80498	66.82
5/12/17	80498	34.96
5/12/17	80562	78.20

372 C ST

GOLD HILL DEPOT

2,666.88

WATER DEPOSIT REFUND

53.03

APRIL 20-MAY 1, 2017

5/12/17	80564	102.00
5/12/17	80564	906.00
5/12/17	80564	9.00
5/12/17	80564	72.00
5/12/17	80564	280.00

MAY 1-3, 2017

1,369.00

TEST NOTICE LLC

5/12/17	80620	25.00
5/12/17	80620	15.00
5/12/17	80620	30.00

THE ANTOS AGENCY

70.00

THOMAS PETROLEUM LLC

125.00

PW- REG 498 / DSL 115
PW- REG 527 / DSL 250
VCH- REG 95 / DSL 150

5/12/17	80565	125.00
5/12/17	80513	1,351.89
5/12/17	80513	1,607.54
5/12/17	80513	483.89

TRI GENERAL IMPROVEMENT

3,443.32

1705 PERU -W/S
1705 PERU -IRR

5/12/17	80514	187.53
5/12/17	80514	90.10

UNITED FINANCE INDUSTRIAL

277.63

GARNISHMENT DISBURSED
GARNISHMENT DISBURSED

5/12/17	80521	347.64
5/12/17	80523	18.92

UNIVERSITY OF CHICAGO

366.56

V & T ROCK, INC

451.33

BOOKS FOR GIFT SHOP

5/12/17	80566	451.33
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VCTC

153.42

VC BASE
MCILLWEE/HARWICK GROUP
DIMARZO 4/27/17

5/12/17	80515	153.42
5/12/17	80569	100.00
5/12/17	80569	50.00

Report No: PB1315
Run Date : 05/11/17

CHECK
NUMBER

VENDOR

STOREY COUNTY

CHECK REGISTER 5/12/17

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
INTEREST ON NOTE		5/12/17	80569	6.65	163.45
		5/12/17	80569	6.80	
APR 20-MAY 3, 2017		5/12/17	80616	50,095.00	50,095.00
		5/12/17	80571	1,104.00	
		5/12/17	80571	52.00	
		5/12/17	80571	40.00	1,196.00
INMATE FOOD		5/12/17	80634	389.26	389.26
DNA TESTING NRS 176.0915		5/12/17	80575	127.00	127.00
TTL COLI, ADMIN		5/12/17	80516	50.00	50.00
PVC CUTTER		5/12/17	80598	42.02	42.02
OVERPAYMENT OF TAXES		5/12/17	80611	14.89	14.89
CONS/PRES HISTORIC RECRDS		5/12/17	80632	1,500.00	1,500.00
CHECKS TOTAL				484,657.72	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 484,657.72 CHECK DATE 5/12/17

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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: PB1315
Run Date : 05/24/17

Run Date : 05/24/17

STOREY COUNTY
CHECK REGISTER 5/26/17

CHECK REGISTER 5/26/17

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
88843	AIRGAS NCN INC	EMS SUPPLIES		5/26/17	80711	26.70	
88844	ALL COMSTOCK LLC	EMS SUPPLIES		5/26/17	80711	100.76	127.46
88845	ALLISON, MACKENZIE, LTD	CONTRACT WASTEWATER IMPRO		5/26/17	80743	4,500.00	4,500.00
88846	ALSCO INC	LL		5/26/17	80646	925.00	
				5/26/17	80646	4,950.00	5,875.00
		ST 71 LAUNDRY		5/26/17	80714	13.80	
		ST 72 LAUNDRY		5/26/17	80714	8.77	
		ST 75 LAUNDRY		5/26/17	80714	16.52	
		ST 74 LAUNDRY		5/26/17	80714	10.52	
		SHOP		5/26/17	80649	94.99	
		SHOP		5/26/17	80649	71.24	
		SHOP		5/26/17	80649	81.44	
		CH		5/26/17	80649	41.25	338.53
88847	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICE		5/26/17	80643	80.88	80.88
88848	AVS DEVELOPMENT LTD	EMS BILLING SYSTEM		5/26/17	80715	150.00	150.00
88849	BOB BARKER COMPANY INC	INMATE SOAP		5/26/17	80716	56.54	56.54
88850	BREYLINGER, SUSAN LYNN	2017		5/26/17	80653	200.00	200.00
88851	BURRELL, SCOTT LEWIS	MAY 4-17, 2017		5/26/17	80687	13.50	
88852	C & W LOCK, GLASS & SAFE	BLACK 16CR00096		5/26/17	80687	420.00	433.50
88853	CAPITOL REPORTERS	1705 PERU- KEYS		5/26/17	80751	261.00	
		CR 00098 1F		5/26/17	80648	5.00	266.00
88854	CASHMAN EQUIPMENT CORP	LOADER- SEAL		5/26/17	80738	3,404.40	3,404.40
		LOADER-SEAL		5/26/17	80650	4.97	
		LOADER- O-RING		5/26/17	80650	14.02	
		LOADER-GLASS, ADHESIVE		5/26/17	80650	358.21	
		LOADER HOSE		5/26/17	80650	83.74	455.97
88855	CELCO PARTNERSHIP	ACCT 942037802-00001		5/26/17	80717	40.01	
		ACCT 942057617-00001		5/26/17	80717	360.09	
		472264312-00001 PLANT		5/26/17	80661	20.03	
		772263062-00001 IPAD		5/26/17	80661	222.81	
		4/11-5/10 434-9237		5/26/17	80746	57.40	
		HUGHS PHONE		5/26/17	80767	40.01	
		972520095-00001 AIRCARD		5/26/17	80690	5.02	745.37
88856	CENTRAL SANITARY SUPPLY	FLOOR FINISH		5/26/17	80734	51.50	
		GLASS CLEANER		5/26/17	80688	2.99	
		WAX APPLICATOR		5/26/17	80734	6.77	61.26
88857	CHARM-TEX	INMATE HYGIEINE CUPS		5/26/17	80726	215.80	215.80
88858	CINTAS CORPORATION NO. 2	POOL- FIRST AID KIT		5/26/17	80664	307.05	307.05
88859	COLLECTION SERVICE OF NEW						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
88860	COMMUNITY CHEST INC	GARNISHMENT DISBURSED		5/26/17	80713	249.65	249.65
88861	COSTCO WHOLESALE MEMBERSH	JUNE 2017 PROGRAM SUPPORT		5/26/17	80682	11,833.33	11,833.33
88862	CROP PRODUCTION SERV INC			5/26/17	80755	23.78	23.78
88863	DAIOHS USA INC	WEED MGT WEED CONTROL		5/26/17 5/26/17	80662 80662	685.66 685.65	1,371.31
88864	DIMARZO, ARMOUR B	ST 72 WATER ST 71 WATER		5/26/17 5/26/17	80719 80719	109.90 54.95	
88865	DISH DBS CORPORATION	CH RENTAL WATER SERVICE BIZ OFFICE		5/26/17 5/26/17	80651 80651	109.90 54.95	
88866	ELLIOTT AUTO SUPPLY INC	WATER FILTER CHANGE-OUT WATER SERVICE JAIL		5/26/17 5/26/17	80721 80721	54.95 54.95	494.55
88867	FARMER BROS CO	TRAVEL NEVADA FAM		5/26/17	80689	200.00	200.00
88868	FARR WEST ENGINEERING	LOCKWOOD 800 PERI RANCH		5/26/17	80686	89.03	89.03
88869	FARMER BROS CO	VETERANS BUS-REPAIRS PW36545- OIL SEALS		5/26/17 5/26/17	80652 80652	2,132.94 73.63	
88870	FARR WEST ENGINEERING	SHOP-REPAIR KIT R72-TRANS FILTER KIT		5/26/17 5/26/17	80652 80652	70.13 50.20	
88871	FARMER BROS CO	FE65598- GASKET PW25253 C770 R120		5/26/17 5/26/17	80652 80652	30.85 126.99	
88872	FARR WEST ENGINEERING	PARKS- OIL LOADER- ORANGE AF		5/26/17 5/26/17	80652 80652	115.71 45.54	2,498.73
88873	FARMER BROS CO	COFFEE- LOCKWOOD CENTER		5/26/17	80683	61.81	61.81
88874	FARR WEST ENGINEERING	GRANT DATA RESEARCH USDA #14		5/26/17 5/26/17	80722 80747	205.00 65,316.36	
88875	FARR WEST ENGINEERING	DATA, PICTOMETRY, BOOK 5 USDA # 15		5/26/17 5/26/17	80747 80747	4,325.00 38,879.90	
88876	FARR WEST ENGINEERING	E911, BOOK 5, PICTOMETRY UTILITY UPDATES LW WATERL		5/26/17 5/26/17	80747 80747	7,250.00 3,152.50	
88877	FARR WEST ENGINEERING	USDA # 16 COUNTY-WIDE ZONING MAP		5/26/17 5/26/17	80747 80747	47,970.12 312.50	167,411.38
88878	FARR WEST ENGINEERING	EX36545- W/S		5/26/17	80708	165.00	165.00
88879	FARR WEST ENGINEERING	SHOP-GLOVES, DRILL SETS SHOP- GLOVES		5/26/17 5/26/17	80653 80653	259.98 123.70	383.68
88880	FARR WEST ENGINEERING	WATER MATERIALS CARSON ST-ADPTS		5/26/17 5/26/17	80654 80654	74.99- 118.34	43.35
88881	FARR WEST ENGINEERING	CRRTION FR MISAPPLIED PMT INV#1096519787		5/26/17 5/26/17	80679 80760	197.30 68.43	265.73
88882	FARR WEST ENGINEERING	US/NV FLAGS		5/26/17	80725	154.90	154.90
88883	FARR WEST ENGINEERING	BLACK 16137CR		5/26/17	80749	2,253.60	2,253.60

Report No: PBI315
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STOREY COUNTY
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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
88876 GRAINGER	LW- UNL 220 TRI- UNL 350 / DSL 239		5/26/17 5/26/17	80665 80665	453.41 1,135.20	1,588.61
88877 GRANITE CONSTRUCTION CO	WATER PLANT- MAG PUMPS W- VEST HAMMER BIT		5/26/17 5/26/17 5/26/17	80655 80655 80655	463.50 11.42 125.60	600.52
88878 GRANSBERRY, TOM	6 MILE- PATCHING		5/26/17	80685	417.00	417.00
88879 GREAT BASIN TERMITE & PES	7.5 X45.00		5/26/17	80766	202.50	202.50
88880 GTP INVESTMENTS LLC	LWSC- QUARTERLY		5/26/17	80656	65.00	65.00
88881 HAT, LTD	POND PEAK QUAD COUNTY		5/26/17	80764	584.93	584.93
88882 HISTORIC FOURTH WARD SCHO	ROADS ROADS		5/26/17 5/26/17	80657 80657	1,018.08 1,018.08	2,036.16
88883 HOME DEPOT CREDIT SERVICE	MAY 4-17, 2017		5/26/17 5/26/17	80691 80691	4.00 144.00	148.00
88884 HOT SPOT BROADBAND INC	SHOVELS 1/2 WWTP-PUMP MATERIALS		5/26/17 5/26/17	80658 80658	179.01 18.70	197.71
88885 INNOVATIVE IMPRESSIONS	VOTER-NDIP-QUAD MIC LINK ST72 INTERNET		5/26/17 5/26/17	80761 80761	5,330.00 82.50	5,412.50
88886 IRON MOUNTAIN INFO MGT IN	D16 CARDS		5/26/17	80736	46.00	46.00
88887 ITS MY COMMUNITY STORE	SHRED BIN CONSOLE 1/2		5/26/17	80644	268.77	268.77
88888 ITI SOURCE LLC	OFFICE SUPPLIES		5/26/17	80728	106.74	106.74
88889 JAMES C MCLENNAN MDPC	HIGHLANDS HOA WIFI WAP 72 REPLACEMENT BACKUP NAS		5/26/17 5/26/17	80762 80762	523.43 6,255.55	6,778.98
88890 JBP LLC	JUNE 2017 HEALTH OFFICER		5/26/17	80680	500.00	500.00
88891 JUDSON, KEITH S	E75- KNOB KIT		5/26/17	80659	10.69	10.69
88892 KIMBALL MIDWEST	RESTITUTION		5/26/17	80739	100.00	100.00
88893 LANGUAGE LINE SERVICES IN	MISC HARDWARE		5/26/17	80660	310.40	310.40
88894 LIQUID BLUE EVENTS LLC	LIQUID BLUE EVENTS LLC		5/26/17	80752	12.24	12.24
88895 LIQUID BLUE EVENTS LLC			5/26/17	80692	2,000.00	2,000.00
88896 MACKAY MANSION			5/26/17	80692	2,000.00	4,000.00
	MAY 4-17, 2017		5/26/17	80693	11,413.55	11,413.55
			5/26/17	80694	155.00	
			5/26/17	80694	3.50	
			5/26/17	80694	258.50	417.00
88897 MADISON, SCOTT & LISA	100X100 FIBER		5/26/17	80763	2,346.47	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
88898	MARK TWAIN COMMUNITY CTR	VETERANS MEMORIAL BENCHES		5/26/17	80681	1,472.02	2,346.47
88899	MERRITT COMMUNICATIONS IN	JUNE 2017 PROGRAM SUPPORT		5/26/17	80681	1,666.67	
88900	METRO OFFICE SOLUTIONS IN	HEADSET REPAIR		5/26/17	80744	159.98	3,138.69
88901	MICHAEL HOHL MOTOR CO	OFFICE SUPPLIES		5/26/17	80727	46.63	159.98
88902	MIGAN, TAMARA			5/26/17	80740	5.54	52.17
88903	MONTOYA, BRYCE	SO67831 LAMP		5/26/17	80666	134.44	134.44
88904	NEV DIV ENVIRONMENT PROTE	LASS		5/26/17	80754	3.85	51.83
88905	NEV EMPLOYMENT SECURITY	PARAMEDIC REFRESHER		5/26/17	80754	47.98	399.00
88906	NEV FIRE MARSHAL	GH SEPTIC PERMIT		5/26/17	80729	399.00	
88907	NEV LIBRARY & ARCHIVES	WWTP-ANN REVIEW & SERVFE		5/26/17	80667	300.00	2,214.00
88908	NV 1ST REALTY	12/31/16 - 3/25/17		5/26/17	80741	105.82	
88909	OFFSITE DATA DEPOT, LLC	11/06/16		5/26/17	80741	447.76	553.58
88910	OTIS ELEVATOR COMPANY	FAC.ID 58389- HAZMAT INV		5/26/17	80707	200.00	200.00
88911	OUTFRONT MEDIA LLC	IMG/FLM POFA X & Y/WIDOW		5/26/17	80748	576.98	576.98
88912	OWENS EQUIPMENT SALES	WATER DEPOSIT REFUND		5/26/17	80668	100.00	100.00
88913	PDM STEEL SERVICE CENTER	CLERK OFFICE		5/26/17	80645	132.13	132.13
88914	PEAS & CARROTS CHILD CARE	TESTING EXP/ANNUAL TEST		5/26/17	80647	404.00	404.00
88915	PETRINI, ANGELO D	MAY 1-28, 2017		5/26/17	80695	621.18	621.18
88916	PRAETORIAN GROUP INC	VACTOR-SENSOR, RELAY		5/26/17	80709	339.48	339.48
88917	R & E FASTENERS INC	SLAMMER- STEEL		5/26/17	80669	116.04	116.04
88918	RAY MORGAN CO INC (CA)	PARK DEPOSIT REFUND		5/26/17	80670	100.00	100.00
88919	REINHARDT, JOSEPH J	GRANT WRITING		5/26/17	80731	750.00	750.00
88920	RENO DRAIN OIL SERVICE	GR 8 BOLTS		5/26/17	80672	6.86	6.86
88921	RENO GREEN LANDSCAPING IN	ST71 COLOR COPIER CLICKS		5/26/17	80759	76.29	76.29
88922	RENO TAHOE SPECIALTY INC	TESLA AAR		5/26/17	80720	200.00	200.00
		USED OIL		5/26/17	80671	100.00	100.00
		1705 PERU		5/26/17	80673	373.00	373.00
		POSTCARDS FOR GIFT SHOP		5/26/17	80697	102.00	

Report No: PB1315
Run Date : 05/24/17

STOREY COUNTY
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
88923	RENO TYOGRAPHERS, INC	COMSTOCK KIDS CLUB TICKET		5/26/17	80698	67.00	67.00
88924	RIMFIRE INC	GARNISHMENT DISBURSED		5/26/17	80712	223.12	223.12
88925	RUPPCO INC	EMS SUPPLIES		5/26/17	80732	134.10	134.10
88926	RUSSELL, ALICIA	POSTAGE		5/26/17	80733	66.59	66.59
88927	SAFEGUARD WEB & GRAPHICS	MUGS FOR GIFT SHOP		5/26/17	80699	168.00	168.00
88928	SAINT MARYS ARTCENTER INC			5/26/17	80700	2.50	
		MAY 4-17, 2017		5/26/17	80700	20.00	22.50
88929	SBC GLOBAL SERVICES IN LD	COMMUNITY DEVEL		5/26/17	80768	5.59	
		FIRE/TRI		5/26/17	80768	1.22	
		CLERK		5/26/17	80768	7.19	
		RECORDER		5/26/17	80768	4.85	
		FIRE (VC)		5/26/17	80768	8.12	
		PUBLIC WORKS		5/26/17	80768	2.41	
		SHERIFF		5/26/17	80768	4.43	
		JP		5/26/17	80768	4.29	
		SHERIFF		5/26/17	80768	1.95	
		COMPTROLLER/ADMIN		5/26/17	80768	2.38	
		FIRE/LOCKWOOD		5/26/17	80768	1.40	
		FIRE (VC)		5/26/17	80768	13.75	
		COMMUNITY DEVELOPMENT		5/26/17	80768	4.09	
		ASSESSOR		5/26/17	80768	13.17	
		CENTRAL DISPATCH		5/26/17	80768	18.28	
		DA		5/26/17	80768	.02	
		COMMISSIONER		5/26/17	80768	11.15	
		FIRE (VC)		5/26/17	80768	2.01	
		PLANNING		5/26/17	80768	2.02	
		VCTC		5/26/17	80768	23.22	126.54
88930	SHERMARK DISTRIBUTORS INC	INMATE MILK		5/26/17	80723	51.80	
		INMATE MILK		5/26/17	80723	51.80	103.60
88931	SHOAF, BRIAN ALLEN			5/26/17	80702	12.00	12.00
88932	SHOLER, KATHLEEN M	MAY 4-17, 2017		5/26/17	80702	12.00	
88933	SIERRA ENVIRONMENTAL	JUNE - JULY ADVERTISING		5/26/17	80701	250.00	250.00
88934	SIERRA FIRE PROTECTION LL	VOL ORG COMP		5/26/17	80675	435.00	435.00
88935	SMITH POWER PRODUCTS INC	FIRE EXTINGUISHERS		5/26/17	80674	1,475.00	1,475.00
88936	SOUTHERN GLAZERS WINE & S	LIFT- PACKING		5/26/17	80676	70.32	
		LIFT- OIL PAN		5/26/17	80676	439.02	509.34
88937	ST CO SCHOOL DISTRICT	CEM GIN FOR GIFT SHOP		5/26/17	80703	1,238.10	1,238.10
88938	STRYKER MEDICAL	MAY 4-17, 2017		5/26/17	80704	28.00	28.00
88939	SUN PEAK ENTERPRISES	GURNEY REPAIRS		5/26/17	80758	2,776.52	2,776.52
		MAY 4-17, 2017		5/26/17	80705	330.00	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 282,477.40 CHECK DATE 5/26/17

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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	-----



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 0-5 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For possible action: Approval of Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels.

2. **Recommended motion:** Approve as part of the Consent Agenda.

3. **Prepared by:** Vanessa

Department: Treasurer

Telephone: 847.0969

4. **Staff summary:** Annual affidavit of delinquent tax notice mailings.

5. **Supporting materials:** Affidavit is attached.

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Treasurer's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. **5 II**



STOREY COUNTY CLERK-TREASURER
VANESSA STEPHENS

**STOREY COUNTY
TREASURERS AFFIDAVIT OF MAILING
PAST DUE NOTICE FOR ALL
DELINQUENT PARCELS**

PER NRS 361.5648

I, VANESSA STEPHENS, Treasurer and Ex-Officio Tax Receiver for the County of Storey, State of Nevada, do hereby affirm that I have mailed past due notices to all property owners who are delinquent in their taxes for the 2016/2017 tax year. I affirm that these notices were mailed on April 5, 2017. They were mailed and returned as follows:

TOTAL DELINQUENT NOTICES MAILED:	318
TOTAL DELINQUENT NOTICES RETURNED:	13
TOTAL DELINQUENT NOTICES UNDELIVERABLE:	6

DATED THIS 30th DAY OF MAY, 2017



Vanessa Stephens
Storey County Clerk-Treasurer

APPROVED THIS 6th DAY OF JUNE, 2017

Chairman Marshall McBride
Storey County Board of Commissioners



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/6/17

Estimate of time required: 1 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Refund for APN 3-303-17 Houts

2. **Recommended motion** Approve

3. **Prepared by:** Jana Seddon

Department: Assessor

Telephone: 775-847-0961

4. **Staff summary:**

5. **Supporting materials:** See Attached

6. **Fiscal impact:**

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ 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. **5-IV**

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@StoreyCounty.org

Memo to: Storey County Clerk-Treasurer
Storey County Commissioners

May 10, 2017

Re: APN 3-303-17
Houts, Anthony and Lee Lee Lim

It has come to our attention that the above referenced property has been over taxed since the 2014-15 tax year. A correction was made to a shed in the 2013-14 tax year, but due to converting to the yearly re-costing system, a correction should have been made to the Gross Value Override for Tax Cap purposes. That correction was not made therefore causing excess taxes to be paid.

	Prior Yr Corrected Taxes	Tax Cap	Current year Taxes	Assessed Value based on capped taxes	New Improvement Value	Vet Exemption	Total Assessed Value	Taxes Due After Exemption
2013-14			874.10					
2014-15	874.10	1.03	900.32	26,015.55	0.00	2,500.00	23,515.55	\$813.80
2015-16	900.32	1.03	927.33	26,796.03	0.00	2,560.00	24,236.03	\$838.74
2016-17	927.33	1.03	954.22	27,573.03	1,013.00	2,600.00	25,986.03	\$899.30

	Actual Taxes Paid	Corrected Taxes	Refund Due
2013-14	874.10	\$874.10	0.00
2014-15	833.88	\$813.80	20.08
2015-16	859.43	\$838.74	20.69
2016-17	920.59	\$899.30	21.29

Total Refund Due: 62.06

Please advise the Treasurer to send a refund check for the difference to the above reference home owners.

Thank you,

Jana Seddon, Assessor

Property Location: 238 EDITH LANE, MARK TWAIN ESTATES

Billed to.....: HOUTS ANTHONY G & LEE LEE LIM
238 EDITH LANE
DAYTON, NV 894032017 Roll #: 002083
District...: 7.0
Land Use...: 220

** Notes on File for Parcel

	Ad Valorem Taxes	Special Assessments	Penalties & Interest	Total Charged	Amount Paid	Amount Owed
<u>Current Year (16-17) Taxes</u>						
08/15	230.59			230.59	230.59	.00
10/03	230.00			230.00	230.00	.00
01/02	230.00			230.00	230.00	.00
03/06	230.00			230.00	230.00	.00
TOTALS	920.59	.00	.00	920.59	920.59	.00

Billing and Payment History

07/01/13 - 05/11/17

Type	Billed to / Payer / Reason	Date	Amount	Balance	Original Parcel #
13-14 Bill	HOUTS ANTHONY G & LEE LEE LIM	07/10/13	893.59	893.59	
Pmt-Check	LEE HOUTS	08/05/13	224.59-	669.00	
Pmt-Check	LEE HOUTS	09/13/13	223.00-	446.00	
Amendment	Correct per Assessor	12/23/13	19.49-	426.51	
Pmt-Check	LEE HOUTS	12/23/13	223.00-	203.51	
Pmt-Check	HOUTS ANTHONY G & LEE LEE LIM	02/25/14	203.51-	.00	
14-15 Bill	HOUTS ANTHONY G & LEE LEE LIM	07/08/14	833.88	833.88	
Pmt-Check	LEE HOUTS	08/11/14	209.88-	624.00	
Pmt-Check	LEE HOUTS	09/16/14	208.00-	416.00	
AOPmt-Check	LEE HOUTS	12/15/14	123.96-	292.04	
AOPmt-Check	LEE HOUTS	12/22/14	223.00-	69.04	
Adjustment	Entered In Error Applied to PP	01/22/15	123.96	193.00	
Pmt-Check	STOREY COUNTY CLERK/TREASURER	02/05/15	19.49-	173.51	
Pmt-Check	LEE HOUTS	02/24/15	173.51-	.00	
15-16 Bill	HOUTS ANTHONY G & LEE LEE LIM	07/08/15	859.43	859.43	
Pmt-Check	HOUTS LEE	07/12/15	209.88-	649.55	
Pmt-Check	LEE HOUTS	07/31/15	7.55-	642.00	
Pmt-Check	LEE HOUTS	09/18/15	214.00-	428.00	
Pmt-Check	LEE HOUTS	12/23/15	214.00-	214.00	
Pmt-Check	LEE HOUTS	02/24/16	214.00-	.00	
16-17 Bill	HOUTS ANTHONY G & LEE LEE LIM	07/07/16	920.59	920.59	
Pmt-Check	LEE HOUTS	08/08/16	230.59-	690.00	
Pmt-Check	LEE HOUTS	09/23/16	230.00-	460.00	
Pmt-Check	LEE HOUTS	12/22/16	230.00-	230.00	
Pmt-Check	HOUTS LEE LEE LIM	02/27/17	230.00-	.00	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6-6-17

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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

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:**

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

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 5-V

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

May 26, 2017
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **June 6, 2017**, COMMISSIONERS Consent Agenda:

LICENSING BOARD

FIRST READINGS:

- A. **CHIPBLASTER, INC.** – Contractor / 13605 S. Mosiertown ~ Meadville, PA (Contractor)
- B. **SCHOELER OF AMERICA, INC.** – Contractor / 11220 Elm Lane ~ Charlotte, NC (machinery)
- C. **CONSTRUCTION SAFETY EXPERTS** – Pro / 7032 Copperleaf Place ~ Cary, NC (safety consultant)
- D. **SOUTHEASTERN SEATING** – Contractor / 903 E 17th Ave ~ Tampa, FL (bleacher assembly)
- E. **CAIRE** – Contractor / 4 Rue Nicolas Copernic ~ 41100 Vendome FRANCE (machine installation)
- F. **COTMAC ELECTRONICS, INC.** – Pro / 830 Kirts Blvd ~ Troy, MI (engineer)
- G. **THE BRUNCH BOX, LLC** – General / 450 McClur Circle ~ Sparks (food truck)
- H. **SIMAC TECH S.R.L.** – Contractor / via Delindustria 24/26 Fiorano Modenese ITALY (machine installation)
- I. **SILVER QUEEN SISTERS dba Cobb Mansion Bed & Breakfast** – General / 18 S A (bed and bkfst) VC
- J. **QUALITY DESIGN SERVICES, INC.** – Pro / 3914 Highwood Pl ~ Okemas, MI (engineering)
- K. **TYRELL RESOURCES, INC.** – Contractor / 275 Hilltop Drive ~ Redding, CA (contractor)
- L. **BEE CLEEN CARPET & GLASS** – General / PO Box 21932 ~ Carson City (office cleaning)
- M. **TEST RESEARCH USA, INC.** – General / 832 Jury Ct ~ San Jose, CA (sales and service of equipment)
- N. **PRECISION CRANE & HOIST SVCS.** – Contractor / 2047 Pabco Rd ~ Henderson, NV (crane service)
- O. **JJRT, LLC** – General / 1284 Cedar Book Court ~ Gardnerville (contractor)
- P. **ZIMMER GROUP US, INC.** – Contractor / 1095 7th Street ~ Hickory, NC (machinery)
- Q. **HEMI SYSTEMS** – Contractor / 126 Industrial Drive ~ Maysville, GA (rigging contractor)
- R. **ANDERSON LOCK AND KEY** – Contractor / 601 Pyramid ~ Sparks (locksmith)
- S. **CALHOUN & POXON CO., INC.** – Contractor / 5330 Alhambra Ave ~ Los Angeles (machinery)
- T. **EDGEWATER AUTOMATION, LLC** – Contractor / 481 Renaissance Dr ~ St. Joseph, MI (equip install)
- U. **TEC GROUP, INC.** – General / 850 Stephenson Hwy ~ Troy, MI (staffing)
- V. **KINETIC SYSTEMS, INC.** – Contractor / 4900 Prospectus Dr ~ Durham, NC (contractor)
- W. **WHR DESIGN PC** – Pro / 201 Fuller Road, FL5, Albany, NY (architect)
- X. **JETT SOLUTIONS, LLC** – Contractor / 7322 N Hwy 8a ~ Duncan, OK (contractor)
- Y. **NOZATO ELECTRICAL ENG & CONST** – Contractor / 2-4-1 Kashiwazato Osaka JAPAN (Contractor)
- Z. **VALIANT INTERNATIONAL, INC.** – Contractor / 6555 Hawthorne Dr ~ Windsor CANADA (equip install)
- AA. **KURTEC, INC.** – Contractor / 10449 Copper Cove Dr ~ Ft. Wayne, IN (automation)
- BB. **GIGAIMPLIANT, LLC** – Contractor / 4650 Wedekind Rd ~ Sparks, NV (equipment installation)
- CC. **WACHTER, INC.** – Contractor / 16001 W 99th St ~ Lenexa, KS (contractor)
- DD. **OOKSAN IMT CO., LTD** – Contractor / 1316 Hammadero Gyeongum KOREA (equipment installation)
- EE. **ZOLLERN GMBH & CO KG** – Contractor / Hitzkofer Strasse Sigmaringen GERMANY (equip installation)
- FF. **CLOCKWORK** – General / 423 Delaware Street ~ Kansas City, MO (staffing)
- GG. **OSE / VALEO** – Contractor / 2 chemin du Pullousard, 49130 Los Ponts-de-ca FRANCE (machine install)
- HH. **NEXTGEN SRO** – Contractor / 24ES Cadca SLOVAKIA (equipment installation)

Storey County Community Development

Business Licensing

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

-
- II. SEBASTIAN SOBOTA** – HB / 414 Ave de la Bleu de Clair ~ Lockwood (handyman)
JJ. SPARK TALENT ACQUISITION, INC. – General / 701 S Carson Street ~ Carson City (staffing)
KK. SHAHEEN BEAUCHAMP BUILDERS, LLC – Contractor / 318 N Carson St ~ Carson City (contractor)
LL. SIGNAL X TECHNOLOGIES, LLC – Contractor / 15800 Centennial Dr ~ Northville, MI (equipment install)
MM. HINO SYSTECH CORPORATION – Pro / 1-20-2 Minamirokugo, Otaku, Tokyo JAPAN (engineer)
NN. UNDERGROUND VIDEO TECHNOLOGY, INC. – Contractor / 65 McCart ~ Fernley (sewer cleaning)
OO. TESLA, INC. – General / 201 Ireland Drive (warehouse material storage) **TRI**
PP. GEMA USA, INC. – Contractor / 4141 W 54th St ~ Indianapolis, IN (equipment installation)
QQ. EVAPCO, INC. – Contractor / PO Box 1300 ~ Westminster, MO (warranty work)
RR. MTM-CS LP – Contractor / 1170 Howell Hill Rd ~ Atlanta, GA (equipment installation)
SS. ANGUIL ENVIRONMENTAL SYSTEMS, INC. – Contractor / 8855 N 55th St ~ Milwaukee, WI (equip install)
TT. DL AUTOMATION & CONTROL SYSTEMS – Contractor / 13/14 PremBhgyan Bundar MUMBAI (cont.)

ec: Community Development
Assessor's Office
Tourism Office

Planning Department
Fire Department
Comptroller's Office

Sheriff's Office
Commissioners' Office
Dispatch

Storey County, Nevada

Commission Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agenda. The policy states that all requests must be made in writing and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. *(Items received after the deadline will be placed on the agenda of a subsequent meeting.)*

Date of Meeting:	Date Request Submitted: <u>May 18, 2017</u>
Agenda Item Requested: <u>VFW Awards</u>	
This item is intended for: <input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Discussion/Possible Action <i>(at the Board's discretion)</i>	
<input type="checkbox"/> Supporting documentation is attached <input checked="" type="checkbox"/> No supporting documentation is necessary	
Requested by: <u>Veterans of Foreign Wars Post 8071</u> <i>(please print name clearly)</i>	
Address: <u>21585 Dortch Dr VCHighlands, NV 89521</u>	
Phone: <u>775 671-8500</u>	Email (optional): <u>sgmsilverdollar@aol.com</u>

Please submit this completed form to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

or FAX to:

Storey County Clerk's Office
(775) 847-0921

----- Fold at Arrows Here and Above to Place in a Window Envelope -----

For Office Use Only		
Date Request Received:	Received: <input type="checkbox"/> In Person <input type="checkbox"/> Via FAX	By:
<input type="checkbox"/> Supporting documentation attached - # of pages _____		Meeting date of this item:

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdufresne@storeycounty.org



Nevada Public Agency Insurance Pool
201 S. Roop Street, Suite 102
Carson City, NV 89701-4779
Toll Free Phone (877) 883-7665
Telephone (775) 885-7475
Facsimile (775) 883-7398

MEMORANDUM

DATE: May 8, 2017 ²⁰ ⁰⁹²¹
Vanessa
TO: ~~Austin Osburne~~
Storey County
FROM: Wayne Carlson, MBA, CPCU, ARM
Executive Director
RE: POOL Renewal Proposal Presentation

Sent VIA Fax: (775) 847-0949

We are planning our June renewal presentation schedule and would appreciate your scheduling the following item on your **JUNE** agenda. Stephen Romero, Marshall Smith, Mike Rebaleati or I will present the renewal in conjunction with your local agent. Due to multiple board meetings on some days, scheduling us at or near the requested time will facilitate travel between meeting locations. Your cooperation is appreciated.

DATE: 6/6/17 at 10:00 AM

The requested item should be listed as an action item and worded similar to the following:

Action Item: Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2017 - 2018 funds.

Please confirm the meeting date and time by faxing your response to (775) 883-7398. **I need a response no later than Monday, May 23, 2017.** Because renewal program presentation materials are still being prepared, your board packet information may be delayed. We appreciate your understanding and will get them to you as soon as we can. If you should have any questions feel free to call our office. Thanks for your assistance.

FAX TO: Wayne Carlson (775) 883-7398 or E-Mail zariahanses@poolpact.com

RE: Board Meeting Schedule

- ☐ The item will be placed on the agenda as requested
☐ Please note these changes: _____
- _____



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 10 minutes

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

1. **Title:** Recommendation to reject all bids received for the construction of the Virginia City Sewer Improvement Project Phases Two through Five (2-5) and authorization to amend the project for a new bid process to commence.

2. **Recommended motion:** I move to reject the two (2) bids received for the construction of the Virginia City Sewer Improvement Project Phases Two through Five (2-5.) Due to the bids greatly exceeding the engineer's estimate of costs, it is in the public's best interest to reject all bids and authorize staff to amend the project for a new bid process to commence.

3. **Prepared by:** Cherie Nevin

Department: Community Services

Telephone: 847-0986

4. **Staff summary:** Bids for the Virginia City Sewer Improvement Project Phase Two through Five (2-5) were received and opened on May 4, 2017. Two (2) bids were received both coming in well over the engineering estimate for this project (see attached bid tabulation sheet.)

NRS 332.075 allows for the rejection of bids. Any or all bids received in response to a request for bids may be rejected by the governing body or its authorized representative if such governing body or its authorized representative determines that any such bidder is not responsive or responsible or that the quality of the services, supplies, materials, equipment or labor offered does not conform to requirements or if the public interest would be served by such a rejection.

With that being said we are respectfully requesting that the county commission rejects the two (2) bids received and authorization a new bid process to commence with the (tentative) schedule as follows:

June 9 – Advertisement will run in the Comstock Chronicle for solicitation of bids.

July 7 – Bid Opening

July 18 – On Agenda for Commissioners to issue Notice of Award

September 11 – Notice to Proceed. Construction commences.

5. **Supporting materials:** Bid Tabulation Sheet

6. **Fiscal impact:**

Funds Available:


Fund:

____ Comptroller


7. **Legal review required:**

 District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 11

Virginia City and Gold Hill Wastewater Improvement Project

	Q&D	SNC
Base Bid	\$ 16,961,435.00	\$ 19,572,007.00
Alternate A	\$ 1,215,825.00	\$ 1,929,760.00
Alternate B	\$ 442,185.00	\$ 391,575.00

Engineer's Estimate: \$10,300,000.00



Storey County Board of County Commissioners
Agenda Action Report
LIQUOR BOARD


Meeting date: 6/6/17

Estimate of time required:

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

1. **Title:** Discussion/action to allow Storey County Sheriff's Office to enter into agreement with Washoe County Medical Examiner's Office regarding

2. **Recommended motion:** None.

3. **Prepared by:** Brandy Gavenda, Admin. Asst. 

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Motion to approve the interlocal forensic pathology services agreement with the Washoe County Medical Examiner's Office.

5. **Supporting materials:** Attached interlocal forensic pathology agreement and coverletter. Signatures needed on the contract page X 2.

6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

 X Department Head

Department Name: Sheriff, Gerald Antinoro

___ County Manager


Other agency review: _____

9. **Board action:**

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. 12



**REGIONAL MEDICAL
EXAMINER'S OFFICE**

Phone: (775) 785-6114
Fax: (775) 785-6163
www.washoecounty.us
990 East Ninth Street
P.O. Box 11130
Reno, Nevada 89512

May 22, 2017

To Local Sheriff/Coroners:

Continuing with the past practice of reviewing the Interlocal agreement between our counties at approximate three year intervals, I have created a new agreement for forensic pathology services.

Enclosed is a new Interlocal agreement to go into effect July 1, 2017. Once executed, this agreement will replace the existing agreement (signed in 2014). There are no significant changes from the previous agreement.

I have enclosed two copies of the agreement. Please submit them to your Board of County Commissioners for approval (if necessary). If your county's policies authorize you to approve Interlocal agreements, you may sign it yourself. Once signed, please send both original copies to my office. After the Washoe County Board of County Commissioners approves the agreement, my office will send a fully executed copy to you.

I value our working relationship, and I encourage you to reach out to me whenever questions arise or if I can be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura D. Knight".

Laura D. Knight, M.D.
Chief Medical Examiner & Coroner



INTERLOCAL AGREEMENT FOR FORENSIC PATHOLOGY SERVICES

THIS AGREEMENT is made the 1st day of July, 2017, by and between Storey County on behalf of its Sheriff/Coroner (hereinafter "County") and Washoe County, a political subdivision of the State of Nevada on behalf of the Washoe County Regional Medical Examiner's Office (hereinafter "WCRMEO").

WHEREAS the Interlocal Cooperation Act authorizes public agencies to enter into cooperative agreements allowing the joint exercise of any power, privilege or authority capable of exercise by one of them, see, NRS 277.080, et seq.; and

WHEREAS County and WCRMEO are public agencies with the meaning of the Interlocal Cooperation Act, and

WHEREAS County desires that WCRMEO provide forensic autopsies, medical examinations and medicolegal consultations to County as needed; and

WHEREAS WCRMEO is willing and able to provide such services for County;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

1. Services:

A medical examiner or forensic pathologist with WCRMEO will perform forensic autopsies, medical examinations and medicolegal consultations deemed necessary by County in consultation with WCRMEO.

Traumatic or suspicious death cases occurring in County which County determines require a forensic autopsy or medical examination or medicolegal consultation may be referred to WCRMEO. County shall notify WCRMEO and provide necessary records as soon as possible after County determines that the referral is necessary and in any event before the body is transported to the WCRMEO facility.

Autopsies, medical examinations and medicolegal consultations shall be conducted by WCRMEO in accordance with WCRMEO policies.

WCRMEO will complete a written report on all autopsy and medical examination cases conducted for County and will provide that report to County in a timely manner.

2. Storage and Release of Bodies:

Bodies sent to WCRMEO for examination shall be returned to County through the funeral home that brought them, or if otherwise requested pursuant to the desire of next-of-kin or responsible entity, may be released to a local funeral home.

3. Compensation:

County shall pay WCRMEO for services rendered pursuant to this Agreement at rates to be set periodically by formal resolution approved and authorized by the Washoe County Board of County Commissioners. WCRMEO shall issue an invoice for services rendered. The established rates shall include x-ray examinations deemed necessary by WCRMEO in consultation with County, but do not include microscopic slide preparation, anthropologic examinations, dental examinations, toxicology studies, other laboratory tests (metabolic studies, fluid chemistry studies, bacterial and viral cultures, etc.), subspecialty pathology examinations, or transportation of decedents.

4. Term:

This Agreement will commence on the 1st day of July, 2017, and become effective once approved by appropriate official action of the governing body of each party. This Agreement shall remain in force for a period of up to three years from its effective date, unless terminated sooner pursuant to Section 6 (below) under the discretion of the parties. The Agreement may be renewed by addendum at the discretion of the parties and upon appropriate official action of the governing body of each party.

5. Amendment and Assignment:

This Agreement may be amended at any time there is a need, provided both parties agree to the amendment(s) in writing. Any amendment is subject to approval by the governing bodies of the parties as a condition precedent to its entry into force. Pursuant to NRS 332.095, neither party may assign this Agreement without the express written consent of the other party.

6. Termination:

This Agreement may be terminated at any time by either party upon 30 (thirty) days written notice, without cause or penalty. In addition, in the event that the governing body appropriating funds for WCRMEO fails to obligate the funds necessary to fund the office beyond the then-current fiscal period, this Agreement shall be terminated without penalty, charge or sanction.

7. Records and Confidentiality:

- a. Records Distribution – When completed, examination documents generated by WCRMEO (death narrative, record of death, postmortem examination report, and laboratory and toxicology studies) shall be delivered to County along with the invoices for services and testing. Any requests for copies of such documents that may be made to WCRMEO will be referred to County as the custodian of those records.
- b. Confidentiality – Except as set forth in this Agreement and pursuant to Nevada law and Washoe County Code, WCRMEO will not release any information on cases referred by County. There will be an exception for urgent media inquiries and press releases. In these instances WCRMEO will attempt to coordinate with County.

8. Reciprocal Indemnification:

County agrees to indemnify, defend and hold harmless Washoe County and WCRMEO, its officers, employees, and agents, from and against, any and all claims demands, or actions, by any person or entity which arise or result from any act or omission to act on the part of any officers, employees, and agents of County in connection with the services provided to County by WCRMEO pursuant to this Agreement.

Washoe County and WCRMEO agree to indemnify, defend and hold harmless County, its officers, employees, and agents, from, and against, any and all claims, demands, or actions by any person or entity which arise or result from any act or omission to act on the part of any officers, employees, and agents of Washoe County in connection with the services provided by WCRMEO to County pursuant to this Agreement.

The parties do not waive and intend to assert any liability limitations available under law, including but not limited to those defenses available under chapter 41 of Nevada Revised Statutes in all cases.

9. Interpretation:

The laws of the State of Nevada shall apply in interpreting this Agreement, and venue for any dispute arising from the interpretation of the Agreement shall be the Second Judicial District Court of the State of Nevada in and for the County of Washoe.

10. Incorporation:

This Agreement and the Attachments hereto constitute the complete and final Agreement of the parties with regard to the subject matter herein, and supersedes all prior agreements, both written and oral, and all other written and oral communications between the parties.

11. Liaison:

The parties designate the following persons to serve as contacts for purposes of this Agreement:

Justin Norton
Washoe County
Regional Medical Examiner's Office
P.O. Box 11130
Reno, NV 89520

12. Authority to Enter Into Agreement:

Each of the persons signing below on behalf of any party hereby represents and warrants that s/he or it is signing with full and complete authority to bind the party on whose behalf of whom s/he or it is signing, to each and every term of this Agreement.

IN WITNESS HEREOF, the representatives of the parties have set their hand:

COUNTY

WASHOE COUNTY

By: _____

By: _____

Bob Lucey, Chair
Washoe County Commission

DATED: _____

DATED: _____

ATTEST:

ATTEST:

By: _____

County Clerk
Storey County

By: _____

County Clerk
Washoe County

INTERLOCAL AGREEMENT FOR FORENSIC PATHOLOGY SERVICES

THIS AGREEMENT is made the 1st day of July, 2017, by and between Storey County on behalf of its Sheriff/Coroner (hereinafter "County") and Washoe County, a political subdivision of the State of Nevada on behalf of the Washoe County Regional Medical Examiner's Office (hereinafter "WCRMEO").

WHEREAS the Interlocal Cooperation Act authorizes public agencies to enter into cooperative agreements allowing the joint exercise of any power, privilege or authority capable of exercise by one of them, see, NRS 277.080, et.seq.; and

WHEREAS County and WCRMEO are public agencies with the meaning of the Interlocal Cooperation Act, and

WHEREAS County desires that WCRMEO provide forensic autopsies, medical examinations and medicolegal consultations to County as needed; and

WHEREAS WCRMEO is willing and able to provide such services for County;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

1. Services:

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Traumatic or suspicious death cases occurring in County which County determines require a forensic autopsy or medical examination or medicolegal consultation may be referred to WCRMEO. County shall notify WCRMEO and provide necessary records as soon as possible after County determines that the referral is necessary and in any event before the body is transported to the WCRMEO facility.

Autopsies, medical examinations and medicolegal consultations shall be conducted by WCRMEO in accordance with WCRMEO policies.

WCRMEO will complete a written report on all autopsy and medical examination cases conducted for County and will provide that report to County in a timely manner.

2. Storage and Release of Bodies:

Bodies sent to WCRMEO for examination shall be returned to County through the funeral home that brought them, or if otherwise requested pursuant to the desire of next-of-kin or responsible entity, may be released to a local funeral home.

3. Compensation:

County shall pay WCRMEO for services rendered pursuant to this Agreement at rates to be set periodically by formal resolution approved and authorized by the Washoe County Board of County Commissioners. WCRMEO shall issue an invoice for services rendered. The established rates shall include x-ray examinations deemed necessary by WCRMEO in consultation with County, but do not include microscopic slide preparation, anthropologic examinations, dental examinations, toxicology studies, other laboratory tests (metabolic studies, fluid chemistry studies, bacterial and viral cultures, etc.), subspecialty pathology examinations, or transportation of decedents.

4. Term:

This Agreement will commence on the 1st day of July, 2017, and become effective once approved by appropriate official action of the governing body of each party. This Agreement shall remain in force for a period of up to three years from its effective date, unless terminated sooner pursuant to Section 6 (below) under the discretion of the parties. The Agreement may be renewed by addendum at the discretion of the parties and upon appropriate official action of the governing body of each party.

5. Amendment and Assignment:

This Agreement may be amended at any time there is a need, provided both parties agree to the amendment(s) in writing. Any amendment is subject to approval by the governing bodies of the parties as a condition precedent to its entry into force. Pursuant to NRS 332.095, neither party may assign this Agreement without the express written consent of the other party.

6. Termination:

This Agreement may be terminated at any time by either party upon 30 (thirty) days written notice, without cause or penalty. In addition, in the event that the governing body appropriating funds for WCRMEO fails to obligate the funds necessary to fund the office beyond the then-current fiscal period, this Agreement shall be terminated without penalty, charge or sanction.

7. Records and Confidentiality:

- a. Records Distribution – When completed, examination documents generated by WCRMEO (death narrative, record of death, postmortem examination report, and laboratory and toxicology studies) shall be delivered to County along with the invoices for services and testing. Any requests for copies of such documents that may be made to WCRMEO will be referred to County as the custodian of those records.
- b. Confidentiality – Except as set forth in this Agreement and pursuant to Nevada law and Washoe County Code, WCRMEO will not release any information on cases referred by County. There will be an exception for urgent media inquiries and press releases. In these instances WCRMEO will attempt to coordinate with County.

8. Reciprocal Indemnification:

County agrees to indemnify, defend and hold harmless Washoe County and WCRMEO, its officers, employees, and agents, from and against, any and all claims demands, or actions, by any person or entity which arise or result from any act or omission to act on the part of any officers, employees, and agents of County in connection with the services provided to County by WCRMEO pursuant to this Agreement.

Washoe County and WCRMEO agree to indemnify, defend and hold harmless County, its officers, employees, and agents, from, and against, any and all claims, demands, or actions by any person or entity which arise or result from any act or omission to act on the part of any officers, employees, and agents of Washoe County in connection with the services provided by WCRMEO to County pursuant to this Agreement.

The parties do not waive and intend to assert any liability limitations available under law, including but not limited to those defenses available under chapter 41 of Nevada Revised Statutes in all cases.

9. Interpretation:

The laws of the State of Nevada shall apply in interpreting this Agreement, and venue for any dispute arising from the interpretation of the Agreement shall be the Second Judicial District Court of the State of Nevada in and for the County of Washoe.

10. Incorporation:

This Agreement and the Attachments hereto constitute the complete and final Agreement of the parties with regard to the subject matter herein, and supersedes all prior agreements, both written and oral, and all other written and oral communications between the parties.

11. Liaison:

The parties designate the following persons to serve as contacts for purposes of this Agreement:

Justin Norton
Washoe County
Regional Medical Examiner's Office
P.O. Box 11130
Reno, NV 89520

12. Authority to Enter Into Agreement:

Each of the persons signing below on behalf of any party hereby represents and warrants that s/he or it is signing with full and complete authority to bind the party on whose behalf of whom s/he or it is signing, to each and every term of this Agreement.

IN WITNESS HEREOF, the representatives of the parties have set their hand:

COUNTY

WASHOE COUNTY

By: _____

By: _____

Bob Lucey, Chair
Washoe County Commission

DATED: _____

DATED: _____

ATTEST:

ATTEST:

By: _____

County Clerk
Storey County

By: _____

County Clerk
Washoe County



REGIONAL MEDICAL EXAMINER'S OFFICE

Phone: (775) 785-6114
Fax: (775) 785-6163
www.washoecounty.us
990 East Ninth Street
P.O. Box 11130
Reno, Nevada 89512

Fee Schedule

Effective May 1, 2017

Postmortem Examinations

Autopsy	\$2,300.00
Head Post (head-only autopsy)	\$1,300.00
External Medical Examination	\$ 950.00
Consultation Case Sign-out	\$ 300.00
Jurisdiction Terminated with Assist	\$ 100.00
Decomposed Supplemental Fee	\$ 300.00
Obese (BMI > 40) Supplemental Fee	\$ 300.00
Child/Infant Supplemental Fee	\$ 500.00
Homicide Supplemental Fee	\$ 500.00
Fire/Burned Supplemental Fee	\$ 300.00
Biohazard/Infectious Supplemental Fee	\$ 300.00
Toxicology Review / Interpretation Fee	\$ 75.00
Toxicology and Neuropathology Preparation and Handling Fee	10% of cost
Lab Work, Toxicology, Subcontractors, and Special Examinations	Actual Cost
Body Storage Fee – Facility Use Fee	\$ 50.00/day
(For storage after 48 hours post-autopsy)	

Autopsy Report Fee (less than 10 years old)	\$ 25.00
One copy free to legal next-of-kin upon request	
One copy free to law enforcement and primary care physician	
Autopsy Report Fee (over 10 years old)	\$ 50.00
Autopsy Photographs and X-Rays (CD/Electronic)	\$ 30.00

Legal Consultation and Testimony by Medical Examiner (per District Attorney or other Attorney/Court):

Case preparation	\$ 450.00/hour
Records Review	
Phone Consultation/Conference	
Research for Case	
Report Preparation and Other Items Provided	
Travel Time	\$ 450.00/hour
Wait Time	\$ 450.00/hour
Travel Expenses - Actual Cost (per approval or arrangement by referring agency)	
May include: Airfare, vehicle rental, mileage allowance, lodging, etc.	
Testimony (Court, Grand Jury, Deposition)	\$ 450.00/hour



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 []

1. **Title:** Consideration and possible approval of contract with T.W. Vending, Inc., d/b/a TurnKey Corrections to provide inmate services including video visitation, telephone services, inmate email and commissary services
2. **Recommended motion:** I move to approve the agreement for inmate services with TurnKey Corrections and authorize the sheriff to sign
3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** Inmate services has been provided pursuant to a contract with Swanson Services Corporation (Swanson). Swanson does not provide the full scope of services as is provided by TurnKey Corrections (TurnKey). Accordingly, the Sheriff's Office desires to move the inmate services contract from Swanson to TurnKey. A notice of termination of the Swanson contract effective July 1, 2017, has been sent to Swanson. There is no cost to the County for the provision of the services as TurnKey will make its money from the inmates or members of the public utilizing the inmate services. A portion of the funds received will be retained by the Sheriff's Office which funds can only be used for provision of services to inmates.
5. **Supporting materials:** Jail Service Agreement

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ Department Head
____ County Manager

Department Name:
Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 13



Storey County Nevada
JAIL SERVICE AGREEMENT

THIS AGREEMENT, by and between Storey County, Nevada, a political subdivision of the State of Nevada, hereinafter referred to as the "Facility" and T.W. Vending Inc, d/b/a TurnKey Corrections, hereinafter referred to as "Provider" (each a "Party" and collectively, the "Parties").

WHEREAS, the Facility seeks to enter into an agreement for inmate services, and

WHEREAS, Provider is capable of providing such services to the Facility and desires to do so according to the terms and conditions stated herein.

NOW THEREFORE, in consideration of the mutual undertakings and agreements contained in this Agreement, the Facility and Provider hereby agree as follows:

DATE AND TERMS

1. Effective Date of Contract

This Agreement shall be effective July 1, 2017 or on the date of activation of commissary services by the Facility, whichever occurs later ("Effective Date").

2. Term of Contract

Except as otherwise provided herein, the Parties agree that the term of this Agreement shall be for a period of four (4) years, beginning on the first day of the first full calendar month following the month in which the Provider's system becomes operational at the Facility. This Agreement may be extended upon the same terms and conditions for up to three (3) successive one year terms only upon written agreement executed by both Parties prior to the expiration of the then-current term.

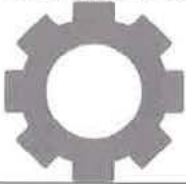




3. Scope of Services

Provider shall install the equipment identified below and Provider's administrative software, known as the TEAM software system, at the Facility.






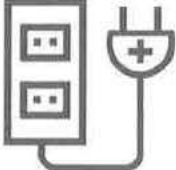
Trust Accounting Software: As requested by the Facility, Provider shall furnish, install, repair, and maintain trust accounting software at the Facility.



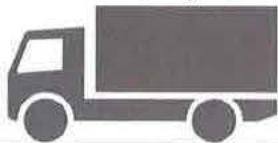
EQUIPMENT, SERVICES, CHARGES, COSTS AND REVENUE SHARING

<p>Accounting & Administrative Software</p> 	<p>Provider's accounting and administrative software will be installed on all computers deemed necessary by the Facility.</p> <p>Cost for administrative software: \$0</p>
<p>Inmate Kiosk(s)</p> 	<p>Four (4) kiosks will be installed in the Facility. The kiosks will be capable of handling all services offered by the Provider, including commissary ordering, account balances, video visitation (both on and off-site), inmate messaging, inmate e-mail, MP3 / Music, and additional services as available. <u>The Facility can use the services it desires on any or all kiosks.</u></p> <p>Cost for kiosk(s) \$0 Any additional kiosks are \$1995 each</p>
<p>Lobby Deposit Kiosk(s)</p> 	<p>1 lobby kiosk that will process all cash and credit card deposits. Credit card deposits made online or at the lobby kiosk will require an \$8.95 convenience fee, which shall be retained by Provider. Cash deposits at the lobby kiosk will have no fee.</p> <p>Cost for kiosk(s): \$0</p>
<p>Booking/Release Station(s)</p> 	<p>1 booking/release station that will include money intake unit, smart (vending) card programmer (if required), debit release card programmer (if required), check printer, and other relevant items.</p> <p>Cost for booking/release station(s): \$0</p>
<p>Lobby Visitation Station(s):</p>  <p>Video Visitation Costs</p>	<p>1 lobby public visitation stations. These stations allow the public to visit inmates on Provider's proprietary inmate visitation station.</p> <p>Cost for this kiosk: None.</p> <p>If desired, the facility may employ TKC's off-site video visitation solution at any time.</p>



	<p>For off site visits, each visit will cost \$0.39 per minute to the general public. Visits performed from lobby public visitation stations will incur no cost to the County or the public. This is an optional service.</p>
<p>Inmate E-Mail/ SMS/Picture Mail Costs</p> 	<p>Inmate E-Mail will cost \$0.25 per message sent. SMS will cost \$0.13 per message sent. Picture Mail will cost \$0.31 per picture sent. This is an optional service.</p>
<p>Inmate Telephone Service</p> 	<p>Provider will install kiosks listed above and four (4) corrections grade inmate telephones at locations in the Facility mutually agreed upon by the Facility and Provider. Provider shall sell phone time to the Facility at a base rate of \$0.09 per minute for calls to the US and Canada and \$0.13. The Facility may charge rates above the base rate for telephone service (but not in excess of amounts allowed by law) and the Facility shall retain the difference between the amount charged and the base rate, less applicable taxes.</p> <p>Cost to the Facility for Provide to install kiosks/telephones: \$0</p>
<p>Phone PIN Sale Automation</p> 	<p>Provider will provide the Facility with the ability to automate the sale of phone time to inmates through the installed kiosks and sell phone time for the inmate to friends and family of the inmates through our website.</p>
<p>Other features available</p> 	<p>The Facility will be able to use all features offered by the Provider, including paperless kites, law library, attorney and bond agency directory, inmate handbook, PREA automation, and many other features.</p> <p>Cost for using these features: \$0.</p>
<p>Installation Costs</p> 	<p>TKC does not charge the jail for installation minus the jail is responsible for providing electrical and data connections at the location of the kiosks in the pods.</p>



Delivery 	TKC will package, receipt and deliver commissary orders ready for distribution twice weekly from its warehouse. The Facility will be responsible for distribution of packages.
Commission Rate	The Facility will earn a commission rate of 15% beginning on the 30th day after the Effective Date through the end of the term of the Agreement.

ADDITIONAL REQUIREMENTS AND SPECIFICATION

- A) Inventory: All commissary products shall be supplied by Provider, and Facility shall not accept commissary products from any other vendor during the term of this Agreement.
- B) Delivery and Support: Provider shall deliver inventory to Facility on a weekly basis up on a mutually-agreeable schedule. Provider shall make available a representative able to maintain installed equipment within the service standards outlined within this Agreement.

SYSTEM FEATURES

Video Visitation

- A. All visits are recorded. Visits are recorded in a real time audio and four frames per second on video. Facility has 24/7/365 access to all recordings on Provider's web-based system. Although recordings are maintained on Provider's servers, the recordings are property of the Facility and Provider shall provide Facility with a disk of requested recordings at no cost.
- B. Visits are monitored by the Facility and Provider. Monitoring allows for visits to be terminated immediately for inappropriate conduct.
- C. The Facility will determine parameters necessary for visitors to be automatically approved and allowed to schedule a visit, if necessary. Visiting hours can also be set for the facility both as a whole and to specific pods.
- D. Visitors, inmates, groups and pods can all be tagged for real-time review by outside agencies and the Facility's administration.



- E. Privileges may be revoked or suspended at any time for any reason for any user.
- F. The Facility's staff can be assigned various authority levels to maintain integrity and security of the system.
- G. There are no servers located at the Facility.
- H. All recordings are maintained on Provider's server for 90 days. The Facility is notified of recordings scheduled to be deleted on a monthly basis and, unless Provider is notified, recordings are deleted.

Inmate Email

- A. Messages can be sent both internally and externally.
- B. Ability to send and receive email can be blocked for internal and external parties for any reason at any time.
- C. Screening system is in place to identify and block inappropriate words.
- D. Messages can be sent to administrative queue for review before delivery to internal or external parties or be scored in an automated fashion and delivered directly to the inmate if below a score threshold, or routed to a queue for review if above a score threshold.
- E. All messages are saved and kept for the term of the Agreement and four years after the Agreement terminates.
- F. Messages are sent from and delivered to inmate kiosk; thus, no paper involved.
- G. Indigent credit programs are available to dramatically reduce indigent postage expense.
- H. All emails messages are property of the Facility.

Account Management

- A. Easy-to-use interface walks users through account creation (booking) and account close (release) processes.
- B. Track general inmate information including name, inmate/criminal history number, unit number, language, status, and audit information (user and date/time stamp of record creation and the last time the account was altered).
- C. Search for accounts based on any combination of the following: inmate number, first/middle/last name, unit number, language, status, account group and sound-ex searches.



Reports

- A. Customization available.
- B. Automatically generates Account Balance Summary, Deposit Transactions, Cash-in Transactions, System Balance, Transaction History, Refund Transactions, Check Register, Voided Checks, Daily Balance, Daily Shift, Inmate Deposits, Inmate Detail, Inactive Accounts, Closed Accounts, Event Log, Kiosk Status, Site Charge Detail, Site Charge Grouping reports and various additional reports.
- C. Export reports to Adobe Acrobat, Microsoft Excel, CSV, HTML and Comma Delineated.

Equipment and Maintenance

Provider shall furnish, install, repair and maintain all equipment and software. Provider is responsible for any security devices or software it deems necessary to protect hardware, software, and data from unauthorized access or disclosure. Provider agrees to keep all equipment in good order and operating condition. Provider will train Facility staff on how to install a replacement kiosk should it be determined pertinent to continued performance of the system. Provider maintains a 24/7/365 customer service system. Equipment failures will be addressed within 24 hours. Other service requests will be responded to within 2 hours of requests and resolved on a priority basis, which is outlined upon installation. All customer service requests are resolved or provided an agreed-upon action plan within 24 hours.

Facility will provide:

- A. Building AC power (typically 110 v AC)
- B. CAT 5 network cabling from and to areas as specified by the Vendor.
- C. Basic cable or DSL based unfiltered Internet service.

Provider agrees to train Facility staff in software and account reporting as needed. It is mutually agreed that within reason, Facility staff will learn and apply procedures that allow Provider's services to be effectively implemented and operated within the Facility.

Provider agrees to assist the Facility with customized inmate account reports requested by the Facility for tracking, bookkeeping, auditing purposes, and related training.

The Parties agree to cooperate and perform all tasks necessary and desirable in order to facilitate the services contemplated by this Agreement.

4. Changes in Features, Fees and/or Prices



During the term of this Agreement, economic conditions may dictate that prices for commissary products be adjusted. Facility acknowledges this fact and consents to any such price adjustments. Provider will communicate all price adjustments to Facility verbally and in writing at least 15 days in advance of price adjustments taking effect. Provider agrees not to adjust prices more than three times annually.

In addition to adjustment of commissary product prices, economic conditions may require Provider to adjust its fees under this Agreement. Provider will communicate all fee adjustments to Facility verbally and in writing at least 30 days in advance of fee adjustments taking effect. Provider agrees not to adjust fees more than once annually.

Provider may provide care packages to inmates when they are booked in at the Facility at a price agreed upon by both Parties based on item requirements.

Provider will offer the features designated in this Agreement for the full term of the Agreement, with one exception. In the event that a feature offered by Provider becomes the subject of a dispute or legal action, Provider has the right to stop providing such feature to the Facility. The Facility agrees that in such circumstance, Provider will not be considered in breach of this Agreement.

5. Compensation and Terms of Payment

The Facility's authorized agent shall have the authority to review and approve invoices issued by the Provider. Payments to Provider shall be made within thirty (30) days after receipt of the invoices.

6. Condition of Payment

Should Provider's provision of services under this Agreement be found to violate applicable federal, state, or local laws, the Facility may withhold payment until Provider is in compliance with such laws.

7. Authorized Agents

. Authorized agents for the Provider are:

Robert Allen – General Information
Phone – 612-704-0426
Eric Bloms – IT Information
Phone: 715-386-5700

TurnKey Corrections
3329 Casey Street
River Falls, WI 54022
Authorized Agent for the Facility is:



Tony Dozen
P.O. Box 498 205 South C Street
Virginia City, NV 89440

8. County and State Audit

Pursuant to Nevada State Law, the books, records, documents, and accounting procedures and practices of Provider relating to this Agreement shall be subject to examination by the County and the State Auditor. Complete and accurate records of the work performed pursuant to this agreement shall be kept by Provider for a minimum of six (6) years following termination of this Agreement for such auditing purposes. The retention period shall be automatically extended during the course of any administrative or judicial action to which the records are relevant. Such extension expires when the administrative or judicial action is finally completed or when the authorized agent of the Facility notifies Provider in writing that the records need no longer be kept.

9. Indemnity

Provider agrees to defend, indemnify, and hold the Facility, its employees and officials harmless from any claims, demands, actions or causes of action, including reasonable attorneys' fees and expenses resulting directly from Provider's gross negligence and/or intentional wrong-doing on the part of Provider and its subcontractors, including any of their agents or employees, in the performance of the work and services to be performed or furnished by Provider under the terms of this Agreement.

Facility agrees to defend, indemnify, and hold the Provider, its employees and officials harmless from any claims, demands, actions, or causes of action, including reasonable attorneys' fees and expenses, resulting from Facility's gross negligence and/or intentional wrong-doing on the part of Facility, its agents and employees in the performance of the work and services to be performed or furnished by Facility under the terms of this Agreement.

10. Insurance

Provider shall not commence work under this Agreement until it has obtained, at its own cost and expense, all insurance required herein. All insurance coverage is subject to approval by the Facility and shall be maintained by Provider throughout the term of this Agreement.

A. Workers' Compensation

- a. State: Nevada Statutory
- b. Employer's Liability with minimum limits of:
 - Bodily Injury by Accident: \$100,000 each Accident
 - Bodily Injury by Disease: \$100,000 each Employee
 - Bodily Injury by Disease: \$500,000 policy limit



c. Benefits required by union labor contracts: As applicable

B. Commercial General Liability

Including Premises, Operations, Products, Completed Operations, Advertising and Personal Injury Liability, with the following minimum limits of liability:

\$2,000,000 Aggregate

\$1,000,000 Products & Completed Operations Aggregate

\$2,000,000 Personal Injury & Advertising Injury

\$2,000,000 Occurrence

\$ 100,000 Fire Damage Limit

\$ 20,000 Medical Expense

Policy should be written on an occurrence basis and include explosion, collapse and underground.

C. Commercial Auto Liability

Minimum limits of liability shall be:

If split limits: \$1,500,000 each person/\$2,000,000 each occurrence

\$1,500,000 each occurrence for Property Damage

If combined single limit: \$1,000,000 per occurrence

D. Proof of Insurance

Insurance certificates evidencing that the above insurance in the amounts required shall be submitted to the Facility for examination and approval prior to the execution of this Agreement. The insurance certificate shall name the Facility as an additional insured and specifically provide that the certificate shall not be modified, canceled or non-renewed except upon thirty (30) days' prior written notice to the Facility. Facility's failure to require or insist upon the certificates or other evidence of insurance does not affect Provider's responsibility to comply with the insurance requirements.

11. Subcontracts

Provider shall not subcontract any portion of the work to be performed under this Agreement without the prior written approval of the authorized agent of the Facility. Provider shall ensure and require that any subcontractor agrees to and complies with the terms of this Agreement. Any subcontractor of Provider used to perform any portion of this Agreement shall report to and bill Provider directly. Provider shall be solely responsible for the breach, performance or nonperformance of any subcontractor.

12. Force Majeure

The Facility and Provider agree that Provider shall not be liable for any delay or inability to perform this agreement directly or indirectly caused by or resulting from strikes, labor troubles,



accidents, fire, flood, breakdowns, war, riot, civil commotion, lack of material, delays of transportation, acts of God, or other causes beyond reasonable control of Provider and the Facility.

13. Data Practices

Provider, its agents, employees and any subcontractors of Provider providing services under this Agreement agree to abide by the provisions of Nevada law regarding data privacy. Provider understands that it must comply with these provisions as if it were a government entity. Provider agrees to indemnify and hold the Facility, its officers, department heads and employees harmless from any claims resulting from Provider's unlawful disclosure or use of data protected under state and federal laws and/or compromise of Provider system, equipment, network resulting in damages.

14. Access to Premises

The Facility shall arrange access as necessary to work sites for Provider for the purpose of performing the work described in this agreement.

15. Notice and Termination

Should a Party assert that the other Party has failed to comply with an obligation contained in this Agreement, the complaining Party shall provide notice in writing to the breaching Party. Such notice shall describe the specific breach and provide a reasonable corrective action to cure the alleged breach. If the breaching Party does not cure the alleged breach within sixty (60) days, the complaining Party may terminate the Agreement upon an additional ninety (90) days' written notice.

16. Independent Contractor Relationship

It is agreed that nothing contained in this Agreement is intended or should be construed as creating the relationship of a partnership, a joint venture, or an association between the Facility and Provider. Provider is an independent contractor to the Facility and neither it nor its employees, agents, subcontractors or representatives shall be considered employees, agents or representatives of the Facility. Except as otherwise provided herein, Provider shall maintain, in all respects, its present control over the means and personnel by which this Agreement is performed. The Facility shall not deduct from the amounts due to Provider any federal income tax, FICA payments, state income tax, or any other amounts associated with an employer/employee relationship unless otherwise required by law. Payment of federal income tax, FICA payments, state income tax, unemployment compensation taxes, and other payroll deductions and taxes are the sole responsibility of Provider.

17. Immigration Status Verification



Pursuant to Federal and local laws, Provider warrants that it has registered with and uses a federal immigration verification system to determine the work eligibility status of new employees physically performing services at the Facility.

18. Notices

Any notices provided under this Agreement shall be given by enclosing same in a sealed envelope, postage prepaid, via certified mail, and depositing the same in the United States Postal Service, addressed to one of the authorized agents of Provider at its address stated herein or to the authorized agent of the Facility as applicable.

19. Controlling Law

The laws of the State of Nevada shall govern all questions and interpretations concerning the validity and construction of this Agreement and the Parties' performance under the terms of this Agreement. The appropriate venue and jurisdiction for any litigation in state court will be those courts located in the State of Nevada. Any litigation filed in federal court shall be filed in the appropriate federal court within the State of Minnesota. Both Parties agree to participate in non-binding mediation prior to the filing of any claim in a court of law.

20. Successors and Assigns

This Agreement shall be binding upon, and shall inure to the benefit of, the Parties and each of their successors, assigns, and legal representatives, and affiliates. Except as set forth in Paragraph 11, Provider reserves the right to assign, sublet, or transfer any interest in this Agreement without the prior written consent of the Facility.

21. Limitation of Liability

In no event shall Provider or Facility be liable for any claimed lost profits or consequential damages arising out of or relating to the work and services provided under this Agreement.

22. Equal Employment and Americans with Disabilities

In connection with the provision of services contemplated under this Agreement, Provider agrees to comply with the applicable provisions of state and Federal equal employment opportunity and nondiscrimination statutes and regulations. In addition, by entering into this Agreement, Provider certifies that it has been made fully aware of Storey County Equal Employment Opportunity and Americans with Disabilities Act Policies.

23. Changes

The Parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, signed by the authorized representatives, and made part of this Agreement.



24. Severability

In the event any provision of this Agreement shall be held invalid and unenforceable, the remaining provisions shall be valid and binding upon the Parties unless such invalidity would cause the Agreement to fail its purpose. The waiver by any Party of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any Party, nor shall any waiver operate or be construed as a rescission of this Agreement.

25. Government Immunity

Use of Provider's system does not remove government immunity.



IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed intending to be bound thereby.

STOREY COUNTY

TURNKEY CORRECTIONS

By _____
Storey County Sheriff

By _____
TIM WESTBY, CFO

Date _____ 20__

Date _____, 20__



EXECUTION INSTRUCTIONS:

1. Please print and sign two copies.
2. Please mail both copies to:

Rob Allen
TurnKey Corrections
3329 Casey Street
River Falls, WI 54022

3. We will return original copy to you with all original signatures. We will retain one copy for our records.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/6/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of the General Business License for Jennifer Nair for the Palace Restaurant & Saloon, 54 S C St., Virginia City NV.

2. **Recommended motion:** None.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Motion to approve the General Business License for Jennifer Nair for the Palace Restaurant & Saloon, 54 S C St., Virginia City NV.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 14



Storey County Board of County Commissioners

Agenda Action Report

LIQUOR BOARD

Meeting date: 6/6/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of the On Sale Liquor License for Jennifer Nair for the Palace Restaurant & Saloon, 54 S C St., Virginia City NV.

2. **Recommended motion:** None.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Motion to approve the On Sale Liquor License for Jennifer Nair for the Palace Restaurant & Saloon, 54 S C St., Virginia City NV.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

A blue ink signature of Gerald Antinoro, Sheriff, is written over a horizontal line.

___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 16



Storey County Board of County Commissioners

Agenda Action Report

LIQUOR BOARD

Meeting date: 6/6/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Amendment to current liquor license. Approval of the Off Sale Liquor License for Connie Carlson for the Silver Queen Sisters, 28 N C St., Virginia City NV.

2. **Recommended motion:** None.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

A handwritten signature in blue ink, likely belonging to Brandy Gavenda, the Administrative Assistant.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Motion to approve an amendment to current liquor license adding an Off Sale Liquor License for Connie Carlson for the Silver Queen Sisters, 28 N C St., Virginia City NV.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

A handwritten signature in blue ink, likely belonging to Gerald Antinoro, the Sheriff.

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 17



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 06/06/17

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: First Reading Ordinance No. 17-275 amending Storey County Code (Title 17 Zoning) 17.10 and 17.12 pertaining to marijuana and medical marijuana establishments, including prohibition of allowed uses, special uses, accessory uses, or temporary uses within all zoning districts, and other properly related matters.
2. **Recommended motion: (Recommended motion for approval)** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 17-275 amending Storey County Code (Title 17 Zoning) 17.10 and 17.12 pertaining to marijuana and medical marijuana establishments, including prohibition of allowed uses, special uses, accessory uses, or temporary uses within all zoning districts, and other properly related matters.
3. **Prepared by:** Austin Osborne
- Department:** Planning **Telephone:** 847-1144
4. **Staff summary:** The proposed amendments clarify the existing prohibition of marijuana related uses in Storey County Code Title 17 Zoning. The Planning Commission at its 05/18/17 meeting voted unanimously (six present, one absent) to recommend approval of the ordinance to the Board of County Commissioners.
5. **Supporting materials:** Enclosure A: Ordinance No. 17-275.
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. 19

ORDINANCE NO. 17- 275

Summary

Ordinance 17-275 is being proposed to address medical and recreational marijuana zoning issues in Storey County by clarifying that medicinal and recreational marijuana are included within the scope of the marijuana uses prohibited by Storey County Code section 17.12.100(B), by expanding the scope of the marijuana establishment and medical marijuana establishment uses prohibited in all zoning districts and to conform the County's regulation of marijuana paraphernalia with the requirements of the Taxation and Regulation of Marijuana Act.

Title

An ordinance amending zoning provisions in Storey County Code Title 17 to clarify that the prohibition on the use of property for the sale, cultivation, dispensing or display of marijuana includes medical and recreational marijuana, expanding that prohibition to include prohibitions on medicinal marijuana establishment uses, and recreational marijuana establishment uses, removing the prohibition on the sale or display of marijuana paraphernalia to persons over the age of 21 years or use of marijuana by persons over the age 21 years and providing for other matters properly related thereto.

WHEREAS, Storey County Code §17.12.100(B) prohibits the use of property within all zones for the purpose of the sale, display, dispensing or cultivation of marijuana; and,

WHEREAS, Storey County has denied an application for a business license for a medicinal marijuana dispensary on the ground that it is not an allowed use under SCC §17.12.100(B); and,

WHEREAS, this denial has resulted in two lawsuits being brought against Storey County on the grounds that sale, display or use of medicinal marijuana is not prohibited by SCC 17.12.100(B); and,

WHEREAS, on November 8, 2016, the voters of the State of Nevada passed Nevada's Initiative to Regulate and Tax Marijuana, (Question 2) to be cited as the Regulation and Taxation of Marijuana Act (Act) and codified in NRS Chapter 453D, thereby allowing the sale, transport, display, process, cultivate, possess and use of recreational marijuana under limited circumstances; and

WHEREAS, disputes may arise as to whether SCC §17.12.100(B) applies to the sale, display or use of recreational marijuana; and

WHEREAS, Storey County desires to clarify that the Storey County Code applies to all types of marijuana regardless of whether it is characterized as medicinal, recreational or any other type of marijuana; and,

WHEREAS, NRS 453D.100(2)(D) allows a locality to adopt and enforce local marijuana control measures pertaining to the zoning and land use for marijuana establishments; and,

WHEREAS, NRS 453D.210(5)(e) provides that the Department of Taxation shall approve a license for a marijuana establishment unless the locality in which the proposed marijuana establishment will be located affirms that the proposed marijuana establishment will be in violation of zoning or land use rules adopted by the locality; and,

WHEREAS, NRS 453A.350 requires that all medical marijuana establishments comply with all local ordinances and rules pertaining to zoning, land use and signage; and,

WHEREAS, Storey County desires to further expand its prohibition on the use of land within all its zoning districts to include all types of marijuana establishments and medical marijuana establishments; and,

WHEREAS, marijuana and medical marijuana are federally prohibited; and,

WHEREAS, the Act provides that notwithstanding any other provision of Nevada law and law of any political subdivision of Nevada, it is not unlawful and shall not be an offense or be a basis for seizure or forfeiture of assets for persons 21 years of age or older to manufacture, possess, use, transport, or purchase marijuana paraphernalia, or to distribute or sell marijuana paraphernalia to a person who is 21 years of age or older; and,

WHEREAS, Storey County desires to conform its ordinances with the requirements of the Act uses of marijuana and marijuana paraphernalia;

Now therefore the Board of County Commissioners of the County of Storey, State of Nevada does ordain:

SECTION 1

Section 17.10.030 is hereby amended by adding the following definitions:

"Marijuana" means all parts of any plant of the genus Cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every

compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Marijuana" does not include:

(a) The mature stems of the plant, fiber produced from the stems, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stems (except the resin extracted therefrom), fiber, oil, or cake, the sterilized seed of the plant which is incapable of germination; or

(b) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

"Marijuana establishment": means: (1) a marijuana cultivation facility, (2) a marijuana testing facility, (3) a marijuana product manufacturing facility, (4) a marijuana distributor, (5) a retail marijuana store, and (6) a facility or organization from which a person may obtain marijuana and marijuana related products. The facility or establishments identified in subparts 1, 2, 3, 4, and 5 above are further defined in NRS 453D.030, the Regulation and Taxation of Marijuana Act, which definitions are hereby incorporated.

"Marijuana paraphernalia" means any equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, preparing, testing, analyzing, packaging, repacking, storing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

"Medical marijuana establishment" means: (1) an independent testing laboratory to test marijuana or marijuana products, (2) a cultivation facility for marijuana, (3) a facility for the production of edible marijuana products or marijuana-infused products, (4) a medical marijuana dispensary, (5) a facility or organization otherwise from which a person may obtain medical marijuana and medical marijuana related products, or (6) a business or organization conducting any combination of the above. The facilities or establishments identified in subparts 1, 2, 3 and 4, above are further defined in NRS Chapter 453A which definitions are incorporated herein.

SECTION 2

Section 17.12.100 is hereby amended as follows:

17.12.100 General provisions for all zones.

This section applies to all zones unless otherwise stated:

A. Noise, smoke, odor, gases, weeds, or other noxious nuisances must be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and must not be detrimental to the public health, safety and welfare.

B. Marijuana

1. Uses involving the sale, display, dispensing, or cultivation, or use of marijuana, regardless of whether the marijuana is for medicinal, recreational or any other purpose or illegal drugs or paraphernalia commonly used or associated with the use of marijuana or any illegal drug, such as glass pipes, water pipes, roach clips, bongs, etc., is prohibited and also is recognized by this ordinance as prohibited by federal regulation. Accessory items related to the use and sale of legal tobacco products such as rolling papers, rolling machines, tobacco pipes and pipe maintenance items are not considered "drug paraphernalia" unless they are associated with the above prohibited items.

2. The sale or display of items intended for use as marijuana paraphernalia to persons under the age of 21 years is also a prohibited use.

3. Medical marijuana establishment, as defined in SCC §17.10.030 and by Nevada Revised Statute Chapter 453A Medical Use of Marijuana, is a prohibited use. Medical marijuana establishment uses are unlawful and are prohibited as an allowed use, special use, accessory use, or temporary use within all zoning districts

4. Marijuana establishment, as defined in SCC §17.10.030 and by NRS Chapter 453D, the Regulation and Taxation of Marijuana Act, including any subsequent amendments or regulations is a prohibited use. Marijuana establishment uses are unlawful and are prohibited as an allowed use, special use, accessory use or temporary use within all zoning districts.

C. Where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items associated with a business outside of a permanent building, except for permitted temporary uses and farmers markets. A business may not display items for sale or conduct any business on the public right-of-way (see Figure 12.9) or between the public traveled way and building. Recessed door openings and thresholds may be used to display items for sale or trade and conduct business.

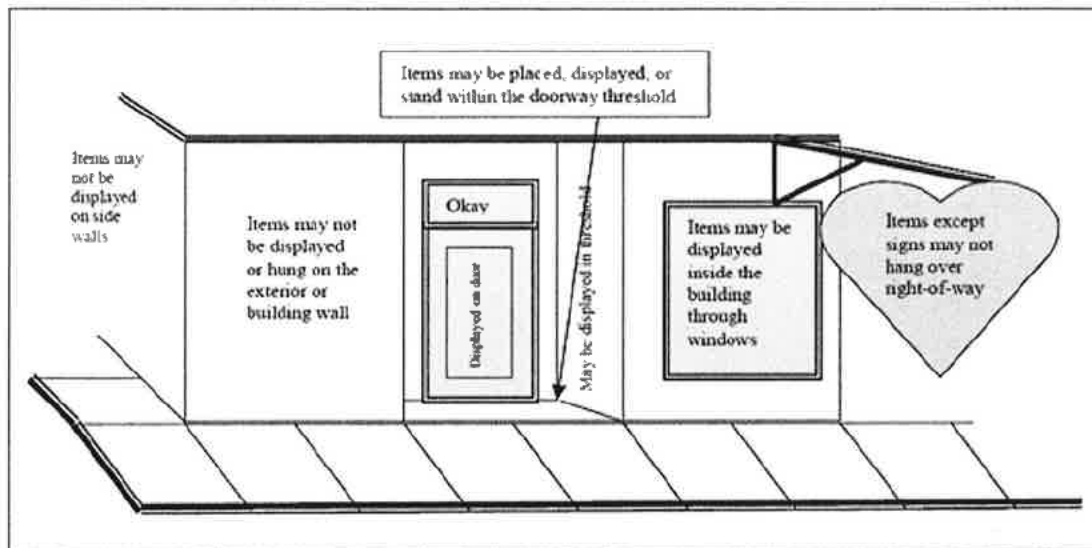


Figure 12.9: The diagram shows where merchandise and other items may and may not be displayed. The diagram does not apply to signs and advertising devices which are regulated pursuant to Chapter 17.84, Signs and Billboards.

D. Incidental hotel uses. Any hotel may contain business uses that are customarily conducted in conjunction with and incidental to the hotel. Unless the business uses are otherwise permitted in the use district in which the hotel is situated, every public entrance to the business must be from a lobby, a hallway, or other interior portion of the hotel. No sign or other advertising material of the incidental hotel use may be placed outside of the hotel, except for as allowed by Chapter 17.84, Signs and Billboards.

E. Outdoor lighting, including for private and public uses, must comply the regulations of Chapter 8.02, Outdoor Lighting.

F. Access ways are defined by Section 17.12.090. The access way for commercial building fronts abutting the public right-of-way are the door openings or the thresholds located at the building front.

G. A special use permit is required for all natural resources river and waterway restoration, wetland creation, and water restoration and recycling.

H. Up to four dogs and two pot-belly pigs more than twelve weeks of age are allowed in any zone. A special use permit is required to exceed this number. A minimum of ten acres is required to obtain a special use permit for this use. This restriction does not

apply to the A agriculture zone. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

SECTION 3

If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The Storey County Board of County Commissioners hereby declares that it would have passed each section, subsection subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more section, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective

Proposed on _____, 2017.
Proposed by Commissioner _____
Passed on: _____, 2017

Vote:

Ayes:	Commissioners	_____

Nays:	Commissioners	_____

Absent:	Commissioners	_____

Marshall McBride, Chairman

Attest:

Vanessa Stephens, County Clerk

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year 2017.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 06/06/17

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Authorize the County Manager to approve contract with Battle Born Consulting Services, LLC for the assistance in providing administrative functions and oversight of the Storey County Community Development Department.

2. **Recommended motion.** I [commissioner] move to approve authorizing the Storey County Manager to enter the county into contract with Battle Born Consulting Services, LLC for the assistance in providing administrative functions and oversight of the Storey County Community Development Department as set forth in the proposed contract enclosed herewith.

3. **Prepared by:** Austin Osborne

Department: Human Resources

Telephone: 775.847.0968

4. **Staff summary:** Battle Born Consulting Services, LLC is an LLC created by Gary Hames who will retire as the Storey County Fire Protection District Chief on June 30, 2017, and who has extensive knowledge and understanding of the Storey County Community Development Department including its role in inspections, plan review, economic development and other functions appropriate for Storey County and the region. The contract with Battle Born Consulting Services, LLC will become effective no sooner than July 1, 2017.

5. **Supporting materials:** Proposed contract with Battle Born Consulting Services, LLC

6. **Fiscal impact:**

Funds Available: n/a Fund: _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

___@'___ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

**CONTRACT FOR PROFESSIONAL SERVICES OF INDEPENDENT CONTRACTOR
TO PROVIDE
COMMUNITY DEVELOPMENT SERVICES**

This Agreement is made and entered into on this ____ day of _____, 2017, by and between STOREY COUNTY (the "County"), and BATTLE BORN CONSULTING SERVICES, LLC, a Nevada limited liability company (the "Contractor"), as follows:

WHEREAS, the County is a political subdivision of the State of Nevada;

WHEREAS the County requires the services of an independent contractor that will assist it in providing administrative functions for community development and oversight; and

WHEREAS, Contractor has substantial experience in local government administration and management;

WHEREAS, the County desires to employ Contractor to assist it in providing county administration functions for community development oversight;

WHEREAS, the County holds that the services of Contractor are both necessary and desirable, and that contracting with Contractor is in the best interest of the County; and

WHEREAS, Contractor represents that it is ready, willing, and able to perform and render services hereinafter described;

WHEREAS, the parties, by this writing, desire to memorialize their understanding and agreement;

NOW, THEREFORE, in consideration of the agreements herein made, the parties mutually agree as follows:

1. **Employment of Contractor.** The Board of County Commissioners of Storey County hereby agrees to retain the services of Contractor to act as the Storey County Community Development Director, as specified herein and to fulfill all other goals and objectives as the Storey County Manager shall, from time to time, assign to Contractor.
2. **Work to Be Performed.** Contractor agrees to perform all services that the Community Development Director would provide the County. The Contractor shall provide services hereunder exclusively through Gary Hames, as the designated representative of Contractor, for the duration of this Agreement. Contractor shall be responsible for:
 - a. **Enforcement:** to see that the laws of the State of Nevada and all laws, ordinances, codes, amendments and policies of Storey County are duly enforced and that all permits, certificates of occupancy and privileges granted or entered into by the Community Development Department are faithfully observed.
 - b. **Department and Employees:** to control, order, give direction to, and to assist and provide recommendations to the County Manager and Administrative Officer in hiring, promoting, disciplining, and demoting or removing all personnel of department. To organize, reorganize, consolidate or combine offices, positions,

departments or other units under the Community Development Department as permitted by the Storey County Code, Collective Bargaining Agreements and Nevada Revised Statutes, and as allowed by the County Manager.

- c. **Control and Supervision:** to exercise control over and to supervise, in general, all personnel of the Storey County Community Development Department.
 - d. **Commission Meetings:** to participate as required at Storey County Commissioner meetings as requested by the County Manager. To include recommendation reports and correspondence to the County Manager directly in regards to all items associated with the Community Development Department.
 - e. **Attend Meetings:** to attend meetings as requested by the Storey County Manager. This may include public safety meetings, Commissioner Meetings, department head meetings and all other meetings as deemed appropriate by the Storey County Manager.
 - f. **Recommendations:** to recommend to the Storey County Manager and/or the Board of Storey County Commissioners for adoption of such actions, resolutions, codes, amendments and ordinances as deemed necessary and prudent.
 - g. **Inform and Advise:** to keep the County Manager at all times fully advised as to the operational, financial, and general condition and needs of the Community Development Department.
 - h. **Investigation of Affairs:** to make investigations into the affairs of the Community Development Department, in cooperation with Storey County Human Resources as applicable, any contract, or the proper performance of any obligation to the Community Development Department.
 - i. **Investigation of Complaints:** to investigate all complaints in relation to matters concerning the administration of the Community Development Department and in regards to the service maintained by the Community Development Department.
 - j. **Supervision of Public Property:** to exercise general supervision over all Community Development buildings, vehicles and equipment which are under the control of the County Manager.
 - k. **Full Time Duties:** to devote Contractor's entire time and resources to the duties set forth in this Contract and to the interests of the County while this contract is in effect.
 - l. **Reports and Recommendations:** to make reports and recommendations as may be desirable or requested by the County Manager.
 - m. **Strategic Planning:** to at least annually, or more frequently, participate in county-wide strategic planning as coordinated by the Storey County Administrative Officer and/or County Manager. To coordinate internal team building workshop for Community Development personnel and closely related personnel; oversight and coordination of an internal goals setting session to review and develop strategic objectives for the department.
3. **Term of Contract.** The term of this contract shall commence on July 1, 2017, and continue indefinitely, subject to the terms contained in Section 7 of the Contract (Termination of Contract). The termination of this contract will be in accordance with Section 7 of the Contract.

4. **Compensation.** In consideration of the Services to be provided hereunder, the County shall pay Contractor the sum of Eleven Thousand Three Hundred and Fifty Four Dollars (\$11,354) per month. This sum includes all payments owed to contractor. There will be no additional payments for insurance, travel, vehicle, benefits for employee provided by Contractor, federal income taxes, Medicare costs, private office space, housing, cell phone, or per diem costs. The County shall make a payment to the Contractor on the fifteenth day of each month for services provided during the prior month provided; however, the Contractor provides the County an invoice by the 1st day of the month following the month in which Contractor provided such services. This Contract may be reopened for discussions regarding the appropriate payment for the services by either party at the anniversary of the signed Agreement. To reopen this Agreement, the party wishing to reopen this Agreement must issue written notice of its intent to reopen the Agreement to the other party. Written notice must be issued no later than thirty (30) days before the anniversary date.
5. **Insurance.** Contractor further agrees, as a precondition to the performance of any work under this contract and as a precondition to any obligation of the County to make any payments pursuant to this contract in regards to general liability insurance, industrial insurance and errors and omissions insurance, to provide the County with a work certificate issued by a qualified insurer in accordance NRS 616B.627 and to provide the following written request to qualified insurers providing errors and omissions, general liability and/or industrial insurance
- Battle Born Consulting Services, LLC (BBCS) has entered into a contract with Storey County to perform services as the community development director commencing on July 1, 2017, and has general liability and errors and omissions, and/or industrial insurance. Attached is the appropriate documentation of that coverage. Any lapse in coverage or nonpayment of coverage that BBCS, LLC is required to maintain shall be reported to the County by the qualified insurer. The certificate and notice shall be emailed to:*

Pat Whitten, Storey County Manager
pwhitten@storeycounty.org

And

Austin Osborne, Storey County Administrative Officer
aosborne@storeycounty.org

Contractor agrees to maintain required general liability, industrial insurance and errors and omissions insurance coverage throughout the entire contract. If the Contractor does not maintain coverage throughout the entire term of this contract, it must immediately notify the County Manager and Administrative Officer. The Contractor must immediately stop work until coverage is provided or the County Manager terminates this contract. There will be no compensation provided during the time the coverage is not provided or the coverage has lapsed.

Independent Contractor Status. The parties agree the Contractor shall have the status of and shall perform all work under this contract as an independent contractor. The parties also agree that this contract, by explicit agreement of the parties, incorporates and applies the provisions of NRS Chapter 284, as necessarily adapted to the parties, including that the Contractor is not a County employee and there shall be no:

- a. Withholding of income taxes by the County.
 - b. Participation or contributions by either the Contractor or the County to the Nevada Public Employees Retirement System.
 - c. Accumulation of vacation leave or sick leave provided by the County.
 - d. Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.
6. **Termination of Contract.** Either party may terminate this contract without cause, provided that the termination of the contract shall not be effective until 30 days after the party has served written notice on the other party. All monies due and owing up to the point of termination shall be paid by Storey County to Contractor within 60 days unless otherwise agreed upon by the parties.
7. **Construction of Contract.** All disputes arising out of or related to this Contract will be governed by the laws of the state of Nevada, with venue in the First Judicial District Court in and for Storey County Nevada.
8. **Compliance with Applicable Laws.** Contractor shall fully and completely comply with all applicable local, state, and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this Agreement.
9. **Assignment.** Contractor shall not assign, transfer, nor delegate any rights, obligations or duties under this Agreement.
10. **County Inspection.** The books, records, documents, and accounting procedures and practices of Contractor related to this Agreement shall be subject to inspection, examination, and audit by the County, including, but not limited to, the contracting agency, the District Attorney, County Manager, Comptroller, Administrative Officer, and, if applicable, the Comptroller General of the United States, or any authorized representative of those agencies.
11. **Disposition of Contract Materials.** Any books, reports, studies, photographs, negatives, or other documents, data, drawings, or other materials supplied to the Contractor in the performance of its obligations under this Agreement shall be the exclusive property of the County and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the County upon completion, termination, or cancellation of this Agreement. All documents or any other materials prepared by the Contractor under this Agreement become the sole property of Storey County and must be delivered to Storey County. Storey County has the absolute right to use any materials prepared under this Agreement for whatever purpose they may so desire.
12. **Public Records Law.** Contractor expressly agrees that all documents submitted, filed, or deposited with the County by Contractor (including those remitted to the County by Contractor), unless designated as confidential by a specific statute of the State of Nevada, shall be treated as public records pursuant to NRS 239 and shall be available for

inspection and copying by any person, as defined in NRS 239.030, or any governmental agency.

13. Modification of Contract. This Agreement constitutes the entire agreement between the parties and may only be modified by a written amendment signed by the parties and approved by the County Manager.

In Witness whereof, the parties hereto have caused this Contract for Economic Development Director services to be signed and intend to be legally bound thereby.

Battle Born Consulting Services, LLC:

Storey County:

Gary Hames, Manager

Date

Pat Whitten, County Manager Date

ATTEST:

By: _____

Vanessa Stephens, County Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 15 minutes

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

1. **Title:** Discussion/Possible Action: Consideration and possible approval of Resolution No. 17-455 to appoint hearing officers to hear appeals from persons appealing notices of nuisance issued by the County, setting the fees for filing the appeal, and setting the amount of compensation to be paid the hearing officers

2. **Recommended motion:** I move to approve Resolution 17-455 setting fees for filing appeals in nuisance cases, setting the compensation to be paid hearing officers and the appointment of Jessica Prunty and David Sarnowski as hearing officers to hear appeals from notices of nuisance issued by the County and authorize the Chairman to sign.

3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** Under Storey County Code §8.01.060(A) a person to whom a notice of nuisance has been served has the right to appeal that notice to a hearing officer. Under SCC §8.01.020 the hearing officer is appointed by the Board of County commissioners but may not be a county employee. The Board may designate a justice court or municipal court pro tem from outside the county as a hearing officer. The Board may also designate more than one hearing officer. The Board must also set by resolution the amount of money a person appealing from the service of a Notice of Nuisance must deposit with the County Clerk to cover the cost of the hearing officer as well as the cost of transcribing the hearing. SCC §8.01.060. The Board must also set by Resolution the amount of the filing fee that must be paid if the owner of property appeals the decision of the hearing officer to the Board of County Commissioners. The Board must also set forth the amount of compensation to be paid the hearing officer. SCC 8.01.020. The attached Resolution 17-455 meets these requirements

5. **Supporting materials:** None

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

 X District Attorney

8. **Reviewed by:**

 Department Head
 County Manager

Department Name:

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 21

RESOLUTION NO. 17- 455

RESOLUTION Setting the fees for appealing the service of a Notice of Nuisance, for appealing the decision of a hearing officer, setting the compensation to be paid a hearing officer and appointing a hearing officer to hear appeals from the service of a Notice of Nuisance.

WHEREAS, Storey County's nuisance ordinance, Storey County Code §§ 8.01.010 – 8.01.110, inclusive, requires that the Board of County Commissioners of Storey County (Board) set by resolution the amount of money a property owner must deposit with the County Clerk of Storey County (Clerk) to appeal a Notice of Nuisance served on the property owner to cover the costs of the hearing officer and the transcript of the hearing; and,

WHEREAS, the Board is also required to set by resolution, the amount of compensation to be paid to the hearing officer for hearing an appeal; and,

WHEREAS, the Board is also required to establish by resolution the amount of the fee which must paid to the Clerk to appeal the decision of the hearing officer to the Board; and,

WHEREAS, the Board is also required to designate the person or persons who will act as the hearing officer to hear an appeal from the service of a Notice of Nuisance.

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

1. The Board of County Commissioners of Storey County does hereby designate David Sarnowski and Jessica Prunty to be the hearing officers to hear appeals from the service of a Notice of Nuisance.

2. The hearing officer is entitled to receive One Hundred Dollars (\$100.00) for a hearing that lasts for a half day or less and Two Hundred Dollars (\$200.00) for a hearing that lasts for longer than a half day. The hearing officer shall be entitled to like amounts if the hearing of the appeal should last longer than one day.
3. The amount of the deposit which must be paid to the Clerk to file an appeal from the service of a Notice of Nuisance is Three Hundred Dollars (\$300.00).
4. The amount of the filing fee which must be paid to the Clerk to file an appeal from the decision of the hearing officer to the Board is One Hundred Dollars (\$100.00).

ADOPTED this ____ day of _____, 2017

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
MARSHALL McBRIDE, Chairman

ATTEST:

VANESSA STEPHENS
Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: 2017-019 BLA by Pamela Loy/Dave Thomas. The Applicant requests approval of a Boundary Line Adjustment (BLA) between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers (APNs) 003-101-06 (Lot 331) and 003-101-67 (Lot 332A). The adjustment is being requested to accommodate a driveway for Lot 332A that was constructed across the property line. Upon completion of this Boundary Line Adjustment, the driveway will be completely contained on Lot 332A. The adjustment will be an equal area exchange so that the parcel sizes remain the same. The properties are located at 1935 and 1941 Saddleback Road, Virginia City Highlands, Storey County, Nevada.
2. **Recommended motion:** In accordance with the recommendation by Staff and the Storey County Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [County Commissioner], hereby recommend approval with conditions for the Boundary Line Adjustment Application Number 2017-019 for a Boundary Line Adjustment between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers 003-101-06 (Lot 331) and 003-101-67 (Lot 332A).
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-019
6. **Supporting materials:** Enclosed Staff Report No. 2017-019
7. **Fiscal impact:** None on local government.

Funds Available:

Fund: _____

Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**

Department Head

Department Name: Planning

_____ County Manager

Other agency review: _____
10. **Board action:**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: June 6, 2017 at 10:00 a.m.

Meeting Location: Storey County Courthouse, District Courtroom, Virginia City, Nevada

Staff Contact: Kathy Canfield

File: 2017-019

Applicant: Pamela Loy/David Thomas

Property Owners: Pamela K. Loy and David B. Thomas, TTEES (APN 003-101-67)
Robert B and Bernice E Franklin (APN 003-101-06)

Property Location: 1935 (formerly 21400) and 1941 Saddleback Road, Virginia City Highlands, Storey County, Nevada 89440

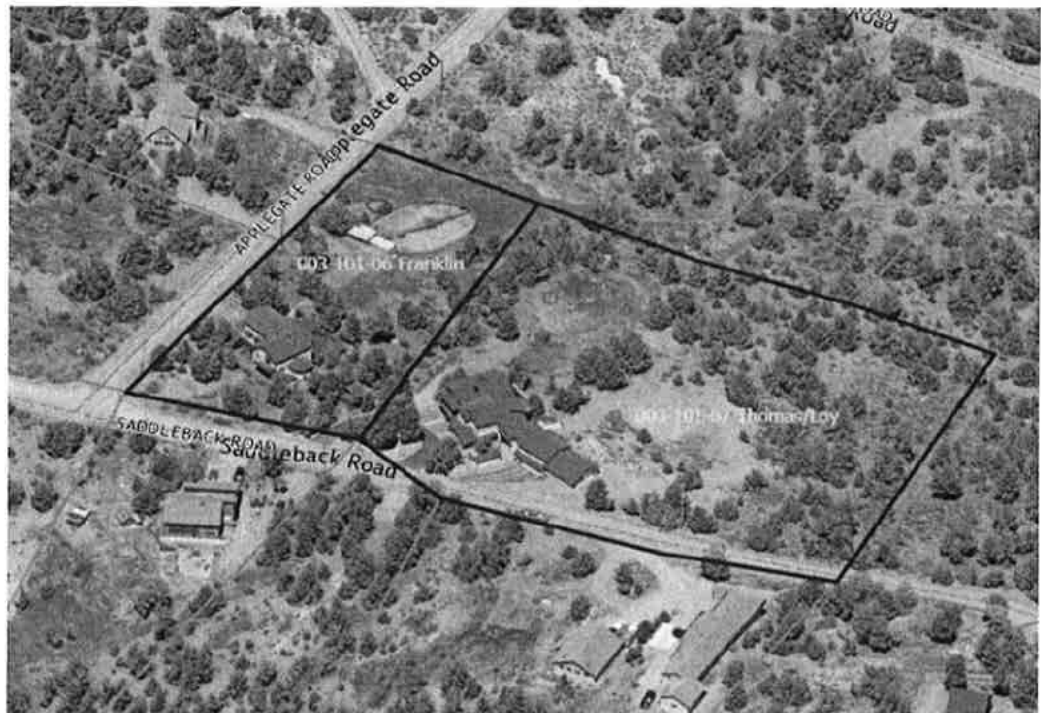
Request: The Applicant requests approval of a Boundary Line Adjustment (BLA) between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers (APNs) 003-101-06 (Lot 331) and 003-101-67 (Lot 332A). The adjustment is being requested to accommodate a driveway for Lot 332A that was constructed across the property line. Upon completion of this Boundary Line Adjustment, the driveway will be completely contained on Lot 332A. The adjustment will be an equal area exchange so that the parcel sizes remain the same.

1. Background & Analysis

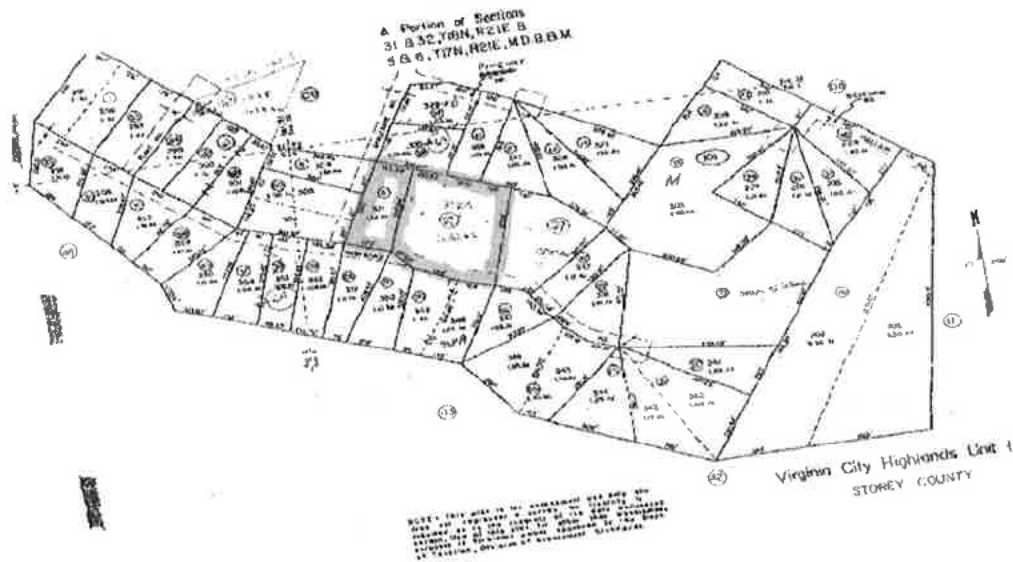
- A. Site Location and Characteristics.** The properties are located at 1935 and 1941 Saddleback Road in the Virginia City Highlands. The Property Owners share an approximate 350 lineal foot property line. Each parcel is developed with a single family residence.



Vicinity Map

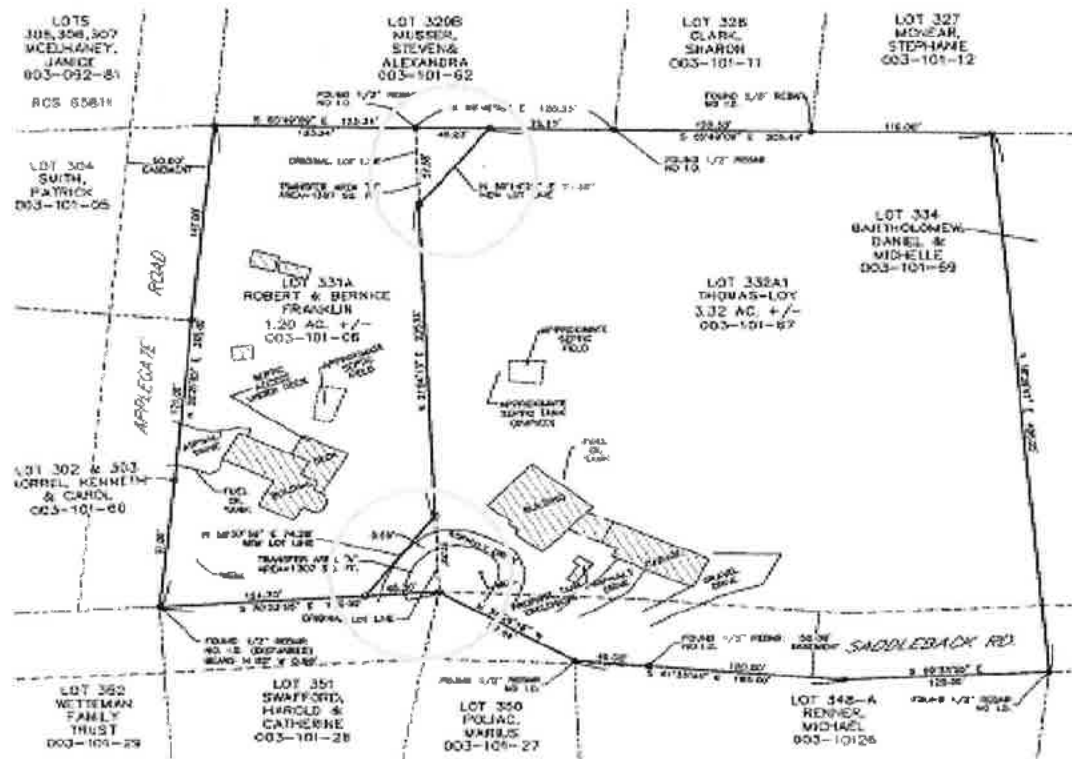


Existing Parcels



Parcel Map

- B. **Proposed Project.** The Property Owners are proposing a Boundary Line Adjustment between Lots 331 and 332A. The adjustment will be an equal area exchange so that the parcel sizes remain the same. The adjustment is being requested to accommodate a driveway for Lot 332A that was constructed across the property line. Upon completion of this Boundary Line Adjustment, the driveway will be completely contained on Lot 332A.



Proposed Changes

- C. **Application for a Parcel Map.** Nevada Revised Statutes (NRS) 278.475 through 278.477 defines requirements for a parcel map boundary lines adjustment. Storey County Code (SCC) does not specifically require an application for a Parcel Map, however, NRS states a proposed Parcel Map must comply with NRS 278.475 through 278.477.
- D. **Adjacent Properties Existing Land Uses.** The properties are located within the Virginia City Highlands and are zoned E1 VCH. The surrounding properties are also zoned E1 VCH and include either a single family residence or are vacant land.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2016 Master Plan. The proposed boundary line adjustment also consistent with the surrounding zoning and master plan designations.

	Land Use	Master Plan	Zoning
Applicants Land	Residential	Single Family Estate	Estates 1, VCH
Land to the north	Residential	Single Family Estate	Estates 1, VCH
Land to the east	Residential and vacant	Single Family Estate	Estates 1, VCH
Land to the south	Residential and vacant	Single Family Estate	Estates 1, VCH
Land to the west	Residential	Single Family Estate	Estates 1, VCH

- B. **Compliance with the Storey County Code - Section 17.40 Estate Zone.**

- (1) **Storey County Code 17.40 Estate Zone.** The proposed Boundary Line Adjustment is compliant with zoning is Storey County Code 17.40 Estate Zone. The existing and proposed land uses for the parcels are single family residential.
- (2) **Minimum Lot Size.** The minimum acreage in an E1 VCH zone is 1 acre. The Applicant's properties conform and actually exceed the minimum lot size requirements with lot sizes of over 1.00 acres. The proposed boundary line adjustment will be an equal area exchange and not alter the overall size of the existing parcels.
- (3) **Lot Dimension Requirements.** The average dimension of a lot in one direction (front to rear or side to side) may not exceed four times the average dimension in the other direction. The Applicants' properties including as adjusted do conform to the lot dimension requirements.
- (4) **Height of buildings and structures.** In the Estate zoning, the structure may not exceed a height of three stories or thirty-five feet, whichever is higher, except as may be allowed by a variance. The existing structures on these properties conform to this standard. No alterations to structures are proposed as a result of this application.
- (5) **Setback Requirements.** The E1 VCH zoning has a minimum front set back of 30 feet, a minimum rear setback of 40 feet and a minimum side setback of 15 feet. The

propane tank must be at least 10 feet from any structure. The Applicants' proposal conforms to all minimum setbacks.

- (6) **Effect of covenants, conditions and restrictions.** The E1 VCH zone utilizes covenants, conditions and restrictions (CC & R's) that are administered by their local homeowners' association, the Virginia City Highlands Property Owners' Association (VCHPOA).

C. Compliance with 2016 Storey County Master Plan

As stated in the 2016 Storey County Master Plan, "The Highlands is a rural residential subdivision located approximately three miles north of Virginia City. It covers approximately 66 square miles of steep and irregular terrain heavily wooded with pinion and juniper. The subdivision consists of one-acre parcels, the Virginia City Highlands; ten acre parcels, the Highland Ranches; and 40 acre parcels, the Virginia Ranches. This area is solely composed of custom single-family detached residences. There are no commercial uses in this area." The proposed Boundary Line Adjustment will not alter the Single Family Estates Master Plan designation. The existing and proposed land uses will remain the same and will be consistent with the Virginia City Highlands and the Master Plan.

3. Findings of Fact

The Storey County Board of County Commissioners shall cite Findings in a motion for approval, approval with conditions, or denial. The approval, approval with conditions or denial of the requested Boundary Line Adjustment 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.

- A. Motion for Approval.** The following Findings of Fact are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested Boundary Line Adjustment when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) The Applicant requests approval of a Boundary Line Adjustment between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers 003-101-06 (Lot 331) and 003-101-67 (Lot 332A).
- (2) The Boundary Line Adjustment complies with NRS 278.475 through 278.477 relating to the change in location of boundary line.
- (3) The Boundary Line Adjustment complies with all Federal, State, and County regulations pertaining to Parcel Maps, BLA and allowed land uses.
- (4) The Boundary Line Adjustment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The conditions of approval for the requested Boundary Line Adjustment do not conflict with the minimum requirements in Storey County Code Chapters 17.40 Estate Zone or any other Federal, State, or County regulations.

B. **Motion for Denial.** Should a motion be made to deny the Boundary Line Adjustment request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Boundary Line Adjustment conflicts with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.40 Estate Zone or any other Federal, State, or County regulations, including NRS 278.475 through 278.477.
- (2) The Recommended Conditions of Approval for the Boundary Line Adjustment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. **Recommended Conditions of Approval**

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

- A. **General requirements.** The Parcel Map for the Boundary Line Adjustment must comply with Nevada Revised Statutes (NRS) 278.475 through 278.477 relating to the change in location of boundary line. The Boundary Line Adjustment must comply with Federal, State, and County regulations pertaining to Boundary Line Adjustments and allowed land uses.
- B. **Record of Survey.** The Applicants shall submit to the Storey County Planning Department (Planning Department) a Record of Survey for review and approval. The Final Map must show all parcel boundaries, easements, and right-of-ways.
- C. **Access and Easements.** All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map.
- D. **Taxes Paid.** Prior to the recording of the proposed Boundary Line Adjustment, the Applicants shall submit to the Planning Department evidence that property taxes on the land have been paid up to date.
- E. **Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.475 through 278.477.
- F. **Final Map.** The Final Parcel Map must meet the form and contents pursuant to NRS 278.477.
- G. **Null and Void.** The Final Boundary Line Adjustment must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.
- H. **Indemnification.** The Property Owners warrant that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform. The Property Owners agree 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 Approval.

5. Public Comment

As of May 23, 2017, Staff has not received any comments from the public.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners 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 of County Commissioners upon which it bases its decision.

7. Proposed Motions

This Section contains two motions from which to choose. The motion for approval with the conditions of approval is recommended by Staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. Recommended Motion (Motion for approval)

In accordance with the recommendation by Staff and the Storey County Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [County Commissioner], hereby recommend approval with conditions for the Boundary Line Adjustment Application Number 2017-019 for a Boundary Line Adjustment between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers 003-101-06 (Lot 331) and 003-101-67 (Lot 332A).

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff and the Storey County Planning Commission, I [County Commissioner], hereby recommend denial for the Boundary Line Adjustment Application Number 2017-019 for a Boundary Line Adjustment between Lots 331 and 332A of Virginia City Highlands Unit 1, Assessor Parcel Numbers 003-101-06 (Lot 331) and 003-101-67 (Lot 332A).

PROPOSED PARCEL MAP FOR BOUNDARY LINE ADJUSTMENT



APPENDIX 2

NRS 278.475 through 278.477

NRS 278.475 Amended plat, survey or map to correct or amend recorded plat, survey or map if correction or amendment changes location of survey monument, property line or boundary line: Request; preparation and recordation.

1. To correct an error or omission in or to amend any recorded subdivision plat, record of survey, parcel map, map of division into large parcels or reversionary map, if the correction or amendment changes or purports to change the physical location of any survey monument, property line or boundary line, an amended plat, survey or map must be requested and recorded pursuant to this section.

2. An amended plat, survey or map may be requested by:

(a) The county surveyor to make a correction or amendment which affects land located within the boundaries of an unincorporated area or Carson City;

(b) The city surveyor or a professional land surveyor appointed by the governing body of the city to make a correction or amendment which affects land located within an incorporated city;

(c) The planning commission if authorized by local ordinance; or

(d) A professional land surveyor registered pursuant to chapter 625 of NRS.

3. Except as otherwise provided in this subsection, a surveyor who:

(a) Performed the survey; or

(b) Is responsible for an error or omission which is to be corrected,

➤ shall prepare and record the amended plat, survey or map within 90 days after the surveyor receives notification of the request made pursuant to subsection 2. The time within which the surveyor must prepare and record the amended plat, survey or map may be extended by the county surveyor, the city surveyor or a professional land surveyor appointed by the governing body of the city or the planning commission. If the surveyor who performed the survey or is responsible for the error or omission is no longer professionally active, the county surveyor, city surveyor or a professional land surveyor appointed by the governing body shall prepare and file the amended plat, survey or map.

(Added to NRS by 1977, 1505; A 1979, 1501; 1991, 1152; 1993, 2578; 1997, 2434)

NRS 278.477 Amendment of recorded plat, map or survey which changes location of survey monument, property line or boundary line: Procedures and requirements.

1. In addition to the requirements of subsection 2, an amendment of a recorded subdivision plat, parcel map, map of division into large parcels or record of survey which changes or purports to change the physical location of any survey monument, property line or boundary line is subject to the following requirements:

(a) If the proposed amendment is to a parcel map, map of division into large parcels or record of survey, the same procedures and requirements as in the original filing.

(b) If the proposed amendment is to a subdivision plat, only those procedures for the approval and filing of a final map.

2. Any amended subdivision plat, parcel map, map of division into large parcels or record of survey required pursuant to subsection 1 must:

(a) Be identical in size and scale to the document being amended, drawn in the manner and on the material provided by law;

(b) Have the words "Amended Plat of" prominently displayed on each sheet above the title of the document amended;

(c) Have a legal description that describes only the property which is to be included in the amendment;

(d) Have a blank margin for the county recorder's index information;

(e) Have a 3-inch square adjacent to and on the left side of the existing square for the county recorder's information and stamp; and

(f) Contain a certificate of the professional land surveyor licensed pursuant to chapter 625 of NRS who prepared the amendment stating that it complies with all pertinent sections of NRS 278.010 to 278.630, inclusive, and 625.340 to 625.380, inclusive, and with any applicable local ordinance.

3. Any amended subdivision plat, parcel map, map of division into large parcels or record of survey that is recorded in support of an adjusted boundary must:

(a) Contain or be accompanied by the report of a title company and the certificate required by NRS 278.374 or an order of the district court of the county in which the land is located that the amendment may be approved without all the necessary signatures if the order is based upon a finding that:

- (1) A bona fide effort was made to notify the necessary persons;
- (2) All persons who responded to the notice have consented to the amendment; and
- (3) The amendment does not adversely affect the persons who did not respond; and

(b) Contain a certificate executed by the appropriate county surveyor, county engineer, city surveyor or city engineer, if he or she is registered as a professional land surveyor or civil engineer pursuant to chapter 623 of NRS, stating that he or she has examined the document and that it is technically correct.

4. Upon recording the amended document, the county recorder shall cause a proper notation to be entered upon all recorded sheets of the document being amended, if the county recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the county recorder shall direct an appropriate entry for the amendment.

5. A county recorder who records a plat, map or record of survey pursuant to this section shall, within 7 working days after he or she records the plat, map or record of survey, provide to the county assessor at no charge:

- (a) A duplicate copy of the plat, map or record of survey and any supporting documents; or
- (b) Access to the digital plat, map or record of survey and any digital supporting documents. The plat, map or record of survey and the supporting documents must be in a form that is acceptable to the county recorder and the county assessor.

(Added to NRS by 1977, 1505; A 1979, 1501; 1987, 380; 1989, 796; 1991, 1890; 1993, 2579; 1997, 1063, 2434; 2001, 1563; 2003, 2789)

APPENDIX 3

Applicant's Project Description

Detail Description/Justification of Project

Attached additional pages as necessary

This application is for a boundary line adjustment between lots 331 & 332 in Block M of Virginia City Highlands

Unit No. 1, filed in the office of the Storey County Recorder on April 13, 1972 as File No. 35070

The circle driveway on lot 332 is encroaching onto lot 331 and the owners have agreed to adjust the lot lines to

conform to the location of the existing driveway. The transfer areas between the parcels will be equal so that the

adjusted acreage on both lots will remain the same.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Variance 2017-018 by Tim Roth/Jack McGuffey. The applicant requests a variance to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-253-07.
2. **Recommended motion:** In accordance with the recommendation by Staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board, and in compliance with the conditions of approval, I, (*county commissioner*), recommend approval of a variance (Variance 2017-018) to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, APN 001-253-07.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-018
6. **Supporting materials:** Enclosed Staff Report No. 2017-018
7. **Fiscal impact:** None on local government.

Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**
☒ Department Head Department Name: Planning
_____ County Manager Other agency review: _____
10. **Board action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Agenda Item No. 23

**Storey County
Planning Department**
Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, Nevada 89440
Phone 775-847-1144 – Fax 775-847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: June 6, 2017 at 10:00 a.m.

Meeting Location: Storey County Courthouse, District Courtroom, 26 South B Street, Virginia City, Nevada

Staff Contact: Kathy Canfield

File: 2017-018

Applicant: Tim Roth/Jack McGuffey

Property Owner: Tim and Patti Roth

Property Location: 196 South P Street, Virginia City, Storey County, Nevada, APN 001-253-07.

Request: The applicant requests a variance (Variance 2017-018) to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-253-07.

1. Background & Analysis

- A. Site Location and Characteristics.** The 5,000 square foot residential parcel is located between O and P Streets. The parcel contains an existing single family residence, a driveway/parking area along the south side of the parcel and two sheds within the rear yard. The parcel has a 6-foot high wood fence along the side and rear yards. The residence is located within a residential neighborhood, with the residences to the north, south and east all fronting on P Street. The property to the north is located across O Street and is undeveloped. The subject property is zoned R1 which has required 20-foot front and rear yard setbacks and 8-foot side setbacks.



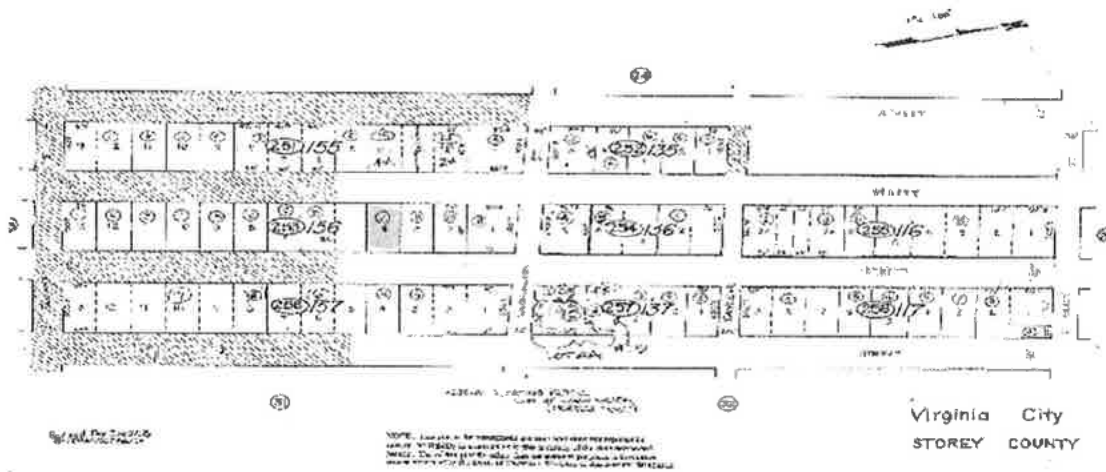
Location Map



Surrounding Properties Map

For NE 43E, Sec 29
T17N, R21E, M22BN

01-27

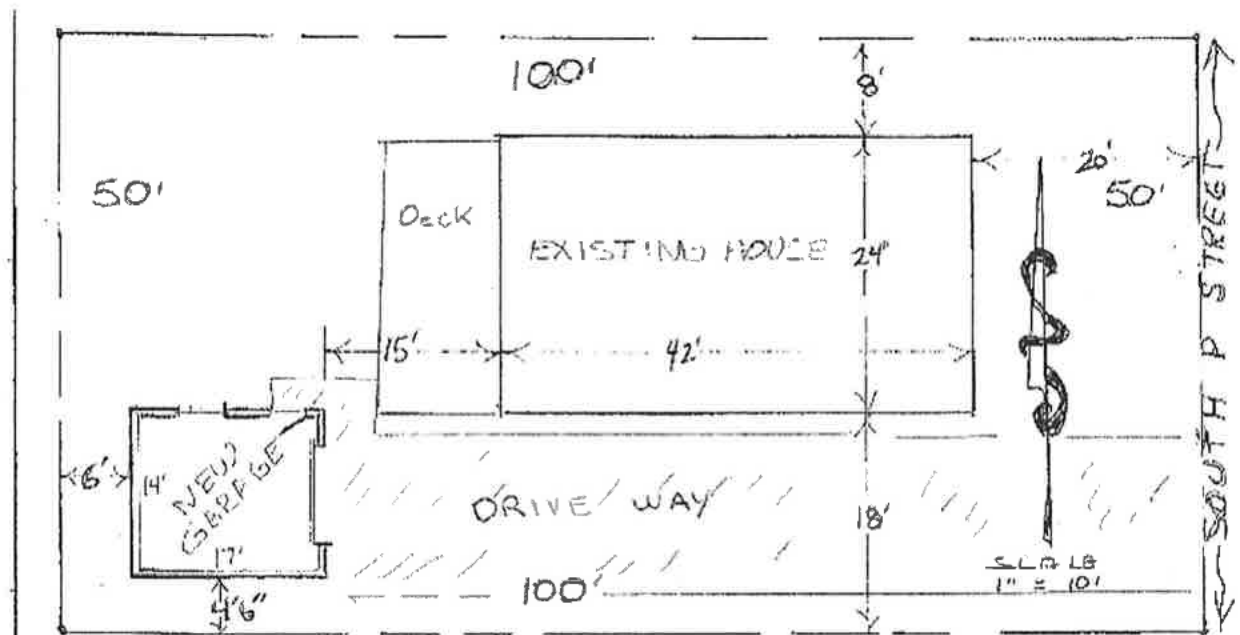


Assessor's Parcel Map

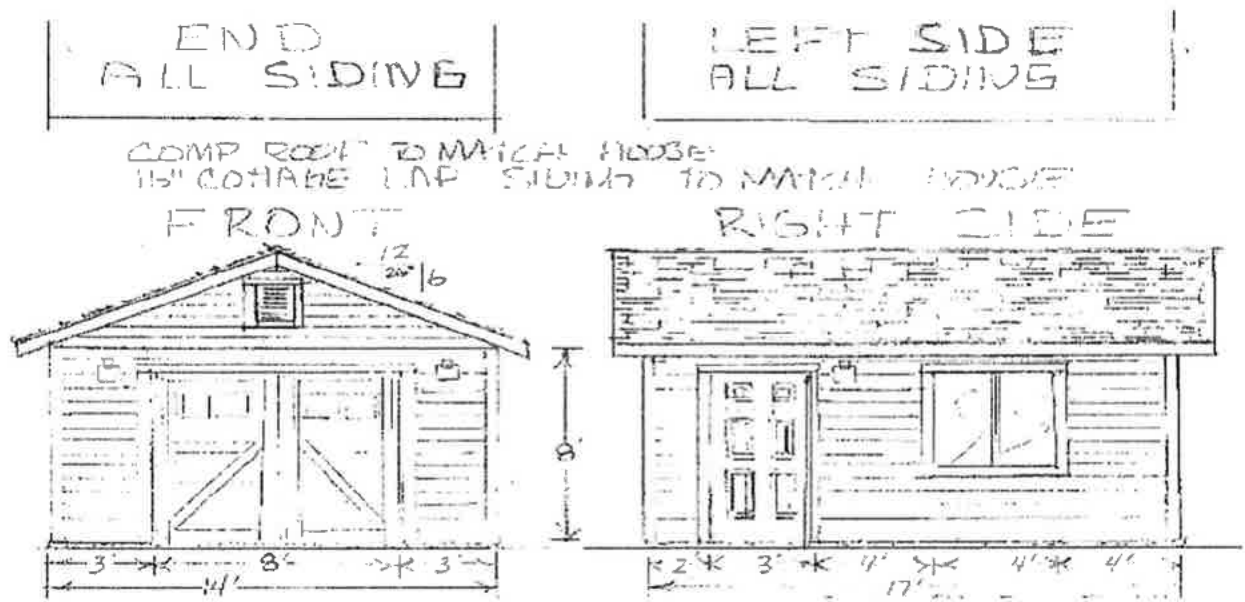
- B. **Proposed Use.** The applicant is proposing to construct a one-car garage along the south side property line. The garage would be located within the required side and rear yard setbacks on an area of land currently used for parking. The rear yard currently has two metal sheds that would be removed once the garage is constructed. The garage would be designed to match the existing residence and meet the Comstock Historic District requirements.



Proposed Garage Location



Plot Plan



Elevation Drawings

- C. **Variance.** The applicant has requested a variance to the south side yard setback and the rear yard setback. The side yard setback is proposed to be 4.5-feet (vs. the required 8-feet) and the rear yard is proposed to be 6-feet (vs. the required 20-feet) for R1 zoning. Section 17.03.140 of the Storey County Code identifies the process for Variances. The applicant and this report follow the requirements outlined in the Code.

2. **Compatibility and Compliance**

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed garage addition and Storey County Title 17 Zoning or the 2016 Master Plan with the exception of the setbacks which are addressed with the Variance application.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	residential	Single family residential	R1 Residential
Land to the North	residential	Single family residential	R1 Residential
Land to the East	residential	Single family residential	R1 Residential
Land to the South	residential	Single family residential	R1 Residential
Land to the West	vacant	Single family residential	R1 Residential

- B. **Variances.** The SCC 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (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 Section SCC 17.03.140 (F) it 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, an 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.**

The proposed variance would allow for a single-car garage to be constructed along the south side of the existing residence. The parcel is approximately 5,000 square feet and contains an existing residence. Options for a garage location are limited on the parcel and the applicant has proposed a location where existing parking currently occurs. The existing residence is setback 18-feet from the side property line where the garage will be located.

- (2) **That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.**

The existing property does not contain a garage. Two metal sheds have been added to the parcel over the years; however, these metal sheds detract from the historical character of the residence and neighborhood. These sheds will be removed if the garage is constructed.

- (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.**

The proposed garage will be located on an area of the parcel where existing parking occurs. The garage will be located within the 6-foot high wood fence which surrounds the side and rear yards of the residence. The garage will be a one-story, one-car design, will match the existing residence and will comply with the Comstock Historic District requirements. The proposed garage is not expected to detrimentally impact the surrounding properties or the general public.

- C. **Storey County Zoning Code.** The property is located within R1 Residential zoning. The Storey County Zoning Code states "The R1 residential zone is established to provide for the development of single-family residential uses and to prohibit the development of uses that are incompatible and detrimental to the residential environment." Single family residences are an allowed use for the zoning and the proposed garage addition is a permitted accessory use to the residence. The 5,000 square foot parcel size is consistent with the required minimum lot size and the proposed garage will be located 15 feet from the existing residence which is consistent with the Code requirement of 10-foot setback between dwelling and accessory buildings (the rear deck is at grade level and is not covered, the required setback is between the residence and the garage). The garage will be one-story and the required 8-foot side and 20-foot rear yard setbacks are requested to be 4.5-feet side and 6-foot rear yard setbacks with this Variance application.
- D. **2016 Storey County Master Plan.** Chapter 3, Land Use, of the Storey County Master Plan identifies that the historic use patterns on the Comstock should be maintained. To maintain these historic use patterns, one objective to implement zoning, regulations, and practices and to maintain conformance with historic use patterns. Approval of this

variance is not expected to impact the historic patterns of land use. Upon construction of the proposed garage, metal sheds will be removed from the site.

3. Findings of Fact

A. Motion for approval. The following findings of fact are evident with regard to the requested Variance when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) The applicant requests a variance to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, APN 001-253-07.
- (2) The subject property is located within R1 Residential zoning with an existing residence as a primary use and the proposed garage as an allowed accessory use.
- (3) 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.
- (4) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (5) 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 area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (6) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (7) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.16 R1 Residential Zones when all Conditions of Approval are met.
- (8) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

B. 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.

- (1) This denial is for the applicant's request for a variance to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, APN 001-253-07.
- (2) 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.
- (3) The granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (4) That the granting of the application 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 area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (5) The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations.
- (6) The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan.
- (7) The conditions of approval under the Variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for the surrounding uses.
- (8) 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.

4. Recommended Conditions of Approval

- A. **Variance** Number 2017-018 shall be a variance to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requested the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, APN 001-253-07.
- B. **Compliance**. The Variance must comply with Storey County Codes, and submitted plans and reports, as approved. The Applicant must provide the Building Department site plans drawn to scale prior to obtaining a Building Permit.

- C. **Null and Void.** 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, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no non-conforming development activity may be made on the property except on the granting of a new Variance.
- D. **Comstock Historic District Commission.** The Applicant must obtain a Certificate of Appropriateness from the Comstock Historic District and submit the Certificate to the Building Department prior to obtaining the associated Building Permit.
- E. **Hold Harmless.** The Property Owners agree 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.
- F. **Permits and Expiration.** The Applicant shall apply for all Building and Fire permits for the structure within 12 months from the date of Board approval for this Variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
- G. **Taxes Paid.** Before obtaining a Building Permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
- H. **Distances.** The reduced side yard (south) setback is approved to be 4.5-feet and the rear (west) setback is approved to be 6-feet for the proposed garage. All other setbacks for the proposed and existing structures must be in compliance with the Storey County Code.
- I. **Building and Fire Requirements.** The Storey County Building Department and Storey County Fire Protection District may require additional construction requirements, including 5/8 Type X drywall and specific roofing materials for fire concerns, because of the close proximity of structures. All existing and proposed infrastructure must comply with Building and Fire Codes.
- J. **Easement.** The granting of this Variance will not affect any existing easements on the subject property. No building may be constructed over an easement, ROW within a building setback area not otherwise allowed by this Variance.
- K. **Existing Structure Removal.** Upon completion of the proposed garage, the two existing metal sheds shall be removed from the property and the area restored to a natural or landscaped condition.
- L. **Boundary.** The applicant must provide the Planning and Building Departments valid evidence indicating the proper location of the property boundaries and the proposed garage.

5. Public Comment

As of May 23, 2017, Staff has not received any comments from the public regarding this Variance request.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners 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 of County Commissioners upon which it bases its decision.

7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board should be made part of either motion.

A. Recommended motion for approval

In accordance with the recommendation by Staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board, and in compliance with the conditions of approval, I, (*county commissioner*), recommend approval of a variance (Variance 2017-018) to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, APN 001-253-07.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Board, I (*county commissioner*), recommend denial of a variance (Variance 2017-018) to the side and rear yard setbacks for the construction of a one-story, one-car garage. The applicant requests the side yard setback be reduced from the required 8-feet to the proposed 4.5-feet, and the rear setback from the required 20-feet to the proposed 6-feet. The property is located at 196 S. P Street, Virginia City, Storey County, Nevada, APN 001-253-07.

Detail Description/Justification of Project

Attached additional pages as necessary

REQUEST IS FOR A SETBACK VARIANCE TO BUILD
A 14' X 17' ONE CAR GARAGE ON PARCEL # 001-253-07
196 SOUTH P STREET VIRGINIA CITY, NV.

SETBACKS ARE REQUESTED TO BE 6' AT REAR OR WEST
END AND 4'6" AT ^{LEFT} SIDE OR SOUTH PROPERTY LINE.

OWNER IS WANTING TO CLEAN UP PROPERTY
BY REMOVING TWO (2) METAL SHEDS AND BUILD
A SMALL GARAGE THAT COSMETICALLY MATCHES
THE HOUSE.

NOTE: NORTH WEST AREA OF PROPERTY IS TOO SMALL
TO SAFELY NAVIGATE VEHICLES THEREFORE IS NOT
AN OPTIONAL LOCATION FOR A GARAGE.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** SUP 2017-016 by Patrick Bacon. The Applicant requests a Special Use Permit to construct a maximum 75-foot high tower to support non-commercial amateur "ham" radio telecommunications equipment at the Applicant's residence located at 188 Martin Lane, "Mark Twain" (Dayton), Storey County, Nevada, Assessor's Parcel Number (APN) 003-284-13.
2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, (county commissioner), recommend approval of Special Use Permit 2017-016 allowing the applicant to construct a maximum 75-foot high non-commercial communications tower to support amateur "ham" radio equipment at the applicant's residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-284-13.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-016
6. **Supporting materials:** Enclosed Staff Report No. 2017-016
7. **Fiscal impact:** None on local government.
Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**

Department Head Department Name: Planning

County Manager Other agency review: _____
10. **Board action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Agenda Item No. 24

**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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: June 6, 2017 at 10:00 a.m.

Meeting Location: Storey County Courthouse, District Courtroom, 26 South B Street, Virginia City, Nevada

Staff Contact: Kathy Canfield

File: 2017-016

Applicant: Patrick Bacon

Property Owner: Patrick Bacon

Property Location: 188 Martin Lane, Mark Twain (Dayton), Storey County, Nevada, APN 003-284-13

Request: The Applicant requests a Special Use Permit to construct a maximum 75-foot high tower to support non-commercial amateur "ham" radio telecommunications equipment at the Applicant's residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-284-13.

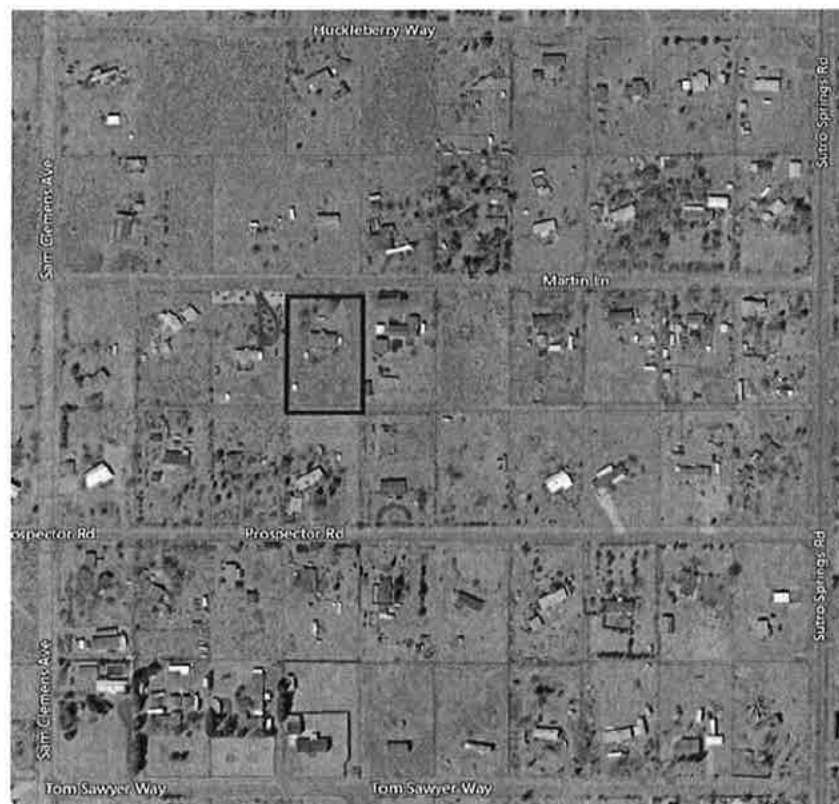
1. Background & Analysis

- A. Site Location and Characteristics.** The property is located at 188 Martin Lane, Mark Twain, Storey County, Nevada. The property is approximately 1.27 acres and contains a single family residence. The property is relatively flat with minimal vegetation. The backyard of the property contains an existing tower/antenna structure and four power poles that are within the height allowance for the zoning (under 45-feet in height).

The property, and surrounding neighborhood is zoned Estate. The surrounding properties are developed with single family residences.



Vicinity Map



Site Map



View from Martin Lane looking southwest

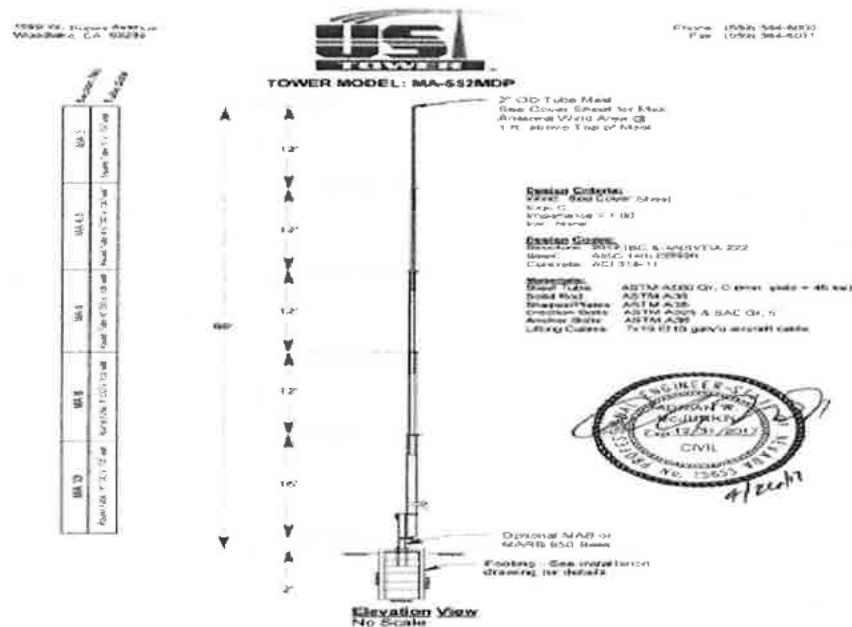


View from Martin Lane looking southeast



View from San Clemens Avenue looking southeast

- B. Proposed Use.** The application proposes to construct a tower on which to place non-commercial amateur “ham” radio antennas. The tower will be a maximum of 75 feet high and be located in the center of the back yard of the residential property. The tower will be set back a minimum of 75 feet from the side and rear property lines. This setback would allow for the tower to remain on the property if it was to fall and not impact neighbor properties. The proposed use is non-commercial and is considered accessory to the primary residence on the property. The tower height is proposed above 45-feet which requires a Special Use Permit.



Proposed tower example



Proposed tower location

- C. **Special Use Permit.** A Special Use Permit is required because of the proposed height of the tower. Section 17.12.044.B of the Storey County Code states "Radio, television, and other commercial and non-commercial communication antenna support structures may extend vertically up to 45 feet above grade level in the A, C, CR, I1, E, F, P, R, and SPR zones; 75 feet in the IC, I2 and I3 zones". A special use permit may be granted to exceed these height limitations provided that the structures may be safely erected and maintained at that height in view of surrounding conditions and circumstances."

Section 17.03.150 of the Storey County Code identifies the process for Special Use Permits. The applicant, and this report, follow the requirements of the Code.

- D. **Safety.** The tower construction must adhere to all building plan review and applicable code requirements. The regulatory entities will apply the necessary measures to ensure construction safety. The tower will be sited on the property so that if it should fall, the tower shall not extend beyond the property line, avoiding impacts to adjacent properties. A building permit shall be required for the construction of the tower.

- E. **Federal and State Regulations.** Amateur radio (also called ham radio) describes the use of radio frequency spectra for purposes of non-commercial exchange of messages, wireless experimentation, self-training, private recreation and emergency communication. Amateur radio service is also regulated by Federal and State of Nevada requirements. Title 47, Part 97 (47 CFR 97.15) of the Federal Communications Commission, Code of Federal Regulations states "Except as otherwise provided herein, a station antenna structure may be erected at heights and dimensions sufficient to accommodate amateur service communications. (State and local regulation of a station antenna structure must not preclude amateur service communications. Rather, it must reasonably accommodate such communications and must constitute the minimum practicable regulation to accomplish the state or local authority's legitimate purpose. See PRB-1, 101 FCC 2d 952 (1985) for details.)".

The Nevada Revised Statutes (NRS 278.02085) states a "governing body shall not adopt an ordinance, regulation or plan or take any other action that precludes amateur service communications or that in any other manner does not conform to the provisions of 47 C.F.R. § 97.15 and the limited preemption entitled "Amateur Radio Preemption, 101 F.C.C. 2d 952 (1985)" as issued by the Federal Communications Commission."

The NRS Section goes on to state "If a governing body adopts an ordinance, regulation or plan or takes any other action that regulates the placement, screening or height of a station antenna structure based on health, safety or aesthetic considerations, the ordinance, regulation, plan or action must:

- (a) Reasonably accommodate amateur service communications; and
- (b) Constitute the minimum level of regulation practicable to carry out the legitimate purpose of the governing body.

This staff report analyzes the impact of the tower height within the residential neighborhood. The review of the project application has followed the Federal and State requirements.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table shows uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Code Title 17 Zoning or the 2016 Master Plan. The proposed use is also consistent with the surrounding zoning and master plan designations and is considered an accessory use to the primary residential use of the property.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	Single Family Residential	Single Family Estate	Estate
Land to the North	Single Family residential	Single Family Estate	Estate
Land to the East	Single Family Residential	Single Family Estate	Estate
Land to the South	Single Family Residential	Single Family Estate	Estate
Land to the West	Single Family Residential	Single Family Estate	Estate

B. **Compliance with required height limitations.** The subject property is located within E (Estates) zoning in the Mark Twain Estates area of Storey County. Section 17.40.045 states "The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions." Section 17.12.044.B states "Radio, television, and other commercial and non-commercial communication antenna support structures may extend vertically up to 45 feet above grade level in the A, C, CR, I1, E, F, P, R, and SPR zones: 75 feet in the IC, I2 and I3 zones. A special use permit may be granted to exceed these height limitations provided that the structures may be safely erected and maintained at that height in view of surrounding conditions and circumstances." The applicant has proposed a tower height of a maximum 75 feet which may be permitted with this Special Use Permit.

C. **General use allowances and restrictions.** Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit for the increased height for the proposed communication tower. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The proposed tower and associated antennas are a non-commercial use and will be an accessory structure to an existing residence located within the Mark Twain Estates zoning area. The Storey County Master Plan identifies the Mark Twain area to remain a "rural lifestyle area with minimal traffic, dark skies, safety and freedom offered by the area." The project has been designed to be consistent with the Storey County Code.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The proposed tower will be located in the rear yard of an existing single family residence. The height of the tower will be a maximum of 75 feet, which is higher than surrounding features; however, in order for the antennas to operate correctly, the additional height is needed for the functionality. The tower will house amateur radio antennas (ham radio), which can be utilized in a state of emergency. This Special Use Permit allows for the tower to support multiple antennas, so long as the height of the tower does not exceed the maximum height limitation set forth therein and the antennas are owned and operated by the Applicant (with the exception of potential public safety antennas) so that the use of the tower remains an accessory use to the primary residence. No lighting is proposed or required for the tower.

- (3) Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

The proposed tower/antennas will be an accessory use to the existing residence on the property. As an accessory use, only antennas owned and operated by the Applicant are permitted for the tower on the residential property. No new traffic, parking or public improvements are required to implement the project. The tower/antennas may be visible from surrounding properties, but will not generate noise or odor, and will not have lighting that might draw attention to the tower or impact adjacent properties. The tower will be centered in the rear yard and will be set back from the rear and side property lines approximately 75-feet (the height of the tower). If the tower should fall, the tower would remain on the applicant's property. To minimize the visual impact to the area, the tower will be entirely uniformly coated with a dull (matte) non-reflective surface of an earth tone or gray color.

- (4) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.

The project is an accessory use to the primary residence on the property. The tower and antennas will not require any public improvements or require any additional services or existing facilities to be impacted.

- D. Conformance with the 2016 Storey County Master Plan. The property is located within the Mark Twain Estates area of Storey County and is identified as an Estate land use. The property is zoned Estate. Storey County Master Plan states the Estates "land use designation is used in the many rural areas of the county, such as, but not limited to, the Virginia City Highlands, Highlands Ranches, and Mark Twain Estates. Density for this classification includes one to 40 acres. Only one single-family residence is allowed per parcel. Estate Residential areas should retain their rural character and facilitate a safe and predictable environment for rural lifestyles including the keeping and use of horses and other large domestic animals."

The Storey County Master Plan goes on to state "The Mark Twain Area Plan depicts an estate residential community surrounded by remote undeveloped lands located near the southern boundary of Storey County along the foothills of the Flowery Range. The rural community abuts neighboring Lyon County where rapid suburban

growth is transforming the general area into a bedroom community of Carson City, and Reno and Sparks.”

The Storey County Master Plan “recognizes that residents in Mark Twain highly value their rural lifestyle with minimal traffic, dark skies, safety, and freedom offered by the area. Proposals to develop land with residential, industrial, or commercial uses should consider preserving or enhancing the existing rural residential environment and protecting the long-term well-being of the quarry mine.”

The proposed project is consistent with features identified in the Master Plan. The property will remain a residential use and the tower and amateur radio antenna will be non-commercial and accessory to the existing residence.

3. Findings of Fact

A. **Motion for approval.** The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) The Applicant requests a Special Use Permit to construct a maximum 75-foot high tower to support non-commercial amateur “ham” radio telecommunications equipment at the Applicant’s residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-284-13.
- (2) In accordance with *Taormina v. Storey County* and the PRB-1 Ruling of the Federal Communications Commission (FCC), the county may “attempt to negotiate a compromise with the applicant” in order to provide for a “reasonable accommodation” for amateur radio communications in administering practicable regulations with regard to health, safety, and aesthetic considerations for the area. Under the rule of the Ninth Circuit Court noted in *Howard v. City of Burlingame* and included in *Taormina*, “the city [county] may deny the antenna permit” if attempts “to negotiate a compromise with the [amateur radio] applicant” in accordance with factual findings are unsuccessful.
- (3) Storey County’s local ordinances do not outright ban or impose unreasonable restrictions on the height or placement of radio communications towers; therefore, the federal law under PRB-1 of the FCC does not preempt the local ordinances regulating such structures.
- (4) The conditions and stipulations in accordance with the motion “which involve placement and other restrictions, based on health, safety, and aesthetic considerations” have been crafted to provide a “reasonable accommodation” for amateur communications, and to represent a minimum practicable regulation to accomplish the county’s legitimate purposes.

- (5) Section 17.62.010 (Special Uses) of the Storey County Code provides for "reasonable accommodation" of amateur communications in that, "Certain uses may be permitted by the Board of Storey County Commissioners in zones in which they are not permitted by this title where such use are deemed essential or desirable for the public convenience or welfare."
- (6) The motion provides for effective and efficient amateur communications at the local, regional, national, and global level.
- (7) Storey County has considered the Special Use Permit application, hereby proposes factual findings to be included with a motion for approval, has engaged the applicant in the appropriate public process, and has attempted to negotiate a compromise for a "reasonable accommodation" for amateur communications.
- (8) The applicant has agreed that the support structure (tower) will remain below Federal Aviation Administration (FAA) height limitations which would necessitate lighting and tower coloration.
- (9) In accordance with federal regulations under the FCC, electromagnetic and other radio-wave interference resulting from the amateur communication systems is entirely within the jurisdiction of the FCC and that the local jurisdiction may not impose or enforce regulations related thereto.
- (10) This Special Use Permit allows for additional height up to a maximum of 75 feet for the non-commercial communications tower and antennas on the subject property. The tower is an accessory use to the primary residential use on the property.
- (11) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Mark Twain planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (12) The subject property is located within an existing residential neighborhood in the Mark Twain Estates area of Storey County. The zoning is Estates and the primary use on the property is residential which is consistent with the Estates zoning. The proposed non-commercial communications tower and amateur radio equipment are an accessory use to the primary residence on the property.
- (13) Granting of the Special Use Permit will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons residing in the neighborhood of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to building plan review in order to ensure compliance with federal, state and other codes.

- (14) The Special Use Permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations.
- (15) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.40, E – Estate Zone.
- (16) Granting of the Special Use Permit 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 or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for the applicant requests for a Special Use Permit to construct a maximum 75-foot high tower to support non-commercial amateur “ham” radio telecommunications equipment at the Applicant’s residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-284-13.
- (1) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.40, E – Estate Zone.
- (2) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. **Recommended Conditions of Approval**

A. **Special Use Permit** 2017-016 shall be for the purpose of constructing a maximum 75-foot high tower to support non-commercial amateur “ham” radio telecommunications equipment at the Applicant’s residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-284-13. The facility shall remain in compliance with all of the provisions set forth by this Special Use Permit and federal, Nevada State, and Storey County codes and regulations. Issuance of this Special Use Permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.

- B. **Requirements.** The Applicant shall apply for all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. Additionally, the Applicant shall maintain and furnish proof to Storey County of a current valid license from the Federal Communications Commission (FCC) to operate an amateur radio. In the event the amateur radio license expires for a period of 30 days or more, the associated tower/antennas shall be deemed abandoned and taken down in accordance with Condition No. J., below.
- C. **Compliance.** The use on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The Applicant must provide the building department plans drawn to scale prior to obtaining a building permit. The Applicant shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by this Special Use Permit and all other federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Applicant by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Applicant's compliance with all conditions and stipulations of the Special Use Permit.
- D. **Design.** The proposed tower must be of an aesthetic design similar in appearance to that described in this application and as documented in the Appendix of this report. The tower shall have a matte finish to avoid sun reflection. No lighting for the tower or equipment is approved with this Special Use Permit. To minimize the visual impact to the area, the tower will be entirely uniformly coated with a dull (matte) non-reflective surface of an earth tone or gray color. The color/finish shall be submitted to Planning Department staff for review and approval.
- E. **Taxes.** Before obtaining a building permit, the Applicant must show the building department valid evidence that all property taxes on the land are paid-to-date.
- F. **Indemnification/Insurance.** The Applicant warrants that the future use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Applicant warrants that continued and future use of the land shall so conform. The Applicant as the property owner agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit. The Applicant shall maintain satisfactory liability insurance for all aspects of this operation under the Special Use Permit for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the Special Use Permit.
- G. **Emergency Management Plan.** A comprehensive emergency management plan shall be developed by the Applicant and submitted to the Storey County Fire District for review and approval prior to securing rights to the Special Use Permit. The plan shall include, but not be limited to, the following in case of tower failure of the support structure,

antenna(s) thereon, and related appurtenances: (1) Applicant's emergency contact phone number(s); (2) emergency contact procedure, including for Dispatch 9-1-1, Storey County Emergency Direct-Connect 775.847.0950; (3) documenting and reporting; (4) post structure failure management, clean-up, reclamation, and material disposal; (5) electrical system shut-down procedure; (6) disclosure and management of hazardous materials (e.g., asbestos) or other conditions (e.g., radiation), if applicable; and (7) post structure failure damage reporting and treatment of affected neighboring properties.

- H. **Transfer of Rights.** This Special Use Permit shall be non-transferrable and permitted only to the Applicant/property owner Patrick N. Bacon. All equipment, tower and antennas shall be removed from the site, consistent with the reclamation requirements outlined in Condition J, below, upon Mr. Patrick N. Bacon no longer owning and/or residing at the property.
- I. **Necessity to Local Jurisdiction.** In accordance with Section 17.03.150 of the Storey County Code and applicable regulations under the FCC in determining that the Amateur Radio facility is used partly for the convenience and necessity of the local jurisdiction and community, the Permit Holder shall collaborate with Storey County to develop a mutually acceptable plan by which county-owned emergency radio communications repeater antenna(s) may be installed and operated on the antenna support structure applicable to this Special Use Permit (as compatible with all amateur radio equipment thereon or proposed to be placed thereon) and by which necessary ground support equipment may be placed and operated within the subject property. This condition of approval recognizes that Storey County shall be responsible for all costs for acquiring, installing, maintaining, operating (i.e., utility costs), and repairing the county-owned antennas, ground support equipment, and other appurtenances, including any associated financial burdened by the Applicant, but Storey County shall not be assessed any fee or other charge for said use of the support structure and facility. County-owned equipment placed upon exterior portions of the facility shall comply with the visual design requirements under this Special Use Permit.
- J. **Closure/Reclamation.** If the antenna support structure is out of operation for longer than twelve (12) consecutive months, or if the amateur radio licenses expires for a period of 30 days or more as identified in Condition B, above, it shall be deemed abandoned. The antenna support structure and antennas shall be taken down at the Applicant's expense within 180 days of abandonment or as otherwise determined by a plan which is mutually acceptable to Storey County and the Applicant and submitted to be filed with Storey County Planning Department. Under no circumstances shall Storey County, its officers, or representatives bare any cost or responsibility for the deconstruction, disassembly, or removal of the antenna support structure or the facility, or reclamation, with the exception of any Storey County equipment identified in Condition I, above.
- K. **Plans Submittal.** The Applicant shall provide Storey County Building Department site plans, drawn to scale, which shall include dimensions of existing and proposed structures

(towers), including guy wires and anchor points, as applicable, setback dimensions, and driveway dimensions.

- L. **Setbacks.** The proposed non-commercial communications tower shall be set back 75' from the side and rear property lines, as depicted on the submitted plans. The minimum setback requirement shall apply to towers, antennas, foundation pads, and buildings. Reduced setbacks for guy wires, anchor points, and other appurtenances of the tower system shall be subject to the approval of the Storey County Building Department.
- M. **Antenna Limitations.** The amateur radio antenna support structures shall be used exclusively for yagi array and wire amateur radio antennas. Except for the exclusive use of the residence on the property, the antenna support structures shall not support common-carrier cellular telephone or any other commercial purpose antenna or device. The antenna support structures shall not be used to support other items not related to amateur radio operations, such as lights, flags, banners, pennants, etc. With the exception of any potential public safety antennas, all antennas shall be owned and operated by the property owner of the residence in keeping with the accessory use to the primary residential use of the property.
- N. **Noise.** Any proposed Power generator(s) (also to include "alternator(s)") shall be muffled and remain within a sound-insulated structure, encasement, or sound buffer walls (such as concrete masonry unit walls) sufficient to attenuate noise to or below the limitations set forth by Chapter 8.04 of the Storey County Code within 100' of the property. The generator shall only operate during power outages and/or during routine recharge and maintenance intervals. Maintenance/recharge operation shall be limited to three thirty-minute intervals per week and shall take place on weekdays (Monday thru Friday) between the hours of 11:00 a.m. and 3:00 p.m. Other maintenance and repair of the facility, except during emergencies, shall be limited to 9:00 a.m. and 5:00 p.m. during said weekdays. All other noise emitted from the facility, except during times of periodic maintenance and repair, shall not exceed 40 dBA at a point of 100' from the antenna support structures or any other noise emitter within the property.
- O. **Lighting.** Any outdoor lighting shall be installed and operated in accordance with Chapter 8.02 of the Storey County Code ("Dark Skies"). The support structure or antennas applied thereto shall be constructed or altered to a height that would necessitate Federal Aviation Administration (FAA) beacon lighting. There shall be no direct or indirect illumination of or on any tower or antenna system.
- P. **Visual Impact.** All exterior finish of the support structure shall be non-reflective, dull in appearance, and gray or dark brown in color in order to facilitate blending with the backdrop terrestrial and sky environment. Uncoated steel which naturally oxidizes (as determined safe by the engineered design) may also be used.
- Q. **Design Limitations.** The tower may have a base diameter not exceeding 12 inches.
- R. **Electrical Distribution and Controls.** The location, routing, and alignment of exterior electrical and communication controls, associated wiring, and power lines shall be

approved by Storey County Building Department.

- S. **Special Use Permit Conditions Recording.** This Special Use Permit approval, inclusive of all conditions of approval, shall be recorded with the Office of the Storey County Recorder to accompany the deed for the real property owned by Patrick N. Bacon and applicable to this Special Use Permit.
- T. **Accessory Use.** The proposed tower and antennas are considered an accessory use to the residential primary use on the property. As an accessory use, no commercial activity may occur on the property which is not permissible within Sections 17.40 (Estates zoning), Section 17.10 (Definitions) and 17.12 (General Provisions) of the Storey County Zoning Ordinance.
- U. **Compliance.** The Applicant shall be responsible for maintaining the premises and managing the operations in accordance with all conditions and stipulations set forth in this Special Use Permit and all other federal, state, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Applicant by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Applicant's compliance with all conditions and stipulations of the Special Use Permit.

5. Public Comment

As of May 23, 2017, Staff has not received any comments from the public.

The applicant did contact his neighbors directly prior to submittal of the project application. An attached form identifying the neighbors he spoke with and the neighbors' signatures stating they had no objections to the proposed project is included with this staff report.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners 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 of County Commissioners upon which it bases its decision.

7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board should be made part of either motion.

A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), recommend approval of Special Use Permit 2017-016 allowing the applicant to construct a maximum 75-foot high non-commercial communications tower to support amateur "ham" radio equipment at the applicant's residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-284-13.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.2 of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*county commissioner*), recommend denial of Special Use Permit 2017-016 allowing the applicant to construct a maximum 75-foot high non-commercial communications tower to support amateur "ham" radio equipment at the applicant's residence located at 188 Martin Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-284-13.

Detail Description/Justification of Project

Attached additional pages as necessary

INSTALL AMATEUR RADIO TOWER ON REAR
PORTION OF LAND NOT TO EXCEED 75 FEET
HIGH INCLUDING ANTENNAS POSITIONED IN
SUCH A WAY THAT "IF" A MECHANICAL
FAILURE SHOULD OCCUR, ENTIRE TOWER
AND ANTENNAS WOULD BE CONTAINED
FULLY ON OWNERS PROPERTY

May 4, 2017

To: Whom it may concern.

Subject: Proposed amateur radio tower at 188 Martin Ln. Dayton, Nv. 89403

I, We, the undersigned neighbors, or close residents express NO OBJECTIONS concerning the installation of said amateur radio tower being installed at the above address.

It is my/our understanding that the following conditions will be met:

1. A Storey County Nevada permit shall be obtained, and inspected before said tower is put into use.
2. The maximum height of tower, and antennas shall not exceed 75 feet above ground level.
3. Tower shall be located at rear of property, and further positioned in such a way that IF a structural failure should ever occur, said tower would fail on be fully contained on owners property.

Signators:

Raymond Sleight Date 5-3-17
Address: 177 MARTIN LN, DAYTON, NV
Carlie Ford Date 5-3-17
Address: 161 MARTIN LANE DAYTON NV. 89403
M. Mountford Date 5-3-17
Address: 203 Martin Ln
GREGG FORDWILL Date 5/3/17
Address: 176 MARTIN LANE DAYTON, NV. 89403
Richard Romas Date 5/3/17
Address: 222 Martin Ln
Mark W. Heavill Date 5-4-2017
Address: 187 PROSPECT RD. DAYTON, NV

Date _____
Address: _____



Storey County Board of County Commissioners Agenda Action Report

Meeting date: June 6, 2017

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** SUP 2017-017 by Tyra Fuller. A Special Use Permit to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.
2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), recommend approval of Special Use Permit 2017-017 to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-017
6. **Supporting materials:** Enclosed Staff Report No. 2017-017
7. **Fiscal impact:** None on local government.
Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**

Department Head Department Name: Planning

County Manager Other agency review: _____
10. **Board action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Agenda Item No. 25

**Storey County
Planning Department**
Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, Nevada 89440
Phone 775-847-1144 – Fax 775-847-0949
planning@storeycounty.org



To: Storey County Board of Commissioners

From: Storey County Planning Department

Meeting Date: June 6, 2017 at 10:00 a.m.

Meeting Location: Storey County Courthouse, District Courtroom, 26 South B Street, Virginia City, Nevada

Staff Contact: Kathy Canfield

File: 2017-017

Applicant: Tyra Fuller

Property Owner: Nick Guerra

Property Location: 109 S. C Street, Virginia City, Storey County, Nevada, APN 001-074-03.

Request: A Special Use Permit to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.

1. Background & Analysis

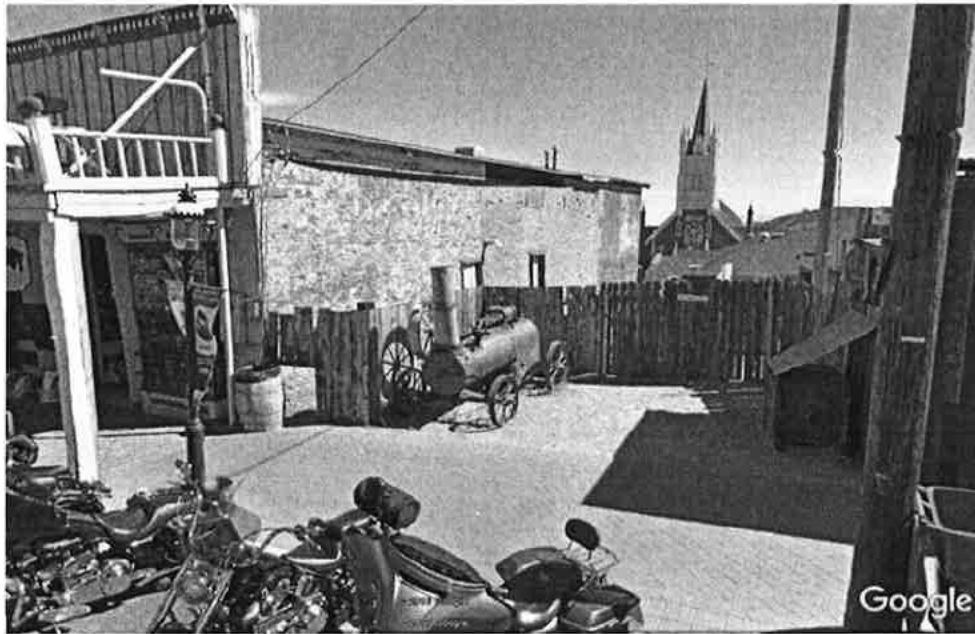
- A. Site Location and Characteristics:** The property is located at 109 S. C Street in Virginia City, Storey County, Nevada. The property is a small flat outdoor yard area located between a commercial business on the same property and the gunfighters show to the south. The yard is surrounded by the commercial building to the north, Virginia City Middle School to the east, a gunfighter's show and the Comstock Fireman's Museum to the south and commercial businesses to the west. The property is zoned Commercial-Residential (CR). The area of land where the blacksmith would operate is part of the parcel with the building to the north. The area contains a displayed steam engine, is flat and devoid of vegetation and is surrounded by a wooden fence. A gate is located in the fence which allows access to the side and rear of the building.



Vicinity Map

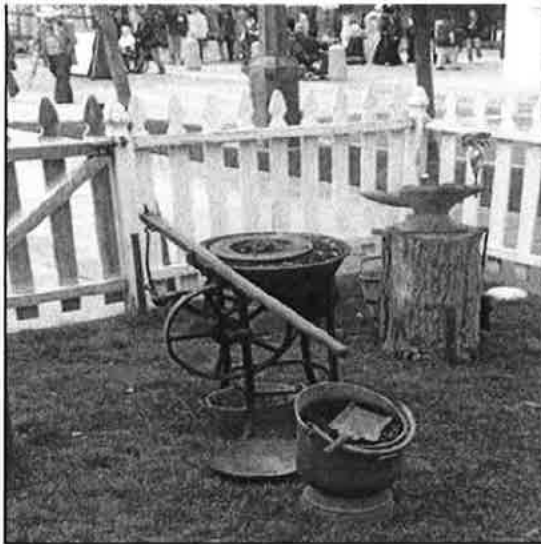


Location Map



Proposed Blacksmith Location

- B. **Proposed Use:** The Applicant is proposing a historical blacksmith operation. The Applicant will dress in historical clothing and performs historical re-enactment as a late 1800's blacksmith. The forge for the blacksmithing is portable and operates with a small coal fire. The blacksmith has a fire extinguisher, water, sand and a steel cover on hand at all times for fire suppression. A picket fence will be installed to keep the public at a safe distance from the open-air forge. The Applicant also proposes a small open-sided structure, made of fire resistant materials of a historical context, to provide shade/cover. Sale of metalwork is also anticipated.



Proposed Equipment



- C. **Special Use Permit.** A Special Use Permit is required because of the outdoor venue and nature of the proposed operation in the CR zoning. Section 17.03.150 of the Storey County Code identifies the process for Special Use Permits. The applicant and this report follow the requirements outlined in the Code.

2. **Use Compatibility and Compliance**

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2016 Master Plan. The proposed use is also consistent with the surrounding zoning and master plan designations. The school district (property owner to the east) was contacted about the proposed project and did not have any identified concerns with the proposed blacksmith operation. The proposed use will be located adjacent to the gun-fighting show, another outdoor venue.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	Commercial	Commercial-Residential	Commercial-Residential
Land to the North	Commercial	Commercial-Residential	Commercial Residential
Land to the East	School	Public Facility	Public
Land to the South	Museum	Public Facility	Public
Land to the West	Commercial	Commercial-Residential	Commercial-Residential

- B. **General use allowances and restrictions.** Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The proposed blacksmith operation is consistent with County regulations. The use will be consistent with the historical character of Virginia City and will be located along C Street adjacent to another outdoor venue. The use will comply with all safety standards identified by the Storey County Fire Protection District. The commercial use is consistent with the Commercial-Residential zoning.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The blacksmith operation will be an outdoor venue, located adjacent to commercial uses to the north and west and a gun-fighting show outdoor venue

to the south. The Virginia City Middle School is located downslope of the property with an existing 6-foot high solid wood fence located between the school and the commercial use at the top of the slope. The blacksmith will not be visible from the school. The actual blacksmith forge is roughly the size of a typical residential barbeque grill and is not expected to impact adjacent properties.

- (3) **Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.**

The blacksmith operation will be located on an infill parcel along C Street. The operation will be an historical re-enactment of blacksmith activities from the 1800's, consistent with Virginia City historical character. The activity will be located on private property and safety standards will be employed at all times.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing facilities.

- C. **Conformance with the 2016 Storey County Master Plan.** The property is located along C Street within Virginia City, Storey County, Nevada and is identified as a Commercial-Residential land use. The property is zoned Commercial-Residential. The Storey County Master Plan identifies C Street as the main thoroughfare of Virginia City. The history of the Comstock is identified as a commodity Virginia City wants to retain, and tourism and hospitality are the primary economic industry.

The Economic Development chapter of the Storey County Master Plan identifies the goal to "Promote tourism activities and amenities that highlight the Virginia City National Historic Landmark and other cultural resources." This goal has the following objectives to achieve the goal:

- Encourage the development of historical opportunities, interpretive signage, and other amenities that complement and enhance the county's historic resources. Continue to explore opportunities to expand downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the county's historic resources.

- Support artists, arts organizations, the Storey County School District's arts programs, and related cultural institutions because of their significant contributions to the county's overall healthy business climate; their role in creating a cultural environment that attracts other living wage employers, as well as tourists, to the region; and the substantial benefits they provide to the residents and communities.

The applicant will operate in historical clothing and provide a historical re-enactment of art of blacksmithing. The use will be consistent with uses and features identified as desired in the Master Plan.

3. Findings of Fact

- A. **Motion for approval.** The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.
- (1) This approval is for a Special Use Permit to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.
 - (2) The subject property is located within a commercial area along C Street in Virginia City, Storey County, Nevada. The zoning is Commercial-Residential and the primary use on the property is commercial, with the proposed use as an outdoor venue.
 - (3) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
 - (4) Granting of the Special Use Permit will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons residing in the neighborhood of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to building and fire plan review in order to ensure compliance with federal, state and other codes.
 - (5) The Special Use Permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations.

- (6) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.
- (7) Granting of the Special Use Permit 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 or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.
- (8) The proposed use will conform to all requirements of the Storey County Fire Protection District as a condition of this Special Use Permit.

B. Motion for denial. Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

- A. **Special Use Permit (SUP) No. 2017-017** shall be to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.
- B. **Requirements.** The Applicant shall apply for all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this SUP, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This Special Use Permit shall remain valid as long as the Applicant remains in compliance with the terms of this Special Use Permit and Storey County, State of Nevada, and federal regulations. No activity shall commence

prior to the Applicant securing rights to the Special Use Permit. This Special Use Permit is for the forge size as depicted in the staff report. Any enlargement of the proposed forge shall require review by Storey County and may require the Special Use Permit to be amended.

- C. **Compliance.** The use on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The Applicant must provide the building department plans drawn to scale prior to obtaining any building permit.
- D. **Design.** The proposed features associated with the blacksmith use must meet the requirements of the Comstock Historic District.
- E. **Taxes.** Before obtaining the Special Use Permit from the Planning Department, the Property Owner must provide evidence that all property taxes on the land are paid-to-date.
- F. **Indemnification/Insurance.** The Applicant warrants that the use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Applicant warrants that continued and future use of the land shall so conform. The Applicant and Property Owner agree to hold Storey County, its officers, and representatives harmless from the costs associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit. The Applicant and/or Property Owner shall maintain satisfactory liability insurance for all aspects of this operation under the Special Use Permit for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the Special Use Permit. The Property Owner is responsible for ensuring that the Applicant complies with the conditions of the Special Use Permit.
- G. **Transfer of Rights.** This Special Use Permit (SUP 2017-017) is non-transferable. This Special Use Permit applies to the Applicant and Property Owner listed in this permit.
- H. **Safety.** Prior to the operating the blacksmith activity, the Applicant shall submit a Fire Safety Plan to the Storey County Fire Protection District. The Safety Plan shall include steps associated with any emergency response and shall demonstrate the following safety items are in include in the activity:
 - The actual coal fire portion of the operation to be within a concrete or similar type of enclosure.
 - A fire extinguisher, water, sand and a steel cover will be on hand on the premises all times for fire suppression. All fire suppression equipment shall be located within 10-feet of the forge.
 - There must be a means to contact 9-1-1 (cell phone or landline) on site at all times.
 - There must be a safety barrier around the entire operation at all times to limit contact of the public to the blacksmith equipment.

- A qualified person must remain physically on site at any time there is any active fire.
- A fire-proof container shall be placed under the coal bucket fire at all times to preclude embers from hitting the ground.
- All coal and ash buckets shall be fireproof and have a lid. The lid shall be in place at all times except for the immediate use of the bucket.
- There must be some type of water supply on site that can be filled by a garden hose to the location that is immediately available.
- Safety signs to be provided that warns of potential thermal injuries.
- Any other items determined necessary by the Storey County Fire Protection District either prior to or after the activity commences.

5. **Public Comment**

As of May 23, 2017, Staff has not received any comments from the public.

The Planning Department did contact the school district about any issues they might have with the proposal. The school district did not anticipate having any concerns with the project.

6. **Power of the Board**

At the conclusion of the hearing, the Board of County Commissioners 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 of County Commissioners upon which it bases its decision.

7. **Proposed Motions**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board should be made part of either motion.

A. **Recommended motion for approval**

In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), recommend approval of Special Use Permit 2017-017 to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the Board of County Commissioners, I, (*county commissioner*), recommend denial of Special Use Permit 2017-017 017 to operate a historical re-enactment of blacksmithing activities, located at 109 S. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-074-03. The historical re-enactment will include the use of a small coal-fired forge, dressing in historical clothing, the installation of a picket fence for a barrier between the public and blacksmith activities, an open-sided structure for shade/cover and the sale of metal works.

Appendix

Applicant's Project Description

Detail Description/Justification of Project

Attached additional pages as necessary

My name is Tyra Renee Fuller, I am the owner of Valkyrie Metal Works LLC. I have been a female blacksmith artist for over the past 7 years now. I am a historical re-enactor. I do Historical re-enacting as a late 1800's blacksmith. The forge I work with is a small portable late 1800's forge. I work with a small coal fire. I understand the importance of safety. I have 4 ways of fire suppression within reach at all times, such as a certified fire extinguisher, water, sand, and steel cover to smother the forge. I NEVER leave a fire in the forge unattended. I also use a barrier in the form of a picket fence to keep patrons a safe distance from the forge, fire, anvil, and other tools. I am very safety oriented. I wear appropriate clothing (Wool, leather, and ^{Eye protection} glasses). For 4 years I have been the blacksmith doing Demos at the Riverside Dickens Festival in Riverside CA, for 7 years old at the Southern Renaissance Faire in So. California. I have also Demo'd at a private school to children and at a Jr High School. I have also taught Blacksmithing as a guest teacher at USC for their Anthropology class. This was a hands-on class.

on the USC campus.

I am looking forward to becoming part of
and contributing to this community, As well
as making this my Home

Thank you.

TYRA Renee' Fuller

Valkyrie Metal Works LLC



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 06/06/17

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action. Grant and conveyance to TRI General Improvement District a perpetual right and easement to construct, operate, add, modify, maintain, and repair aboveground and/or underground water well facilities, consisting of pipes, wells, pump stations, valves, treatment facilities, other structures, wires, cables, conduit, manholes, vaults, service boxes, cabinets, and other equipment, fixtures, apparatus, and improvements, and to access the easement area for construction, repair, and maintenance of allowed uses upon, over, under, and through right-of-way property owned by Storey County and located approximately at the northeasterly right-of-way of Peru Drive and the northeasterly right-of-way of West Sydney Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada.

2. **Recommended motion.** See Enclosure A.

3. **Prepared by:** Austin Osborne

Department: Planning

Telephone: 775.847.0968

4. **Staff summary:**

The proposed easement on existing right-of-way property will enable the TRI General Improvement District to develop a water well and supporting utilities and appurtenances that will serve existing and proposed uses at the Tahoe-Reno Industrial Center. The cost of development and maintenance will be borne by the TRI General Improvement District.

5. **Supporting materials:** See Enclosures B and C grant of easement and legal description.

6. **Fiscal impact:**

Funds Available: n/a Fund: _____ Comptroller

7. **Legal review required:**

_____ 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



Storey County Board of County Commissioners

Agenda Action Report

Enclosure A

Enclosure A: Proposed and Recommended Motion

I [commissioner] motion to approve the grant and conveyance to TRI General Improvement District a perpetual right and easement to construct, operate, add, modify, maintain, and repair aboveground and/or underground water well facilities, consisting of pipes, wells, pump stations, valves, treatment facilities, other structures, wires, cables, conduit, manholes, vaults, service boxes, cabinets, and other equipment, fixtures, apparatus, and improvements, and to access the easement area for construction, repair, and maintenance of allowed uses upon, over, under, and through right-of-way property owned by Storey County and located approximately at the northeasterly right-of-way of Peru Drive and the northeasterly right-of-way of West Sydney Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada.

WHEN RECORDED MAIL TO:

TRI General Improvement District
8600 Technology Way
Reno, Nevada 89521

Recorder Affirmation Statement: The undersigned hereby affirms that this document, including any exhibit, hereby submitted for recording does not contain the social security number of any person or persons (per NRS 239B.030)(2)).

GRANT OF EASEMENT
(W08)

THE COUNTY OF STOREY, a political subdivision of the State of Nevada, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to **TRI GENERAL IMPROVEMENT DISTRICT**, a political subdivision of the State of Nevada, ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and repair aboveground and/or underground water well facilities, consisting of pipes, wells, pump stations, valves, treatment facilities, other structures, wires, cables, conduit, manholes, vaults, service boxes, cabinets, and other equipment, fixtures, apparatus, and improvement ("Utility Facilities") upon, over, under and through the property without setback requirements (allows for zero lot line construction) described in Exhibit "A" and depicted in Exhibit "B" hereto and by this reference made part of this Grant of Easement ("Easement Area");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from the Easement Area; and
4. to remove, clear cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area.
5. to re-route of the existing storm water channel with the condition that the resulting channel capacity is no less than the existing channel area.

Grantee shall indemnify, hold harmless and defend, and agrees to repair at its sole cost and expense, any damages and injury proximately caused by Grantee constructing, operating, adding to, maintaining, or removing the Utility Facilities (e.g., storm drainage improvements, and similar type infrastructure improvements) owned by Grantor and located on or within the Easement Area.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon and shall insure to the benefit of Grantor and Grantee, and successors, agents and assigns of Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee and its successors, agents, contractors, licensees and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year last below written.

GRANTOR:

THE COUNTY OF STOREY, a political
subdivision of the State of Nevada, by and
through its Board of County Commissioners

By: _____
Marshall McBride, Chairman

Date: _____

GRANTEE:

TRI GENERAL IMPROVEMENT
DISTRICT, a political subdivision of the
State of Nevada

By: _____
Robert M. Sader, Secretary

Date: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 2017 by
Marshall McBride as Chairman of the Board of County Commissioners of THE COUNTY OF
STOREY, a political subdivision of the State of Nevada, by and through its Board of County
Commissioners.

NOTARY: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 2017 by
Robert M. Sader as Secretary of TRI GENERAL IMPROVEMENT DISTRICT, a political
subdivision of the State of Nevada.

NOTARY: _____

EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRIC PUBLIC UTILITY AND ACCESS EASEMENT

All that certain real property situate within a portion of the North One-Half (N1/2) of Section Fourteen (14), Township Nineteen (19) North, Range Twenty-Two (22) East, Mount Diablo Meridian, County of Storey, State of Nevada, further described as being a portion of West Sydney Drive and a portion of Peru Drive as described in Quitclaim Deed of Dedication filed as Document No. 110593, in the Official Records of Storey County, Nevada, and being more particularly described as follows:

BEGINNING from the southwesterly corner of Parcel 2007-123A, as shown on Record of Survey Map No. 119850, recorded on January 21, 2014, in the Official Records of Storey County, Nevada, also being the intersection of the Northeasterly right-of-way of Peru Drive and the Northwesterly right-of-way of West Sydney Drive:

THENCE departing said corner and said intersecting right-of-way, North 34°59'29" East, a distance of 219.62 feet;

THENCE departing said northwesterly right-of-way, South 50°00'20" East, a distance of 100.00 feet;

THENCE South 34°59'29" West, a distance of 320.00 feet to a point on the southwesterly right-of-way of Peru Drive;

THENCE along said southwesterly right-of-way, North 50°00'20" West, a distance of 100.00 feet;

THENCE departing said southwesterly right-of-way, North 34°59'29" East, a distance of 100.38 feet to the **POINT OF BEGINNING**;

Containing 31,878 square feet of land, more or less.

See Exhibit "B", Plat to Accompany Description, attached hereto and made a part hereof.

The Basis of Bearings for this legal description is identical to that as shown on said Quitclaim Deed of Dedication No. 110593.

Prepared by:
Farr West Engineering
5510 Longley Lane
Reno, NV. 89511



Jason E. Caster, P.L.S.,
Nevada Certificate No. 19338

PUBLIC UTILITY AND ACCESS EASEMENT

BEING A PORTION OF THE NORTH 1/2 OF SECTION 14
TOWNSHIP 19 NORTH, RANGE 22 EAST, M.D.M
STOREY COUNTY NEVADA



1"=60'

005-071-47
PARCEL 2007-123A
R.O.S. NO. 119850
ALLSTATE INSURANCE
COMPANY

N34°59'29"E 219.62'

S50°00'20"E
100.00'

W. SYDNEY DR.

P.O.B.

N34°59'29"E
100.38'

005-071-11
LOT 2007-98
R.O.S. NO.
107224
DEBORD CURTIS
L & MARY
TRUSTEES

T.R.I.C. WELL WOB
EASEMENT AREA =
31,878 S.F. ±

005-071-18
LOT 2007-94
R.O.S. NO.
107222
SACO DEFENSE
SYSTEMS LLC

N50°00'20"W
100.00'

005-071-51
LOT 2015-11
R.O.S. NO. 122160
TAHOE-RENO
INDUSTRIAL CNTR
LLC

PERU DRIVE

FARR WEST
ENGINEERING

5510 LONGLEY LANE
RENO, NEVADA 89511
PHONE: (775) 851-4788
FAX: (775) 851-0766

EXHIBIT B
PLAT TO ACCOMPANY
DESCRIPTION

STOREY COUNTY NEVADA

JOB NO. 783.40
SHEET 1 OF 1



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6-6-17

Estimate of time required: 0 - 5

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

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 the 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:**

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

x Department Head

Department Name:

___ County Manager

Other agency review: _____

9. **Board action:**

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. 27

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

May 26, 2017
Via email

Please add the following item(s) to the **June 6, 2017, 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. **ALL THINGS ELECTRIC** – Contractor / 4632 Sommerville Way ~ Reno (Contractor)
- B. **TUFF WRAP INSTALLATIONS, INC.** – Contractor / 2080 Detwiler Road ~ Harleysville, PA (Contractor)
- C. **SUPREME CONCRETE, LLC** – Contractor / 5295 Coggins Road ~ Reno (Contractor)
- D. **SOUTH ATLANTIC CONTROLS, INC.** – Contractor / 10226 Governor Blvd ~ Williamsport, MD (Cont.)
- E. **ROCKWELL AUTOMATION** – Contractor / 3000 Executive Pkwy ~ San Ramon, CA (Professional)
- F. **PRO-BEAM USA, INC.** – Contractor / 3909 75th Street ~ Aurora, IL (Contractor)
- G. **HAS CONSULTING, LLC** – Professional / 3450 Madison Road ~ Cincinnati, OH (Software Developer)
- H. **ROSENBERGER HFT GMBH & CO KG** – Contractor / PO Box 1260 Tittmoning, Germany (Contractor)
- I. **LJS SOLUTIONS** – Contractor / PO Box 969 ~ Sumter, SC (Contractor)
- J. **CC CLEANING SERVICE, LLC** – General / 9115 Hummer Drive ~ Reno (General)
- K. **MEMORY LANE JEWELRY** – Home Business / 340 Cartwright Rd ~ Reno (online sales)
- L. **PALETTI USA, LLC** – Contractor / 145 Keystone Drive ~ Montgomeryville, PA (Contractor)
- M. **BAYSIDE INTERIORS, INC.** – Contractor / 3220 Darby Common ~ Fremont, CA (Contractor)
- N. **JAPAN SYSTEMS CO., LTD** – Professional / 1-5-17 Dojima, Kita-ku, Osaka JAPAN (Professional)
- O. **HERO CO., LTD** – Professional / 6-6-6 Nishinakajima Yodogawa-ku, Osaka JAPAN (Professional)
- P. **PROMTEC INDUSTRIEMONTAGE GMBH** – Contractor / Benzstrasse 2, GERMANY (installer)
- Q. **GO GREEN CONSTRUCTION, INC.** – Contractor / PO Box 956 ~ Crystal Bay, NV (roofing contractor)
- R. **TK SYSTEMS, INC.** – Contractor / 6949 Buckeye Street ~ Chino, CA (Contractor-pallet racking)
- S. **BBS AUTOMATION PENANG SDN.BHD** – Contractor / Plot 313 Pulau Pinang, Malaysia (Contractor)
- T. **STERICYCLE ENVIRONMENTAL SOLUTIONS, INC.** – General / 28161 N Keith ~ Lake Forest, IL (labor)
- U. **CENTIMARK CORPORATION** – Contractor / 5380 South Watt ~ Sacramento (roofing contractor)
- V. **BRIDGE CRANE SPECIALISTS, LLC** – Contractor / PO Box 940 ~ Kiefer, OK (Contractor)
- W. **PLAN B CONSULTANCY, INC.** – Professional / 696 McVey Avenue ~ Lake Oswego, OR (consultant)
- X. **AUTOMATION NTH, LLC** – Professional / 491 Waldron ~ Laverne, TN (Engineer)
- Y. **EATON CORPORATION** – Professional / 1000 Moon Township, PA (Engineer)
- Z. **AMADOR STATELINES, INC.** – Transportation / 1331 C Street ~ Sacramento, CA (bus transportation)
- AA. **ATS ASSEMBLY AND TEST, INC.** – Contractor / One ATS Drive ~ Nixom, MI (Contractor)
- BB. **KYZEN CORPORATION** – Contractor / 430 Harding Industries ~ Nashville, TN (Contractor)
- CC. **MEI RIGGING & CRATING, LLC** – Contractor / 3838 Western Way NE ~ Albany, OR (Contractor)
- DD. **INNOVATIVE MANAGEMENT SOLUTIONS, INC.** – Professional / 825 Watters Creek ~ Allen, TX (prof)
- EE. **SYNCREON TECHNOLOGY (AMERICA), INC.** – General / 2555 USA Parkway (logistics) **TRI**

Inspection Required

ec: Community Development
Assessor's Office
Tourism Office

Planning Department
Fire Department
Comptroller's Office

Sheriff's Office
Commissioners' Office
Dispatch



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 06/06/17

Estimate of time required: 60 min.

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☐ (x Closed Session)

1. **Title:** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227 and Storey County Sheriff's Office Employees Association NAFPO Local 9110. This meeting will commence immediately following the regular commission meeting.

2. **Recommended motion.** No action

3. **Prepared by:** Austin Osborne

Department: Human Resources

Telephone: 775.847.0968

4. **Staff summary:** Pursuant to NRS 288 and the existing 2014-2017 bargaining agreements between the Storey County Firefighters Association and the Storey County Board of Fire Commissioners, and the Storey County Sheriff's Office Employees Association and the Storey County Board of County Commissioners, the bargaining agreements are proposed to be modified separately as tentatively agreed between the parties.

5. **Supporting materials:** Provided at meeting.

6. **Fiscal impact:**

Funds Available: n/a Fund: _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

___@___ Department Head

Department Name: Commissioner's Office

___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 30