



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/19/2017 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 September 19, 2017.

4. CONSENT AGENDA

- I For possible action: Approval of payroll claims in the amount of \$485,226.91 and accounts payable claims in the amount of \$280,765.23.
- II For possible action, approval of the Treasurer's Report for August 2017.
- III Assessor's Recommended Corrections to 2017-2018 Secured Tax Roll for Exemptions.
- IV For possible action, BUSINESS LICENSE FIRST READINGS:
 - A. AMERICAN CHILLER SERVICE, INC CON 5580 MILL STREET 400, RENO, NV
 - B. APPLIED STAFFING SOLUTIONS, LLC GEN 890 E PATRIOT BLVD E, RENO, NV
 - C. B STREET HOUSE BED & BREAKFAST GEN 58 N B SREET, VC, NV
 - D. HELLFIRE SALOON GEN 3372 S MCCARRAN, RENO, NV
 - E. IN-CYCLE AUTOMATION INC GEN 12699 FARLEY, REDORD, MI
 - F. INTEGRITY STAFFING SOLUTIONS GEN 700 PRIDES CROSSING 300, NEWARK,DE
 - G. MADOLE CONSTRUCTION CON 305 US HWY 395, WASHOE VALLEY,NV
 - H. MASTER SERVICE PLUMBING, INC. CON 325 SUNSHINE LN, RENO, NV
 - I. NEVADA SEAL & PUMP GEN 980 GREG ST, SPARKS, NV
 - J. NPSG CONSTRUCTION,LLC CON 2105 BARRETT PK 107, KENNESAW,GA
 - K. ONSTREET CONCESSIONS GEN 385 FREEPORT BLVD 21, SPARKS,NV
 - L. ROLL BOX, DBA GEN 1729 AUTUMN GLEN, FERNLEY, NV
 - M. SANCHEZ RANCH MEAT COMPANY GEN 1734 HWY 395 #B, MINDEN, NV
 - N. SARLA TECHNOLOGIES (DIV OF PARE GEN KH)1019 RUPA, MAHA, INDIA,
 - O. SIERRA NEVADA TELECOM SERVICES GEN 55 PRONGHORN CT, RENO, NV
 - P. SILVER STATE PERSONNEL INC GEN 3940 SPRING DR 5, RENO, NV
 - Q. SISSYS BBQ & MORE GEN 1378 S SPRUCE, TULARE, CA
 - R. SUPPLIER LINK SERVICES GEN 3527 MT DIABLO BLVD, LAFAYETTE,CA
 - S. THE BURNT ORANGE GEN 1630 ELK RUN TRL, RENO, NV
 - T. THE WHITING-TURNER CONTRACTING CON CO300 E JOPPA ROAD, BALTIMORE,MO
 - U. VALEO NORTH AMERICA, INC GEN 150 STEPHENSON HWY, TROY, MI
 - V. VERTICAL IRON WORKS, INC CON 307 MORRILL AVE, RENO, NV
 - W. COBB MANSION BED & BREAKFAST GEN 18 S A ST, VIRGINIA CITY, NV
 - X. CONTROL INSTALLATION SPECIALIST CON S1953 HYMER AVE, SPARKS, NV
 - Y. CRYSTAL EMPLOYMENT SERVICES CON 645 EXECUTIVE DR, TROY, MI
- V For possible action, approval of general business license first reading for Michelle Haley, owner of Virginia Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

VI First reading for on-sale liquor & cabaret license. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

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

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

7. **DISCUSSION/POSSIBLE ACTION:**

(Continued from the 08/15/17 and 09/05/17 board meetings) Consideration of letters of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 5 Highlands on the Storey County Planning Commission.

8. **DISCUSSION/POSSIBLE ACTION**

Appoint County Commissioner Jack McGuffey to serve as the Storey County Representative on the newly restructured (effective October 1, 2017) Nevada Commission for the Reconstruction of the V & T Railway pursuant to Senate Bill No. 57 passed during the 2017 General Session of the Nevada Legislature and signed into law by the honorable Governor Sandoval on May 22, 2017.

9. **DISCUSSION/POSSIBLE ACTION:**

Set a date for a workshop related to Property Tax Relief.

10. **DISCUSSION/POSSIBLE ACTION:**

Approve Resolution No. 17 - 473 appointing Administrator to administer process for approving reimbursements to Tahoe Reno Industrial Center (TRI) for public infrastructure constructed by TRI and dedicated to Storey County as required by the TRI Public Private Partnership Capital Improvement Plan.

11. **DISCUSSION/POSSIBLE ACTION:**

Second reading for General Out-of-County Business License. Applicant is Universal Protection Service, LLC.

12. **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.

13. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution No. 17-472, a resolution pursuant to NRS 244.290 determining that maintenance of a portion of Assessor's Parcel Number 005-061-42 ("Slope Area") is unnecessarily burdensome to the county and that re-conveyance to the Tahoe-Reno Industrial Center, LLC would be in the best interest of the county and its residents, and authorizing a representative of the board to issue a written offer of re-conveyance of a portion of Slope Area to the Tahoe-Reno Industrial Center, LLC ("TRI") and if said offer is accepted, to execute a deed which will re-convey said real property; and cause said deed to be recorded.

14. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT

15. DISCUSSION/POSSIBLE ACTION:

Approval of Professional Services Agreement between Storey County Fire Protection District with OnQGlobal LLC, whereby OnQGlobal will provide a fire inspector/coordinator to provide fire inspection and coordination services until the County hires an employee to provide these services.

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

17. DISCUSSION/POSSIBLE ACTION:

Review and approve low bid for the 2017 Road Rehabilitation Project to Intermountain Slurry Seal, Inc. in the total amount of \$377,500.

18. DISCUSSION/POSSIBLE ACTION:

Boundary Line Adjustment 2017-026 by Brett C. Staples. The applicant is requesting a boundary line adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square feet minimum parcel size. Property locations are 417 South "D" Street, 412 South "D" Street, and 395 South "D" Street, Virginia City, Storey County, Nevada.

19. DISCUSSION/POSSIBLE ACTION:

Variance 2017-008 by Insurance Auto Auctions. The applicants requests a use variance allowing a previously permitted non-conforming use to remain in-place under its existing ownership conditions. The proposed use subject to the variance request is outdoor storage of inoperable motor vehicles and auctioning of those inoperable vehicles at portions of subject property located at 4086 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada, APN 005-071-16.

20. DISCUSSION/POSSIBLE ACTION:

Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals - Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.

21. DISCUSSION/POSSIBLE ACTION:

BUSINESS LICENSE SECOND READINGS:

- A. ALLIED BUILDING PRODUCTS GEN 15 E UNION AVE-E, RUTHFRD, NJ
- B. AMERI PRIDE SERVICES, INC GEN 10801 WAYZATA BLVD, MIN, MN
- C. AUTOMATED INTELLIGENCE GMBH&COK. PRO G,LL12, AUSBURG, DE
- D. BOLLHOFF INC GEN 2705 MARION DR, KENDALLVILLE, IN
- E. DELTA PRODUCT CORP GEN 46101 FREMONT BLVD, FREMONT, CA
- F. DETROIT RESOURCES INC GEN 1601 STAR BATT DR, R HILLS, MI
- G. ELECTRIC POWER SYSTEM GEN 15 MILPARK MO, MLAND HGTS, MO
- H. ENGEL MACHINERY, INC GEN 3740 BOARD RD, YORK, PA
- I. ENTEGEE, INC. CON 10151 DR WOOD PK BLVD, J VILLE, FL
- J. ENTERPRISE LANDSCAPING, INC GEN 10615 CEDERBEND COURT, RENO, NV
- K. EVERWORKS INC GEN 39035 WEBB DR, WESTLAND, MI
- L. FASTENAL COMPANY GEN 1 ELECTRIC AVE, MCCARRAN, NV
- M. FIVES DYAG CORP GEN 23400 HALSTED, FMNGTN HILLS, MI
- N. HAYWARD BAKER, INC CON 6115 BOULDER HWY, LAS VEGAS, NV
- O. INTERNATIONAL INDUSTRIAL CON CORP CON 35900 MOUND RD, STERLING HGTS, MI
- P. KFC BUILDING CONCEPTS CON 5635 RIGGINS CT # 20, RENO, NV
- Q. LABOR FINDERS OF KENTUCKY, INC GEN 601 HERITAGE DR 106, JUPITER, FL
- R. LINDE, LLC GEN 200 SOMERSET CORP BLVD, BRWTR, NJ
- S. LORD CORPORATION GEN 111 LORD DRIVE - CARRY NC, CARRY, NV
- T. MEE INDUSTRIES INC GEN 16021 ADELANTE STREET, IRWINDALE, CA
- U. NATIONAL PROPERTY SOLUTIONS GROUP GEN UP555 MILAN DR, SPARKS, NV
- V. NIDEC INDUSTRIAL AUTOMAITON USS LLC CON 7078 SHADY OAK, EDN PRAIRIE, MN
- W. PANASONIC ENERGY OF NORTH AMERICA GEN 2777 USA PARKWAY 115, MCCARREN, NV
- X. PIPE VIEW INSPECTION SERVICES GEN 770 E MAINT ST 321, LEHI, UT
- Y. RACK-N-MOTION GEN 1227 CYPRESS DR, CANYON LAKE, TX
- Z. SEL ENGINEERING SREVICES INC GEN 2350 NE HOPKINS COURT, PULLMAN, WA
- BB. SIERRA CONTROLS GEN 940 MALLORY WAY, CARSON CITY, NV
- CC. SOUTHWEST ELECTRITTECH SERVICES LLC GEN 3711 REGULUS AVE, LAS VEGAS, NV
- DD. STARKEYS - TAHOE, LLC GEN 13201 S VIRGINIA ST, RENO, NV

EE. SUPER SWIRL GEN 500 GOULD ST, RENO, NV
FF. SUSTAINABLE TRANSPORT INTERSTATE GEN 5855 GRN VALLEY CR,
CULVER C, CA
GG. TECHNIQUEX SPECIALTY FLOORING INC CON 9035 PIMA CNTR PKWY, S
DALE, AZ
HH. TOYO HITEC CO., LTD PRO 320 KITA-OSAKA BLDG, OSAKA, JP
II. TRIPLE Z LOGISTICS, INC CON 2601 ELLIOTT AVE 200, SEATTLE, WA
JJ. TURNER & TOWNSEND INC GEN 10777 WESTHEIMER 1160, HOUSTON, TX
KK. UNITED STATES CORPORATION AGENTS INC GEN 500 N RAINBOW BLVD,
VEGAS, NV
LL. VALLEY GROUP INC GEN 77 TINKLING SP RD, FISHERSVILLE, VA
MM. VENTURE RESEARCH, INC GEN 3001 SUMMIT AVE, PLANO, TX
NN. VISCOM, INC GEN 1775 BRECKINRIDGE PKWY, DULUTH, GA
OO YVONNE'S HOT DOGS GEN 605 E MAIN ST, FERNLEY, NV
PP. CAPSULE MANUFACTURING INC GEN 1304 LOGAN AVE F, COSTA MESA,
CA
QQ. CHEVALIER'S CUSTOM AUTO RESTORATION HOM 790 S A ST, VIRGINIA
CITY, NV
RR. CITISTAFF INC GEN 5607 NEW KING DR 230, TROY, MI
SS. COMPUTYPE, INC GEN 2285 COUNTRY RD C WEST, ST PAUL, MN
TT. CREATIVE ELECTRON INC GEN 253 PAWNEE ST, SAN MARCOS, CA

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

23. **ADJOURNMENT**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- 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 9/14/2017; 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 
Wendy Bacus, Deputy Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action: Approval of payroll claims in the amount of \$485,226.91 and accounts payable claims in the amount of \$280,765.23.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens

Department: Treasurer

Contact Number: 775.847.0969

4. **Staff Summary:** Attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

VB 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

I

Payroll Type: Regular
Payroll Groups: 1 2 3 4 5 6 7 8 9
Check Date: 09/08/17
Period-end Date: 09/03/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			62,377.78
Total Deductor Checks:			114,231.31
Total Employee Checks:			899.88
Total Employee Direct Deposit:			285,676.01
Total Employee Deds Xferd on Dir Dep File:			14,920.25
Total User Transfer to Deductor:			7,121.68
Total Disbursed:			485,226.91

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Report No: PB1315
Run Date : 08/31/17

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
89777	ADVANCED DATA SYSTEMS INC	GAMING/LIQUOR SYSTEM		9/01/17	81812	50.00	50.00
89778	ALAN CARBIENES AUTHORIZED	SHOP-DIAG TOOL		9/01/17	81781	649.92	649.92
89779	ALSCO INC	ST 71 LAUNDRY		9/01/17	81886	13.80	
		ST 72 LAUNDRY		9/01/17	81886	8.77	
		ST 75 LAUNDRY		9/01/17	81886	18.58	
		ST 74 LAUNDRY		9/01/17	81886	10.52	
		SHOP		9/01/17	81765	71.24	
		SHOP		9/01/17	81765	81.44	
		CH		9/01/17	81765	41.25	245.60
89780	AMERIGAS PROPANE LP	ACCT # 201039552		9/01/17	81871	11.99	11.99
89781	ARCADIA PUBLISHING INC	335.83		9/01/17	81827	335.83	335.83
89782	ARGENTA CHAPTER OES	PARK DEPOSIT REFUND		9/01/17	81766	100.00	100.00
89783	AT&T MOBILITY II LLC	X4 PHONES		9/01/17	81913	110.87	110.87
89784	BATTLE BORN CONSULTING SE	COMM DEVELOP OVERSIGHT		9/01/17	81803	11,354.00	11,354.00
89785	BEHAVIORAL MEDICINE ASSC	FFD EVAL		9/01/17	81868	750.00	750.00
89786	BENDER, DEBORAH	AUG 10-23, 2017		9/01/17	81828	105.00	105.00
89787	BLACKPOINT LLC	CHIEF RIG UPFIT		9/01/17	81887	5,076.95	5,076.95
89788	BOB BARKER COMPANY INC	INMATE SOAP/SHAMPOO COMBO		9/01/17	81815	104.15	104.15
89789	BOYD, WHITNEY JOLYN	LE		9/01/17	81848	100.00	100.00
89790	BRANDON, RYAN PETER	ROCK/RIP RAP/WEED BATER-R		9/01/17	81856	1,699.80	
		EQUIP 5-\$90/LBR 3-\$50		9/01/17	81909	1,292.00	
				9/01/17	81909	850.00	3,841.80
89791	BUCKET OF BLOOD SALOON	AUG 10-23, 2017		9/01/17	81829	140.00	140.00
89792	BURRELL, SCOTT LEWIS			9/01/17	81872	99.00	
				9/01/17	81872	525.00	624.00
89793	BURTON'S FIRE INC	FR32907 SWITCH		9/01/17	81767	156.20	
		PUMP TEST		9/01/17	81767	94.02	250.22
89794	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		9/01/17	81810	141.92	141.92
89795	CALIFORNIA INDUSTRIAL	COUPLING, GASKET		9/01/17	81853	75.63	75.63
89796	CAPITAL CITY AUTO PARTS	SHOP- AIR TOOL		9/01/17	81768	439.99	439.99
89797	CARSON SMALL ENGINES	BLADES WALKER		9/01/17	81769	55.90	55.90
89798	CELCO PARTNERSHIP	INV 9790490665 WIFI 8/06		9/01/17	81874	40.01	
		INV9790824453 COMPTROLLER		9/01/17	81901	165.16	
		IPAD DATA		9/01/17	81859	40.01	40.01

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
89799 CENTRAL SANITARY SUPPLY	INV9790856357 FIRE PLANT HUGH		9/01/17 9/01/17 9/01/17 9/01/17	81901 81901 81770 81899	554.22 300.00- 8.77 6.68	514.85
89800 CINTAS CORPORATION NO. 2	POOL FIRST AID		9/01/17 9/01/17	81830 81830	224.89 47.84	272.73
89801 CMC TIRE INC	GRADER- TIRES PW61990- TIRES		9/01/17 9/01/17	81771 81870	212.67 4,296.20 747.68	212.67 5,043.88
89802 COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		9/01/17 9/01/17	81811 81811	370.41 274.10	644.51
89803 COMMUNITY CHEST INC	GARNISHMENT DISBURSED		9/01/17 9/01/17	81850 81818	100.00 14,749.99 889.55	15,739.54
89804 COMPLETE DOCUM MNGMNT SOL	SEPT 2017 PROGRAM SUPPORT VSU STOP GRANT JULY 2017		9/01/17 9/01/17	81897 81897	183.60 525.00 525.00	1,233.60
89805 COMSTOCK CHRONICLE (VC)	IMG-FLM RED/UR 126009-129 DR6030 MAINT FY18 SCANNER MAINT.		9/01/17 9/01/17 9/01/17	81805 81805 81831	58.50 73.13 120.00 128.00 18.00	131.63 266.00
89806 COMSTOCK GOLD MILL LLC	AUG 10-23, 2017		9/01/17 9/01/17	81881 81881	161.69 219.98	161.69 219.98
89807 CORELOGIC INC	FICHTNER JAMES W		9/01/17	81804	219.98	219.98
89808 COSTCO WHOLESALE MEMBERSH	USB FOR PROJ MANAGER		9/01/17	81905	3,630.03	3,630.03
89809 COUNTY OF SACRAMENTO	SACTO 16001CR STUTTS		9/01/17	81888	300.00	300.00
89810 CREATIVE CONSULTING SOLUT	GEMT CONSULTING		9/01/17	81889	73.95	
89811 DAIOHS USA INC	ST 72 WATER ST 71 WATER ST 74 WATER ST 75 WATER CH- COOLER RENTALS		9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17	81889 81889 81889 81889 81854 81906 81918 81918 81917 81817	30.95 30.95 36.95 30.95 51.90 25.95 25.95 82.85	359.45
89812 DEVNET, INC	COOLER RENTAL LOCKWOOD WATER FILTER		9/01/17 9/01/17	81898 81898	50,746.29	50,746.29
89813 ELLIOTT AUTO SUPPLY INC	AUG 17 - OCT 17 BACKHOE- AIR FILTER SHOP- REPAIR KIT SO68576- FILTERS TUBE ASSY FR42861 DEL 78VPG LWSC- PIGTAIL		9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17	81772 81772 81772 81772 81772 81772 81772	95.94 140.26 14.81 187.94- 212.92 6.67	

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
	SHOP- WHEEL WEIGHTS		9/01/17	81772	60.22
	FR51841 THERMO. GASKET		9/01/17	81772	31.41
	FR51841 OIL CAP		9/01/17	81772	46.94
	FR51841 BELTS,PULLEYS		9/01/17	81772	462.82
	SO66000 C750		9/01/17	81772	101.00
	FR51844 ELEMENT,FILTER		9/01/17	81772	70.72
	FR51841 DEL 65 PG		9/01/17	81772	229.30
	SRV56405- SENSOR		9/01/17	81772	240.00
	SO68576 ANTRZ		9/01/17	81772	133.74
	PW25253- BRK PADS		9/01/17	81772	61.51
	SO88576- TRANS FLUID		9/01/17	81772	51.84
	VCSC COMPRESSOR, ORIFICE		9/01/17	81772	297.91
	SC54234- OIL		9/01/17	81772	18.21
	CAT- ORANGE AF		9/01/17	81772	60.12
	STOCK- AWC WHEEL		9/01/17	81772	6.74
	PW63742 TRAN FLUID		9/01/17	81772	72.12
	PW63742 TRANS, OIL PAN		9/01/17	81772	41.39
	RADIAL SEAL		9/01/17	81772	11.42
	PW63742 PADS, ROTORS		9/01/17	81772	99.73
	FR32906- SOLENOID		9/01/17	81772	41.44
	MOTOR MOUNTS		9/01/17	81772	290.05
	FR51844 OIL CAP		9/01/17	81772	23.47
	SO 68571 FILTERS		9/01/17	81772	16.76
	SO68576- FILTER PANEL		9/01/17	81772	7.90
	VCSC- ACCUMULATOR		9/01/17	81772	30.05
	FR66029 FILTERS		9/01/17	81772	643.32
89814	EVERBANK COMMERCIAL FIN		9/01/17	81890	239.17
89815	EWING IRRIGATION PRODUCTS		9/01/17	81785	54.98
89816	FASTENAL COMPANY		9/01/17	81773	97.49
	THRD SETTER		9/01/17	81773	193.34
	EAR PLUGS, EYEWER		9/01/17	81773	290.83
89817	FCC COMMUNICATIONS, LLC		9/01/17	81902	2,555.89
89818	FERGUSON ENTERPRISES INC		9/01/17	81774	127.32
	R4501 PLUMBING		9/01/17	81774	927.02
	I STREET		9/01/17	81774	197.25
89819	FOUND EXTRA MONEY LLC		9/01/17	81774	1,251.59
89820	GOLDEN GATE/SET PETROLEUM		9/01/17	81894	1,238.35
	APN 004-231-70		9/01/17	81775	335.82
	TRI- DSL 180		9/01/17	81775	599.80
	LW- UNL 184 / DSL 117		9/01/17	81775	956.24
	LW- UNL 345 / DSL 149		9/01/17	81775	1,891.86
89821	GRAINGER		9/01/17	81776	55.60
	CREDIT-TRASH BAGS, TP		9/01/17	81776	38.04
	PAINT BRUSHES		9/01/17	81776	49.16
	B&G GLOVES		9/01/17	81776	31.60
89822	GRANSBERRY, TOM		9/01/17	81900	135.00
89823	GREAT BASIN TERMITE & PES		9/01/17	81891	65.00
	ST 72 PEST CONTROL		9/01/17	81891	65.00
	ST 71 PEST CONTROL		9/01/17	81891	65.00
	ST 74 PEST CONTROL		9/01/17	81891	65.00
	ST 75 PEST CONTROL		9/01/17	81891	65.00

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
89824 HAT, LTD	LWSC- QUARTERLY		9/01/17	81777	65.00	325.00
	TEMP-JULIE MCQUEARY		9/01/17	81912	850.92	
	ROADS		9/01/17	81778	1,354.92	
	TEMP-JULIE MCQUEARY		9/01/17	81912	907.20	
	ROADS		9/01/17	81778	1,355.20	
	TEMP-JULIE MCQUEARY		9/01/17	81912	907.20	
	ROADS		9/01/17	81778	1,355.20	6,730.64
89825 HD SUPPLY FACIL MAINT LTD	REAGENT IRON		9/01/17	81779	50.90	
	GLOVES, TEST KITS		9/01/17	81779	703.95	
89826 HISTORIC FOURTH WARD SCHO	AIR RELEASE VALVE		9/01/17	81779	295.65	1,050.50
	AUG 10-23, 2017		9/01/17	81832	24.00	
			9/01/17	81832	328.50	352.50
89827 HOME DEPOT CREDIT SERVICE	TRI RIBBON		9/01/17	81875	79.98	
	TRI RIBBON		9/01/17	81875	137.90	
89828 HOMETOWN HEALTH	TRI RIBBON		9/01/17	81875	268.94	486.82
89829 HOT SPOT BROADBAND INC	16009041-00053		9/01/17	81798	14,424.54	14,424.54
89830 HUTCH'S CAR WASH	72 INTERNET		9/01/17	81876	82.50	
	MICROWAVE REPAIR		9/01/17	81876	1,105.00	1,187.50
	PATTY		9/01/17	81910	21.99	
	PETE		9/01/17	81910	189.00	
	COLE		9/01/17	81910	21.99	
	PETE		9/01/17	81910	189.00	421.98
89831 IT1 SOURCE LLC	TONER 75 COLOR HP		9/01/17	81878	391.63	
	4 MONITORS SOLARWINDS		9/01/17	81878	620.00	
	PODIUMS X 2 TRI RIBBON		9/01/17	81878	566.78	
	OFFICE 2016 COM DEV		9/01/17	81878	381.68	
	IT QUAD STAND		9/01/17	81878	241.50	
	VC SO WIFI		9/01/17	81878	517.07	
	SO VC WIFI		9/01/17	81878	26.25	
	RILEY VISIO		9/01/17	81878	358.73	3,103.64
89832 JAMES C MCLENNAN MDPC	SEPT 2017 HEALTH OFFICER		9/01/17	81819	500.00	500.00
89833 JBP LLC	FR58909- SWITCH		9/01/17	81780	38.99	
	E-75 ALUMINUM		9/01/17	81780	219.38	
	PW57793 CONNECT, ELBOW, NIP		9/01/17	81780	108.31	
	PW57793 QUICK EX		9/01/17	81780	26.29	314.99
89834 JUDSON, KEITH S	LE		9/01/17	81847	100.00	100.00
89835 KESSLER, MICHAEL	NING		9/01/17	81852	40.00	40.00
89836 KEY SALES INC	POPCORN VISITOR CENTER		9/01/17	81833	146.65	146.65
89837 LERETA LLC	HALL DANIEL & TERESA		9/01/17	81882	212.28	212.28
89838 LIFE-ASSIST INC	EMS SUPPLIES		9/01/17	81892	2,004.85	
	EMS SUPPLIES		9/01/17	81892	51.20	

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99839	LINCOLN NATIONAL LIFE	RETIREE LIFE		9/01/17	81796	18.33	18.33
99840	LIQUID BLUE EVENTS LLC			9/01/17	81835	12,000.00	12,000.00
99841	LIQUID BLUE EVENTS LLC			9/01/17	81834	2,285.00	2,285.00
99842	LJS SOLUTIONS LLC	LJS PAID TWICE		9/01/17	81916	783.99	783.99
99843	MACKAY MANSION			9/01/17	81836	11.00	
				9/01/17	81836	363.00	
				9/01/17	81836	31.50	405.50
99844	MARK TWAIN COMMUNITY CTR	AUG 10-23, 2017		9/01/17	81820	1,666.67	1,666.67
99845	MCELLISTREN, JOSEPH	SEPT 2017 PROGRAM SUPPORT		9/01/17	81851	2,450.00	2,450.00
99846	METRO OFFICE SOLUTIONS IN	SUPPLIES		9/01/17	81884	97.99	
		FOLDERS, FLASH DRIVES, ENV		9/01/17	81816	155.67	
		TAB DIV, COVERS, LDREFILL		9/01/17	81802	176.22	
		CLASSIFICATION FOLDERS		9/01/17	81802	25.70	455.58
99847	MIGAN, TAMARA			9/01/17	81879	43.52	43.52
99848	NACCA			9/01/17	81846	50.00	50.00
99849	NEV ADMIN BLDG & GROUNDS	JULY WATER PURCHASE		9/01/17	81857	9,773.29	9,773.29
99850	NEV DEPT TAXATION	VIRGINIA CITY TOURISM		9/01/17	81880	73.01	73.01
99851	NEV DIV ENVIRONMENT PROTE	RENEWAL- HILLER		9/01/17	81782	30.00	30.00
99852	NEVADA BLUE LTD (RNO)	MONTHLY PORTAL		9/01/17	81915	100.00	100.00
99853	NEVADA GRAZING BOARD	FUNDS		9/01/17	81795	22.33	22.33
99854	NEVADA STANINED GLASS	SLAMMER MURAL		9/01/17	81824	2,750.00	2,750.00
99855	NORIDIAN MEDICARE	REFUND OVERPAYMENT		9/01/17	81893	733.91	733.91
99856	NTU TECHNOLOGIES INC	6 DRUMS		9/01/17	81783	5,220.00	5,220.00
99857	O'REILLY AUTO ENTERPRISES	IT28155- CABLE		9/01/17	81784	11.99	
		IT28155- CABLE		9/01/17	81784	11.99	
		IT28155- HINGE PIN		9/01/17	81784	15.26	
		IT28155- HINGE PIN		9/01/17	81784	14.30	
		IT28155 HINGE PIN		9/01/17	81784	15.26	
		SHOP LIN 740		9/01/17	81784	129.99	
		FR32907 HORN		9/01/17	81784	25.58	
		FR32907 UNIV HORN		9/01/17	81784	27.18	
		FR32907 HORN		9/01/17	81784	25.58	
		PW703- SPEAKERS		9/01/17	81784	23.99	
		PW53283 2PCFM		9/01/17	81784	24.99	
		EM49743 SENSOR		9/01/17	81784	97.40	
		EM49743- SENSOR		9/01/17	81784	194.80	
		EM49743 SENSOR		9/01/17	81784	97.40	

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89858	OPTUMINSIGHT INC	EM49743- TPMS SRVC KIT\		9/01/17	81784	4.44	365.71
89859	OTIS ELEVATOR COMPANY	CUST 735660 3.75 EACH		9/01/17	81911	266.25	266.25
89860	PETRINT, ANGELO D	SERVICE CONTRACT		9/01/17	81793	2,828.76	2,828.76
89861	PETROSTAN, AREK	AUG 10-23, 2017		9/01/17	81837	30.00	
89862	PROTECTION DEVICES INC	APN 004-231-70		9/01/17	81837	174.00	204.00
		REPLACE BATTERY		9/01/17	81896	5,572.59	5,572.59
		VISITOR CENTER FIRE ALARM		9/01/17	81801	41.50	
		GH DEPOT FIRE ALARM		9/01/17	81869	75.00	
		COURT HOUSE MONITORING		9/01/17	81869	120.00	
				9/01/17	81861	75.00	311.50
89863	PURA VIDA SIERRAS ART LLC	SLAMMER MURAL		9/01/17	81825	2,750.00	2,750.00
89864	PURCHASE POWER	16016693		9/01/17	81885	1,900.00	1,900.00
89865	R & E FASTENERS INC	STREET LIGHT WASHERS		9/01/17	81786	23.87	23.87
89866	R&L JOY INC	BASE ROCK USA PKWY		9/01/17	81919	258.17	
		BASE ROCK USA PKWY		9/01/17	81919	46.46	304.63
89867	RAY MORGAN CO INC (CA)	STATION 71		9/01/17	81877	150.13	
		ASSESSOR PLOTTER		9/01/17	81877	165.91	316.04
89868	RENO DRAIN OIL SERVICE	USED OIL & ANTI FRZ		9/01/17	81787	143.75	143.75
89869	RENO PAINT MART	REDWOOD STAIN		9/01/17	81863	148.36	148.36
89870	REPORTING SYSTEMS, INC	INSP APP X6 = 12 MONTHS		9/01/17	81917	2,720.00	2,720.00
89871	SAFEGUARD WEB & GRAPHICS	GIFT SHOP MERCHANDISE		9/01/17	81838	487.83	
		GIFT SHOP MERCHANDISE		9/01/17	81838	806.26	1,294.09
89872	SBC GLOBAL SERVICES IN LD	FIRE/TRI		9/01/17	81903	.81	
		CLERK		9/01/17	81903	5.71	
		RECORDER		9/01/17	81903	4.80	
		FIRE (VC)		9/01/17	81903	2.76	
		PUBLIC WORKS		9/01/17	81903	2.31	
		SHERIFF		9/01/17	81903	1.73	
		JP		9/01/17	81903	3.64	
		SHERIFF		9/01/17	81903	2.16	
		COMPTROLLER/ADMIN		9/01/17	81903	1.64	
		FIRE/LOCKWOOD		9/01/17	81903	.36	
		FIRE (VC)		9/01/17	81903	11.43	
		COMMUNITY DEVELOPMENT		9/01/17	81903	6.39	
		ASSESSOR		9/01/17	81903	13.68	
		CENTRAL DISPATCH		9/01/17	81903	19.69	
		DA		9/01/17	81903	.05	
		COMMISSIONER		9/01/17	81903	5.10	
		FIRE (VC)		9/01/17	81903	1.88	
		PLANNING		9/01/17	81903	1.17	
		VCTC		9/01/17	81903	34.57	

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
89873 SBC GLOBAL SERVICES INC	847-7012/7027		9/01/17	81908	444.98	564.86
89874 SEDDON, JANA V	847-7500 VCTC 252-6412-COMMUNICATIONS 847-0962 JOP		9/01/17 9/01/17 9/01/17	81806 81806 81806	84.99 3,882.10 69.88	4,036.97
89875 SHERMARK DISTRIBUTORS INC	MARIE REIMB TO SC JANA JAD SESSION 8/8/17 JANA JAD SESSION 7/25,26		9/01/17 9/01/17 9/01/17	81873 81873 81873	9.15 12.75 41.84	63.74
89876 SHOAF, BRIAN ALLEN	INMATE MILK INMATE MILK		9/01/17 9/01/17	81808 81808	53.20 53.20	106.40
89877 SIERRA CONTROL SYSTEMS	AUG 10-23, 2017		9/01/17	81839	54.00	54.00
89878 SIERRA ENVIRONMENTAL	WWTP COMM FAIL		9/01/17	81788	556.20	556.20
89879 SIERRA FIRE PROTECTION LL	FECAL COLI		9/01/17	81789	105.00	105.00
89880 SIERRA PEST CONTROL INC	INSPECTION		9/01/17	81799	1,387.00	1,387.00
89881 SMILEY, RACHEL	MONTHLY SERVICE PEST CONTROL BIZ OFFICE		9/01/17 9/01/17 9/01/17	81840 81840 81807	13.50 55.00 150.00	218.50
89882 SOK, KIM	DEPOSIT REFUND		9/01/17	81790	116.74	116.74
89883 SOUTHERN GLAZERS WINE & S	APN 004-231-70		9/01/17	81895	5,572.59	5,572.59
89884 ST CO SCHOOL DISTRICT	GIFT SHOP MERCHANDISE		9/01/17	81841	1,650.80	1,650.80
89885 ST CO SHERIFF	AUG 10-23, 2017		9/01/17 9/01/17 9/01/17 9/01/17 9/01/17	81842 81842 81849 81849 81849	100.00 12.00 73.03 54.34 73.25	112.00
89886 STAR2STAR COMMUNICATIONS,	SHERIFF 2/3 7/20-8/19 JAIL 7/20-8/19 FIRE 8/2-8/19 SHERIFF 2/3 8/20-9/19 JAIL 8/20-9/19 FIRE 8/20-9/19		9/01/17 9/01/17 9/01/17 9/01/17 9/01/17 9/01/17	81822 81822 81822 81822 81822 81822	201.88 94.60 170.54 201.88 94.60 289.57	200.62
89887 STEPHENS, VANESSA						1,053.07
89888 SUN PEAK ENTERPRISES	AUG 10-23, 2017		9/01/17	81904	348.32	348.32
89889 TAX MANAGEMENT ASSC INC			9/01/17	81843	7.00	
89890 TERRY, SHIRLEY	FOR ASSESSOR		9/01/17 9/01/17 9/01/17 9/01/17	81843 81843 81843 81843	301.00 1,358.00 78.00	1,744.00
			9/01/17	81800	4,200.00	4,200.00
			9/01/17	81844	135.00	
			9/01/17	81844	46.00	

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89891	THE TOMBSTONE COWBOYS	AUG 10-23, 2017		9/01/17	81844	2,106.00	2,315.00
				9/01/17	81844	28.00	
89892	THOMAS PETROLEUM LLC	AUG 10-23, 2017		9/01/17	81845	198.00	2,696.00
				9/01/17	81845	2,118.00	
				9/01/17	81845	380.00	
89893	ULINE	PW REG 497 / DSL 250		9/01/17	81791	1,562.88	1,855.01
		VCH DSL 150		9/01/17	81791	292.13	
89894	UNITED FINANCE INDUSTRIAL	SANITIZER REFILLS		9/01/17	81813	79.94	79.94
89895	UNITEDHEALTHCARE INS CO	GARNISHMENT DISBURSED		9/01/17	81809	380.21	380.21
89896	UNIVERSITY OF CHICAGO	RETIREE DENTAL		9/01/17	81794	1,142.71	1,142.71
89897	US POSTOFFICE (VC)	GIFT SHOP MERCHANDISE		9/01/17	81867	260.41	260.41
89898	VCTC	MELISSA		9/01/17	81914	9.00	9.00
89899	VIRGINIA & TRUCKEE RR CO	EWING, R. TRAVEL NV		9/01/17	81858	100.00	106.65
				9/01/17	81858	6.65	
89900	VIRGINIA CITY TOURS INC	AUG 10-23, 2017		9/01/17	81860	369.00	4,968.00
				9/01/17	81860	4,248.00	
				9/01/17	81860	351.00	
89901	VISION SERVICE PLAN, INC	AUG 10-23, 2017		9/01/17	81862	12.00	2,090.00
				9/01/17	81862	164.00	
				9/01/17	81862	82.00	
				9/01/17	81862	1,832.00	
89902	WASHOE COUNTY SENIOR SERV	30 048047 0001 RETIREE		9/01/17	81797	250.82	250.82
89903	WESTECH ENGINEERING INC	JULY 2017 LOCKWOOD MEALS		9/01/17	81821	992.52	992.52
89904	WESTERN ENVIRONMENTAL LAB	FILTER MEDIA & GASKETS		9/01/17	81792	11,575.00	11,575.00
89905	WESTERN NEVADA SUPPLY CO	ALK, TTL COLI, TTL ORG,		9/01/17	81864	190.00	190.00
89906	WHITE, NATHAN	TAPE & PVC CUTTER		9/01/17	81865	140.61	140.61
				9/01/17	81866	58.25	58.25
						CHECKS TOTAL	255,247.29

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DESCRIPTION	DATE	TRANS#	AMOUNT
BC DRAWER DIVIDERS	9/01/17	1177	32.00
ADKINS SP DECKED	9/01/17	1169	8.42
AMAZON TAX REFUND	9/01/17	1177	45.81
BARTON GOLD COUNTRY	9/01/17	1177	19.27
BARTON GOLD COUNTRY1	9/01/17	1177	77.00
BARTON GOLD COUNTRY2	9/01/17	1177	77.00
BARTON GOLD COUNTRY3	9/01/17	1177	77.00
BARTON GOLD COUNTRY4	9/01/17	1177	77.00
BARTON GOLD COUNTRY5	9/01/17	1177	77.00
BARTON LOVES COUNTRY	9/01/17	1177	77.00
BARTON PILOT	9/01/17	1177	11.50
BARTON RALEYS	9/01/17	1177	132.95
BARTON RED LION	9/01/17	1177	6.56
BARTON STATE INN CAF	9/01/17	1177	9.42
BARTON SUBWAY	9/01/17	1177	11.73
BARTON TACO BELL	9/01/17	1177	9.63
C.NEVIN- ROADPOST	9/01/17	1177	6.42
C.NEVIN- SOUTHPOINT	9/01/17	1177	9.83
C.NEVIN- USPS	9/01/17	1166	52.11
C.NEVIN-EB LEADER	9/01/17	1166	141.36
C.NEVIN-SOUTHPOINT	9/01/17	1166	3.03
CANFIELD	9/01/17	1166	40.00
CANFIELD	9/01/17	1166	28.72
CURTIS	9/01/17	1174	95.00
CURTIS	9/01/17	1174	175.00
CW AMAZON	9/01/17	1179	199.00
DD HOME DEPOT	9/01/17	1179	624.92
DD SILVERLAND INN	9/01/17	1173	49.23
DILLON	9/01/17	1173	26.94
DIXON M LN CURTIS	9/01/17	1173	153.62
DOSEN, TONY - SCSO	9/01/17	1177	572.99
DUFRESNE AMERICAN	9/01/17	1167	309.50
FACEBOOK CEM GIN ADV	9/01/17	1177	1,805.54
FACEBOOK RODEO ADV	9/01/17	1173	3,261.60
GRIMM BELLAS ESPRESS	9/01/17	1173	249.76
GRIMM BETASO RESTAUR	9/01/17	1173	348.83
GRIMM CHEVRON	9/01/17	1177	84.26
GRIMM EXPRESS MART	9/01/17	1177	43.75
GRIMM GOLD COUNTRY	9/01/17	1177	45.50
GRIMM GOLD COUNTRY2	9/01/17	1177	156.52
GRIMM GOLD COUNTRY3	9/01/17	1177	33.52
GRIMM GOLD COUNTRY4	9/01/17	1177	107.43
GRIMM GOLD COUNTRY5	9/01/17	1177	77.00
GRIMM GOLD COUNTRY6	9/01/17	1177	77.00
GRIMM GOLD COUNTRY7	9/01/17	1177	77.00
GRIMM GOLD COUNTRY8	9/01/17	1177	77.00
GRIMM GOLD COUNTRY9	9/01/17	1177	77.00
GRIMM MONKEY SUN	9/01/17	1177	77.00
GRIMM MOTEL 6	9/01/17	1177	22.90
GRIMM MOTEL 6/2	9/01/17	1177	44.99
GRIMM MOTEL 6/3	9/01/17	1177	44.99
GRIMM MUDD HUTT	9/01/17	1177	44.99
GRIMM ODEHS MEDITERR	9/01/17	1177	25.89
	9/01/17	1177	53.00

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NUMBER VENDOR

DESCRIPTION	DATE	TRANS#	AMOUNT
GRIMM PETRO WELLS	9/01/17	1177	37.20
GRIMM PETRO 392	9/01/17	1177	96.37
GRIMM QUIZNOS	9/01/17	1177	25.97
GRIMM ROGERSON SERV	9/01/17	1177	50.14
HOOD	9/01/17	1179	303.18
JASONV- ADOBE	9/01/17	1170	14.99
JC LED LIGHT COMPANY	9/01/17	1168	272.90
JEFFH- HOME DEPOT	9/01/17	1170	29.88
JEFFH- HOME DEPOT	9/01/17	1170	27.95
JEFFH- HOME DEPOT	9/01/17	1170	91.40
JEFFH- HOME DEPOT	9/01/17	1170	48.41
JEFFH- HOME DEPOT	9/01/17	1170	213.68
JEFFH- HOME DEPOT	9/01/17	1170	46.76
JEFFH- HOME DEPOT	9/01/17	1170	19.98
JEFFH- HOME DEPOT	9/01/17	1170	42.90
JEFFH- HOME DEPOT	9/01/17	1170	87.82
KD HOME DEPOT REFUND	9/01/17	1173	251.00
KD LINDYS STAINLESS	9/01/17	1173	22.00
KD WINNERS CROSSING	9/01/17	1173	105.25
MCCULLOUGH GLENDALE	9/01/17	1177	8.21
MK PORT OF SUBS	9/01/17	1168	9.00
MK RENO PARKING GAL	9/01/17	1168	117.98
MONITOR STAND/CHAIR	9/01/17	1169	75.98
NEVIN AUTOCUSTOMS	9/01/17	1177	44.75
NEVIN PAYPAL BERNAN	9/01/17	1169	1,604.00
OFFICE FURNITURE	9/01/17	1176	49.00
ORDER #..7070-57133	9/01/17	1169	20.00
PARKING FEE NJC	9/01/17	1169	6.65
PRIORITY POSTAGE (1)	9/01/17	1178	49.98
RED DOG LUNCHES JAD	9/01/17	1171	432.72
RENAUD	9/01/17	1177	110.88
REVELLE HD SUPPLY	9/01/17	1177	1.98
RUSSELL USFS 081617	9/01/17	1177	53.54
RUSSELL USFS 082317	9/01/17	1177	3.84
RUSSELL USFS 082417	9/01/17	1177	1,255.00
SANCHEZ CMC RESCUE	9/01/17	1177	137.76-
SKRETTA SUMMIT	9/01/17	1170	684.00
SKRETTA- CMC TIRE	9/01/17	1170	603.84
SKRETTA- CMC TIRE	9/01/17	1170	522.16
SKRETTA- CMC TIRE	9/01/17	1170	1,444.48
SKRETTA- CMC TIRE	9/01/17	1170	1,193.73
SKRETTA- HOME DEPOT	9/01/17	1170	366.55
SKRETTA- SUMMIT	9/01/17	1170	137.76-
SMITH EXXON MOBILE	9/01/17	1177	272.48
SMITH HAMMER STORES	9/01/17	1177	9.11
SMITH LA QUINTA	9/01/17	1177	398.95
SMITH LOCHSA LODGE	9/01/17	1177	56.44
SMITH LOVES	9/01/17	1177	55.99
SMITH SHELL OIL	9/01/17	1177	102.07
SMITH TACO TIME	9/01/17	1177	10.28
SNYDER HOME DEPOT	9/01/17	1177	30.65
THOMSEN LOWES	9/01/17	1177	44.95
TWCC WORKFORCE	9/01/17	1171	396.00
TRAINING FOR J STEPH	9/01/17	1169	375.00
USCHYK BELLAS ESPRES	9/01/17	1177	164.23
USCHYK BELLAS EXPRES	9/01/17	1177	42.15

NUMBER VENDOR FUND-DEPT INVOICE #

CARD
TOTAL

DESCRIPTION	DATE	TRANS#	AMOUNT
USCHYK BJ BULL BAXER	9/01/17	1177	27.15
USCHYK CHEVRON	9/01/17	1177	312.00
USCHYK ELKO SINCLAIR	9/01/17	1177	45.04
USCHYK ELKO WINGERS	9/01/17	1177	41.75
USCHYK EXPRESS MART	9/01/17	1177	51.70
USCHYK GOLD COUNTRY	9/01/17	1177	1,279.02
USCHYK MATTIES SPORT	9/01/17	1177	38.76
USCHYK MUDD HUTT	9/01/17	1177	30.14
USCHYK ODEHS MEDITER	9/01/17	1177	86.00
USCHYK RED LION	9/01/17	1177	61.23
USCHYK RIGOBERTOS	9/01/17	1177	40.98
WALMART VC JAD SESS	9/01/17	1171	100.82
090231	9/01/17	1175	139.95
093433	9/01/17	1175	53.98
5KG7MYW9E02B1VC	9/01/17	1175	91.05
5KG7MYW9E03LFMH	9/01/17	1175	86.00
5K87MYW9Y023FFP	9/01/17	1175	86.76
5K87MYW9Y03D5Q3	9/01/17	1175	96.88
92GJB NEVADA MAG	9/01/17	1168	34.99

24,645.98

Card Total

24,645.98

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action, approval of the Treasurer's Report for August 2017.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens

Department: Treasurer **Contact Number:** 775.847.0969
4. **Staff Summary:** Report 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

II

AUGUST 2017

ASSESSOR	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP AQU	170 STATE	010 IND MED	185 IND ACC	001 YOUTH	250 FIRE/EMER	001 PENALTIES	001-34104 A/R 6%	001-35506 OVRPMT	165 A/R 2%	TOTAL
2006/2007	\$ 17.51		\$ 7.47	\$ 1.44	\$ 0.49	\$ 1.70	\$ 0.30	\$ 0.16	\$ 0.05	\$ 5.46	\$ 97.58				\$ -
2007/2008	\$ 1,101.69		\$ 465.58	\$ 89.83	\$ 31.03	\$ 105.52	\$ 6.21	\$ 9.31	\$ 2.79	\$ 338.08	\$ 285.04				\$ -
2008/2009	\$ 99.23		\$ 42.00	\$ 8.10	\$ 2.80	\$ 9.52	\$ 0.56	\$ 0.84	\$ 0.25	\$ 30.50	\$ 132.78				\$ -
2009/2010	\$ 89.31		\$ 37.80	\$ 7.29	\$ 2.52	\$ 8.57	\$ 0.50	\$ 0.76	\$ 0.23	\$ 27.44	\$ 108.12				\$ -
2010/2011	\$ 84.83		\$ 35.91	\$ 6.99	\$ 2.39	\$ 8.14	\$ 0.48	\$ 0.72	\$ 0.22	\$ 26.08	\$ 78.68				\$ -
2011/2012	\$ 74.42		\$ 31.50	\$ 6.08	\$ 2.10	\$ 7.14	\$ 0.42	\$ 0.63	\$ 0.19	\$ 22.87	\$ 54.56				\$ -
2012/2013	\$ 74.42		\$ 31.50	\$ 6.08	\$ 2.10	\$ 7.14	\$ 0.42	\$ 0.63	\$ 0.19	\$ 22.87	\$ 54.56				\$ -
2013/2014	\$ 538.20		\$ 227.81	\$ 43.96	\$ 15.18	\$ 52.65	\$ 3.02	\$ 4.54	\$ 1.65	\$ 1.38	\$ 150.25				\$ -
2014/2015	\$ 538.20		\$ 227.81	\$ 43.96	\$ 15.18	\$ 52.65	\$ 3.02	\$ 4.54	\$ 1.65	\$ 1.38	\$ 150.25				\$ -
2015/2016	\$ 2,005.19		\$ 848.07	\$ 163.63	\$ 56.51	\$ 193.24	\$ 11.49	\$ 16.96	\$ 169.13	\$ 451.81	\$ 907.01				\$ -
2016/2017	\$ 1,849.77	\$ 2,031.93	\$ 1,644.90	\$ 317.11	\$ 107.19	\$ 372.51	\$ 21.86	\$ 32.82	\$ 9.92	\$ 1,193.37	\$ 833.69				\$ -
2017/2018	\$ 1,849.77	\$ 2,031.93	\$ 1,644.90	\$ 317.11	\$ 107.19	\$ 372.51	\$ 21.86	\$ 32.82	\$ 9.92	\$ 1,193.37	\$ 833.69				\$ -
2018/2019	\$ 3,854.96	\$ 2,081.93	\$ 2,492.97	\$ 480.74	\$ 163.70	\$ 565.75	\$ 33.35	\$ 49.78	\$ 179.05	\$ 1,645.18	\$ 1,740.70				\$ -
2019/2020	\$ 728,046.91	\$ 1,322,923.17	\$ 887,102.90	\$ 171,470.51	\$ 58,275.36	\$ 197,116.70	\$ 11,861.77	\$ 17,607.03	\$ 5,372.09	\$ 630,567.06					\$ -
2020/2021	\$ 21,137.89	\$ 8,947.13	\$ 8,947.13	\$ 1,726.20	\$ 596.47	\$ 2,028.01	\$ 119.29	\$ 178.94	\$ 53.68	\$ 6,496.80					\$ -
2021/2022	\$ 749,184.80	\$ 1,322,923.17	\$ 896,050.03	\$ 173,196.71	\$ 58,871.83	\$ 199,144.71	\$ 11,981.06	\$ 17,785.97	\$ 5,425.77	\$ 637,063.86					\$ -
2022/2023	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2023/2024	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2024/2025	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2025/2026	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2026/2027	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2027/2028	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2028/2029	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2029/2030	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2030/2031	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2031/2032	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2032/2033	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2033/2034	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2034/2035	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2035/2036	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2036/2037	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2037/2038	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2038/2039	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2039/2040	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2040/2041	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2041/2042	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2042/2043	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2043/2044	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2044/2045	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2045/2046	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2046/2047	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2047/2048	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2048/2049	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2049/2050	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2050/2051	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2051/2052	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2052/2053	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2053/2054	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2054/2055	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2055/2056	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2056/2057	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2057/2058	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2058/2059	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2059/2060	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2060/2061	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2061/2062	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2062/2063	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2063/2064	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2064/2065	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04	\$ 1,740.70		\$ 428.72		\$ -
2065/2066	\$ 753,039.76	\$ 1,324,955.10	\$ 898,543.00	\$ 173,677.45	\$ 59,035.53	\$ 199,710.46	\$ 12,014.41	\$ 17,835.75	\$ 5,604.82	\$ 638,709.04					

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
193 WELLS FARGO USDA CASH	.00	.00	.00	.00	.00	.00	.00	.00
194 DISTRICT COURT HOLDING	8,946.48	.00	.00	.00	.00	.00	.00	8,946.48
195 CASH IN BANK	5,123.70	.00	.00	.00	.00	.00	.00	5,123.70
197 BUSINESS BANK CCARDS	.00	.00	.00	.00	.00	.00	.00	.00
198 B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199 WELLS FARGO CC ACCOUNT	38,076,684.57	9,962,375.95	1,372,056.36	601,333.57	5,000,000.00	.00	.00	41,065,670.59
191 WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196 STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,000.00	.00	.00	.00	.00	.00	.00	1,000.00
904 PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001 GENERAL	32,727,606.02	7,042,853.61	371,889.67	335,465.79	4,955,120.26	.00	.00	34,107,983.91
010 INDIGENT MEDICAL	476,477.70	12,808.91	1,689.12	.00	.00	.00	.00	487,597.49
015 INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
020 ROADS	693,462.59	84,047.41	11,135.64	9,704.34	1,857.48	.00	.00	754,812.54
024 RESTITUTION	143.05	400.00	.00	.00	.00	.00	.00	543.05
030 FIRE	99,649.54	.00	.00	.00	.00	.00	.00	99,649.54
035 FIRE EMERGENCY	.00	.00	.00	.00	.00	.00	.00	.00
040 FIRE DISTRICT	.00	.00	.00	.00	.00	.00	.00	.00
045 MUTUAL AID	84,876.27	.00	.00	.00	.00	.00	.00	84,876.27
050 SERVICE	42,910.37	.00	.00	.00	.00	.00	.00	42,910.37
060 EQUIPMENT ACQUISITION	417,692.06	63,001.91	.00	.00	.00	.00	.00	480,693.97
070 CAPITAL PROJECTS	1,795,009.02	24,433.13	66,019.95	.00	.00	.00	.00	1,753,422.20
080 INFRASTRUCTURE FUND	1,789,702.60	30,879.92	.00	.00	.00	.00	.00	1,820,582.52
090 WATER SYSTEM	1,691,863.23	59,491.15	14,898.27	10,465.46	739.18	.00	.00	1,728,729.83
100 STABILIZATION	1,000,000.00	.00	.00	.00	.00	.00	.00	1,000,000.00
110 TOWN OF GOLD HILL	660.00	.00	.00	.00	.00	.00	.00	660.00
120 TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130 VIRGINIA DIVIDE SEWER	364,512.63	32,752.03	19,724.59	5,901.91	.00	.00	.00	371,638.16
135 USDA BOND WELLS FARGO	3,124,407.46	14,992.80	35,896.98	.00	.00	.00	.00	3,103,503.28
140 DRUG COURT	60.00	20.00	30.00	.00	.00	.00	.00	50.00
150 SCHOOL	98,803.50	957,987.53	110,348.90	.00	.00	.00	.00	946,422.13
160 SCHOOL DEBT	18,518.46	185,143.67	20,745.37	.00	.00	.00	.00	182,916.76
165 TECHNOLOGY FUND	112,732.19	7,112.03	33,583.99	.00	.00	.00	.00	86,260.23
170 STATE	599,125.48	398,877.27	6,885.48	.00	.00	.00	.00	991,117.27
180 DISTRICT COURT	47,731.78	760.00	315.00	.00	.00	.00	.00	48,176.78
185 INDIGENT ACCIDENT	7,544.69	19,026.73	.00	.00	.00	.00	.00	26,571.42
187 JUSTICE COURT FUND	38,889.02	3,213.65	1,905.12	.00	.00	.00	.00	40,197.55
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	121,796.45	.00	.00	.00	.00	.00	.00	121,796.45
200 TRI PAYBACK	3,193,861.27	.00	554,945.97	.00	.00	.00	.00	2,638,915.30
206 FEDERAL GRANTS	92,771.94	56,001.02	948.00	.00	39,958.00	.00	.00	107,866.96
210 SHERIFF'S JAIL BLDG FUND	318.03	.00	.00	.00	.00	.00	.00	318.03
220 VC RAIL PROJECT	846,688.69	.00	.00	.00	.00	.00	.00	846,688.69
230 VC TOURISM COMMISSION	7,245.14	149,701.20	74,590.48	16,440.94	.00	.00	.00	65,914.92
250 FIRE DISTRICT	2,606,857.85	818,891.98	36,513.82	185,217.97	3,803.44	.00	.00	3,200,214.60
260 FIRE EMERGENCY	207,140.83	.00	.00	.00	.00	.00	.00	207,140.83
270 MUTUAL AID	406,728.31	.00	11,990.01	38,137.16	.00	.00	.00	356,601.14
280 CAPITAL PROJECT FIRE	1,000,000.00	.00	.00	.00	.00	.00	.00	1,000,000.00
800 UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900 SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL ALL FUNDS	.00	.00	.00	.00	.00	.00	.00	.00

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	81922	199 00	403959	BENDER, DEBORAH		4/17/15	60.00
CK	81937	199 00	404621	EVANS, CHAD		4/17/15	16.91
CK	81973	199 00	404619	SEAY, JOHN		4/17/15	39.75
CK	82404	199 00	403382	DUFRESNE, JOHN		6/12/15	90.00
CK	82475	199 00	404670	PIPER, LINDA & BARRY		6/12/15	86.05
CK	82591	199 00	404676	JEFFCOAT, HUGH		6/26/15	90.18
CK	82917	199 00	403938	THREE GGG, INC		7/24/15	78.00
CK	83250	199 00	404736	HOESON, TABITHA		9/04/15	75.00
CK	83390	199 00	404697	MURRAY, ANN MARIE ARAGON		9/18/15	14.08
CK	84999	199 00	403677	CORELOGIC INC		3/18/16	801.00
CK	85761	199 00	404873	LYNCH, TERRIE		6/10/16	25.34
CK	86021	199 00	404895	HARLOW, TONYA		7/08/16	100.00
CK	86073	199 00	101256	NEVADA GRAZING BOARD		7/08/16	15.19
CK	86195	199 00	404908	HAWKINS, JASON		7/22/16	19.93
CK	86449	199 00	404936	BUIST, BOBBIE JO		8/19/16	29.62
CK	86611	199 00	103340	INNOVATIVE IMPRESSIONS		9/02/16	46.00
CK	86624	199 00	404953	LEIGHTON, GLENN & CELESTE		9/02/16	8.43
CK	86676	199 00	403892	SUN PEAK ENTERPRISES		9/02/16	2,344.00
CK	86738	199 00	100877	HAYMORE, DEAN		9/16/16	14.00
CK	86743	199 00	103340	INNOVATIVE IMPRESSIONS		9/16/16	46.00
CK	86967	199 00	404663	MADISON, SCOTT & LISA		10/14/16	2,348.47
CK	87145	199 00	403892	SUN PEAK ENTERPRISES		10/27/16	1,768.00
CK	87439	199 00	103247	COSTCO WHOLESALE MEMBERSH		12/09/16	624.69
CK	87534	199 00	404818	TEST NOTICE LLC		12/09/16	25.00
CK	88119	199 00	100654	CINDERLITE TRUCKING CORP		3/03/17	1,824.08
CK	89058	199 00	403892	SUN PEAK ENTERPRISES		6/09/17	2,106.50
CK	89121	199 00	405100	FIELD, MELISSA		6/23/17	36.75
CK	89144	199 00	102992	LAKE TAHOE REGIONAL FIRE		6/23/17	100.00
CK	89200	199 00	403892	SUN PEAK ENTERPRISES		6/23/17	3,293.50
CK	89253	199 00	403887	COMSTOCK GOLD MILL LLC		7/07/17	443.00
CK	89377	199 00	99690	APEX GRADING & PAVING		7/20/17	4,646.00
CK	89380	199 00	405118	BERNARD, SHARON		7/20/17	43.84
CK	89459	199 00	405117	POTTS, JENNIFER		7/20/17	6.45
CK	89572	199 00	404691	MARK TWAIN COMMUNITY CTR		8/04/17	1,666.67
CK	89613	199 00	101717	ST CO SCHOOL DISTRICT		8/04/17	20.00
CK	89614	199 00	101717	ST CO SCHOOL DISTRICT		8/04/17	131,094.27
CK	89639	199 00	101946	WHITTEN, PAT		8/04/17	16.23
CK	89656	199 00	10035	C & W LOCK, GLASS & SAFE		8/18/17	30.90
CK	89663	199 00	100670	CFOA		8/18/17	195.00
CK	89667	199 00	403988	COMSTOCK CIVIL WAR REENAC		8/18/17	1,500.00
CK	89674	199 00	404614	DUKE, DAVID		8/18/17	6.36
CK	89704	199 00	405125	MEYER, GREGORY		8/18/17	78.19
CK	89721	199 00	99806	OCCUPATIONAL HEALTH CENTE		8/18/17	45.00
CK	89728	199 00	403895	PETRINI, ANGELO D		8/18/17	196.00
CK	89749	199 00	405122	SIMENTAL, RUDY		8/18/17	7.30
CK	89771	199 00	403893	VIRGINIA CITY TOURS INC		8/18/17	2,232.00
Type Total:							158,353.68
PR	34231	199 00	900615	SHERIFF FEE COLLECTION/GA		8/15/14	10.71
PR	34705	199 00	900201	COLONIAL LIFE INS. 125		8/14/15	50.73
PR	34774	199 00	900107	MEDICAL/EMPLOYEE BUYUP		10/09/15	1,143.53
PR	35013	199 00	900113	LIFE INSURANCE		4/08/16	736.93
PR	35734	199 00	900600	STOREY COUNTY PAYBACK		7/28/17	63.00
PR	35802	199 00	900501	FIRE FIGHTER ASSOC #4227		8/25/17	1,460.00

Report No: Br1762
Run Date : 09/07/17

Run Time : 10:30:08

STOREY COUNTY
TREASURER'S ACCOUNTING
Outstanding Checks
From Check# 1 Through 999999
From 0/00/00 - 8/31/17 Amount
Check Date

Tp Check # Bank Seq Person # Vendor/Employee Name

PR 35803 199 00 112 HESS, GREG J
PR 35804 199 00 1219 HESS, COLT

8/25/17 899.88
8/25/17 486.35
Type Total: 4,851.13

VP 89641 199 00 404647 ARDAGH METAL PKG USA INC

8/10/17 72,000.00
Type Total: 72,000.00

Bank Total: 235,204.81

Total: 235,204.81



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017

Estimate of time required: 0-5 mins

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For Possible Action – Approval – Assessor’s Recommended Corrections to 2017-18 Secured Tax Roll for Exemptions

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor’s Office

Telephone: 847-0961

4. **Staff summary:** NRS 361 provides for property tax exemptions to individuals who meet certain criteria. Exemption applications and renewals are typically due to our office on or before June 15th of each fiscal year, but circumstances beyond a taxpayer’s control may cause a delay and, as a result, an exemption not being applied to the tax bill. In cases where the Assessor’s Office feels that the taxpayer could not have reasonably filed their exemption application or renewal by the deadline, or if there is an unforeseeable error causing the exemption to not be applied correctly, the tax bill may be amended by the Clerk-Treasurer at the direction of the Board and a new tax bill or a refund be mailed to the affected taxpayer.

5. **Supporting materials:** Please see attached letter(s) with adjusted assessed values.

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Assessor’s Office

___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Denied

☐

Approved with Modifications

☐

Continued

Agenda Item No.

III

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

September 11, 2017

Memo to: Storey County Commissioners


Re: Corrections for Exemptions

The owner(s) of the property(ies) listed below should have had a personal exemption applied to their property for the **2017-18 tax year**. For various reasons, the taxpayer was either unaware of their eligibility for the exemption, an unforeseen situation prevented them from timely filing, a clerical error occurred, or the exemption renewals or percentage changes were not received and processed by our office before the close of the 2017-18 re-opened secured roll. Therefore, we were unable to apply or adjust the exemptions prior to the printing of their tax bill. The adjusted net assessed values and the **net assessed value overrides** should be:

<u>APN</u>	<u>Current Net Assessed</u>	<u>Exemption Amount</u>	<u>Exemption NRS</u>	<u>Adjusted Net Assessed</u>	<u>Current Year Net Assessed Value Override</u>
3-312-14	55,967	2,640	361.090	53,327	52,753

Please approve these corrections, and advise the Treasurer to make the changes and send a new tax bill or refund as necessary.

Thank You,


Jana Seddon
Storey County Assessor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9-19-17

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:** Melissa Field

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
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

IV

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

September 11, 2017

Via email

Fr: Melissa Field

Please add the following item(s) to the September 19, 2017, COMMISSIONERS Consent Agenda:

LICENSING BOARD

CON= CONTRACTOR, GEN=GENERAL, PRO=PROFESSIONAL, HB= HOME BUS

FIRST READINGS:

A.	AMERICAN CHILLER SERVICE, INC	CON	5580 MILL STREET 400, RENO, NV
B.	APPLIED STAFFING SOLUTIONS, LLC	GEN	890 E PATRIOT BLVD E, RENO, NV
C.	B STREET HOUSE BED & BREAKFAST	GEN	58 N B SREET, VC, NV
D.	HELLFIRE SALOON	GEN	3372 S MCCARRAN, RENO, NV
E.	IN-CYCLE AUTOMATION INC	GEN	12699 FARLEY, REDORD, MI
F.	INTEGRITY STAFFING SOLUTIONS	GEN	700 PRIDES CROSSING 300, NEWARK,DE
G.	MADOLE CONSTRUCTION	CON	305 US HWY 395, WASHOE VALLEY,NV
H.	MASTER SERVICE PLUMBING, INC.	CON	325 SUNSHINE LN, RENO, NV
I.	NEVADA SEAL & PUMP	GEN	980 GREG ST, SPARKS, NV
J.	NPSG CONSTRUCTION,LLC	CON	2105 BARRETT PK 107, KENNESAW,GA
K.	ONSTREET CONCESSIONS	GEN	385 FREEPORT BLVD 21, SPARKS,NV
L.	ROLL BOX, DBA	GEN	1729 AUTUMN GLEN, FERNLEY, NV
M.	SANCHEZ RANCH MEAT COMPANY	GEN	1734 HWY 395 #B, MINDEN, NV
N.	SARLA TECHNOLOGIES (DIV OF PARE	GEN	KH)1019 RUPA, MAHA, INDIA,
O.	SIERRA NEVADA TELECOM SERVICES	GEN	55 PRONGHORN CT, RENO, NV
P.	SILVER STATE PERSONNEL INC	GEN	3940 SPRING DR 5, RENO, NV
Q.	SISSYS BBQ & MORE	GEN	1378 S SPRUCE, TULARE, CA
R.	SUPPLIER LINK SERVICES	GEN	3527 MT DIABLO BLVD, LAFAYETTE,CA
S.	THE BURNT ORANGE	GEN	1630 ELK RUN TRL, RENO, NV
T.	THE WHITING-TURNER CONTRACTING	CON	CO300 E JOPPA ROAD, BALTIMORE,MO
U.	VALEO NORTH AMERICA, INC	GEN	150 STEPHENSON HWY, TROY, MI
V.	VERTICAL IRON WORKS, INC	CON	307 MORRILL AVE, RENO, NV
W.	COBB MANSION BED & BREAKFAST	GEN	18 S A ST, VIRGINIA CITY, NV
X.	CONTROL INSTALLATION SPECIALIST	CON	S1953 HYMER AVE, SPARKS, NV
Y.	CRYSTAL EMPLOYMENT SERVICES	CON	645 EXECUTIVE DR, TROY, MI

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: September 19, 2017
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action, approval of general business license first reading for Michelle Haley, owner of Virginia Cigar and Bar located at 69 C Street, Virginia City, NV 89440.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Sheriff
- Department:** Sheriff **Contact Number:** 775.847.0959
4. **Staff Summary:** First reading submitted by the Sheriff's Office.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

_____ Department Head

Department Name: Sheriff

_____ 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

IV



STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

September 5, 2017

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

Fr: Brandy Gavenda

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

Please add the following item(s) to the September 19, 2017 Commissioners Consent Agenda:

LICENSE BOARD

First Reading:

- A. General Business License – Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

LIQUOR BOARD

First Reading:

- B. On Sale Liquor & Cabaret License – Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

PO Box 498
205 South C Street
Virginia City, NV 89440
Office: (775) 847-0959 Fax: (775) 847-0924



Storey County Board of County Commissioners

Agenda Action Report

LIQUOR BOARD

Meeting date: 9/19/17

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** First reading for On-sale Liquor & Cabaret License. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, an On-sale Liquor & Cabaret License for Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant

Department: SCSO

Telephone: 775-847-0959

4. **Staff summary:** First reading for On-sale Liquor & Cabaret License. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

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

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

VI



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 09/19/17

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: (Continued from the 08/15/17 and 09/05/17 board meetings)
Consideration of letters of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 5 Highlands on the Storey County Planning Commission.
2. **Recommended motion:** "I [commissioner] motion to appoint Summer Pellett to fill and serve the remaining term of the vacant Precinct 5 Highlands position on the Storey County Planning Commission.
3. **Prepared by:** Austin Osborne
4. **Department:** Human Resources and Planning **Telephone:** 847-1144
5. **Staff summary:** The Precinct 5 Highlands planning commissioner was for personal reasons unable to complete the remainder of the existing term. The term for this seat ends on 12/31/20. The open position was posted in the local newspaper per policy, as well as on county social media and at the VCH Highlands web-board. Letters of interest were received from three qualified and interested Highlands residents. Staff reviewed the letters and interviewed each candidate. Based on qualifications, experience, and other criteria applicable to the position, staff recommends Summer Pellett to fill the vacancy.
6. **Supporting materials:** Enclosures: (A) Public Vacancy Posting, and (B) Letters of Interest.
7. **Fiscal impact:** None on local government.

Funds Available:

Fund:

___ Comptroller

8. **Legal review required:**

___ District Attorney

9. **Reviewed by:**

___@___ Department Head

Department Name:

___ County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

7

Enclosure A: Public Vacancy Posting

STOREY COUNTY PUBLIC NOTICE **PLANNING COMMISSIONER VACANCY**

Precinct 5 (Highlands District)

Position: Storey County Planning Commissioner to represent Precinct 5 (Highlands including Virginia City Highlands, Highlands Ranches, and Virginia Ranches). All interested parties must live within this voting district. The Planning Commission is an advisory body to the Board of County Commissioners. It is responsible for directing the short- and long-range growth and development of the county through maintenance and implementation of the county master plan, zoning ordinances, and other applicable land-use policies. It is composed of seven commissioners who serve two or more times per month on the body and who are compensated pursuant to NRS 278.040. Each commissioner is appointed by the Board of County Commissioners to serve at its pleasure for a four year term with possible re-appointment following expiration of the term.

Preferred Qualifications: A Planning Commissioner's primary duty is to make land-use decisions that are consistent with the policies and plans, including the county master plan, formally adopted by the Board of County Commissioners. Therefore, the first priority of a Planning Commissioner is to have strong decision-making skills and develop knowledge of county policies and applicable Nevada Revised Statutes. It is not critical to have training in the fields of planning, architecture, law, civil engineering, geology, economics, or demography; these are skills that are available to the commissioner from staff, consultants, and applicants. The Planning Commissioner's job is to weigh input given in staff reports and other professional reports, meeting testimonies, and other correspondence. A Planning Commissioner is like a judge who renders decisions based on the testimony of experts and others who appear as witnesses in a trial. Minimum qualifications of a Planning Commissioner include: a willingness and ability to research and report on issues, programs, and policies related to local land-use matters; ability to attend afternoon and night meetings on a regular basis; ability to sustain harmonious working relationships with commission members, the Board of County Commissioners, staff, residents, applicants, and the public; ability to act within the ethical standards set forth by NRS and NAC; and willingness to expand knowledge related to land-use planning. The new-appointee must successfully pass a criminal background investigation.

Letter of Interest: All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary.

Closing Date: Letters of interest (originals) must be received by the Storey County Human Resources Office, Storey County Courthouse, 26 South "B" Street (P.O. Box 176), Virginia City, NV 89440 by 5:00 p.m., Wednesday, August 9, 2017. Please contact 775.847.0968 for further questions.

Tentative Appointment Date: The Board of County Commissioners may consider letters of interest at its August 15, 2015, regularly scheduled meeting. Applicants may be asked to speak and should attend.

Storey County is an Equal Opportunity Employer. Posting dates: 07/24/17 – 08/09/17

Enclosure B: Letters of Interest

SUMMER N. PELLETT
340 CARTWRIGHT ROAD, VC HIGHLANDS, NV 89521
(775)544-6801 - SUMMERPELLETT@YAHOO.COM



July 25, 2017

Dear County Commissioners,

I am writing to express my interest in the Precinct 5 Planning Commissioner position. While I currently own and operate a small business in Storey County, my real passion is for city planning and working for and with local government. I hold both a BA and MA in Political Science from the University of Nevada, and I worked for the City of Sparks as an Assistant and Associate Planner from 2004 through 2009.

My love of local government stems from my belief that city and county level government is where one can have the biggest positive effect on the laws and landscape that define a community, and in this case, my community. I have a deep understanding of state planning and zoning laws, and I am very familiar with planning ordinances at both the city and county level. While employed as a City Planner, I drafted hundreds of staff reports and presented my staff recommendation before both the Planning Commission and City Council. I am familiar with the terminology that is specific to planners, and I understand the role and expectations of a Planning Commissioner.

Throughout both my academic and professional life, I have always enjoyed the knowledge and perspective that comes from research. I am competent with researching online county documents and records (parcel maps, final maps, etc) and utilizing local ordinances and state laws to research proposed projects. As my college journalism minor would suggest, I can appreciate a meaningful discussion with others and I am not afraid to ask the right questions. I understand the delicate balance and importance of the working relationships between commissioners, staff, residents, applicants, and the public; and, I have no issues with listening to both sides of an argument and choosing a side.

In life, I give my all and rise to the challenges put before me. After becoming a mother in 2009, I decided to focus on my family and take a step back from my professional career. In 2011, I started my own business; and, while I continue to be a "stay-at-home" mom, I have increased my earnings by more than 600% in the last 5 years. This Planning Commission vacancy is presenting itself at a time when I am confident that I have the availability and energy necessary to do what is required for this position, and I am ready to take on this important role in our community. Thank you for your consideration.

Sincerely,


Summer N. Pellett

09 August 2017

Storey County Board of Commissioners
Attn: Austin Osborne, Planning Director
Storey County Courthouse
P.O. Box 176
Virginia City, NV 89440



Dear Storey County Board ("Board") of Commissioners:

This letter is to submit my application for your Planning Commissioner position, Precinct 5, Highlands District. I am confident that the combination of my personal and professional experience would make me an excellent candidate to fill your current vacancy. I currently reside within the Highlands voting district and as part of my current employment possess a Federal security background clearance.

I have lived within the Virginia Highlands for approximately two years and work at NAS Fallon as a Senior Facilities and Land Use Planner. As part of my job responsibilities, I am responsible for the administration of the base Master Plan, the development of large Military Construction projects, and Airfield Facilities Management. This work requires significant research and knowledge of Federal planning policies, procedures, and funding programs affecting military land use and construction management. I currently hold dual Master degrees in Landscape Architecture/Planning and Water Resources Management from the State University of New York, College of Environmental Science and Forestry at Syracuse University.

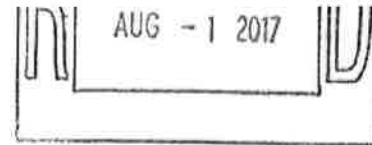
While afternoon meetings may be difficult to attend, I will make every effort to attend evening meetings and provide unbiased, expert planning advice to the Board. In support of this email letter, I will also be submitting a duplicate hard copy by mail. I'd like to thank the Board in advance for your consideration of my application. It would be an honor to serve at the pleasure of the Board and I look forward to your response.

Sincerely,

Douglas Nataluk

July 30, 2017

Storey County Human Resources
PO Box 176
Virginia City, NV 89440



Subject: Letter of Interest, Planning Commission Vacancy

I am responding to the posting of the vacancy for Planning Commissioner for Precinct 5. I have lived in Highlands Ranches since 1997.

I believe that I am uniquely qualified for the following reasons:

- By training, I am a quality control engineer and a management consultant which both require extensive knowledge and application of processes, procedures and regulations.
- I am also an Expert Witness in Products Liability and Organizational Negligence. That work requires extreme objectivity and attention to detail in civil and legal statutes.
- I was a founding member of the Storey County Local Emergency Planning Committee.
- I have extensive experience with the Planning Commission during my four-year ordeal of obtaining a Special Use Permit for my ham radio towers.
- I have never served on an HOA, which makes me impartial to their subjective enforcement and political turmoil (as opposed to the Planning Commission being bound by NRS, NAC and Storey County Codes).
- At our own expense, a group of concerned citizens started the Center for Business Excellence (a not for profit). We did extensive research on the inevitable growth of the County and mapped out proposals for proactively planning the services and infrastructure that is needed to ensure the timely needs of TRI and the other businesses of the County. We also proposed a plan to become best in class in business growth and benefit to the County. We hired consultants who were part of the early growth of Silicon Valley, who opined that we were ill prepared for the meteoric growth of TRI. Our reports have been furnished to EDAWN and the Chamber, without action or comment.
- I spent 14 years at NASA's Mission Control in Houston during Gemini, Apollo and Skylab. I have written 12 books on achieving impossible goals and solving complex problems.

Your desired requirement for strong decision-making skills is my forte. It is based on compliance with laws and statutes and by creating a collaborative environment with every organization I work with. I also teach strategic thinking and conducting effective meetings.

I look forward to speaking with you in person about the opportunity to prepare our County for the future.

Yours truly,



The Taormina Group, Inc.
PO Box 1126 Virginia City NV 89440
775-847-7929 FAX 775-847-7930
Tom@TomTaormina.com
www.TomTaormina.com





Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017

Estimate of time required: 5 Minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** DISCUSSION/POSSIBLE ACTION: Appoint County Commissioner Jack McGuffey to serve as the Storey County Representative on the newly restructured (effective October 1, 2017) Nevada Commission for the Reconstruction of the V & T Railway pursuant to Senate Bill No. 57 passed during the 2017 General Session of the Nevada Legislature and signed into law by the honorable Governor Sandoval on May 22, 2017.
2. **Recommended motion:** I, (Commissioner), move to approve the appointment of Commissioner Jack McGuffey effective October 1, 2017 to serve as the Storey County designated representative on the newly restructured Nevada Commission for the Reconstruction of the V & T Railway pursuant to Senate Bill No. 57 of the 2017 General Session of the Nevada Legislature and signed into law by Governor Sandoval on May 22, 2017.
3. **Prepared by:** Pat Whitten

Department: Commissioners **Telephone:** 847-0968
4. **Staff summary:** See next page
5. **Supporting materials:** Senate Bill No. 57 as enrolled
6. **Fiscal impact:**

Funds Available: N/A Fund: Comptroller _____

7. **Legal review required:**
No _____ 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. 

Staff summary: Senate Bill No. 57 of the 2017 Legislative Session passed and signed into law by Governor Sandoval becomes effective on October 1, 2017, This was our bill to streamline the Nevada Commission for the Reconstruction of the V & T Railway, reducing the Rail Commission Board from 9 appointees to 5, with one of those members being “appointed by the Board of County Commissioners of Storey County from among its members or who is a designee of the Board of County Commissioners of Storey County. Storey County Commission Vice-Chairman Jack McGuffey has served on the prior Rail Commission as the Storey County appointee since January 2015 and has expressed an interest and willingness to continue to serve on the newly structured Rail Commission Board. Commissioner McGuffey has provided integral leadership in the crafting and approval process of getting S.B. 57 passed and signed into law. Additionally, over the past almost 3 years, he has performed a critical role on the Rail Commission, blending the best interests of both Storey County and the Rail Commission, thus fostering win-win results consistently. Staff unequivocally and strongly recommends and supports his appointment to continue serve on the Rail Commission and urges approval thereof.

Senate Bill No. 57—Committee on Government Affairs

CHAPTER.....

AN ACT relating to the Nevada Commission for the Reconstruction of the V & T Railway; removing certain boards of county commissions from the governing bodies of the Commission; revising the membership of the Commission; eliminating authority for the Commission to enter into agreements with the district attorney or treasurer of certain counties; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law establishes the Nevada Commission for the Reconstruction of the V & T Railway, provides that the governing bodies of the Commission are the Board of Supervisors of Carson City and the Boards of County Commissioners of Douglas, Lyon, Storey and Washoe Counties and authorizes each of those counties to appoint a representative to the Commission. (Sections 1-3 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993) **Section 1** of this bill removes the Board of County Commissioners of Douglas, Lyon and Washoe Counties from the governing bodies of the Commission. **Section 2** of this bill makes conforming changes.

Section 3 of this bill revises the composition of the Commission to: (1) remove the commissioners appointed by Douglas, Lyon and Washoe Counties, the Virginia and Truckee Historical Railroad Society, the Speaker of the Assembly and the Senate Majority Leader; (2) authorize the Carson City Convention and Visitors Bureau and the Virginia City Tourism Commission to each appoint a member to the Commission from among its members or a designee of the Bureau or Commission, as applicable; and (3) provide that the member appointed to the Commission by the Board of Supervisors of Carson City or the Board of County Commissioners of Storey County may be appointed from among its members or a designee of the respective Board. **Section 4** of this bill makes conforming changes.

Section 7 of this bill provides that the terms of the Commissioners who have been removed expire on October 1, 2017.

Under existing law, each governing body of the Commission is required to provide funding for the Commission's budget that is based on the benefit of the Commission or reconstruction of the V & T Railway to the jurisdiction of the governing body. Existing law also authorizes each governing body to issue bonds and impose certain taxes in order to fund its portion of the Commission's budget. (Section 9 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993) Because **section 1** of this bill removes the Board of County Commissioners of Douglas, Lyon and Washoe Counties from the governing bodies of the Commission, those counties will no longer have to fund any portion of the Commission's budget. However, if any of those counties have issued bonds to fund its share of the Commission's budget before October 1, 2017, **section 8** of this bill provides that the provisions of this bill do not apply to impair any existing bond or bond obligations.

Existing law authorizes the Commission to enter into an agreement with the District Attorney of Carson City, or Douglas, Lyon, Storey or Washoe County to provide legal services to the Commission. Existing law also authorizes the Commission to enter into an agreement with the Treasurer of any of those counties to create a fund and pay all claims that are approved by the Commission. (Section 8 of the V & T Railway Act of 1993) **Section 5** of this bill eliminates the authority to



enter into an agreement with the District Attorney or Treasurer of Douglas, Lyon and Washoe Counties. **Section 6** makes a conforming change. **Section 9** of this bill terminates on October 1, 2017, any agreement entered into by the Commission with a district attorney or the Treasurer of Douglas, Lyon or Washoe County.

EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ~~omitted material~~ is material to be omitted.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Section 1 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993, being chapter 566, Statutes of Nevada 1993, as amended by chapter 42, Statutes of Nevada 2001, at page 400, is hereby amended to read as follows:

Section 1. As used in this act, unless the context otherwise requires:

1. “Commission” means the Nevada Commission for the Reconstruction of the V & T Railway created pursuant to section 2 of this act.

2. “Commissioner” means a person ~~appointed to serve~~ ***who serves*** on the Commission pursuant to section 3 of this act.

3. “County” includes Carson City.

4. “Governing bodies” means the Board of Supervisors of Carson City and the ~~Boards~~ ***Board*** of County Commissioners of ~~Douglas, Lyon, Storey and Washoe counties.~~ ***County.***

Sec. 2. Section 2 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993, being chapter 566, Statutes of Nevada 1993, as amended by chapter 42, Statutes of Nevada 2001, at page 400, is hereby amended to read as follows:

Sec. 2. 1. The Nevada Commission for the Reconstruction of the V & T Railway of Carson City and ~~Douglas, Lyon, Storey and Washoe counties~~ ***County*** is hereby created.

2. The property and revenues of the Commission, and any interest therein, are exempt from all state and local taxation.

3. The Commission is a body corporate and politic, the geographical jurisdiction of which is Carson City and ~~Douglas, Lyon, Storey and Washoe counties.~~ ***County.***

4. The provisions of this act must be broadly construed to accomplish its purposes.



Sec. 3. Section 3 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993, being chapter 566, Statutes of Nevada 1993, as amended by chapter 42, Statutes of Nevada 2001, at page 400, is hereby amended to read as follows:

Sec. 3. 1. The Commission must be composed of ~~nine~~ **five** Commissioners ~~appointed~~ as follows:

(a) One member ~~who is a member of~~ **appointed by** the Board of Supervisors of Carson City ~~appointed by the Board of Supervisors of Carson City;~~ **from among its members or who is a designee of the Board of Supervisors of Carson City;**

(b) ~~One member appointed by the Board of County Commissioners of Douglas County from among its members;~~

~~— (c) One member appointed by the Board of County Commissioners of Lyon County from among its members;~~

~~— (d) One member appointed by the Board of County Commissioners of Storey County from among its members;~~

~~— (e) One member appointed by the Board of County Commissioners of Washoe County from among its members;~~

~~— (f) One member appointed by the Virginia and Truckee Historical Railroad Society from among its members;~~

~~— (g) One member appointed by the Speaker of the Assembly;~~

~~— (h) One member appointed by the Senate Majority Leader; and~~

~~— (i) or who is a designee of the Board of County Commissioners of Storey County;~~

(c) **One member appointed by the Board of the Carson City Convention and Visitors Bureau from among its members or who is a designee of the Board;**

(d) **One member appointed by the Virginia City Tourism Commission from among its members or who is a designee of the Commission; and**

(e) **One member appointed by the Governor.**

2. ~~If the Virginia and Truckee Historical Railroad Society ceases to exist but is replaced by an entity which is organized for the same purposes, that entity is entitled to appoint the member pursuant to paragraph (f) of subsection 1. If the society ceases to exist and is not replaced, the number of commissioners is reduced to eight and no member may be appointed pursuant to paragraph (f) of subsection 1.~~

~~3. The terms of the two members serving on the Commission pursuant to paragraph (a) of subsection 1 on July 1, 2001, expire on that date.~~ As soon as practicable after



~~[July 1, 2001,]~~ **October 1, 2017**, the appointing authorities shall make any appointments required by subsection 1. All of the appointments must be for initial terms of 1, 2 or 3 years to ensure staggered terms. After the initial terms, the term of office of each **appointed** commissioner is 4 years. A member is eligible for reappointment.

~~[4.]~~ 3. The office of a member who is required as a qualification for appointment to be a member of the body appointing the member **or an employee of a county** becomes vacant on the date he or she ceases to be a member of that appointing body ~~+~~.

~~—5.]~~ **or an employee of that county.**

4. Each **appointed** commissioner serves at the pleasure of his or her appointing authority, and all vacancies must be filled for the unexpired term in the same manner as the original appointment.

Sec. 4. Section 4 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993, being chapter 566, Statutes of Nevada 1993, as last amended by chapter 98, Statutes of Nevada 2013, at page 339, is hereby amended to read as follows:

Sec. 4. 1. ~~[Each]~~ **The** commissioner appointed pursuant to paragraph (b) ~~+, (c), (d) or (e)]~~ **or (d)** of subsection 1 of section 3 of this act shall file his or her oath of office with the **county** clerk of ~~[the county from which the commissioner was appointed,]~~ **Storey County**, and all other commissioners shall file their oaths of office with the Clerk of Carson City.

2. The commissioners must serve without compensation, but a commissioner may be reimbursed for expenses actually incurred for travel authorized by the Commission.

3. The Commission shall elect a Chair, Vice Chair, Secretary and Treasurer from among its members. The Secretary and the Treasurer may be one person. The terms of the officers expire on July 1 of each odd-numbered year.

4. The Secretary shall maintain audio recordings or transcripts of all meetings of the Commission and a record of all of the proceedings of the Commission, minutes of all meetings, certificates, contracts and other acts of the Commission. Except as otherwise provided in NRS 241.035, the records must be open to the inspection of all interested persons at a reasonable time and place. A copy of the minutes or audio recordings must be made available to a member of



the public upon request at no charge pursuant to NRS 241.035.

5. The Treasurer shall keep an accurate account of all money received by and disbursed on behalf of the Commission. The Treasurer shall file with the Clerk of Carson City, at the expense of the Commission, a fidelity bond in an amount not less than \$10,000, conditioned for the faithful performance of his or her duties.

Sec. 5. Section 8 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993, being chapter 566, Statutes of Nevada 1993, as last amended by chapter 99, Statutes of Nevada 2001, at page 586, is hereby amended to read as follows:

Sec. 8. 1. The Commission may enter into an agreement with the district attorney of Carson City or ~~{Douglas, Lyon,}~~ Storey ~~{or Washoe}~~ County, or ~~{any combination thereof,}~~ **both,** to provide legal services to the Commission. The Commission may authorize payment to the district attorney for the costs to the district attorney for providing those services.

2. The Commission shall enter into an agreement with the Treasurer of Carson City or ~~{Douglas, Lyon,}~~ Storey ~~{or Washoe}~~ County to create a fund for the Commission and pay all claims against the fund that are properly approved by the Commission. The Commission may authorize payment to the Treasurer for the costs to the Treasurer for providing those services.

3. All money received by the Commission must be deposited in the fund created pursuant to subsection 2. Except as otherwise provided in NRS 482.37945, the money in the fund must be used only for the necessary expenses of the Commission and the costs of the projects authorized by this act.

Sec. 6. NRS 482.37945 is hereby amended to read as follows:

482.37945 1. Except as otherwise provided in this subsection, the Department, in cooperation with the Northern Nevada Railway Foundation or its successor, shall design, prepare and issue license plates for the support of the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad using any colors that the Department deems appropriate. The design of the license plates must include a depiction of a locomotive of the Virginia & Truckee Railroad and the phrase "The Virginia & Truckee Lives." The Department shall



not design, prepare or issue the license plates unless it receives at least 250 applications for the issuance of those plates.

2. If the Department receives at least 250 applications for the issuance of license plates for the support of the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad, the Department shall issue those plates for a passenger car or light commercial vehicle upon application by a person who is entitled to license plates pursuant to NRS 482.265 and who otherwise complies with the requirements for registration and licensing pursuant to this chapter. A person may request that personalized prestige license plates issued pursuant to NRS 482.3667 be combined with license plates for the support of the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad if that person pays the fees for the personalized prestige license plates in addition to the fees for the license plates for the support of the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad pursuant to subsections 3 and 4.

3. The fee for license plates for the support of the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad is \$35, in addition to all other applicable registration and license fees and governmental services taxes. The license plates are renewable upon the payment of \$10.

4. In addition to all other applicable registration and license fees and governmental services taxes and the fee prescribed in subsection 3, a person who requests a set of license plates for the support of the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad must pay for the initial issuance of the plates an additional fee of \$25 and for each renewal of the plates an additional fee of \$20, to be distributed pursuant to subsection 5.

5. The Department shall transmit the fees collected pursuant to subsection 4 to the treasurer with whom the Nevada Commission for the Reconstruction of the V & T Railway of Carson City and ~~{Douglas, Lyon,} Storey {and Washoe Counties}~~ **County** has entered into an agreement as required by subsection 2 of section 8 of chapter 566, Statutes of Nevada 1993, for deposit in the fund created pursuant to that section. The fees transmitted pursuant to this subsection must be used only for the reconstruction, maintenance, improvement and promotion of the Virginia & Truckee Railroad.

6. If, during a registration period, the holder of license plates issued pursuant to the provisions of this section disposes of the vehicle to which the plates are affixed, the holder shall:



(a) Retain the plates and affix them to another vehicle that meets the requirements of this section if the holder pays the fee for the transfer of the registration and any registration fee or governmental services tax due pursuant to NRS 482.399; or

(b) Within 30 days after removing the plates from the vehicle, return them to the Department.

Sec. 7. Notwithstanding any provision of law to the contrary, the terms of the members appointed to the Nevada Commission for the Reconstruction of the V & T Railway of Carson City and Douglas, Lyon, Storey and Washoe Counties pursuant to section 3 of the Nevada Commission for the Reconstruction of the V & T Railway Act of 1993, as that section existed on September 30, 2017, expire on October 1, 2017.

Sec. 8. The provisions of this act do not apply to the extent that the provisions would constitute an impairment of the rights of holders of the bonds or similar obligations issued by the State of Nevada or a political subdivision thereof. If there are any such outstanding bonds or obligations, the State of Nevada and its officers and agencies shall take whatever actions that are deemed necessary to protect the interests of the State and the rights of the holders of the bonds and similar obligations.

Sec. 9. 1. Any agreement entered into by the Nevada Commission for the Reconstruction of the V & T Railway of Carson City and Douglas, Lyon, Storey and Washoe Counties pursuant to subsection 1 of section 8 of chapter 566, Statutes of Nevada 1993, with the District Attorney of Douglas, Lyon or Washoe County to provide legal services to the Commission that is effective on September 30, 2017, is terminated on October 1, 2017.

2. Any agreement entered into by the Commission pursuant to subsection 2 of section 8 of chapter 566, Statutes of Nevada 1993, with the Treasurer of Douglas, Lyon or Washoe County to create a fund for the Commission and pay claims against the fund that is effective on September 30, 2017, is terminated on October 1, 2017.





Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action to set a date for a workshop related to Property Tax Relief.

2. **Recommended motion**
No recommended motion

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone: (775)847-1006

4. **Staff summary:**
The Commissioners of Storey County have been for some time discussing possible ways to bring relief to the taxpayers of Storey County concerning Ad Valorem taxes.

5. **Supporting materials:**
Will be provided during the workshop.

6. **Fiscal impact:**

Funds Available: Yes Fund: Water 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. 9



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017
minutes

Estimate of time required: 15

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

1. **Title:** Possible action to approve Resolution No. 17 - ⁴⁷³243 appointing Administrator to administer process for approving reimbursements to Tahoe Reno Industrial Center (TRI) for public infrastructure constructed by TRI and dedicated to Storey County as required by the TRI Public Private Partnership Capital Improvement Plan

2. **Recommended motion:** I move to approve Resolution No. 17 - ⁴⁷³243 appointing Pat Whitten as the Administrator over the process for reimbursing TRI Center for public infrastructure built by TRI and dedicated to County and authorize the chairman to sign.

3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** See attached Staff summary

5. **Supporting materials:**

Resolution No. 17 - 243

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

10

Staff Summary

The TRI Public Private Partnership Capital Improvement Plan (CIP) in Section IV requires that the Board of County Commissioners to: “select a county official to be the administrator of CIP procedures and programs.” The Administrator has the following duties:

1. Review Applications for reimbursement of costs of providing public infrastructure proposed to be constructed by TRI and later dedicated to the County for eligibility and completeness.
2. Review and determine estimates and final determinations of Reimbursable Costs as that term is defined in the CIP.
3. Administer Vouchers for Reimbursable Costs approved by the Board of County Commissioners.
4. Initiate and administer the annual Accounting Determination procedures and periodic updates and revisions to the CIP.
5. Perform all other duties specified in the CIP for the Administrator to perform, as well as duties necessary and incidental thereto.

In the past, the Administrator was Dean Haymore. With his retirement it is necessary for the Board to appoint a new Administrator. It is proposed that Pat Whitten be appointed as the new Administrator. It is further proposed that County Manager Whitten be authorized to utilize the services of others, including Community Development Department, Public Works Department and the Comptroller's Office in administering the provisions of the Capital Improvement Plan. The selection is set forth in a Resolution of the Board so that there is a clear and provable delegation of authority to Manager Whitten to administer the provisions of the CIP.

RESOLUTION NO. 17- 473

**RESOLUTION Appointing Administrator to Administer Provisions of the
TRI Public Private Partnership Capital Improvement Plan
Addressing the Reimbursement of Costs Incurred by the
Tahoe Reno Industrial Center in Constructing Public
Infrastructure Dedicated to Storey County**

WHEREAS, The Development Agreement between the County of Storey, the Tahoe Reno Industrial Center LLC (TRI) and DP Operating Partnership L. P. includes as Exhibit E the TRI Public Private Partnership Capital Improvement Plan (CIP); and,

WHEREAS, The CIP requires the Board of County Commissioners to select a county official as the Administrator to administer the process by which TRI is reimbursed for the costs of constructing public infrastructure which is dedicated to and accepted by the County and to perform other duties as set forth in the CIP; and,

WHEREAS, Previously the position of Administrator was filled by Dean Haymore whom has recently retired, leaving the position vacant;

NOW THEREFORE IS IT HEREBY RESOLVED,

That County Manager Pat Whitten be appointed as the new Administrator with the authority to perform all of the functions set forth in the CIP. In acting as the Administrator, County Manager Whitten is authorized to call upon and receive assistance from the Community Development Department, the Public Works Department and the Comptroller's Office.

Signatures on next page.

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: 9/19/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Second reading for General Out-of-County Business License. Applicant is Universal Protection Service, LLC.

2. **Recommended motion:** Motion to approve the General Out-of-County Business License for Universal Protection Service, LLC. Corporate address is: 161 Washington St. #600, Conshohocken, PA 19428. DBA: Allied Universal Security Services: PO Box 800 Monsey, NY 10952. Location of operations: 4000 South Eastern Ave., #100, Las Vegas, NV 89119.

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 Out-of-County Business License for Universal Protection Service, LLC. Corporate address is: 161 Washington St. #600, Conshohocken, PA 19428. DBA: Allied Universal Security Services: PO Box 800 Monsey, NY 10952. Location of operations: 4000 South Eastern Ave., #100, Las Vegas, NV 89119.

5. **Supporting materials:** None

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 black ink, appearing to read "Gerald Antinoro", is written over a horizontal line.

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

11



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017.
minutes

Estimate of time required: 15

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 has since been taken over by Trinity Services Group). 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, 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.



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 on October 20, 2017, or 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.




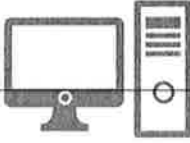

3. Scope of Services

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






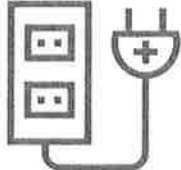
Trust Accounting Software: As requested by the Facility, Provider shall furnish, install, repair, and maintain trust accounting software at the Facility.



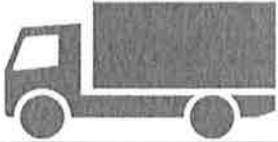
EQUIPMENT, SERVICES, CHARGES, COSTS AND REVENUE SHARING

<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: 09/19/17

Estimate of time required: 20 min.

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

1. **Title: Discussion/Possible Action:** Resolution No. 17-472, a resolution pursuant to NRS 244.290 determining that maintenance of a portion of Assessor's Parcel Number 005-061-42 ("Slope Area") is unnecessarily burdensome to the county and that re-conveyance to the Tahoe-Reno Industrial Center, LLC would be in the best interest of the county and its residents, and authorizing a representative of the board to issue a written offer of re-conveyance of a portion of Slope Area to the Tahoe-Reno Industrial Center, LLC ("TRI") and if said offer is accepted, to execute a deed which will re-convey said real property; and cause said deed to be recorded.
2. **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to approve Resolution No. 17-472, a resolution pursuant to NRS 244.290 determining that maintenance of a portion of Assessor's Parcel Number 005-061-42 ("Slope Area") is unnecessarily burdensome to the county and that re-conveyance to the Tahoe-Reno Industrial Center, LLC would be in the best interest of the county and its residents, and authorizing a representative of the board to issue a written offer of re-conveyance of a portion of Slope Area to the Tahoe-Reno Industrial Center, LLC ("TRI") and if said offer is accepted, to execute a deed which will re-convey said real property; and cause said deed to be recorded.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See Enclosure A Staff Summary.
6. **Supporting materials:** Enclosures: (A) Staff Summary; and (B) Resolution No. 17-472, including draft map and legal description.
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.

13

Enclosure A: Staff Summary

On or about 2008 a 13 +/- acre parcel was created in order to facilitate a regional drainage system within the Tahoe-Reno Industrial Center (TRI). The parcel was dedicated to Storey County by the TRI pursuant to the TRI-Storey County development agreement. TRI requests that a portion of the parcel, that being approximately 2.5 acres and 50 feet in width, near Germany Circle is re-conveyed back to TRI-Center in order to facilitate a building pad fill slope. County staff believes that the re-conveyance will have no adverse impact on the adjacent drainage way, will cause no other adverse impacts to the land surrounding the subject parcel, and will benefit Storey County by facilitating additional economic development and increasing taxable land area in TRI.

RESOLUTION NO 17-472

A RESOLUTION PURSUANT TO NRS 244.290 DETERMINING THAT MAINTENANCE OF A PORTION OF ASSESSOR'S PARCEL NUMBER 005-061-42 ("SLOPE AREA") IS UNNECESSARILY BURDENSOME TO THE COUNTY AND THAT RECONVEYANCE TO TAHOE-RENO INDUSTRIAL CENTER, LLC ("TRI") WOULD BE IN THE BEST INTEREST OF THE COUNTY AND ITS RESIDENTS, AND AUTHORIZING A REPRESENTATIVE OF THE BOARD TO ISSUE A WRITTEN OFFER OF RECONVEYANCE OF A PORTION OF SLOPE AREA TO TAHOE-RENO INDUSTRIAL CENTER, LLC ("TRI") AND IF SAID OFFER IS ACCEPTED, TO EXECUTE A DEED WHICH WILL RECONVEY SAID REAL PROPERTY; AND CAUSE SAID DEED TO BE RECORDED.

BE IT HEREBY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, STOREY COUNTY, NEVADA

WHEREAS, Assessor's Parcel No. 005-061-42 was dedicated to Storey County by deed from Tahoe-Reno Industrial Center, LLC ("TRI") recorded on May, 2, 2012 as Document No. 0116608 in the office of the Recorder of the Storey County; and

WHEREAS, NRS 244.290 provides that a county may reconvey all the right, title and interest of the county in and to any land dedicated to the person by whom the land was dedicated, if the board determines that maintenance of the property is unnecessarily burdensome to the county or that reconveyance would be in the best interest of the county and its residents; and

WHEREAS, as a result of dedication to Storey County of Assessor's Parcel No. 005-061-42, Storey County has been required to maintain that area described below, which is a portion of a steep slope of a drainage way; and

WHEREAS, a legal description and map of the Slope Area that Storey County will offer to reconvey is attached hereto as Exhibit "A" and Exhibit "B"; and

WHEREAS, the real property adjacent to the Slope Area, Assessor's Parcel No. 005-061-46 ("Hilltop"), is owned by TRI. This parcel is a hill which TRI or a successor purchaser must grade flat in order to develop an industrial or commercial building thereon. The grading of the Hilltop will necessitate construction of a fill slope on the Sloped Area, potentially causing Storey County additional costs if not properly maintained.

WHEREAS, the maintenance of the Slope Area by Storey County is unnecessarily burdensome, if as an alternative TRI or its successor owner of the Hilltop will accept a reconveyance thereof and therefore be responsible for its maintenance.

WHEREAS, the sale and development of the Hilltop will facilitate and enhance the county master plan goal of encouraging development in Tahoe-Reno Industrial Center, which is in the best interests of the county and its residents by providing employment and increasing county tax revenues.

NOW THEREFORE, BE IT RESOLVED that the Storey County Board of County Commissioners determines that maintenance of the Slope Area described on Exhibit A which has been dedicated to Storey County is unnecessarily burdensome to the county and that reconveyance to Tahoe-Reno Industrial Center, LLC would be in the best interest of the county and its residents; and authorizing a representative of the board to issue a written offer of reconveyance of the Slope Area to Tahoe-Reno Industrial Center, LLC; and if said offer is accepted, to execute a deed reconveying the Slope Area; and cause said deed to be recorded.

BE IT FURTHER RESOLVED, that this resolution shall be effective upon adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2017.

THOSE VOTING AYE

THOSE VOTING NAY

ADOPTED this ____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____

Marshall McBride, Chairman

Attest:

Vanessa Stephens, Clerk and Treasurer



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434

Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

September 11, 2017
Job No. 17070.01.RM

Exhibit "A" **AREA TO BE RECONVEYED**

All that certain parcel situate within a portion of the Northwest One-Quarter (NW1/4) of Section Eleven (11), Township Nineteen (19) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Storey County, Nevada, being a portion of Parcel 2011-14 as shown on Record of Survey Map No. 115780 in the Official Records of Storey County, Nevada, said parcel being fifty (50) feet westerly following described line:

COMMENCING at the north 1/4 corner of said Section 11;

THENCE South 60°11'53" West, 1775.48 feet to the POINT OF BEGINNING, said point being on the easterly line of said Parcel 2011-14, coincident with the westerly line of Parcel 2017-4, as shown on Record of Survey Map No. 125592;

THENCE from the POINT OF BEGINNING, along said easterly line of Parcel 2011-14 and said westerly line of Parcel 2017-4 the following seven (7) courses and distances:

- 1) South 65°12'50" West, 138.19 feet;
- 2) South 48°19'07" West, 62.19 feet;
- 3) South 07°27'29" West, 545.29 feet;
- 4) South 16°45'01" East, 126.59 feet;
- 5) South 60°13'24" East, 299.23 feet;
- 6) North 88°49'24" East, 359.76 feet and;

7) South $54^{\circ}56'45''$ East, 116.41 feet to the POINT OF TERMINUS of this description.

The sidelines of said parcel are to be extended or shortened, as the case may be, to begin and end on the easterly line of said Parcel 2011-14.

Said parcel contains 86113 square feet of land, more or less.

BASIS OF BEARINGS:

The BASIS OF BEARINGS for this description is $N 68^{\circ}20'45''$ E, being the grid bearing between NGS Sta. N339 and Sta. X146. The following Nevada Coordinate System, West Zone values are based on the North American Datum of 1983/94 HARN EXTENSION:

N339 (GRID)

Northing 4534610.362 Meters (14877300.829 U.S. Survey Feet)

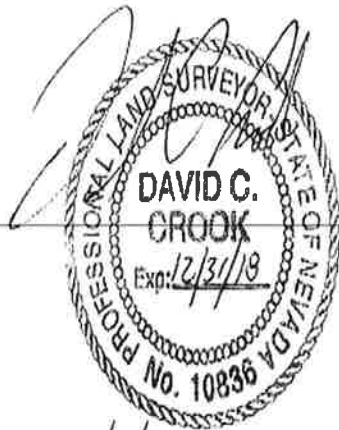
Easting 722748.649 Meters (2371217.859 U.S. Survey Feet)

X146 (GRID)

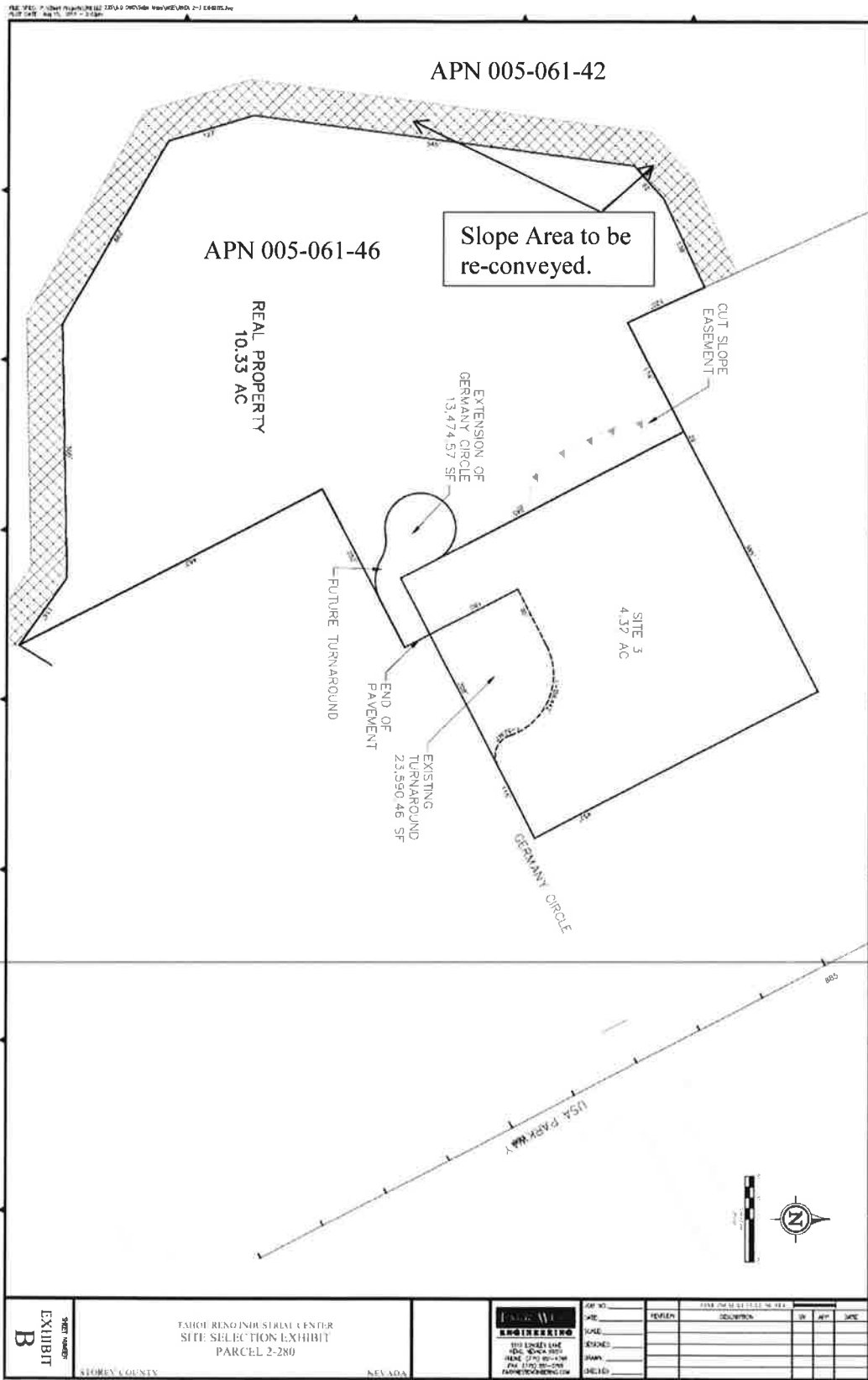
Northing 4540725.791 Meters (14897364.533 U.S. Survey Feet)

Easting 738151.965 Meters (2421753.572 U.S. Survey Feet)

Except for the values shown above, coordinates shown on this plat are ground equivalent values, based on the Local Projection Combined Factor of 1.000254928.



Date 09/11/2017
David C. Crook, P.L.S.
Nevada Certificate No. 10836





Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: September 19, 2017
minutes

Estimate of time required: 15

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

1. **Title:** For Possible Action, approval of Professional Services Agreement between Storey County Fire Protection District with OnQGlobal LLC, whereby OnQGlobal will provide a fire inspector/coordinator to provide fire inspection and coordination services until the County hires an employee to provide these services.
2. **Recommended motion:** I move to approve the contract between the Storey County Fire Protection District and OnQGlobal LLC and authorize the chairman to sign.
3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** The County is in the process of hiring an employee to provide fire inspection and coordination services. Until that person is hired there is a need for the temporary use of an outside person to provide these services. The proposed contract with OnQGlobal LLC is intended to accomplish this purpose. It is understood that fire inspection services will be moving over the Department of Community Development. Currently, however, the obligation to provide fire inspection services is delegated to the Storey County Fire Protection District pursuant to Storey County Code Section 2.56.060. It is proposed that an interlocal cooperative agreement be entered into between the County and the Fire District to accomplish this transfer of functions. That interlocal agreement will be presented to both boards at a subsequent meeting for consideration.

5. **Supporting materials:** Professional Services Agreement

6. **Fiscal impact:**

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ X ___ District Attorney

8. **Reviewed by:**

15

____ Department Head
____ County Manager

Department Name:
Other agency review: _____

9. Board action:

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



PROFESSIONAL SERVICES AGREEMENT

Contract Name: **STOREY COUNTY FIRE PROTECTION DISTRICT AUGMENT STAFF**

Contract Number: 217006

This Agreement ("Agreement") is made retroactively as of this 14th day of AUG 2017 by and between OnQGlobal LLC, hereinafter called ("PROVIDER" and "SECOND PARTY") with offices located at PO Box 11135, Glendale, AZ 85318-1135

Telephone: +480-516-4482

Contact: Michael Shutt

Email: michael-shutt@onqglobal.com

and Storey County Fire Protection District, hereinafter called ("CLIENT") with offices located at 145 N. C Street PO Box 603, Virginia City, NV 89440

The parties agree as follows:

ARTICLE 1. THE PROJECT

The services to be provided under this Agreement are for the following Project ("Project"):

Various, As Needed

ARTICLE 2. PROVIDER'S RESPONSIBILITY

PROVIDER accepts the relationship of trust and confidence established between it and Storey County Fire Protection District and agrees to furnish its best skill and judgment and to perform its Services in the most expeditious and economical manner consistent with the interests of Storey County Fire Protection District.

ARTICLE 3. SERVICES OF THE PROVIDER

PROVIDER shall perform the following Services ("Services") in accordance with the terms of this Agreement and any applicable laws, codes, ordinances, rules or regulations:

Fire Inspector / Coordinator

ARTICLE 4. TIME OF PERFORMANCE

Services to start AUG 16th, 2017 and will continue for 90 days or as mutually agreed by both parties.

ARTICLE 5. PROVIDER'S COMPENSATION

1. The PROVIDER is compensated at the rate of \$100 per hour for a forty (40) hour workweek for services rendered by John Gillenwater. Provider will be paid bimonthly upon receipt of a valid invoice.
2. Any hours worked beyond 40 hrs/wk must be pre-approved by CLIENT's direct manager with email back-up authorizing the work
3. For approved hours worked in excess of 40 during a 7 day period Provider will entitled to charge a premium rate of an additional fifty (\$50.00) per hour.
4. Payment terms are net 30 days upon receipt of a valid invoice with timecard reflecting hours worked.



5. Email invoices and time cards to CLIENT's accounts payable at XXXX
6. Payments will be made by ACH deposit.

ARTICLE 6. MODIFICATION AND TERMINATION

This Agreement may be modified or amended only by written instrument signed by the parties hereto and PROVIDER's compensation and time of performance of the Agreement shall be adjusted if they are materially affected by such modification of amendment.

CLIENT may terminate this Agreement at any time ten (10) days written notification to PROVIDER.

PROVIDER may terminate this Agreement upon ten (10) days written notice if CLIENT is in breach of any of its provisions or if the Project is suspended for 60 days or more.

ARTICLE 7. INDEMNIFICATION

It is understood and agreed that PROVIDER shall hold harmless CLIENT, and Bond Agent from all claims, losses, expenses and damages, including but not limited to attorney's fees, arising out of or resulting from the performance of its Services.

ARTICLE 9. ARBITRATION

Any claims or controversy arising out of or related to this Agreement or the breach thereof shall be settled by arbitration in accordance with the rules then obtaining of the American Arbitration Association and judgment upon the award may be entered in any court having jurisdiction.

ARTICLE 10. ETHICS

CLIENT has a reputation for honesty and integrity in its business dealings and for its corporate policies promoting lawful and ethical behavior. CLIENT is committed to upholding that reputation and has adopted a Standard of Business Conduct Policy Statement, which governs the actions of all of its employees. Pursuant to that Policy Statement, CLIENT employees and contractors are prohibited from accepting bribes or kickbacks in any form and, further, are prohibited from accepting goods or services provided by a PROVIDER for the personal benefit of the employee, his or her relatives, or any entity in which employee, contractor, or his or her relatives has a personal interest. This prohibition includes, but is not limited to; work performed on an employee's residence and applies regardless of whether the beneficiary of the goods or services pays for them. Therefore, if the PROVIDER offers or provides a bribe or kickback to any employee, or offers or provides goods or services to any employee, his or her relatives, or any entity in which the employee or his or her relatives has a financial interest, the PROVIDER will be considered to be in material breach of this Agreement. PROVIDER undertakes the commitment to advise CLIENT of any action by any entity or person associated with the project that PROVIDER believes violates any applicable law, rule or regulation. PROVIDER's violation of any of the foregoing shall be considered as PROVIDER's failure to perform its obligations under the terms and conditions of this Agreement. Such failure shall be considered adequate and justifiable grounds for CLIENT to effectuate its rights and remedies under the provisions of Article 6 of this Agreement.

The provisions of this Article must be incorporated into any lower-tier agreement PROVIDER enters into in connection with the performance of this Agreement.

ARTICLE 11. MISCELLANEOUS PROVISIONS

All notices or other communication under this Agreement shall be deemed to have been given when received by the party to whom sent at the addresses set forth above.

Any such notice or communication which shall be mailed shall be sent first class postage prepaid return receipt requested.

The law in effect at the location of the Project shall govern this Agreement.



ARTICLE 12 Status of Provider's Personnel.

The parties agree that the person providing services on behalf of Provider (Agent) will have the status of an independent contractor and that Agent is not an employee of Client and that

There will be no:

- (1) Withholding of income taxes by CLIENT
- (2) Industrial insurance coverage provided by the CLIENT;
- (3) Participation in group insurance plans which may be available to employees of the CLIENT;
- (4) Participation or contributions by either Provider, Agent or CLIENT to the public employees' retirement system;
- (5) Accumulation of vacation leave or sick leave;
- (6) Unemployment compensation coverage provided by CLIENT if the requirements of NRS 612.085 for independent contractors are met.

It is understood that CLIENT may authorize Agent to work in coordination with the Storey County Department of Community Development.

In witness whereof the parties hereto have executed this Agreement as of the date first written above.

PROVIDER:

By: _____

Date: _____

Title: _____

Name: Michael Shutt

Board of Fire Commissioners
of the Storey County Fire Protection District

Marshall McBride, Chairman

Attest

Vanessa Stephens, ex- officio Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title: DISCUSSION/POSSIBLE ACTION:** Review and approve low bid for the 2017 Road Rehabilitation Project to Intermountain Slurry Seal, Inc. in the total amount of \$377,500.
2. **Recommended motion:** I (Commissioner) move to approve and award the low bid for the 2017 Road Rehabilitation Project to Intermountain Slurry Seal, Inc. in the total amount of \$377,500. This amount encompasses the base bid and bid alternate "A" which extended work to include Mary Way in the Mark Twain Estates.
3. **Prepared by:** Pat Whitten
- Department:** Commissioner's Office **Telephone:** 847-0968
4. **Staff summary:** Our Acting Public Works Director is continuing established plans to resurface roads throughout the County. This year's target projects include Martin Lane, Prospector Road, Julie Way, Tom Sawyer Way and Mary Lane all in the Mark Twain Estates area. The bidding process was coordinated by our Engineer, Farr West and their summary packet is attached. The Clerk's office has a full set of pertinent bid documents.
5. **Supporting materials:** Summary Packet and recommendation from Farr West
6. **Fiscal impact:** Yes, in the amount of \$377,500. 00

Funds Available: Yes

Fund: Road 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.

17



September 11, 2017

Storey County Board of Commissioners

Re: Bid Acceptance of Virginia City and Gold Hill Wastewater Improvement Project

Dear Commissioners:

Farr West Engineering (Farr West) compiled the bid information following the bid opening for the 2017 Road Rehabilitation Project on September 8, 2017. Intermountain Slurry Seal, Inc. (Intermountain) is the apparent low bidder with a base bid price of \$360,400. Farr West consulted with County staff and are in agreement that the County should award both the base bid and bid alternate A only to Intermountain for a total project cost of \$377,500.00. I have attached a Notice of Award form for the County to consider and execute for this project.

Farr West has evaluated Intermountain's Bid and finds that it complies with the prescribed requirements of the Bid Form, and therefore is considered "responsive". We have also performed a due diligence check on Intermountain by checking references, System for Award Management, Nevada State Contractor's Board, Secretary of State, and the Labor Commissioner. The references were all positive; the consensus is that they are qualified to perform and complete the work associated with this project. A search with the Contractor's Board shows no disciplinary action against Intermountain and they are within their licensed limits. A search for debarment on the System for Award Management shows no action. A search of the Secretary of State shows that they are in current and good standing. Lastly, a search of the Labor Commissioner shows no action as well.

Intermountain has over 30 years of experience in the construction industry and has performed similar projects in the past. Based on a review of their bid and background check, Farr West finds Intermountain as being a "responsible" Bidder and we recommend awarding them the Construction Contract.

I have attached the bid tab for your reference. If you have any questions or require additional information regarding this letter, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lucas Tipton".

Lucas Tipton,
Principal Engineer

Attached: Bid Tab, Bid Submittal Package, Notice of Award (unsigned)

NOTICE OF AWARD

Date of Issuance: 9/11/2017

Owner: Storey County

Owner's Contract No.:

Engineer: Farr West Engineering

Engineer's Project No.: 1285

Project: 2017 Road Rehabilitation Project

Contract Name:

Bidder: Intermountain Slurry Seal, Inc.

Bidder's Address: P.O. Box 1841

Sparks, NV 89432

TO BIDDER:

You are notified that Owner has accepted your Bid dated [September 8, 2017_] for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

The base bid and bid alternate A only.

The Contract Price of the awarded Contract is: \$377,500 (three hundred seventy-seven thousand and five hundred dollars)

[3] unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner [3] counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner:

Authorized Signature

By: _____

Title: _____

Copy: Engineer

BID SUMMARY

Bid Opening Location: Reno, Nevada

Date: 9/8/2017

Time: 10:00

Owner: Storey County Public Works

Engineer: Farr West Engineering

[illegible]

Bid Opening Location: State Capitol
 Date: Friday, September 18, 2015
 Time: 10:00 AM
 Owner: State Capitol Public Works
 Engineer: Paul Wolf Engineering

Bid Item	Description	Quantity	Units	ENGINEER'S ESTIMATE		Subcontractor Bid/Est		SNCR	AVERAGE		BIDDING PRICE	BIDDING MONTH TOTAL
				Unit Price	Total	Unit Price	Total		Unit Price	Total		
I	Martin 1 one Double Chip	7.75	SY	\$ 2.26	\$17.4975	\$5.00	\$39.0000	\$5.33	\$41.3963	\$5.33	\$41.3963	\$5.33
J	Presumptive Road Double Chip	4.40	SY	\$ 2.26	\$9.9440	\$5.00	\$22.0000	\$5.33	\$23.4520	\$5.33	\$23.4520	\$5.33
K	John W one Double Chip	41.00	SY	\$ 2.26	\$92.4600	\$5.00	\$205.0000	\$5.33	\$218.5630	\$5.33	\$218.5630	\$5.33
L	John Sawyer 30 x 100 ft Road	47.00	SY	\$ 13.95	\$656.8500	\$5.00	\$235.0000	\$5.33	\$250.3650	\$5.33	\$250.3650	\$5.33
Base Bid Total:								\$399,780.00	\$351,223.33	\$325,050.00		
Alternate A												
AI	Martin 1 one Road Double Chip	1.60	SY	\$ 2.26	\$3.6160	\$5.00	\$8.0000	\$5.33	\$8.5280	\$5.33	\$8.5280	\$5.33
								\$	\$ 22,250.00	\$	\$ 22,250.00	\$
Alternate B												
BII	Martin 1 one Road 30 ft Road	1.60	SY	\$ 13.95	\$22.3200	\$5.00	\$8.0000	\$5.33	\$8.5280	\$5.33	\$8.5280	\$5.33
								\$	\$ 14,420.00	\$	\$ 14,420.00	\$
Base Bid with Alternates Total:								\$583,130.00	\$505,060.00	\$466,980.00		



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Boundary Line Adjustment 2017-026 by Brett C. Staples. The applicant is requesting a boundary line adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square foot minimum parcel size. Property locations are 417 South "D" Street, 412 South "D" Street, and 395 South "D" Street, Virginia City, 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 move to approve a boundary line adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square foot minimum parcel size. Property locations are 417 South "D" Street, 412 South "E" Street, and 395 South "D" Street, Virginia City, Storey County, Nevada.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-026
6. **Supporting materials:** Enclosed Staff Report No. 2017-026
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
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

18

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: September 19, 2017 at 10:00 a.m.

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

Staff Contact: Kathy Canfield

File: 2017-026

Applicant: Brett C. Staples

Property Owners: Brett C. Staples and Brett C. Staples Living Trust

Property Location: 395 S. D Street, 412 South E Street and 417 S. D Street, Virginia City, Storey County, Nevada

Request: The applicant is requesting a boundary line adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square foot minimum parcel size. Property locations are 417 South "D" Street, 412 South "E" Street, and 395 South "D" Street, Virginia City, Storey County, Nevada.

1. Background & Analysis

- A. Site Location and Characteristics.** The properties are located at 395 and 417 South "D" Street and 412 South "E" Street in Virginia City. All three properties are owned by the applicant. The three properties are located between "D" and "E" Streets and each property has existing structures. Two of the parcels contain a portion of a roadway that connects "D" and "E" Streets.

For clarification purposes, this report identifies each lot as either Parcel A, Parcel B or Parcel C (see maps below). The parcels have the following existing conditions:

Parcel A – APN 001-131-17: This parcel has an existing trailer residence that appears to have been installed on the property since 1966. Access to the residence is documented in a reciprocal easement agreement on Parcel B and parking for the residence is located on Parcel B and on “D” Street. The trailer residence does encroach into the 20-foot front yard setback, however, the rear and side yard setbacks meet Storey County requirements. The existing parcel size is 7,400 square feet.

Parcel B – APN 001-131-20: This parcel contains a single family residence constructed in 2008. The parcel shares an open area parking with Parcel A and has a reciprocal easement agreement recorded for ingress and egress for the parking area. A portion of a roadway connecting “D” Street and “E” Street crosses the property along the east side of the parcel. A previous boundary line adjustment for this parcel required the applicant to grant an easement for this roadway segment to Storey County. The residence is consistent with Storey County setback requirements. The existing parcel size is 9,441 square feet.

Parcel C – APN 001-131-19: This parcel contains a garage with a separate living quarters above, constructed in 2008. The garage portion of the structure has been completed, but the residence has not. Similar to Parcel B, a portion of a roadway connecting “D” Street and “E” Street crosses the property along the east side of the parcel. A previous boundary line adjustment for this parcel required the applicant to grant an easement for this roadway segment to Storey County. The garage/residence is consistent with Storey County setback requirements. The existing parcel size is 7,816 square feet.

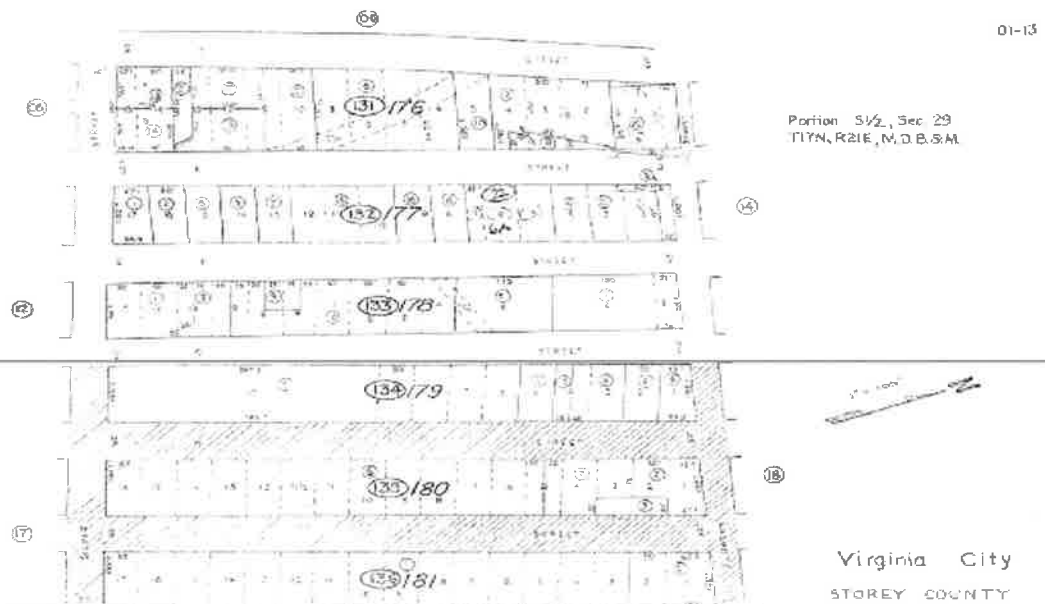
There are two previous boundary line adjustment applications for these parcels, the first in 2007 (File 2007-025) and the second in 2009 (File 2009-035). Both applications were approved and recorded.



Vicinity map

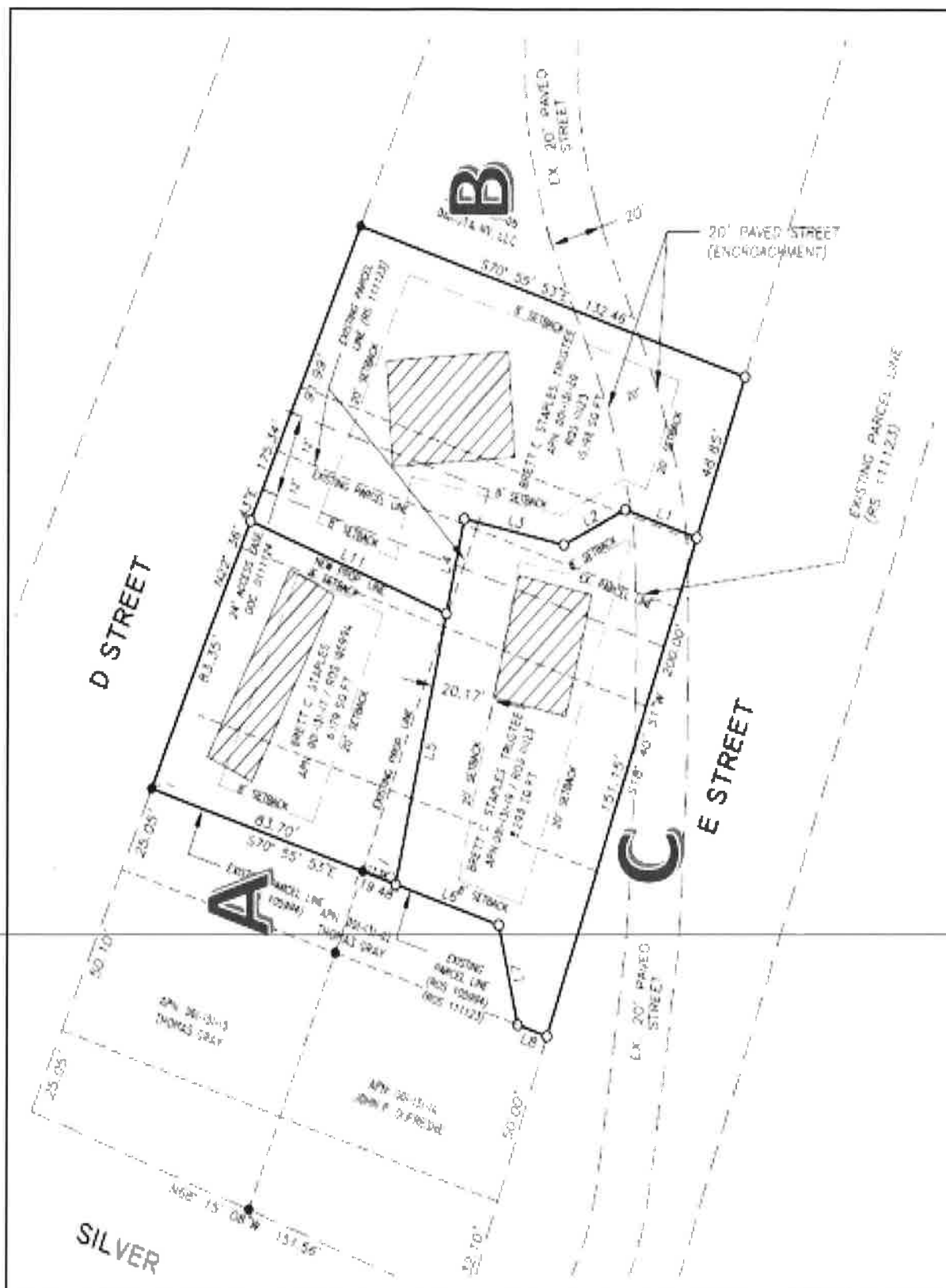


Approximate existing parcel locations



Existing parcel map

- B. Proposed Project.** The Property Owner is proposing to adjust the boundaries of each of the parcels. The changes are proposed to facilitate future building opportunities for the parcels while still conforming to required property line setbacks. As depicted below, the properties will conform to the required Storey County setbacks with the proposed changes with the exception of Parcel A. Each proposed parcel will exceed 5,000 square feet in area.



On Parcel A, the existing trailer residence encroaches into the 20-foot front yard setback. This trailer has been in this location since 1966. The proposed boundary line adjustment does not alter the front yard setback, or make the situation more non-conforming than currently exists. The side and rear yards comply (both existing and proposed) with required setbacks. The owner anticipates replacing the trailer with a new residence in the near future. At that time, the new construction will be required to conform to Storey County setback requirements.

In 2008, Parcel C was approved to construct a garage with a residence above. The garage has been completed, however, the residence above has not. The garage is considered accessory to the residential primary use of the property, and to be consistent with zoning requirements, cannot legally exist without the primary use on the property. As a condition of this approval, the applicant will be required to obtain a current construction permit to finish the residential unit and bring the property into conformance with the Storey County zoning ordinance and post a project security to ensure the residence is completed within 12 months of filing the final map, and a non-conforming use is avoided. The security will be returned upon obtaining a certificate of occupancy for the residence.

The 2009 boundary line adjustment required the applicant to dedicate a legal right-of-way easement for a portion of "E" Street which runs diagonally through portions of Lots 10, 11, and 12. Staff cannot find any evidence that this was completed. As a condition of this approval, prior to any recording of the new parcel map, the required dedication shall be completed.

- 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 Virginia City and are zoned CR. The surrounding properties are also zoned CR and include either a single family residences 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
Applicant's Land	Residential	Mixed Use Commercial Residential	CR - Commercial Residential
Land to the north	Vacant	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the east	Residential	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the south	Residential	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the west	Residential	Mixed Use Commercial Residential	CR – Commercial Residential

B. Compliance with the Storey County Code - Section 17.30 CR Commercial Residential Zone.

- (1) **Storey County Code 17.30 CR Commercial Residential Zone.** The proposed Boundary Line Adjustment is compliant with the zoning outlined in Storey County Code 17.30 Commercial Residential Zone. The existing and proposed land uses for the parcels are single family residential which is an allowed use. Although the property is located in the CR Commercial Residential Zone, it is not located within the Virginia City Downtown District; therefore, single-family residences are subject to standard setbacks of 20' front, 20' rear, and 8' sides.
- (2) **Minimum Lot Size.** The minimum lot area for a single family dwelling detached in the CR Zone is 5,000 square feet. The Applicant's properties exceed the minimum lot size requirements.
- (3) **Use Density and Parcel Width Requirements.** A parcel containing a detached single family dwelling must be at least 5,000 square feet. No particular parcel width is required. The existing and proposed parcels conform to this requirement.
- (4) **Height of buildings and structures.** In the Commercial Residential zoning, the structure may not exceed a height of three stories or forty-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 CR zoning for residential uses outside of the Virginia City Downtown District has a minimum front set back of 20 feet, a minimum rear setback of 20 feet and a minimum side setback of 8 feet. The Applicants' proposal conforms to all minimum setbacks with the exception of Parcel A. The existing trailer residence is located within the front yard setback and has been since 1966. The modification of the boundary line does not increase the existing non-conformity of the setback.

C. Compliance with 2016 Storey County Master Plan

As stated in the 2016 Storey County Master Plan, "The area immediately east of downtown, including most of "D" through "F" streets, is composed of sporadic clusters of commercial, and single- and multi-family residential uses separated by large tracts of vacant land. Most of the buildings and uses in this area are remnants from the 19th Century which to this day

are occupied and used much as they were a century ago.” The proposed Boundary Line Adjustment will not alter the Mixed Use Commercial Residential Master Plan designation. The existing and proposed land uses will remain the same and will be consistent with the Master Plan.

3. Findings of Fact

The Storey County Planning Commission shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended 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 Planning Commission may include additional Findings in their decision.

A. Motion for Approval. The following Findings of Fact are the minimum to be cited for a recommendation of 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 Assessor’s Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels.
- (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 17.30 Commercial Residential Zone or any other Federal, State, or County regulations.

B. Motion for Denial. Should a recommended 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 does 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 Permit Holder shall submit to the Storey County Planning Department (Planning Department) a Record of Survey for review and approval before the final map is recorded. The Final Map must show all parcel boundaries, easements, and right-of-ways. Upon acceptance of the Record of Survey format, and completion of all other conditions of approval, the Final Map may be recorded.
- 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 Owner 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.
- I. **Easement Recordation.** The Property Owner shall demonstrate that the Condition of Approval identified in Boundary Line Adjustment File 2009-035 which states: "The applicant shall grant Store County a legal right-of-way easement on said portion of "E" Street which runs diagonally through portions of Lots 10, 11, and 12 which shall be no less than 25 feet in total width" has been granted and recorded. The reference and recording information shall be included on the final map in accordance with Condition 4.C of this staff report.
- J. **Construction Permit.** The Permit Holder shall demonstrate that a current construction permit to complete the residential unit on existing APN 001-131-19 (identified as Parcel C in

this staff report) has been obtained prior to recordation of the final map.

- K. **Project Security.** The Permit Holder shall deposit with the Storey County Clerk-Treasurer's Office a project completion security of \$2,000 in order to ensure the timely completion of the residential unit on existing APN 001-131-19. The Applicant shall work with Storey County staff to determine acceptable methods to post a security and the security shall be posted prior to recordation of the Final Map. The security shall be returned upon obtaining a certificate of occupancy for the residential unit.
- L. **Setbacks.** By acceptance of this permit, the Permit Holder acknowledges that any future development located on existing APN 001-131-17 (identified as Parcel A in this staff report) will be required to conform to Storey County setback requirements. The location of the existing trailer within the front yard setback does not permit future development to encroach within setback. This approval of the boundary line adjustment shall not be construed to be an approval for a reduction in the front yard setback.

5. **Public Comment**

As of August 22, 2017, Staff has received one comment from the public. The comment was a general inquiry into the project and no concerns with the project were identified.

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 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 move to approve a boundary line adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square feet minimum parcel size. Property locations are 417 South "D" Street, 412 South "E" Street, and 395 South "D" Street, Virginia City, Storey County, Nevada.

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 move to deny a boundary line adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square feet minimum parcel size. Property locations are 417 South "D" Street, 412 South "E" Street, and 395 South "D" Street, Virginia City, Storey County, Nevada.

PROPOSED PARCEL MAP FOR BOUNDARY LINE ADJUSTMENT

11

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 625 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, 1065, 2434; 2001, 1563; 2003, 2789)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Variance 2017-008 by Insurance Auto Auctions. The applicant requests a use variance allowing a previously permitted non-conforming use to remain in-place under its existing ownership conditions. The proposed use subject to the variance request is outdoor storage of inoperable motor vehicles and auctioning of those inoperable vehicles at portions of subject property located at 4086 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada, APN 005-071-16.
2. **Recommended motion:** I, (county commissioner) move to continue Variance request File 2017-008 to the October 17, 2017 Board of County Commissioners meeting, to be held at the Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada, commencing at 10:00 a.m.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-008
6. **Supporting materials:** Enclosed Staff Report No. 2017-008
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.

19

**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: September 19, 2017 at 10:00 a.m.

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

Staff Contact: Kathy Canfield

File: 2017-008

Applicant: Insurance Auto Auctions

Property Owner: Robert P. Ellis and Sandra D. Ellis Living Trust

Property Location: 4086 Peru Drive, McCarran, Storey County, Nevada, APN 005-071-16

Request: Variance 2017-008 by Insurance Auto Auctions. The applicant requests a use variance allowing a previously permitted nonconforming use to remain in-place under its existing ownership conditions. The proposed use subject to the variance request is outdoor storage of inoperable motor vehicles and auctioning of those inoperable vehicles at portions of subject property located at 4086 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada, APN 005-071-16.

Background: The applicant has requested this agenda item be continued to the October 17, 2017, Board of County Commissioners meeting due to additional discussions with County staff of issues related to the project and business demands related to the recent hurricanes in the United States. Staff concurs with the applicant's request for a continuance.

Recommended Motion: I, (county commissioner) move to continue Variance request File 2017-008 to the October 17, 2017, Board of County Commissioners meeting, to be held at the Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada, commencing at 10:00 a.m.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 19, 2017

Estimate of time required: 30 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.
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), move to approve Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.
3. **Prepared by:** Austin Osborne and Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-020
6. **Supporting materials:** Enclosed Staff Report No. 2017-020
7. **Fiscal impact:** None on local government.
Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**

Department Head

County Manager
Department Name: Planning
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.

20

**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: September 19, 2017 at 10:00 a.m.

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

Staff Contact: Austin Osborne and Kathy Canfield

File: Special Use Permit File 2017-020

Applicant: Asia Union Electronic Chemicals – Reno, Inc. (AUECC)

Property Owner: Waltham Road Industrial LLC

Property Location: 1400 Waltham Way, McCarran, Storey County, Nevada

Request: Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.

1. Background & Analysis

- A. Site Location and Characteristics.** The property is located in McCarren, Nevada. This industrial zoned property is not located within the annexed portions of the Tahoe Reno Industrial Center. The site was the previous location of the ALCOA aluminum can manufacturing plant. The site contains an existing manufacturing building, outdoor equipment area and associated parking lot. The site is relatively flat where the building is located and with a hillside located along the south and west sides of the property.



Vicinity Map



Property Location



Existing Development

- B. Proposed Use.** The applicant proposes to retrofit the existing building to construct a facility to purify, refine, process, blend, and/or dilute (produce) hazardous and non-hazardous chemical products associated with the microelectronics industry. The facility will process and package ultra high purity chemicals essential for the manufacture of microelectronic semiconductor devices used for computers, mobile communication devices, flat panel TV displays and Photovoltaic solar cells. All products will be processed and purified at or near zero pressure in closed loop systems engineered with failsafe shutdown and double containment controls and interlocks. Chemical systems with gas vapor pressure and a potential for a gas release will be engineered to include tertiary containment means that include a fog deluge system and scrubbed emergency exhaust ventilation designed for worst case scenario release mitigation. Products and systems are tagged with Radio Frequency Identity (RFID) scanning system that interfaces with the plant's process control system and will not allow incompatible chemical storage or mixing. Process plumbing double contained (pipe in a pipe) with leak detection and/or transparent outer containment to provide for immediate detection and early notification of potential leaks. An onsite laboratory, with parts per trillion detection limits, monitors each process and every product batch for any process equipment degradation evidence and will notify the facility operations if any vessel, o-ring, valve body, pump or any portion of the plumbing system is beginning to wear through the inner layer of the double contained process well before an actual breach of the closed system can occur. Gas detection sensors installed throughout the facility and grounds tie to a master shut down system in the event of chemical vapor detection. The facility shall be staffed 24/7 and 365 days per year for constant facility monitoring and emergency preparedness. All incoming and final product materials will be analytically tested in an onsite laboratory to insure purity requirements upon receipt and prior to shipment. Packaging and testing are conducted in cleanroom environments and under strict protocols. To support the above processes, the facility will be equipped to

manufacture Ultra Pure water and generate high purity utilities (such as compressed air, steam, tempered water, lab cylinder gases). Emergency response components include back-up generators, control of air emissions, treatment of wastewater, onsite hazardous materials reclamation process tied into their master onsite containment systems. A continuously present onsite emergency response team trained and equipped to Level A response, medical treatment products specific for specific chemical hazard (such as calcium gluconate for external exposure and through nebulized treatment for respiratory exposures to hydrofluoric acid) both onsite and provided to the fire district for response. To mitigate and prepare for potential release or emissions, self-contained breathing apparatus, portable and fixed air monitoring equipment and complete onsite scrubbers are installed.

C. **Special Use Permit.** The property is zoned I2, Heavy Industrial and is regulated under the 2015 Storey County Zoning Ordinance. Section 17.35.030 "Manufacturing, reclaiming, refining, storage, distribution, and use of hazardous material" is identified as a use subject to a Special Use Permit. The facility is required to have a Special Use Permit in order to operate at this location.

D. **Third Party Review Process.** This project involves very technical design complexity which is beyond the expertise of county staff to review independently. The use also involves highly hazardous materials that require increased scrutiny in project review. The applicant and Storey County agreed to contract, at the applicant's expense, with a third party reviewer. The scope of the third party was to review the applicant's models for identified worst case scenarios and comprehensive models developed and to perform independent re-modelling and review of calculations and modelling to verify result presented by the applicant in their application to Storey County. The independent review panel included Bureau Veritas, North America, Inc.; A Nevada State certified Professional Chemical Engineer and concurrent Fire Code Plan Reviewer in Clark County; and a Nevada State certified Professional Structural Engineer/Architect. Their review include:

- Identification, description and selection of the worst case accident scenario(s) that are analyzed,
- Simulation of the associated effecting using modelling software,
- Extent of hazardous consequences (toxic, fire, explosion) at specific thresholds, and
- Discussions of the results
- Hazard risk assessment for building code classification and compliance
- Building alteration design for change of use
- Building fire code and occupancy compliance designs, and
- Risk and Emergency Management Protocols employed by the Applicant

It should be noted that although these third party reviewers provided technical support to County staff, Storey County ultimately has the final decision on the project.

In addition to the third-party consultants, AUECC has provided technical assistance in many forms, such as chemical engineers, medical staff experts for the treatment of

personnel that could be exposed to their products and an onsite inspection of their facility in Taiwan with both Storey County planning and community development personnel. The fire district has also met with the AUECC physician to discuss potential responses.

- E. **Hazardous Materials.** The proposed facility will utilize a variety of materials which have been identified as hazardous, or have the potential to be hazardous if not contained and managed properly. Staff, with the assistance of third party consultants, evaluated the type of material, its explosive, flammable, corrosive and/or aerosol qualities, and the proposed use and containment of such materials. Exhibit B of this staff report contains a list of the anticipated chemicals that may occur onsite at any given time.

Two of the more hazardous materials that will be located at the facility are anhydrous ammonia (NH₃) and anhydrous hydrogen fluoride (HF). Both chemicals are stored on site in excess of the threshold quantities set out by the Environmental Protection Agency's Chemical Accident Prevention Program (10,000 lbs for NH₃ and 1,000 lbs for HF). Both substances are considered toxic gases when they are in vapor form at ambient temperature and atmospheric pressure. Both gases are stored as a liquid under pressure by equipment (a passive control) that does not require refrigeration. A worst case scenario for these substances would be a gaseous release of the total quantity. Air modeling was conducted by two independent consultants, McGinley & Associates and Bureau Veritas, and both validated that the passive and active engineered controls designed for implementation by the Applicant properly mitigate risk to the public.

- F. **Internal Safety Issues.** The applicant is proposing to utilize the existing building as a shell structure for the proposed facility.

The site/facility design and layout has been specified to meet International Fire Code 2012 and International Building Code 2012 with amendments, National Fire Protection Association standards, and International Building Code 2012 requirements with amendments, as well as Federal, State and County environmental and safety requirements.

This facility will have a hazardous occupancy designation. The main building will be subdivided into numerous areas to provide and comply with the required hazardous occupancy requirements and emergency egress routes defined in both above mentioned Codes. Each area is designed to be able to be sealed off from the rest of the facility in case of an incident. The Codes have descriptions for construction, quantities allowed to be stored, how products are stored in regards to compatible versus incompatible chemicals and other building features which must be complied with such as wall assembly fire ratings.

Corrosive, toxic and high toxic raw materials will be stored and processed in areas specified and designed to meet H4 occupancy requirements. Proposed onsite materials that require the H4 requirements include hydrochloric acid, hydrofluoric acid, phosphoric acid, ammonium fluoride, ammonia and ammonium hydroxide.

Materials classified as oxidizers and hydrogen peroxide, class II water reactives and flammables, will be stored and processed in areas specified and designed to meet H3 Occupancy requirements. Proposed materials that require H3 requirements include: anhydrous hydrofluoric acid, sulfuric acid, acetic acid, nitric acid and solvents and flammables. Solvents and flammable materials will be stored and processed in areas separated from the main building and specified and designed to meet H3 occupancy requirements with additional electrical classification requirements.

Warehousing of finished products will be separated from the office and process area by Code to allow for the segregation of packaged materials by hazard classification. Administrative offices will be located at the front of the building and segregated from the factory operations.

All building occupancy classifications are equipped with independent and dedicated heating and ventilation systems and meet containment and fire separation and suppression requirements, including scrubbed exhaust ducting interlocks. All filling processes are completed in an enclosure that has air monitors and if a leak is detected, the process is shut down and the air within the enclosed section is treated through the closed system scrubbers. The plant will have multiple scrubbers: acid scrubber, alkaline scrubber, lab scrubber, packaging scrubber and emergency exhaust scrubber.

Emergency response plans and protocols will be established, documented and practiced prior to operations commencing on site. All operators will be trained and certified in OSHA's 40 hour Hazwoper practical course and plant management and engineers will be trained in incident command. Multiple drills will be practiced annually and jointly with the local emergency responders.

All loading/unloading of materials will occur within the enclosed structure with any access doors closed in order to contain all elements of the transition from truck to facility within a controlled environment. This will provide for water fog deluge system, containment that will control vapor pressure releases by absorbing gases in water and diluting the chemistry to lower the vapor pressure and risk. Multiple layers of engineered containment will exist and will feed back to onsite chemical mitigation equipment, including the use of chemical monitors that are interlocked to automatic isolation valves that will shut down equipment if a breach in the closed system is detected. Tertiary Air scrubbers, onsite response equipment, and trained personnel are made available for activation in the event of a release. There will also be no loading or unloading of bulk products by forklift. It will all be accomplished by a motor carrier vehicle carrying an isocontainer of the product, pulling into the facility, connecting to an onsite plumbing system, inside of the building and offloading to appropriate containers for each product. Anhydrous hydrofluoric acid shall be stored inside with two tanks always available for use. One will be used and the other will serve as redundancy to offload to when maintenance is required or if a release is encountered.

AUECC utilizes gas detection for hazardous gases. Multiple detectors are placed inside process areas specific to the process hazard, in general plant areas and at property lines. Multiple technologies are used to provide redundancy in detection and minimize common mode failure potential. In addition to multiple fixed detectors throughout the

plant, operators are required to wear personal monitors when working in those areas of the plant that have potential for toxic gas release.

Should a hazardous gas detection alarm be triggered, the Incident Response Plan is activated. The site is evacuated, the personnel accounted for and Incident Command established. All employees are trained as first responders. Full collaboration with Storey County and Quad-County Hazardous Materials Response Team will occur. Multiple drills will be practiced per calendar year.

In addition, AUECC 's medical consultant will train emergency responders in hazards and first aid response and will evaluate emergency room facilities and collaborate with emergency room doctors on treatment for exposure to potential hazards.

- G. **External Safety Issues.** In order to ensure safety for employees and the public, the applicant has proposed safety features to protect the property from unauthorized admittance. The entrance will be gated with a security guard and admittance for authorized personnel only. The site will be fenced and security measures will be added to the fence that deter unauthorized admittance. Closed caption video monitoring with 360 degree views feeding to the command and control office shall be installed.

Multiple detectors for hazardous gas will be placed along the perimeter of the exterior property lines to detect any releases of gases from the plant.

The applicant is coordinating with the U.S. Department of Homeland Security to implement required safety measures. As a condition of approval (Condition GG), the applicant will be required to provide Storey County documentation of or the review, recommendations and approval of all required and proposed security measures to be implemented.

No outside storage of potentially hazardous materials is permitted or proposed with this application. All materials will be housed either in the main building or in separate accessory buildings. All buildings will include appropriate safety and mitigation measures to ensure any incidents/spills are contained within the structure and internal safety measures, identified in Section 1.F. of this staff report, will be in place.

Also included as a safety measure, the property owner of the parcel in question also owns adjacent properties. The property owner has agreed to deed restrict surrounding properties he owns to uses that are permissible industrial uses that are also compatible with the proposed chemical manufacturing use. The recordation of the deed restriction is included in the proposed conditions of approval for this special use permit.

In addition to the external safety and mitigation measures, the Quad-County Hazardous Materials Response Team is available to Storey County at a request for assistance. The Quad County consists of personnel from Storey, Lyon, Carson and Douglas Counties to coordinate emergency response and mutual aid to situations beyond normal day to day operations. As a condition of project approval (see Condition DD), the Applicant will be required to demonstrate that Quad County will agree to respond to an all-risk incident at the subject facility. In addition to Quad County response support, Applicant has

engaged both H2O Environmental and Clean Harbors Environmental, with national infrastructure resources and familiarity with chemistries planned to be present on Applicant's premises, to ensure emergency response capabilities are present in the local area that can handle and are equipped to respond to any level of potential incident. Clean Harbor Environmental is currently contracted by United States Department of Transportation and Union Pacific Railroad for hazardous material and emergency response incidents in the area.

- H. **Transportation.** All loading and unloading of materials will be located within the building in an enclosed environment as described in the Section 1F, above. All incoming and outgoing deliveries to 1400 Waltham Way will be planned, scheduled and managed to allow efficient and safe handling of all raw materials, consumables and finished products and to minimize impact to Tahoe Reno Industrial Center traffic flow. Incoming and outgoing shipments will be planned and scheduled with properly qualified third party carriers for the materials they will carry. Hauling of any hazardous materials by a Department of Transportation (DOT) licensed driver will require the DOT licensed driver to possess a HAZMAT stamp with his license. All materials will be transported in UN/DOT approved containers. Currently all incoming and outgoing shipments will be made by over the road tractor trailers that comply with DOT regulations. No rail use is planned at this time, although that possibility may present itself in the future.
- I. **Risk Analysis.** The Applicant hired McGinley & Associates, an Environmental Engineering and Science firm, to generate alternative scenario modelling of the proposed project. Because of the technical analysis expertise need to evaluate the modelling, Storey County and the Applicant hired a third party firm, Bureau Veritas, North America, Inc., (see Section 1.D, above) to review the modelling and the analysis that went into developing the modelling that was presented to Storey County.

The worst case scenarios evaluated utilized the Environmental Protection Agency's Risk Management Program Guidance for the Offsite Consequence Analysis. Each scenario used identification methodology which aims to identify the worst hazardous phenomenon for each type of effects that are to be considered, such as toxic effect, short-lasting thermal effect (such as fireball, flash fire), long-lasting thermal effect (pool fire, jet fire) and blast waves from an explosion.

To simplify the analysis and allow comparability of different processes, the Environmental Protection Agency has defines the worst case scenario as "...the release of the largest quantity of a regulated substance from a single vessel or process line failure that results in the greatest distance to an endpoint. In broad terms, the distance to the endpoint is the distance a toxic vapor cloud, heat from a fire, or blast waves from an explosion will travel before dissipating to the point that serious injuries from short-term exposures will no longer occur."

Based on the materials to be present onsite, the concern for the worst case scenario is a release of chemical vapor into the atmosphere. The proposed materials do not present an explosive or flammable situation as a worst case scenario.

McGinley & Associates generated alternative scenario modelling. The modelling included a no safety or mitigation measures scenario, several varying degrees of safety and mitigation measures scenarios and a full safety and all mitigation measure in place scenario. The modelling used anhydrous hydrogen fluoride and anhydrous ammonia, the two chemicals proposed at the property with the greatest potential for impact to determine the worst case impact.

The results of the modeling indicated that with all the mitigation and safety measures in place, the worst case would be below Environmental Protection Agency's Risk Management Program Toxic Endpoint, which EPA defines as "the maximum airborne concentration below which nearly all individuals could be exposed for up to one hour without experiencing or developing irreversible or other serious health effects or symptoms which could impair an individual's ability to take protective actions."



Public Utility Facilities and Corridors

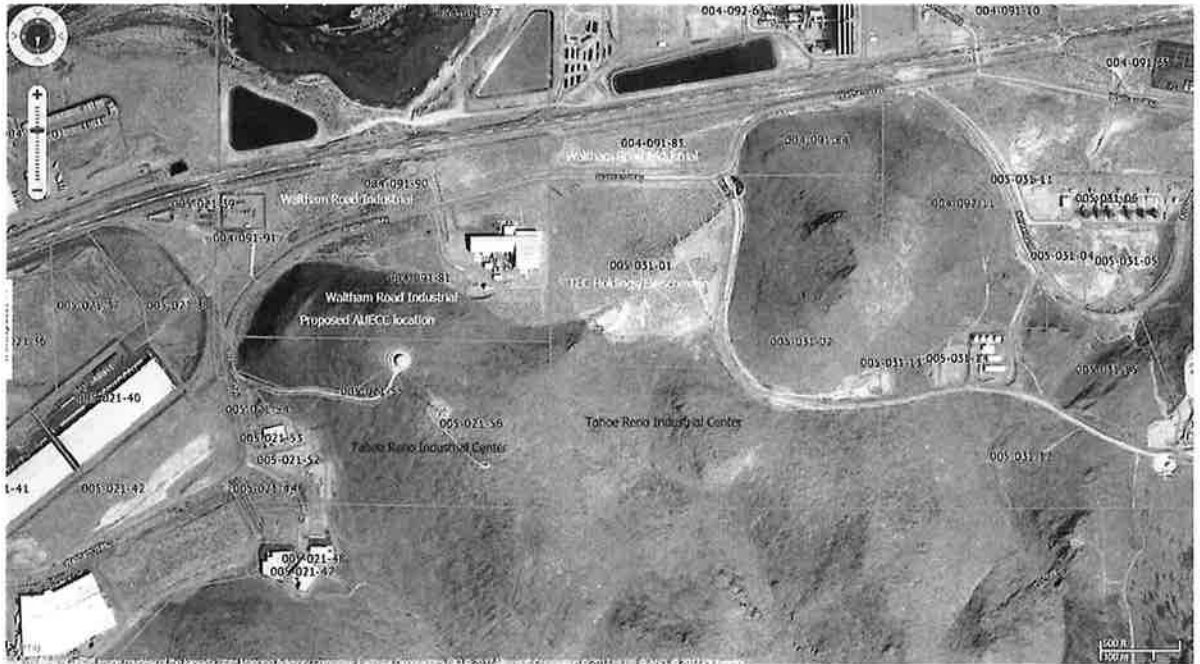
2. Compatibility and Compliance

- A. Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classifications and master plan designations for the land at and surrounding the proposed project.

	Land Use	Master Plan Designation	Zoning Code
Applicant's Land	Industrial	Industrial	I2 – Heavy Industrial
Land to the North	Vacant, power plant, Truckee River	Industrial	I2 – Heavy Industrial
Land to the East	Vacant	Industrial	I2 – Heavy Industrial
Land to the South	Vacant, water tank, communications tower	Industrial	I2 – Heavy Industrial
Land to the West	Industrial foam manufacturer, vacant	Industrial	I2 – Heavy Industrial

Although the industrial land use is compatible with the adjacent industrial zoned land, there is a concern about the actual use being proposed. The proposed project includes the presence of highly hazardous materials. The applicant has designed a project to control the environment of these hazardous materials and has included multiple levels of passive and active engineering safety measures to prevent, contain and regulate the materials and guard against accidents and/or loss of containment. However, nothing can ever be totally risk free. The concern about locating this use on this particular parcel is the location of surrounding uses and regulatory zoning allowances, as well as the setback requirements of only 50 feet that apply to the subject property and surrounding parcels. The I-80 transportation corridor, the Truckee River, the Union Pacific Railroad, the high pressure Tuscarora natural gas pipeline, the Kinder-Morgan jet fuel line to the Fallon Naval Base and the NV Energy Power Generating Plant are all located within a half mile from the proposed project. The daily use of the property is not expected to impact these utilities and corridors; however an uncontrolled incident or accident does have the potential to significantly impair the functions of the utilities and/or corridors. An unanticipated event that causes an incident that releases these materials outside of their designed safety environment has the potential to cause widespread impacts to Northern Nevada and beyond. For this reason, the project includes best known technology and mitigation devices to eliminate and/or minimize any worst case hazard scenarios and prevent any significant offsite impact.

The Property Owner has also proposed to deed restrict the adjacent parcels that are under his ownership to ensure compatibility with the propose AUECC project. Two of the parcels, located north of Waltham Way, are not located within the Tahoe Reno Industrial Center, and one parcel directly to the east is located within the Tahoe Reno Industrial Center. A draft list of the land uses to be allowed is included as Exhibit C of this staff report. The Property Owner will work with Storey County staff to finalize the deed restriction language and appropriate permissible land uses. The deed restriction will be required to be recorded prior to commencement of construction at the site.



Parcels with yellow owned by Property Owner, parcels to north and east in yellow to be deed restricted.

- B. **Compliance with required height limitations.** The Storey County Zoning Ordinance Section 17.35.070 states: "A building or structure shall not exceed 6 stories or 75 feet in height, whichever is higher, except as may be allowed by a variance. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles."
- C. **Compliance with required setbacks.** The 2015 Storey County Zoning Ordinance Section 17.35.050 states "The required distance between the building and the property line is 50 feet." Section 17.12.045.C states that accessory buildings in the I2 zone which are 2,000 square feet or less, may be located up to 20 feet of the front, rear or side lot line. In addition, because of the potentially hazardous materials utilized at this site, the location on the property of such hazardous materials must be consistent with the analysis for the location of structures to house these materials. There must also be a 50 foot setback requirement for all uses, principal and accessory, on the subject property. As a condition of approval (Condition L) for this Special Use Permit, the applicant will be required to demonstrate upon submittal of a building permit that all structures meet the required setback regulations.
- D. **General use allowances and restrictions.** Storey County Code Section 17.03.150, Special Use Permit identifies the administration for the Board and Planning Commission for allowing special use permits. Approval of a Special Use Permit "must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved." These findings, and a discussion of the finding, include the following:
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 property is located in the McCarren portion of Storey County. The Master Plan and the Zoning for the property are identified for Heavy Industrial (I2). The Master Plan identifies Heavy Industrial uses should be located away from residential areas and provide special board and planning commission review for uses found in potential conflict with the heavy industrial zone. The proposed project retrofits an existing developed parcel and the proposed use is considered "manufacturing, reclaiming, refining, storage, distribution, and use of hazardous material" which is a use identified as a use subject to a Special Use Permit. Industrial uses are an appropriate use for this location. There are no residential land uses in the vicinity of this project.

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 structures are consistent with other industrial uses within the surrounding area. The project is designed to meet all the design requirements of the Storey County Code, and state and federal requirements. Developed properties to the south and west, but not directly abutting the subject property, include medical durable goods manufacturer and distributors, a can manufacturer and a steel tank manufacturer. Property to the north is a power plant and land to the east is vacant. In 2017, the Board with action by the Planning Commission, issued a Special Use Permit for a facility that converts plant based oils to diesel fuel using a hydrogen synthesis process. This fuel generation facility is located approximately 0.67 miles to the east of the proposed chemical plant. All surrounding land uses are identified as industrial uses. Because of the hazardous materials utilized by this facility, the project does have the potential to impact surrounding land uses, the community and neighborhood. The property owner has proposed to deed restrict the adjacent properties under his control to land uses that have compatibility with the proposed chemical plant (see Section 2.A, above). The applicant has evaluated several worse-case alternatives to assess the potential impact of the project (see Section 1.I of this staff report) and modeling conducted shows that risk to the surrounding areas and community can be properly mitigated with the implementation of the passive and active engineering controls planned by the Applicant.

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 be 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 applicant has evaluated worst-case scenarios of potential impacts to adjacent properties (see Section 1.I, above). These evaluations have concluded that with all the safety and mitigation measures identified and to be implemented the project is in conformance with Environmental Protection Agency regulations and potential impact to the surrounding areas and community can be properly mitigated. This point has been independently validated by McGinley and Associates and Bureau Veritas with the scenario modeling conducted. In addition, the applicant owns the adjacent properties and has proposed to record a deed restriction on the properties limiting the uses on those properties to businesses that do not conflict or would be potentially affected by the proposed Asia Union Electronic Chemicals – Reno, Inc., use. The industrial use is compatible with the surrounding industrial use zoned properties and is consistent with the 2016 Storey County Master Plan.

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. Where improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the special use permit applicant must, as part of the application and as a condition of approval of the proposed special use permit, be responsible for establishing ability, willingness, and binding commitment to provide the improvements, facilities, utilities, infrastructure, and service in sufficient time and in a manner consistent with the county master plan, this title, and all plans, programs, maps and ordinance adopted by the county to guide its growth and development. The approval of the special use permit must be conditions upon the improvements, facilities, and serviced being provided and guaranteed by the application.

The property is accessed from Waltham Way, in the McCarran portion of Storey County. The property is connected to the Tahoe Reno Industrial General Improvement District sewer system and has the potential to connect with their water system. The ability to connect to a reliable water system that meets Storey County Fire District standards is dependent on the approval by the Tahoe Reno Industrial General Improvement District (TRI GID). County staff is aware that conversations are occurring between the property owner and the TRI GID; however, no confirmation has been made thus far that a connection will be granted. The property has an existing well which served the prior use on the property. As a condition of project approval (Condition Z) the applicant shall either provide a will-serve letter from the Tahoe Reno Industrial General Improvement District for water service, or shall demonstrate the existing well or future water storage onsite adequately provides for the necessary water use for the project and that required fire flows are met.

- E. **Conformance with the 2016 Storey County Master Plan.** This project is located within the McCarran area of Storey County, immediately adjacent to the Tahoe-Reno Industrial Center. The Master Plan states “McCarran is home to the Tahoe-Reno

Industrial Center and adjacent heavy industrial uses existing outside of annexed portions of the industrial park. Part of the former McCarran Ranch, it encompasses approximately 107,000 acres of land located within the northeast interior of the county and to the banks of the Truckee River. McCarran is currently home to nearly 70,000 acres of light and heavy manufacturing and distribution, renewable and non-renewable power generation, waste-to-energy, data management, and other unique and high-intensity industries. The area is currently served by Interstate 80, the Union Pacific Railroad, the Tracy-Clark Combined Cycle Power Generating Plant, the Tuscarora natural gas pipeline, and other infrastructure located within the Interstate 80 corridor. USA Parkway and Waltham Way are the principal arterial vehicular routes connecting the industrial center to the interstate."

The Master Plan goes on to state "The Union Pacific transcontinental railroad and Interstate 80, five major power generation plants and natural-gas transmission and distribution systems, power and other utility transmission infrastructure, and the area's separation from residential uses makes McCarran highly suitable for high-intensity and experimental industrial uses."

An objective of the Master Plan for the McCarren area is "To implement zoning, regulations, and practices which diversify commercial and industrial uses." One way to obtain this objective is "By ensuring that uses surrounding the land subject to the development agreement do no conflict with the provisions and allowed uses in the Storey County/Tahoe-Reno Industrial Center Development Agreement."

This project is adjacent to the Tahoe Reno Industrial Center, but is not within the Center and is not subject to the development agreement. The Applicant has proposed to deed restrict surrounding parcels under his control to land uses compatible with the proposed chemical plant. The proposed industrial use of the site is consistent with these land use considerations within the 2016 Storey County 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) The request is a Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.E of

this staff report and the contents thereof are cited in an approval of this Special Use Permit.

- (3) The subject property is located within an existing industrial neighborhood in the McCarran area of Storey County. The zoning based on the 2015 Storey County Zoning Ordinance identifies this property as I2 Heavy Industrial. The property is adjacent to but is not a part of the Tahoe Reno Industrial Center. The proposed production, distribution and use of hazardous and non-hazardous chemical products requires a Special Use Permit.
- (4) Granting of the Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property 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 the 2015 Storey County Zoning Ordinance Sections 17.35 I2 Heavy Industrial and 17.03 Special Uses.
- (7) Granting of the Special Use Permit will not, under the circumstances of the particular case with the proposed design and safety mitigation measures implemented, adversely affect to a material degree the health or safety of persons 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 Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in the 2015 Storey County Zoning Ordinance Sections 17.35 I2 Heavy Industrial, and 17.03 Special Uses.

- (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.** This approval is for Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building on the subject property, or to construct a new building on the subject property, to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry as demonstrated in Special Use Permit Application No. 2017-020 attached hereto and incorporated herewith. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.
- B. **Requirements.** The Permit Holder 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. This permit shall remain valid as long as the permit holder, its heirs, assigns, or successors remain in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.
- C. **Substances Limitations.** The chemicals and other substances allowed on the subject property are those which are included in Special Use Permit Application No. 2017-020 (See Exhibit B of this staff report). The quantities of those materials listed therein must not be exceeded. All chemicals must be in the State Chemical Data Base and at no time should there be any chemical on site that is not in the data base.
- D. **Allowed Modes of Transport.** The facility may receive and distribute chemicals and other substances via truck and rail. All loading and unloading of liquid substances must occur in designated areas having spill containment consistent with Condition S of this approval. All loading and unloading of liquid substances must occur within an entirely enclosed structure, and all doors to the structure(s) must be closed entirely and secured during the entire time that the material is being loaded and unloaded. The structure(s) must meet the requirements of this special use permit with regard to emergency spill and containment. The Storey County Community Development Department and Fire Protection District plan review are required for any proposed rail spur facilities.
- E. **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 Permit Holder must provide the community development department plans drawn to scale prior to obtaining a building permit. The Permit Holder 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 Permit Holder 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 Permit Holder's compliance with all conditions and stipulations of the Special Use Permit. In the event of a life safety issue, standard stop work orders and red tags will be issued as approved within the fire and building codes.

Storey County may refer this Special Use Permit to the Board of County Commissioners for show-cause hearing for revocation based on reasons listed in this section. The procedures for show-cause will be pursuant to Storey County Code (SCC) 17.03 (Administrative Provisions). The continuation of uses of a revoked SUP is a violation of SCC Title 17 (Zoning) and will be punishable as provided for therein or other applicable codes. The SUP may be referred to show-cause for the following reasons:

- Failure to comply with the SUP conditions, or federal, state, and county regulations, without appropriate remedy;
- Any misrepresentation made in the application for the SUP or in other official documents, or amendments thereof, submitted to a federal, state, or local agency;
- Failure to provide notice to the county on violations, disasters, notice of decisions, and other such correspondence from federal, state, and local agencies as required in this SUP.

F. **Taxes.** Before obtaining a building permit, the Permit Holder must show the building department valid evidence that all property taxes on the land are paid-to-date.

G. **Emergency Management Plan.** The Permit Holder must submit an emergency plan to the Storey County Fire Protection District, Community Development, Emergency Management and Planning Departments for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS) and First-Aid response, transportation, and environmental protection. This plan shall include industry best practices implementation in addition to local, state and federal requirements. Specific items to be included in the plan are as follows. The following list is not exhaustive; the County may impose additional requirements as necessary. Requirements of State and federal agencies which fulfill the following may suffice when documentation thereof is submitted to the Fire District.

- Basic company, owner, site, and emergency contact information
- Plot Plan (detailed drawings) of the site and access points
- Site evacuation and emergency procedure
- Area and regional evacuation and emergency procedure for each applicable emergency situation
- Initial and ongoing training and education of county and fire district emergency response personnel applicable to the subject use, and at the permit holder's expense
- Emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services
- Facility shut-down and startup procedure

- Special training and identification of any payment for the Fire District and Emergency Management to address site specific hazards
- Wildland and structure fire prevention and suppression
- Emergency vehicle access, circulation, and staging
- Documenting and reporting of emergency situations, including spills and gas-off
- Post disaster management, cleanup, and material disposal
- Documenting and reporting of NDEP and other environmental permits and notices
- Stormwater drainage and detention
- Facility closure
- Risk Management Plan
- Industry Best Practices Plan
- Internal Training Syllabus for Hazwoper
- Complete index of MSDS
- Community Right to Know Plan and Information
- Copy of all Fire Marshall Permits for Hazardous Materials
- Copy of NDEP Chemical Accident Prevention Program (CAPP) review and approval demonstrating consistency with Nevada Revised Statutes (NRS) 278.147
- Dates, time and attendees of all drills held at facility
- Proof of contract with third party private clean-up and release mitigation response company to be available to this facility and properly equipped to respond to products onsite.

H. **Transfer of Rights.** This Special Use Permit shall inure to the record owner of the Subject Property and to the Permit Holder and shall run with the land defined herein. This Special Use Permit, subject to its terms and conditions, may be transferred by the Permit Holder, its successors, heirs or assigns. Any/all transfers of Special Use Permit 2017-020 shall be advised in writing to Storey County Planning Department 180 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of the Special Use Permit 2017-020. The operators of the facility must within 60 days of this notice contact Storey County in order to schedule a consultation with the Storey County Fire District, Emergency Management Department, and all other applicable federal, state, and local emergency response agencies (including Quad County or equivalent response agency pursuant to Condition DD), and demonstrate the ability to maintain the level of security, safety, and conformance with the requirements of this special use permit, including the codes and regulations of the applicable agencies during and after the transition to new ownership.

I. **Abandonment.** In the event that the use authorized by this Special Use Permit is abandoned for a period of more than twenty-four (24) calendar months from the date of last producing operations, this permit shall become null and void and a new Special Use Permit shall be required. In the event of a force Majeure such as and not limited to a flood, damage or destruction of the access to the site, earthquake, or other events beyond the control of Storey County of the Permit Holder, the period of abandonment shall not be deemed to commence until such time as the permit holder may be found to

once again have reasonable access to the site. In this connection, the permit holder shall reasonably attempt to establish access to the site.

- J. **Closure.** The Permit Holder shall be responsible for the cost for the closure of this facility as permitted under Special Use Permit 2017-020. Complete closure shall consist of providing reclamation that would eliminate any hazardous materials or environmental damage to the existing site or adjacent areas proven to be contaminated by the Applicant's processes.
- K. **Post-Closure Monitoring.** In the event that the permit lapses or the use is discontinued or abandoned, the Permit Holder, its heirs, assigns or successors shall remain responsible for environmental monitoring and post-closure maintenance. Under no circumstances shall Storey County, its officers, or representatives bare any cost or responsibility for the deconstruction, disassembly, or removal of equipment or environmental monitoring or clean-up.
- L. **Setbacks.** Any proposed buildings and storage tanks and accessory structures containing chemical substances shall be setback a minimum 50-feet from the property line. Other accessory structures must meet the standard setback requirements for the I2 zoning. The fire district may impose more restrictive setbacks on any structure, container, or apparatus on the subject property when the need for additional separation is demonstrated. Any additional setbacks based on the use/materials contained within accessory structures and separation requirements shall be identified.
- M. **Nuisances.** As stated in Section 17.12.100(A), noise, smoke, odor, gases, or other noxious nuisances shall be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and shall not be detrimental to the public health, safety and welfare.
- N. **Separate Permits Required.** This Special Use Permit shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required. A Nevada Division of Environmental Protection Chemical Accident Prevention Program (CAPP) along with any required air quality control permit must be obtained for the project consistent with NRS 278.147 requirements. A copy of the NDEP approval shall be forwarded to Storey County Planning Department for inclusion with Amended Special Use Permit. If there is a violation of NDEP permit, Storey County shall be notified of the violation, corrective action to be taken and date to be completed.
- O. **Legal Responsibility.** Issuance of this 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.
- P. **Plan Submittal.** This permit incorporates by reference the standards, objectives, conditions, terms and requirements of the operating plan, safety plan, training plan, waste management plan, fire suppression plan, and closure plan, to be submitted separately from this permit. The requirements of all submitted plans become part of

this Special Use Permit as ongoing, updateable working documents.

- Q. Indemnification.** The Permit Holder warrants that the future use of land will conform to the requirements of the County of Storey, State of Nevada, and applicable federal regulatory and legal requirements for the production, refining, purification, processing, dilution, blending, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this special use permit.
- R. Liability Insurance.** The Permit Holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under Amended Special Use Permit 2017-020 for a minimum amount of \$5,000,000.00 (five million dollars).
- S. Operations Safety.** The facility/site design and layout must meet International Fire Code 2012 and International Building Code 2012 with amendments, National Fire Protection Association standards, and International Building Code 2012 requirements with amendments, as well as Federal, State and County environmental and safety requirements.

The facility must have a hazardous occupancy designation. The main building will be subdivided into numerous areas to provide and comply with the required hazardous occupancy requirements and emergency egress routes defined in both above mentioned Codes. Each area is designed to be able to be sealed off from the rest of the facility in case of an incident. The Codes have descriptions for construction, quantities allowed to be stored, how products are stored in regards to compatible versus incompatible chemicals and other building features which must be complied with such as wall assembly fire ratings.

Corrosive, toxic and high toxic materials will be stored and processed in areas specified and designed to meet H4 occupancy requirements. Proposed onsite materials that require the H4 requirements include hydrochloric acid, hydrofluoric acid, phosphoric acid, ammonium fluoride, ammonia and ammonium hydroxide.

Materials classified as oxidizers, class II combustibles, class II water reactives and flammables, will be stored and processed in areas specified and designed to meet H3 Occupancy requirements. Proposed materials that require H3 requirements include: anhydrous hydrofluoric acid, sulfuric acid, acetic acid, nitric acid and solvents and flammables. Solvents and flammable materials will be stored and processed in areas separated from the main building and specified and designed to meet H3 occupancy requirements with additional electrical classification requirements.

Warehousing of finished products will be separated from the office and process areas by Code to allow for the segregation of packaged materials by hazard classification.

Administrative offices will be located at the front of the building and segregated from the factory operations.

All building occupancy classifications must be equipped with independent and dedicated heating and ventilation systems and meet containment and fire separation and suppression requirements, including scrubbed exhaust ducting interlocks. All filling processes must be completed in an enclosure that has air monitors, and if a leak is detected, the process must be automatically shut down and the air within the enclosed section must be automatically treated through the closed system scrubbers.

Emergency response plans and protocols must be established, documented and practiced prior to operations commencing on site. All operators must be trained and certified in OSHA's 40 hour Hazwoper practical course, and plant management and engineers will be trained in incident command. Multiple drills must be practiced annually and jointly with the local emergency responders.

All loading and unloading of materials must occur within the enclosed structure with any access doors closed in order to contain all elements of the transition from truck to facility within a controlled environment. This will provide for water fog deluge system, containment that will control vapor pressure releases by absorbing gases in water and diluting the chemistry to lower the vapor pressure and risk. Multiple layers of engineered containment will exist and will feed back to onsite chemical mitigation equipment, including the use of chemical monitors that are interlocked to automatic isolation valves that will shut down equipment if a breach in the closed system is detected. Tertiary Air scrubbers, onsite response equipment, and trained personnel are made available for activation in the event of a release. There will also be no loading or unloading of bulk products by forklift. Loading and unloading of bulk materials must be accomplished by a motor carrier vehicle carrying an isocontainer of the product, pulling into the facility, connecting to an onsite plumbing system, inside of the building and offloading to appropriate containers for each product. Anhydrous hydrofluoric acid shall be stored inside with two tanks always available for use. One will be used and the other will serve as redundancy to offload to when maintenance is required or if a release is encountered.

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- T. **External Safety.** The following security measures must be implemented at a **minimum**. The main entrances of the facility will be gated, each with a security guard. Admittance will be allowed for pre-authorized personnel only. The site will be fenced with at least a six foot iron bar or chain-link fence. The fence will be topped with a minimum of three strands of barbed wire or otherwise topped to prevent climb-over. Closed caption video monitoring with 360 degree views feeding to the command and control office shall be installed. The video must record 24-7 and maintain recordings for at least 90 days. All security measures shall be consistent with U.S. Homeland Security requirements (See Condition GG).

The premises must be well lit in order to maintain property security. At a minimum, all entrances, driveways, walkways and areas in which chemicals and other substances and control systems related to those systems must be well illuminated. However, the lighting plan shall be designed to provide necessary operation, but not be over obtrusive

to avoid safety hazard(s) for adjacent right-of-ways and/or light pollution, and shall comply with Chapter 8.02 of the Storey County Code.

The permit holder must coordinate with the U.S. Department of Homeland Security to implement required safety measures.

No outside storage of potentially hazardous materials is permitted or proposed with this application. All materials will be housed either in the main building or in separate accessory buildings designed to meet the requirements of this special use permit and any federal, state, and local regulations.

- U. **Permit Contents.** This permit incorporates by reference the standards, objectives, conditions, terms and requirements of the operating plan, safety plan, training plan, waste management plan, and closure plan, to be submitted separately from this permit. The requirements of all submitted plan, along with support material submitted with the application, become part of this Special Use Permit.
- V. **State/Federal Taxes.** Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project should be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued. Additionally, when applicable, the permit holder shall be responsible for reporting and paying all Federal Motor Fuels and Lubricants taxes.
- W. **Emergency Training.** The Permit Holder shall provide and/or pay for any and all special training and/or equipment needed for the Storey County Fire Protection District that is required due to the operation of the facility, including training to combat petroleum hydrocarbon fires, foam usage, and applicable chemical type fires. This may include plugging, diking, air monitoring, Level A response suits or any other item required to properly and safely respond to the facility. This may also include medical equipment specifically need for exposure to specific products.
- X. **Emergency Response Training.** A minimum of one full scale regional response drill will be hosted by the facility within 6 months of the start of operation and continued once every three years, or as needed as determined by Storey County, after the initial training event.
- Y. **Fluid Containment.** The Permit Holder shall construct containment systems in areas where chemicals and other types of hazardous materials are being stored or processed to prevent spills, if any, from entering the environment. The containment system shall be designed and installed to the satisfaction of the Storey County Fire Protection District and Community Development and Planning Departments. The containment system shall be capable of holding at least 100 percent of the facility's liquid containers cumulatively, including fire suppression, fog deluge system for containing releases and foam that may typically be applied during an emergency event as determined by the Storey County Fire Protection District. Before operations may commence, a plan containing detailed specifications on how the operation will adequately contain all hazardous materials

from escaping the facility shall be submitted to the Storey County Fire Protection District and Community Development Department. This plan must conform to NFPA Standards, Industry Best Management Practices, and International Fire Code. As required, the Storey County Fire Protection District may use a Licensed Fire Protection Engineer to consult, validate and review said plan. If this is done all costs shall be borne by the applicant. Community Development may use industrial hygienist, chemical engineers and other technical experts to provide review and assist in plan review, inspections and code analysis.

- Z. **Water Connection.** The Permit Holder shall provide a 'Will Serve' letter from Tahoe-Reno Industrial Center General Improvement District to the Storey County Building Department for the necessary water to operate the facility that is above and beyond the Permit Holder's existing and/or planned resources. Alternatively, the Permit Holder shall provide documentation that the existing well on site and any additional water storage on site provides adequate water for all identified uses onsite, including fire flow.
- AA. **Environmental Monitoring.** Before operations commence, the Permit Holder shall submit to Storey County a copy of the environmental monitoring requirements applicable to the facility under the environmental permits issued for the facility. The Permit Holder shall include storm water management measures on its site plan which shall be submitted to Storey County Community Development Department for approval. Community Development may employ engineers to provide details of this system at the cost of said engineers being borne by AUECC.
- BB. **Incident Reporting.** Any release of hazardous materials, regardless of quantity, shall be immediately reported via the 9-1-1 public safety answering point (PSAP). Additionally, under Nevada State law, the incident shall be immediately reported to Storey County Emergency Management, Storey County Fire Protection District, Building and Planning Departments and the Nevada Division of Environmental Protection (NDEP) and the Local Emergency Planning Committee (LEPC). The Permit Holder shall comply with the NDEP's clean-up requirements and provide Storey County a copy of NDEP's completion of remediation. All hazardous materials incident clean-up and response costs shall be borne by the permit holder as part of the issuance of this special use permit. Incidents exceeding a standard first alarm fire will be billed to the company. If mutual aid is warranted to suppress an incident, those costs shall also be funded by the company. AUECC shall be required to maintain a 24/7/365 contract with third party private clean-up and mitigation companies that are fully equipped, trained and prepared for responses to their facility. A copy of this contract shall be submitted to the Storey County Fire Protection District, Planning Department and Emergency Management.
- CC. **Deed Restriction.** This special use permit recognizes that the owner of the properties (APN 004-091-90, 004-091-83 and 005-031-01) abutting the north and west boundaries of the property subject to this special use permit has agreed with Storey County to file with the Storey County Recorder's Office a binding deed restriction limiting the future uses on those parcels to uses listed in Exhibit C, herein. Storey County is a party to the deed restriction and any future proposed modifications shall require Storey County review and approval. Filing the deed restriction with the Recorder's Office against the subject land is required prior to signing and acceptance of this special use permit. This

deed restriction shall remain in effect for as long as the use associated with this Special Use Permit remains in effect, or until complete closure of the facility as identified in Condition J, above.

- DD. Quad-County Hazardous Materials Response Team.** The Permit Holder must demonstrate to the fire district, community development department, and planning department valid written evidence that the Quad-County Hazardous Materials Response Team agrees to respond to all-risk incidents, including all types of Hazmat, disaster, and emergency incidents within the policies of the Quad-County group that may occur on the subject property and associated with the uses under this special use permit. This evidence must be provided to said entities before the special use permit becomes effective. If the Quad-County team at any time notices the Permit Holder, county, or the fire district that it will no longer respond to such incidents, the permit holder must contract with another equally or better qualified public or private entity that will provide such hazmat, disaster, and emergency response to a degree that meets or exceeds the satisfaction of the county and fire district, and which will be authorized to provide such services by the Storey County Board of County Commissioners. The agreement must remain in place for the duration of the subject use and throughout the facility closure period.
- EE. Air Emissions.** Air emissions from the facility shall meet the Nevada Division of Environmental Protection permit requirements. Copies of the annual reports of environmental quality, necessary to comply with the requirements of the permit issued by the Bureau of Air Pollution Control, Nevada Division of Environmental Protection (NDEP) shall be submitted to Storey County Planning Department. In the event that there is an air discharge in excess of the standards approved by NDEP under the construction or operating permit, the permit holder shall provide Storey Community Planning Department a copy of any notice of the event or plan to remediate the event submitted to NDEP. If the Permit Holder is required by the Bureau of Air Pollution Control, Nevada Division of Environmental Protection to prepare a report on the event, the permit holder shall submit a copy of the report to Storey County Planning Development. There shall be no obnoxious odors released into the air that are a nuisance to abutting properties.
-
- FF. Nevada Division of Environmental Protection (NDEP).** The Permit Holder shall demonstrate all required permits from the NDEP have been obtained prior to commencing the project.
- GG. Security Approval.** The Permit Holder shall provide to Storey County a copy of the U.S. Homeland Security review, recommendations and approval of required and proposed security measures to be implemented. The project shall comply with all required security measures at all times.

5. Public Comment

As of September 1, 2017, Staff has not received any comments from the public. As required by Nevada Revised Statutes (NRS) 278.147, notice was given to all property owners within a minimum of 1,000 feet, including a minimum of 30 separately owned parcels nearest the

property in question. In addition, the project notice was published in the June 16, 2017 Comstock Chronicle newspaper.

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 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 of Fact 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 Planning Commission at their September 14, 2017 meeting and any findings determined appropriate by the Board of County Commissioners 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 (commissioner), move to approve Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.

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 of County Commissioners, I (commissioner), move to deny Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.

Exhibit A **Conceptual Site Plans**

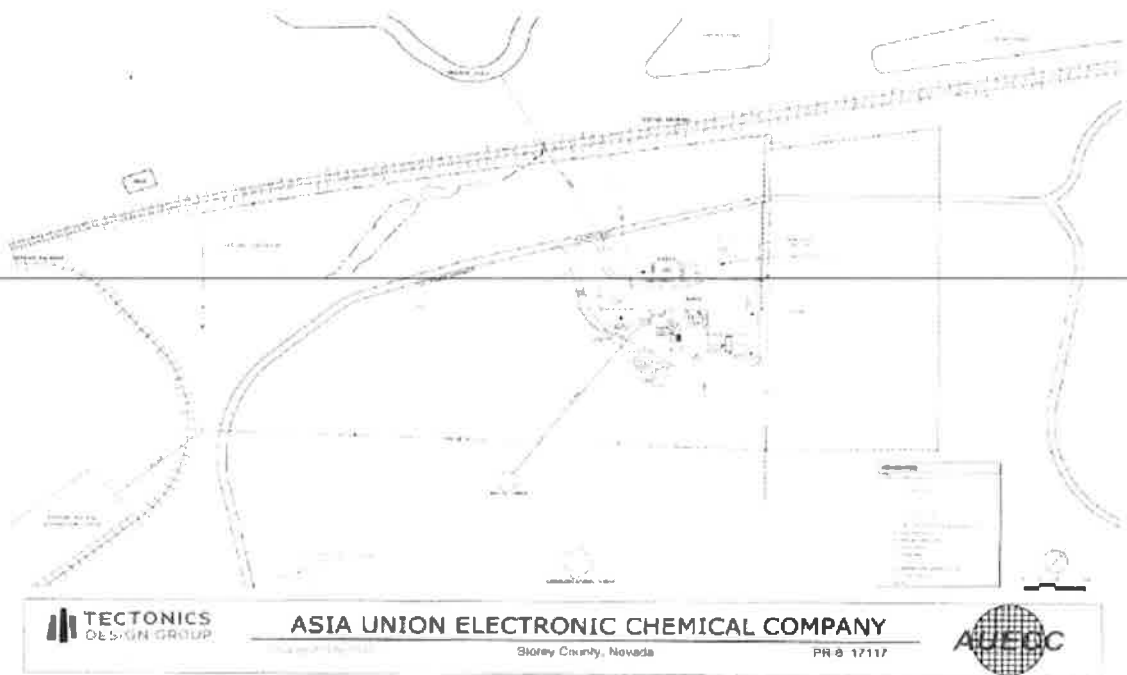
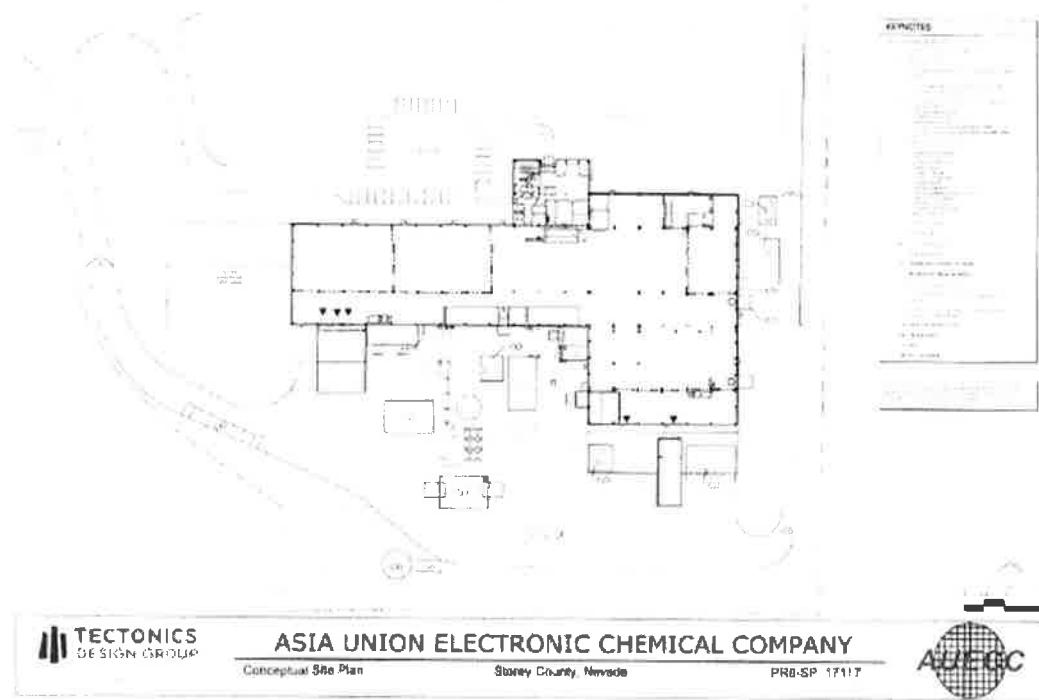


Exhibit B

Chemical List

Hydrogen Peroxide, 31%
Hydrogen Peroxide, 45% (Raw Material Outside)
Sulfuric Acid, 96%
Oleum, 29% Free SO₃ (Raw Material Outside)
Nitric Acid, 70%
Hydrochloric Acid, 37%
Hydrochloric Acid, 30% (Raw Material Outside)
Calcium Chloride, 50%
Acetic Acid, 100%
Phosphoric Acid, 85%
Hydrofluoric Acid, 49%
Anhydrous Hydrogen Fluoride (Raw Material Inside)
Ammonium Hydroxide, 29%
Anhydrous Ammonia (Raw Material Outside)
Ammonium Fluoride, 40%
Isopropyl Alcohol, 100%
Etch #1-Dilute Hydrofluoric Acid Mixtures (HF & UPW)
Etch #2-Dilute Mixed Acid Etch Mixtures (HNO₃,HF,HAC & UPW)
Etch #3-Dilute Mixed Acid Etch Mixtures (HNO₃,HF,HAC & UPW)
Etch #4-Aluminum Etch Acid Mixtures (Phos,HNO₃,HAC & UPW)
Etch #5-Buffered Oxide Etch Mixtures (HF,NH₄F & UPW)
Etch #6-Buffered Oxide Etch Mixtures w/ Surfactant (HF,NH₄F & UPW)
Cyclohexanone, 100%
Hexamethyldisilazane, 100%
Propylene Glycol Monomethyl Ether, 100%
Propylene Glycol Monomethyl Ether Acetate, 100%
TMAH <25% (TetramethylAmmonium Hydroxide)
TEOS (Tetraethyl Orthosilicate)
TEPO (Triethyl Phosphate)
TMPO (Trimethyl Phosphate)
TEB (Triethyl Borate)
TMB (Trimethyl Borate)
TMPI (Trimethyl Phosphite)

3Ms (Trimethylsilane)
4MS (Tetramethylsilane)
TDMAT (Tetrakis(dimethylamine) Titanium)
TiCl₄ (Titanium Tetrachloride)
TMA (Trimethyl Aluminum)
POCl₃ (Phosphorus Oxychloride)
BBR₃ (Boron Tribromide)

Exhibit C
List of Permissible Land Use for Deed Restriction

All uses shall be required to following the zoning permitted for the property. Special Use Permits may be required for some uses as identified in the Zoning Code. Any use not listed, but has the potential to be considered similar, shall be subject to a determination of similar use by the Planning Commission with approval by the Board of County Commissioners.

Government Services
Postal Services
Safety Services
Data Farm, data center
Utility Services

Automotive Cleaning

Automotive Repair
Automotive/Vehicle Sales and Rentals
Building Maintenance Services
Cemeteries
Commercial Kennels
Commercial Parking
Commercial Stables
Communication Facilities
Construction Sales and Services
Dog Training Services
Equipment Repair and Sales
Fabricated Housing Sales
Full Service Recycle Center
Gasoline Sales and Service Stations
Grooming and Pet Stores
Heliport
Helistop
Nursery Sales - Retail Nursery Nursery Sales - Wholesale
Personal Storage
Pet Cemeteries
Storage of Operable Vehicles
Taxidermy
Transportation Services
Undertaking

Veterinary Services, Agricultural
Veterinary Services, Pets
Well-Drilling Operations

Corporation Yards
Custom Manufacturing
Energy Production
General Industrial
 Limited
 Intermediate

High Technology Industry
Laboratories and Testing Services
Laundry Services
Truck and Railroad Terminals
Wholesaling, Storage and Distribution
 Light
 Heavy

Agricultural Processing
Agricultural Research
Agricultural Sales
Agriculturally Related Entertainment and Commercial Uses
Crop Production
Game Farms

Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those uses listed in section 17.35.040 as requiring a special use permit.

Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, blacksmithing, monument works, ornamental ironworks, and similar uses.

Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.

Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.

Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.

Laboratories and testing services. The use of live animals in laboratory testing and experimentation is prohibited.

Bottling and canning plants.

Building material manufacturing.

Breweries, distilleries, wineries.

Warehouses, warehouse complexes, distribution operations, and wholesale distribution.

Storage and distribution of liquid petroleum products within a warehouse facility.

Solid waste recycling collection center.

Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.

Veterinary services for small and large animals.

Storage and distribution of liquid petroleum products, except from within a warehouse facility.

Manufacturing, reclaiming, refining, storage, distribution, and use of hazardous material.

Brick, tile or terra cotta products manufacturing.

Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction, and aggregate facilities.

Milling and processing related to mining and extraction.

Paper manufacturing.

Saw mills.

Commercial kennel. A minimum of 10 acres is required.

Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.

Blast furnaces and incinerators, of any type and used for any purpose.

Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.

Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.

Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.

Open storage not directly associated with a construction project on the premises.

Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts, but not including such operations as paper, sawmills, milling, steel, iron or other metal works, rolling mills, or any manufacturing uses involving primary production of commodities of raw material.

Trade and craftsman industries, including furniture and carpentry, manufacturing and refining, upholstery shops, monument works, welding shops, and similar uses.

Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.

Storage and distribution of paints, shellac, turpentine, varnishes, and similar materials within a warehouse facility.

Heavy equipment sales and service.

Manufacturing of signs and billboards;

Blast furnaces;

Brick, tile or terra cotta products manufacturing;

Building materials manufacture;

Paints, shellac, turpentine or varnish manufacturing;

Paper manufacture;

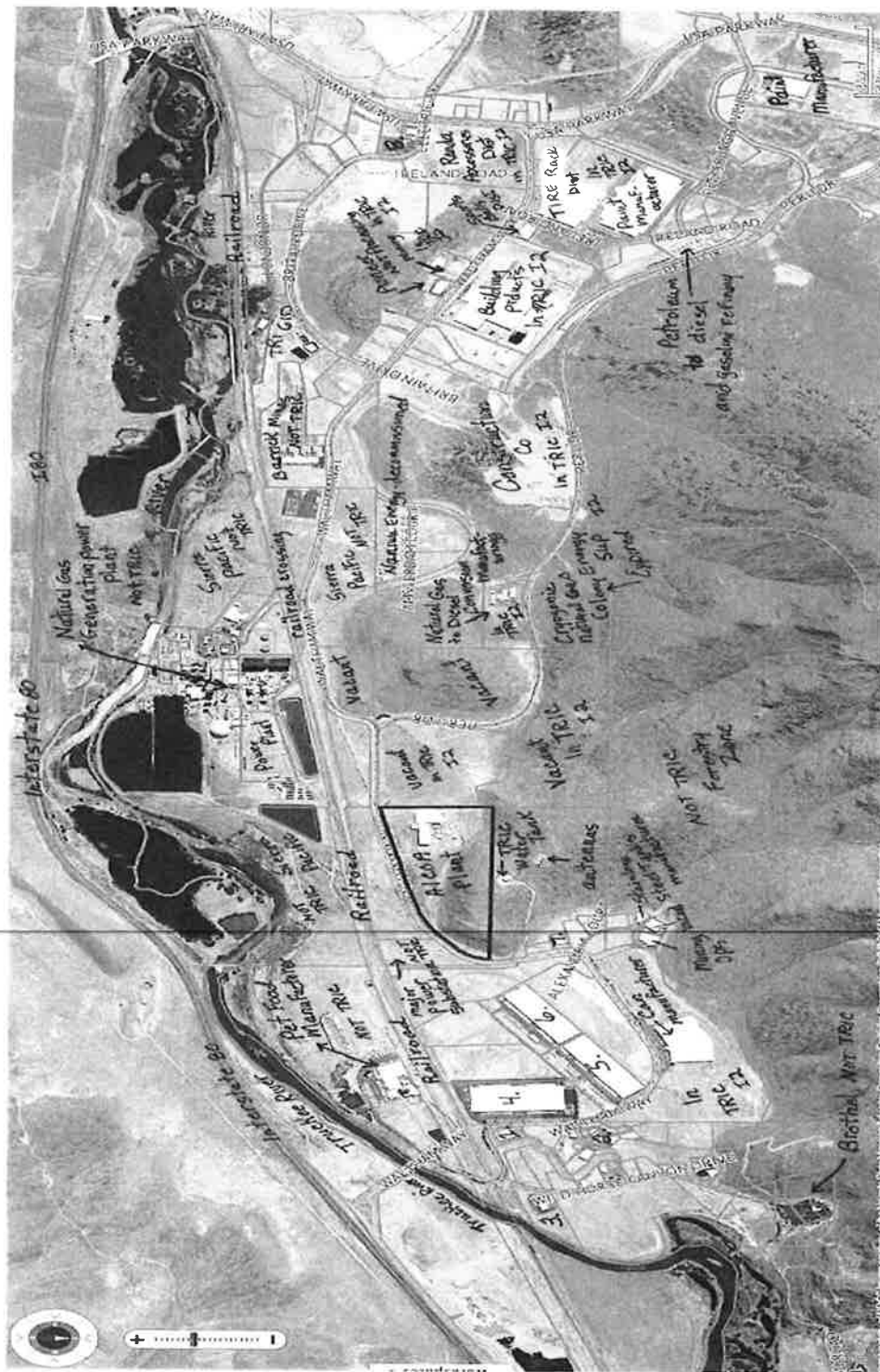
Chemical manufacture, except explosives
Electric or gas power generating plants;
Building material sales and storage yards
Storage warehouses for industrial, agricultural, commercial or other products;
Wholesale businesses and distributing operations;
Welding shops;
Warehouses and warehouse complexes;
Limited manufacturing and assembly uses, such as electronic parts and equipment, when conducted solely within an enclosed building;





Exhibit E

Surrounding Uses Map



1. Call Center (Collections) - In TRIC I2
2. Rehab Co and others - In TRIC I2
3. Laborers Union Training Center - In TRIC I2
4. Medical Supply Manufacturer and Dental Supply distributor - In TRIC I2
5. Cable, wire manufacturing - In TRIC I2
6. Foam Manufacturer - In TRIC I2
7. CD Burning Co. - In TRIC I2
8. Fuel Station/Convenience Store - In TRIC I2
9. Flooring Co - In TRIC I2

Exhibit F
NRS 278.147

NRS 278.147 Facilities for use, manufacture, processing, transfer or storage of explosives or certain other substances: Conditional use permit required; application for and issuance of conditional use permit.

1. No person may commence operation in this State of a facility where an explosive, a highly hazardous substance designated pursuant to NRS 459.3816 if present in a quantity equal to or greater than the amount designated pursuant to NRS 459.3816, or a hazardous substance listed in the regulations adopted pursuant to NRS 459.3833 will be used, manufactured, processed, transferred or stored without first obtaining a conditional use permit therefor from the governing body of the city or county in which the facility is to be located. Each governing body shall establish by local ordinance, in accordance with the provisions of this section, the procedures for obtaining such a permit.

2. An application for a conditional use permit must be filed with the planning commission of the city, county or region in which the facility is to be located. The planning commission shall, within 90 days after the filing of an application, hold a public hearing to consider the application. The planning commission shall, at least 30 days before the date of the hearing, cause notice of the time, date, place and purpose of the hearing to be:

(a) Sent by mail or, if requested by a party to whom notice must be provided pursuant to this paragraph, by electronic means if receipt of such an electronic notice can be verified to:

- (1) The applicant;
- (2) Each owner or tenant of real property located within 1,000 feet of the property in question;
- (3) The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest the property in question, to the extent this notice

does not duplicate the notice given pursuant to subparagraph (2);

(4) If a mobile home park or multiple-unit residence is located within 1,000 feet of the property in question, each tenant of that mobile home park or multiple-unit residence;

(5) If a military installation is located within 3,000 feet of the property in question, the commander of that military installation;

(6) Any advisory board that has been established for the affected area by the governing body;

(7) The Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources;

(8) The State Fire Marshal; and

(9) The Administrator of the Division of Industrial Relations of the Department of Business and Industry; and

(b) Published in a newspaper of general circulation within the city or county in which the property in question is located.

3. The notice required by subsection 2 must:

(a) Be written in language that is easy to understand; and

(b) Include a physical description or map of the property in question and a description of all explosives, and all substances described in subsection 1, that will be located at the facility;

4. In considering the application, the planning commission shall:

(a) Consult with:

(1) Local emergency planning committees;

(2) The Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources;

(3) The State Fire Marshal;

(4) The Administrator of the Division of Industrial Relations of the Department of Business and Industry;

(5) The commander of any other military installation that may be affected by the operation of the facility; and

(6) The governing body of any other city or county that may be affected by the operation of the facility; and

(b) Consider fully the effect the facility will have on:

(1) The health and safety of the residents of the city, county or region;

(2) The safety and security of any military installation in the city, county or region.

5. The planning commission shall, within a reasonable time after the public hearing, submit to the governing body its recommendations for any actions to be taken on the application. If the planning commission recommends that a conditional use permit be granted to the applicant, the planning commission shall include in its recommendations such terms and conditions for the operation of the facility as it deems necessary for the protection of:

(a) The health and safety of the residents of the city, county or region;

(b) The safety and security of any military installation in the city, county or region;

6. The governing body shall, within 30 days after the receipt of the recommendations of the planning commission, hold a public hearing to consider the application.

The governing body shall:

(a) Cause notice of the hearing to be given in the manner prescribed by subsection 2; and

(b) Grant or deny the conditional use permit within 30 days after the public hearing.

7. Notwithstanding any provision of this section to the contrary, the provisions of this section do not apply to the mining industry.

8. As used in this section, "explosive" means a material subject to regulation as an explosive pursuant to NRS 459.3816.

(Added to NRS by 1999, 1135; A 2001, 1444; 2003, 1611; 2007, 342)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9-19-17

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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

2. **Recommended motion:** Approval

3. **Prepared by:** Melissa Field

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:**

☒ Department Head

Department Name:

___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

21

Storey County Community Development

Business Licensing



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

September 11, 2017

To: Vanessa Stephens, County Clerk/Treasurer
Pat Whitten, County Manager

vstephens@storeycounty.org
PWhitten@storeycounty.org

Re: Business License Inspections
Commissioner's Meeting: **September 19, 2017**

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.	ALLIED BUILDING PRODUCTS	GEN	15 E UNION AVE-E, RUTHFRD, NJ
B.	AMERI PRIDE SERVICES, INC	GEN	10801 WAYZATA BLVD, MIN, MN
C.	AUTOMATED INTELLIGENCE GMBH&COK.	PRO	G,LL12, AUSBURG, DE
D.	BOLLHOFF INC	GEN	2705 MARION DR, KENDALLVILLE, IN
E.	DELTA PRODUCT CORP	GEN	46101 FREMONT BLVD, FREMONT, CA
F.	DETROIT RESOURCES INC	GEN	1601 STAR BATT DR, R HILLS, MI
G.	ELECTRIC POWER SYSTEM	GEN	15 MILPARK MO, MLAND HGTS, MO
H.	ENGEL MACHINERY, INC	GEN	3740 BOARD RD, YORK, PA
I.	ENTECEE, INC.	CON	10151 DR WOOD PK BLVD, J VILLE, FL
J.	ENTERPRISE LANDSCAPING, INC	GEN	10615 CEDERBEND COURT, RENO, NV
K.	EVERWORKS INC	GEN	39035 WEBB DR, WESTLAND, MI
L.	FASTENAL COMPANY	GEN	1 ELECTRIC AVE, MCCARRAN, NV
M.	FIVES DYAG CORP	GEN	23400 HALSTED, FMNGTN HILLS, MI
N.	HAYWARD BAKER, INC	CON	6115 BOULDER HWY, LAS VEGAS, NV
O.	INTERNATIONAL INDUSTRIAL CON CORP	CON	35900 MOUND RD, STERLING HGTS, MI
P.	KFC BUILDING CONCEPTS	CON	5635 RIGGINS CT # 20, RENO, NV
Q.	LABOR FINDERS OF KENTUCKY, INC	GEN	601 HERITAGE DR 106, JUPITER, FL
R.	LINDE, LLC	GEN	200 SOMERSET CORP BLVD, BRWTR, NJ
S.	LORD CORPORATION	GEN	111 LORD DRIVE - CARRY NC, CARRY, NV
T.	MEE INDUSTRIES INC	GEN	16021 ADELANTE STREET, IRWINDALE, CA
U.	NATIONAL PROPERTY SOLUTIONS GROUP	GEN	UP555 MILAN DR, SPARKS, NV
V.	NIDEC INDUSTRIAL AUTOMAITON USS LLC	CON	7078 SHADY OAK, EDN PRAIRIE, MN
W.	PANASONIC ENERGY OF NORTH AMERICA	GEN	2777 USA PARKWAY 115, MCCARREN, NV
X.	PIPE VIEW INSPECTION SERVICES	GEN	770 E MAINT ST 321, LEHI, UT
Y.	RACK-N-MOTION	GEN	1227 CYPRESS DR, CANYON LAKE, TX
Z.	SEL ENGINEERING SREVICES INC	GEN	2350 NE HOPKINS COURT, PULLMAN, WA
BB.	SIERRA CONTROLS	GEN	940 MALLORY WAY, CARSON CITY, NV
CC.	SOUTHWEST ELECTRITECH SERVICES LLC	GEN	3711 REGULUS AVE, LAS VEGAS, NV
DD.	STARKEYS - TAHOE, LLC	GEN	13201 S VIRGINIA ST, RENO, NV
EE.	SUPER SWIRL	GEN	500 GOULD ST, RENO, NV

Storey County Community Development

Business Licensing



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

FF. SUSTAINABLE TRANSPORT INTERSTATE	GEN	5855 GRN VALLEY CR, CULVER C, CA
GG. TECHNIQUX SPECIALTY FLOORING INC	CON	9035 PIMA CNTR PKWY, S DALE, AZ
HH. TOYO HITEC CO., LTD	PRO	320 KITA-OSAKA BLDG, OSAKA, JP
II. TRIPLE Z LOGISTICS, INC	CON	2601 ELLIOTT AVE 200, SEATTLE, WA
JJ. TURNER & TOWNSEND INC	GEN	10777 WESTHEIMER 1160, HOUSTON, TX
KK. UNITED STATES CORPORATION AGENTS INC	GEN	500 N RAINBOW BLVD, VEGAS, NV
LL. VALLEY GROUP INC	GEN	77 TINKLING SP RD, FISHERSVILLE, VA
MM. VENTURE RESEARCH, INC	GEN	3001 SUMMIT AVE, PLANO, TX
NN. VISCOM, INC	GEN	1775 BRECKINRIDGE PKWY, DULUTH, GA
OO. YVONNE'S HOT DOGS	GEN	605 E MAIN ST, FERNLEY, NV
PP. CAPSULE MANUFACTURING INC	GEN	1304 LOGAN AVE F, COSTA MESA, CA
QQ. CHEVALIER'S CUSTOM AUTO RESTORATION	HOM	790 S A ST, VIRGINIA CITY, NV
RR. CITISTAFF INC	GEN	5607 NEW KING DR 230, TROY, MI
SS. COMPUTYPE, INC	GEN	2285 COUNTRY RD C WEST, ST PAUL, MN
TT. CREATIVE ELECTRON INC	GEN	253 PAWNEE ST, SAN MARCOS, CA

cc: Community Development
Assessor's Office
Tourism Office

Planning Department
Fire Department
Comptroller's Office

Sheriff's Office
Commissioners' Office
Dispatch