

# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/17/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## **AMENDED AGENDA**

MARSHALL MCBRIDE  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

JACK MCGUFFEY  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

VANESSA STEPHENS  
*CLERK-TREASURER*

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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 October 17, 2017.

**4. DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for September 5, 2017.

**5. CONSENT AGENDA**

I For possible action, approval of payroll claims in the amount of \$692,763.13 and accounts payable claims in the amount of \$5,063,677.80.

II For possible action, approval of the Treasurer Report for September 2017.

III For possible action, approval of the Justice Court Quarterly Report.

IV For possible action, approval of Update to Storey County Administrative Policies and Procedures including: Policies 301 Personnel Role in Hiring, 302 Candidates and Recruiting, 303 Job Announcements, 304 Applicant Eligibility, 305 Examinations and Interviews, 306 Reference Checks, 307 Applicant Investigations, 308 Selection and Screening, 309 Orientation, 310 Probation, 311 Rehire, 312 License and Certs, 313 Casual Employment, 314 Volunteer Program, and 1002 Definitions.

V For possible action, approval of Interlocal Agreement between Storey County and Washoe County for the River District Lunch Program.

VI For possible action, approval of Business License First Readings:

A. ATLAS CONSULTING GROUP, LLC - General / 71 W Main St. Freehold NJ

B. FULCRUM, LLC-General / 1105 Williamsburg Dr ~ Mobile, AL

C. MOTAN, INC. - General / 320 N Acorn Street ~ Plainwell, MI

D. RENO CARSON MESSENGER SERVICE. - General/ 185 Martin St. ~ Reno, NV

E. TSS TECHNOLOGIES, INC. - General / 8800 Global Way- W. Chester, OH

F. VWR INTERNATIONAL, LLC General / 738 Space Island Rd. Sparks, NV

G. ZEPHYR COMMUNICATIONS OF NV - General / 2187 Main Street Gold Hill

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

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

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

Review of the 1st Quarter 2018 Unaudited Budget to Actual Review.

**9. DISCUSSION/POSSIBLE ACTION:**

Approval of Cooperative (Local Public Agency) Agreement between the State of Nevada Department of Transportation and Storey County for the Six Mile Canyon Emergency Repair Project.

**10. DISCUSSION/POSSIBLE ACTION:**

Accept receipt of two motorcycles from Washoe County, free of charge, through a Department of Homeland Security grant for response and use in back country operations.

**11. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible action regarding Resolution 17-475 setting Storey County Sheriff's Office Jail parking lot as location for transaction of internet sales as required by AB 297.

**12. DISCUSSION/POSSIBLE ACTION:**

Consideration and Possible Action to approve contract to purchase Pipers Opera House from the Storey County School District for \$300,500.00 and other consideration.

**13. DISCUSSION/POSSIBLE ACTION:**

Consideration and Possible Action on approval of contract to purchase real property from Kimberly Neal located at 10 South B Street adjacent to the County Courthouse for approximately \$355,000.00.

**14. RECESS TO CONVENE AS THE 474 FIRE DISTRICT BOARD**

**15. DISCUSSION/POSSIBLE ACTION:**

Payment of retirement claim for one year of service up to \$41,346.59 based on PERS estimate, as requested by Rob DuFresne.

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

**17. DISCUSSION/POSSIBLE ACTION:**

Modification to the Tahoe-Reno Industrial Center, LLC - Storey County Development Agreement by amending the development agreement master site plan to include certain parcels located within an area previously transferred from Washoe County to Storey County in 2014. The subject parcels include APNs 005-121-01, 005-121-02, 005-121-03, 005-121-04, and 005-121-05.

**18. DISCUSSION/POSSIBLE ACTION:**

Modification to the Tahoe-Reno Industrial Center, LLC - Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving the application of the amendments made to Title 17 of the Storey County Code set forth in Storey County Ordinance 17-275 (see Enclosure B) within the Tahoe-Reno Industrial Center, amendments which prohibit the use of land within the Tahoe-Reno Industrial Center as a marijuana cultivation facility, as a marijuana testing facility, as a

marijuana manufacturing facility, as a marijuana distributor, as a retail marijuana store or as a facility from which a facility or organization from which a person may obtain marijuana and marijuana related products.

**19. DISCUSSION/POSSIBLE ACTION:**

Workshop related to Property Tax Relief.

**20. DISCUSSION/POSSIBLE ACTION:**

Second reading for General Business License, Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

**21. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

**22. DISCUSSION/POSSIBLE ACTION:**

Second reading for On-sale Liquor & Cabaret License. Applicant if Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

**23. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**24. DISCUSSION/POSSIBLE ACTION:**

Letter to Congressman Mark Amodei, Senator Dean Heller, and Senator Catherine Cortez-Masto supporting Congressional bill action which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership, as well as any other Congressional bill which serves to convey said lands from federal ownership to Storey County.

**25. 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.

**26. DISCUSSION/POSSIBLE ACTION:**

Special Use Permit 2017-034 request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.



**27. DISCUSSION/POSSIBLE ACTION:**

2017-040 Road Abandonment. The applicants are requesting an abandonment of a portion of "O" Street. The applicant requests that the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet be abandoned to accommodate proposed construction of a garage. The property is located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.

**28. DISCUSSION/POSSIBLE ACTION:**

Variance 2017-041. The applicants are requesting a variance to the side yard setback for the construction of a one-story garage attached to the existing residence. The applicants request the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.

**29. DISCUSSION/POSSIBLE ACTION:**

Approval of Business License Second Readings:

A. AHAUS TOOL & ENGINEERING, INC - General / 200 Industrial Parkway  
~Richmond, IN

B. BAUMBACH ENTERPRISES, LLC. -General / 1700 Marietta Way ~ Sparks

C. GLOBAL ASI, INC - General / 17870 New Hope St., Fountain Valley ~ CA

D. GRANITE PROPANE- General / 2685 Almond Dr. Silver Springs, NV

E. INTERSTATE CONCRETE PUMPING-General/ 11180 Vallejo Ct. French Camp ~ CA

F. LEADEC ES, INC. - General / 9595 Kenwood Ave, Cincinnati ~ OH

G. LELAC'S FILIPINO BAKERY. - General/ 720 Baring Blvd, Sparks ~ NV

H. MASTER SERVICE PLUMBING, INC. - Contractor / 325 Sunshine Lane, Reno ~ NV

I. ONSTREET CONCESSIONS - General / 385 Freeport Blvd. 21, Sparks, NV

J. STRAIGHT UP! PLUMBING - Contractor / 260 Freeport Blvd ~ Sparks ~ NV

K. SUPERIOR DRAIN SVC & HOME REPAIR -Home Business / 266 N C Street, VC ~ NV

L. THE BURNT ORANGE. - General / 1630 Elk Run Trail ~ Reno ~ NV

M. TRUCKEE MEADOWS OFFICE CLEANING INC -General / 820 E Second Street, Reno~ NV

N. UNARCO MATERIAL HANDLING - Contractor/ 701 16th Ave E., Springfield ~ TN

O. UTICA ENTERPRISES, INC. -General/ 5750 New King Drive #200, Troy ~ MI

P. WOODPECKERS - General / 2160 Alamo Square Way, Reno ~ NV

Q. 4D SYSTEMS, LLC. - General / 4130 Market Place, Flint ~ MI

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

31. **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.

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(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](mailto: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 10/12/2017; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



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- J. MASTER SERVICE PLUMBING, INC. - Contractor / 325 Sunshine Lane, Reno ~ NV
- K. ONSTREET CONCESSIONS - General / 385 Freeport Blvd. 21, Sparks, NV
- L. RENO TAHO CATERING CO- General / 313 Flint Street, Reno ~ NV
- M. SISSY'S BBQ & MORE - General/ 1378 S Spruce, Tulare ~ CA
- N. STRAIGHT UP! PLUMBING - Contractor / 260 Freeport Blvd ~ Sparks ~ NV
- O. SUPERIOR DRAIN SVC & HOME REPAIR -Home Business / 266 N C Street, VC ~ NV
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S. UTICA ENTERPRISES, INC. -General/ 5750 New King Drive #200, Troy ~ MI  
T. WOODPECKERS - General / 2160 Alamo Square Way, Reno ~ NV  
U. COBB MANSION BED & BREAKFAST/ General/ 18 S A Street, VC ~ NV  
V. 4D SYSTEMS, LLC. - General / 4130 Market Place, Flint ~ MI

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

31. **ADJOURNMENT**

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- 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.

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(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

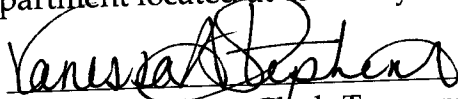
(3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

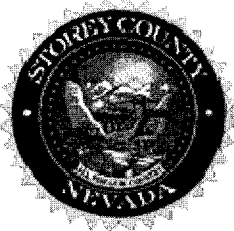
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By   
Vanessa Stephens Clerk-Treasurer



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 17, 2017  
Agenda Item Type: Regular Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** Approval of the Minutes for September 5, 2017.
2. **Recommended motion:** Approve as submitted.
3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Contact Number:** 775.847.0969

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

VB Department Head

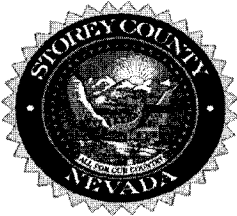
**Department Name:** Clerk & Treasurer

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

9. **Board Action:**

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



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 5, 2017 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

**ROLL CALL:** Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, Comptroller Hugh Gallagher, Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Deputy District Attorney Keith Loomis, Administrative Officer/Planning Director Austin Osborne, Sheriff Gerald Antinoro, Community Outreach Director Cherie Nevin, Tourism Director Deny Dotson, Emergency Management Director Joe Curtis, Fire Chief Jeff Nevin, and County Manager Pat Whitten

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

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

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

Chairman McBride led those present in the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for September 5, 2017.

Administrative Officer Austin Osborne requested that Items 25, 26, and 27 be continued to September 19, 2017; items 12 and 13 to be held later in today's meeting after the arrival of County Manager Whitten.

Chairman McBride strike "Sheriff's License Board" from items 21 and 22 - there is no Sheriff's License Board.

Public Comment:

**Nicole Barde, Storey County Resident:** Requested Consent Item 5.III be moved to the regular agenda.

**Motion:** Approve Agenda for September 5, 2017 with continuance of Items 25, 26 and 27 to the September 19, 2017 meeting; move Items 12 and 13 until County Manager Whitten arrives; and

move Item 5 III to the regular agenda, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**4. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for August 1, 2017

Public Comment:

None

**Motion:** Approve Minutes for August 1, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5. CONSENT AGENDA**

- I For possible action: Approval of payroll claims in the amount of \$389,197.29 and accounts payable claims in the amount of \$1,056,241.04. (Continued from August 15, 2017.)
- II For possible action: Approval of payroll claims in the amount of \$899,084.99 and accounts payable claims in the amount of \$285,559.14.
- IV For possible action, approval of Business Licensing for First Readings:
  - A. ALL SOURCE ENERGY CORP CON 1275 KLEPPE LANE 4,RENO, NV
  - B. ALLIED BUILDING PRODUCTS GEN 15 E UNION AVE-E RUTHRFORD, NJ
  - C. AMERI PRIDE SERVICES, INC GEN 10801 WAYZATA BLVD, MINNETONKA, MN
  - D. AUTOMATED INTELLIGENCE GMBH&CO.KG,LL PRO 12  
BUERGERMEISTER-GERMANY
  - E. BOLLHOFF INC GEN 2705 MARION DR, KENDALVILE, IN
  - F. DELTA PRODUCT CORP GEN 46101 FREMONT BLVD, FREMONT, CA
  - G. DETROIT RESOURCES INC GEN 1601 STAR BATT DR, ROCHESTERHILLS, MI
  - H. ELECTRIC POWER SYSTEM GEN 15 MILPARK-MARYLAND HTS, MO
  - I. ENGEL MACHINERY, INC GEN 3740 BOARD RD, YORK, PA
  - J. ENTEGEE, INC. CON 10151 DEERWOOD PARK BLV,JACKSONVILE, FL
  - K. ENTERPRISE LANDSCAPING, INC GEN 10615 CEDERBEND COURT, RENO, NV
  - L. EVERWORKS INC GEN 39035 WEBB DR, WESTLAND, MI
  - M. FASTENAL COMPANY GEN 2001 THEURER BLVD, WINONA, MN
  - N. FIVES DYAG CORP GEN 23400 HALSTED-FARMNGTON HILLS, MI
  - O. HAYWARD BAKER, INC CON 6115 BOULDER HWY, LASVEGAS, NV
  - P. HELLFIRE SALOON GEN 3372 S MCCARRAN, RENO, NV
  - Q. INTERNATIONAL INDUSTRIAL CONTR CORP CON 35900 MOUND ROAD, STERLING HEIGHTS, MI
  - R. KFC BUILDING CONCEPTS CON 5635 RIGGINS CT # 20, RENO, NV

S. LABOR FINDERS OF KENTUCKY, INC GEN 601 HERITAGE DR  
 106,JUPITER,FL  
 T. LINDE, LLC GEN 200 SOMERSET CORP BLVD,BRIDGWATER,NJ  
 U. LORD CORPORATION GEN 111 LORD DRIVE - CARRY,NC  
 V. MASTER SERVICE PLUMBING, INC. CON 325 SUNSHINE LN,RENO,NV  
 W. MEE INDUSTRIES INC GEN 16021 ADELANTE STREET,IRWINDALE,CA  
 X. NATIONAL PROPERTY SOLUTIONS GROUP GEN 555 MILAN  
 DR,RENO,NV  
 Y. NIDEC INDUSTRIAL AUTOMAITON USA, LLC CON 7078 SHADY OAK  
 RD,EDEN PRAIRIE, MN  
 Z. ONSTREET CONCESSIONS GEN 385 FREEPORT BLVD 21,SPARKS,NV  
 AA. PANASONIC ENERGY OF NORTH AMERICA GEN 2777 USA PARKWAY  
 115,MCCARAN,NV  
 BB. PACIFIC CONSTRUCTION CONSULTANTS GEN 14400 BEL-RED ROAD  
 204,BELLVUE,WA  
 CC. PIPE VIEW INSPECTION SERVICES GEN 770 E MAINT ST 321, LEHI,UT  
 DD. RACK-N-MOTION GEN 1227 CYPRESS DR,CANYON LAKE,TX  
 EE. ROLL BOX, DBA GEN 1729 AUTUMN GLEN,FERNLEY,NV  
 FF. SANCHEZ RANCH MEAT COMPANY GEN 1734 HWY 395 #B,MINDEN,NV  
 GG. SEL ENGINEERING SREVICES INC GEN 2350 NE HOPKINS  
 COURT,PULLMAN,WA  
 HH. SIERRA CONTROLS GEN 940 MALLORY WAY, CARSON,NV  
 II. SOUTHWEST ELECTRITECK SERVICES LLC GEN 3711 REGULUS  
 AVENUE,LASVEGASD,NV  
 JJ. STARKEYS - TAHOE, LLC GEN 13201 S VIRGINIA ST,RNEO,NV  
 KK. SUPER SWIRL GEN 500 GOULD ST,RENO,NV  
 LL. SUSTAINABLE TRANSPORT INTERSTATE GEN 5855 GREEN VALLEY  
 CIRCL,CULVET CITY,CA  
 MM. TECHNIQUEX SPECIALTY FLOORING, INC CON 9035 E PIMA CENTER  
 PKWY,SCOTTSDALE,AZ  
 NN. THE BURNT ORANGE GEN 1630 ELK RUN TRL,RENO,NV  
 OO. TOYO HITEC CO., LTD PRO 320 KITA-OSAKA BLDG,JAPAN  
 PP. TRIPLE Z LOGISTICS, INC CON 2601 ELLIOTT AVE 200,SEATTLE,WA  
 QQ TURNER & TOWNSEND INC GEN 10777 WESTHEIMER 1160,HOUSTON,TX  
 RR. UNITED STATES CORPORATION AGENTS,INC GEN 500 N RAINBOW  
 BLVD 300,LASVEGAS,NV  
 SS. VALLEY GROUP INC GEN 77 TINKLING SPRING RD,FISHERVILLE,VA  
 TT. VENTURE RESEARCH, INC CON 3001 SUMMIT AVE,PLANO,TX  
 UU. VISCOM, INC GEN 1775 BRECKINRIDGE PARKW,DULUTH,GA  
 VV. YVONNE'S HOT DOGS GEN 605 E MAIN ST,RNEO,NV  
 WW. CAPSULE MANUFACTURING INC GEN 1304 LOGAN AVE  
 F,COSTAMESA,CA  
 XX. CHEVALIER'S CUSTOM AUTO RESTORATION HB 790 S A ST,VC,NV  
 YY. CITISTAFF INC GEN 5607 NEW KING DR 230,TROY,MI  
 ZZ. COBB MANSION BED & BREAKFAST GEN 18 S A ST,VC,NV  
 AAA. COMPUTYPE, INC GEN 2285 COUNTRY RD C WEST,ST PAUL,MI  
 BBB. CREATIVE ELECTRON INC GEN 253 PAWNEE ST,SAN MARCOS,CA

V. For possible action, approval of Assessor's Recommended Corrections to 2017-18 Secured Tax Roll for Factual Error

**Motion:** Approve Consent Agenda with removal of item III to the regular agenda, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5.III FOR POSSIBLE APPROVAL, amendment to the TRI GID secured tax parcels, parcels are exempt.**

Nicole Barde: What happened to have this on the Consent Agenda, and what is this about?

Chairman McBride: These parcels should have been listed as exempt status, but were not. Tax bills were sent out to the TRI GID for these parcels. This is to correct that error to state that these are tax exempt and are to be removed from the tax rolls.

Ms. Barde: Is the TRI GID tax exempt? What happened this time that the GID received a tax bill?

Chairman McBride: Yes, the GID is exempt – it is government.

Clerk/Treasurer Vanessa Stephens: This was a clerical error that was not picked up.

Public Comment:  
None

**Motion:** Approve Consent Agenda Item 5 III, amendment to the TRI GID secured tax parcels, parcels are exempt, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**6. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**  
**Community Relations Director Cherie Nevin:**

- Flu shot clinics will be held September 7, 9AM to 11AM at the Virginia City Senior Center; September 13, 9AM to 11AM at Lockwood; and, October 4, 11AM to 2PM at Mark Twain Community Center.
- A clinic may be scheduled for the Highlands.
- Groundbreaking ceremony for the next phase of the Virginia City Sewer Improvement Project will be held September 11<sup>th</sup> at the kiosk on Washington & R Streets, along with a 9/11 ceremony. There will be some interruptions around while the sewer work is done.
- The Senior Center is holding Open House on September 21st, 5 to 7 PM.
- Due to Hurricane Harvey, the FEMA Call Center in Carson City is looking to hire up to 1,000 people at a rate of \$19 per hour for 10 hour shifts – on a temporary basis.

**Director of Tourism Deny Dotson:**

- The Camel Races will be held this weekend – the animals are being brought in today. Ticket sales have been great and another show has been added to Saturday's schedule, for a total of four shows.
- The VCTC is working with the School District to use buses to move people around more efficiently. This will also be a fundraising effort for the School District.
- Some of the local community groups will be doing parking fundraising during the weekend. There will be a free shuttle.
- September is the busiest month for events. In addition to the camel races, there is the Ferrari races, and the 100 mile endurance horse race.
- Exploring the option of a regional traffic committee to see what can and cannot be done for the congestion and parking issues during events. Ideas will be brought to the Board.

**Fire Chief Jeff Nevin:**

- The recent fire in Six Mile Canyon was 185 acres. There were plenty of resources on hand and everything went according to plan. Fuel conditions are high and dry.
- There's a possibility of thunderstorms the next few days.
- A brush truck was sent to the Slinkard fire near Coleville last week. That truck has since been re-assigned to a fire in Central California. A bulldozer is out at the fire near Fallon.
- School is in session, a reminder to watch speeds in school zones.

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

- The Lands Bill is still slowly moving forward. Mr. Osborne is still working with the County's lobbyist, Porter Group on possibly merging this bill into the next round of bills in Congress.
- Next Planning Commission will be held September 14<sup>th</sup> rather than the 3<sup>rd</sup> Thursday of the month. Title 16 and 17 updates will be given at this meeting.
- Work continues with the Carson River Water Subconservancy in Mark Twain for the flood mitigation study. This project is anticipated to be about \$300,000, or more, just to do the study for Mark Twain of all the ditches, drainage, and issues in that area to be able to do something about flooding in that area. That study should be out in 2018.
- Two of the Planning Commissioners have asked to attend the American Planning Association conference in Carson City. A lot of education classes are part of this conference. This will be great, and the time they are taking time to attend is greatly appreciated. This Commission is a voluntary group.
- The County does not charge for use of the parking lot (Courthouse) - various groups from the high school have been allowed to charge a small admission to help out with school functions.
- The September 14<sup>th</sup> Planning Commission will be held at the Courthouse and is in lieu of the September 21<sup>st</sup> meeting.

**Comptroller Hugh Gallagher:**

- A meeting was recently held with Marty Johnson, the contractor on the pipeline project. Mr. Johnson put into perspective the County's role in this project giving the County assurances along with great information. He will keep working on this process.
- There may be review at the next Commission regarding possible tax relief.



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

**Commissioner Gilman:** On August 28<sup>th</sup> the ribbon-cutting ceremony was held for USA Parkway - attended by many dignitaries including the Governor. The Governor identified Storey County and TRIC as the center of the economic engine driving prosperity and development in Northern Nevada. A great compliment for the County and its leadership. Several days later, the Nevada Appeal singled out Storey County - the smallest county in the state - as setting a new record generating over \$1.6 billion in reported taxable sales in the last fiscal year - a 500% increase over the previous fiscal year. Another property closed two weeks ago on 800 acres - the Tahoe-Reno Tech Center, focusing on high tech development. A group called "blockchain" is purchasing over 3,000 acres for a new campus. Fourteen months ago at the time of groundbreaking for USA Parkway, it was mentioned that at that site there was a company coming in - this was Google. On August 28<sup>th</sup>, escrow was opened on 1200 acres at the Storey County line - a high tech, investment from Silicon Valley. Opening of USA Parkway will really pay dividends for Storey County.

### **Vice Chairman McGuffey:**

- Nothing is moving on the zip code issue as Congress has been out - hopefully something will be done by Nevada Day.
- NACO Board voted on a new Chairperson.
- NACO had a presentation regarding putting WI FI in National parks.
- A 211 reminder - this service is free providing doctors, health information, and human service programs.

### **Chairman McBride:**

- Labor Day weekend and parade were well attended.
- Resident Cathlee (Hess) McFarland recently passed away.

## **8. DISCUSSION ONLY (No Action):** Provide an overview of the State of Nevada Community Development Block Grant (CDBG) program for the upcoming 2018 grant application cycle.

Community Relations Director Cherie Nevin reviewed this annual program. GOED administers this Federal fund (coming from HUD) program to small cities in Nevada. Funds can be used for projects that achieve one or more of the following: development of suitable living environments, providing decent housing, and creation of economic opportunities in rural parts of the state. GOED has shifted the focus primarily to the creation of economic opportunities. Ms. Nevin explained the application submission process and reviewed past projects that received grants. One idea for this year is developing an economic plan for the Lockwood area. Project ideas need to be submitted to Ms. Nevin by October 1<sup>st</sup>.

## **9. DISCUSSION/POSSIBLE ACTION:** Issue National Preparedness Month Proclamation.

Emergency Management Director Joe Curtis presented this item. Over the years, Storey County has put together a hazard mitigation plan consisting of five areas that the County needs to be concerned with. September is traditionally National Preparedness Month. Mr. Curtis read the Proclamation.

### **Public Comment:**

None

**Motion:** I move to proclaim September 2017 as National Preparedness Month in Storey County,  
**Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman,  
**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**10. DISCUSSION/POSSIBLE ACTION:** (Continued from the 08/15/17 board meeting)  
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.

Chairman McBride: Interviews are not complete. This item will be continued to the next Commission meeting.

Austin Osborne: Requested continuance to the September 19<sup>th</sup> meeting. Thank you to Tom Taormina and Summer Pellett for attending this meeting.

Public Comment:

**Tom Taormina, Storey County Resident:** Met with Mr. Osborne regarding the position. In answer to a question regarding the new Master Plan - "it's the best that we could have done" and that was not meant in a derogatory way. Mr. Taormina reviewed his time working at Dell Computers in TRI, with other companies, and his background. Mr. Taormina has always believed TRI will be Silicon Valley East. Thank you to Mr. Osborne for meeting regarding this position.

**Motion:** I make a motion to continue this item to September 19<sup>th</sup> at this Courthouse at 10:00, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**11. DISCUSSION AND POSSIBLE ACTION:** Consideration and possible action to approve Resolution No. 17-467 restricting the discharge of firearms in wildland areas when Fire Chief determines that the danger of wildland fire is high.

Keith Loomis, Deputy District Attorney, presented this item. At a previous meeting, there were questions as to what constitutes wildland area and the possibility of shooting ranges in an area of Storey County. Two amendments to the proposed Resolution are:

- The definition of a wildland area is set out in the Resolution, second paragraph - this definition comes from the National Wildfire Discussion Group.
- Paragraph seven - target shooting is not prohibited at any location which has been reviewed by the Fire Chief or his representative and found to be suitable for target shooting. A list of such approved locations shall be kept in the office of the Fire Chief.

Chairman McBride: Seeing how the countryside is burning around us, this is a common-sense resolution. Having this in writing, if the Fire Chief or staff see anyone shooting when it is high danger, they can ask that shooting be stopped - without the fear of being arrested.

Commissioner Gilman: In his opinion, there is a large body of law that gives strict liability to private property causing fires through negligence. This has been in force and effect for years. Mr. Gilman is not in favor of a new regulation that affects private property rights. Wildland areas being public,

BLM, or properties owned by communities is understood, but private property should be excluded from this resolution.

Mr. Loomis: This is a proposal being presented to this body (the Commission). It can be rejected or further amendments can be provided. Most of the land in Storey County is not private property. This is a resolution and does not have the force of an ordinance.

Commissioner Gilman: Perhaps 10% of the fires in Nevada, may have been caused by target shooting and knows of one where the group has been identified as having to pay for damages. Multiple fires have been started by lightning. The danger comes out of weather systems. Is not in favor of restricting use, especially on private property. Most property owners post "no trespassing, no shooting, no hunting" signs - steps that help to oversee liability. How will a Fire Chief's proclamation of a "no shooting day" be distributed or policed- creating more layers on the books with no sunset clause and impact on private property rights.

Chair McBride: Years ago, a fire in Six and Seven Mile Canyons was started by target shooting, not the property owner. Agrees with property rights, but most of the fires are not started by owners. This is the same as "open burning" - when it's a "red flag" there can't be any open burning. There is still property rights, but there shouldn't be any open burning on a red flag day.

Public Comment:

**Steve Ayer, Storey County Resident:** Six/Seven Mile Canyons is a known local place for target shooting. People who shoot and hunt know better in this type of season. After the recent fire, Mr. Ayer heard gunshots in the same area and advised the Sheriff thinking there was something in place saying that target shooting wasn't allowed in this type of fire condition. Gary Hames indicated there was not that kind of control. Some kind of protection is needed. People coming in from other areas to target shoot present a lot of danger. We were lucky on the (recent) fire. A lot of the property in Six and Seven Mile is private and some is BLM.

**Jay Carmona, Virginia City Highlands:** This is a great idea. There are restrictions on other activities in the fire season and (the Commission) should move on this.

Vice Chair McGuffey: This not a law, just a resolution - a warning that people should not be out shooting.

**Motion:** I move to approve Resolution 17-467 restricting target shooting in the wildland areas when the Fire Chief determines that the danger of the wildland fires is high and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2) Commissioner Gilman: Opposed

**12. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of a transfer of funds to assist the Nevada Commission for Reconstruction of the V&T Railway to repair damage caused to the V&T Railway during the 2017 flood in an amount not to exceed \$326,000.

County Manager Pat Whitten: This item and the next are concurrent. The Commission for Reconstruction of the V&T Railway is in transition, a new Board comes in in about 60 days. This item is a FEMA advance. There is a contract employee who thinks the damages need to be repaired now.

There is almost a full season where the train has run every scheduled day up here. To consider loaning monies in advance is premature. There are steps to take including having the operator look at all identified damage to see if it is critical or not – bringing down the amount needed.

Mr. Whitten suggests declining the loan or continue this item to an indefinite time, while research continues and a new Board is convened.

Public Comment:

**Nicole Barde, Storey County Resident:** Agrees with Mr. Whitten. This (V&T) Commission has been struggling for some time. Besides infrastructure issues, there are business issues that need to be looked at. What is critical should be done and the rest can wait.

**Motion:** I make a motion to take this item off the agenda, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**13. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of transferring \$137,000.00 to V&T Rail Commission to help defray costs of operating the V&T incurred from January 1, 2017 through June 31, 2017.

County Manager Whitten: There have been no notifications of operating losses until recently and now this is requested retroactively. The Memorandum of Understanding between the County and the Rail Commission does state that if the Rail Commission notifies the County in any one month of an operating shortfall, the County can provide some of the tax-funded dollars. Looking at trends it appears the train is doing a lot better this year. It is believed they survive during the season then there is spike from the Polar Express. Before releasing any funds, the County needs to see a year's trend. It is suggested to take no action and revisit after the new Board convenes.

Vice Chair McGuffey: It appears the Interlocal Agreement says the Rail Commission should be sending a letter requesting money for the shortfall of a month. Instead, this was "sat on" and then a request is made for \$137,000. Mr. McGuffey would like to see this held off until the new Board and also look at re-writing the Interlocal Agreement.

Chair McBride: Do they even have money in the bank? If there is operational shortfall each month, it is in the Agreement that the County would make up the shortfall. But if the County gives them the \$137,000 and they make it back on Polar Express – are they going to give it back?

Mr. Whitten: That's the point.

Public Comment:

**Nicole Barde:** Thinks this is a short-term cash flow problem for them. The Interlocal does say if there is a shortfall in any month, the County helps – it does not say if it is made up later, it is paid back. Maybe this should be a loan and not a payment per the Agreement to get through the three months, with stipulation that when funds come in, it is reimbursed. It will happen with the new Board – it will be paid back.

Chair McBride: When is the next Board meeting? Is sure that Polar tickets are currently being sold.

There should be adequate funds - the Polar Express sells out every year. Ms. Barde has a good suggestion, maybe a loan would be in the works.

Vice Chair McGuffey: No date is set for the next meeting.

Comptroller Hugh Gallagher: This started about four years ago - the Rail Commission doesn't get it. The County gave them \$226,000+ for engine repair of No. 18, and it is being used for operating money. There is an operating fund and a commission fund - with a lot of back and forth. The new Board has to look at this. The County will be better off to wait for the new Board.

**Motion:** I make a motion to take this item off the agenda, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Deputy District Attorney Keith Loomis said this is an Agreement under SB1. Tesla is able to apply to the State for reimbursement of sales tax. This claim must be reviewed by an accountant - in turn, the accountant provides information to Tesla and the County. The County gets the money from the State and, after review, pays it to Tesla. This comes before this Board for review as the County is required to accept certain responsibilities and limits Grant Thornton's liability in certain areas.

Chair McBride: It says "hold harmless" - is there any liability whatsoever on Grant Thornton?

Mr. Loomis: Very minimal. An indemnity provision has been taken out, but they were not agreeable to anything else.

Vice Chair McGuffey: What is the concern?

Mr. Loomis: Would call it, "risk management". It is limited, but they do have some responsibility for damages.

Mr. Gallagher: Grant Thornton gets all sales tax returns from Tesla, reviews a sample, makes sure the 2% sales tax has been paid to the Department of Taxation, and that it was coming into Storey County. Mr. Gallagher reviews the report, making sure everything is correct, and then issues a check to Tesla. Mr. Gallagher makes sure there is enough money in that in-and-out account to be paid. If there is not enough in that account and an audit request is received, it will not be paid and does not feel there will ever be a time where that will happen. Nothing more is paid out from this account than what is received.

Public Comment:

**County Manager Pat Whitten:** Mr. Gallagher has done an excellent job in framing this. This is just one element of all of the agreements with Tesla. The State, the County, and Tesla wanted an independent auditor. This is an in-and out-account. No more is paid out than what is taken in. The County has been operating with these agreements without any problem since 2014.

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

**15. DISCUSSION/POSSIBLE ACTION:** Review and possible approval pertaining to a contract with Tyler Technologies to replace the existing back office accounting software not to exceed \$450,000.

Comptroller Hugh Gallagher presented this item. After review, it was discovered that some software was duplicated in the contract with Devnet. Tyler Technologies has reduced its contract to about \$150,000. The recommendation is to change this to "not to exceed \$250,000" on approval of review by Mr. Loomis, Mr. Whitten, and Mr. Gallagher - and signature by Mr. Whitten.

Chairman McBride: This replaces only the AS400 software?

Mr. Gallagher: Yes. There will be another request for hardware cost which will be around \$100,000. This is fast, efficient, and accountable technology and there will be no security issues. This includes a year-to-year maintenance agreement.

Public Comment:

**Recorder Jen Chapman:** Does this include the Clerk and Recorder side as well? This company is giving the County a great deal and probably the only company on the market that can provide a solution like this. Washoe County has had this system for decades. It is nationwide and has great support.

Mr. Gallagher: The eagle portion - yes, it does.

Commissioner Gilman: Is there a learning curve in this application?

Mr. Gallagher: With the approval of this contract, there will be several meetings with the Recorder, Clerk/Treasurer, and all accounting personnel. In the future, the information from ADS will be transferred. This recommendation should be "not to exceed \$300,000", to include hardware as well.

**Motion:** I hereby move to approve a contract with Tyler Technologies in an amount not to exceed \$300,000 for the purpose of replacing existing software and hardware which will be no longer available December 31, 2019, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Review and possible action pertaining to the development of a Capital Improvement Plan for Storey County.

Comptroller Hugh Gallagher said this is a result of a meeting with the Debt Management Board. With aging infrastructure and expansion of Storey County there needs to be plan for the next five to ten years and how it will be funded.

Austin Osborne: Agrees there needs to be a Capital Improvement Plan. The Master Plan has goals and objectives for development of a Capital Improvement Plan.

Public Comment:  
None

**Motion:** I hereby move to have the Comptroller's Office develop an report back to the Boar recommendations for a Storey County Capital Improvement Plan, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **17. RECESS TO CONVENE AS THE WATER AND SEWER BOARD**

**18. DISCUSSION/POSSIBLE ACTION:** Concerning early retirement of Water Revenue Bond #91-03 issued January 6, 1997 not to exceed \$495,000.

Comptroller Hugh Gallagher: Feels it is about time to retire this Bond. The rate on the bond is 4.5% and if paid off by October 1<sup>st</sup>, it will save the County approximately \$238,000. Mr. Gallagher has reviewed the (Water System Special Revenue Fund) yearly ending fund balance beginning with 2014. The current ending fund balance is \$816,693 – and increases approximately \$50,000 each year.

Chairman McBride: Agrees with this request.

Public Comment:  
None

**Motion:** I hereby make a motion to approve the early retirement of Water Revenue Bond #91-03 effective October 1, 2017, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Chairman McBride called for recess at 12:02 PM.  
Meeting reconvened at 12:13 PM

**20. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to approve contract with Nevada Dept. of Health and Human Services, Division of Health Care Financing and Policy (DHCFP) and with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services (DWSS) regarding the administration of services determining the eligibility of applicants and the eligibility of medical services provided eligible applicants for Medicaid payments and addressing the County's portion of those payments.

Deputy District Attorney Keith Loomis: This item was continued from the previous meeting. Additional information provided by the State has been provided to Commissioner McGuffey. The State indicated this agreement has been signed since 2011, most likely goes further back to the 1990's. This is a contract required by statute.

Public Comment:

None

**Motion:** I move to approve the contract with the Nevada Division of Health Care Financing and Policy and with the Nevada Division of Welfare and Supportive Services to provide Medicaid match services and authorize the Chairman to sign, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## **21. RECESS TO CONVENE THE LICENSING BOARD - Not Required**

### **22. DISCUSSION/POSSIBLE ACTION:** License Board First Readings:

- a. General Out-Of-County Business License - Universal Protection Service, LLC. Corporate address: 161 Washington St., #600; Conshohocken, PA 89119.

Sheriff Antinoro presented this item. This is a national company that has met all licensing requirements by the State. Approval is recommended.

Public Comment:

None

**Motion:** I motion to approve as part of the consent agenda the first reading, General Out-of-County Business License for Universal Protection Service, LLC. Corporate address: 161 Washington St., #600, Conshohocken, PA 19428. DBA: Allied Universal Security Services: PO Box 8000 Monsey, NY 10952. Location of operations: 4000 South Eastern Ave., #100, Las Vegas, NV 89119, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## **23. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS - Not required**

**24. DISCUSSION/POSSIBLE ACTION:** Resolution No. 2017-471, a resolution pursuant to NRS 244.290 determining that maintenance of a portion of Germany Circle 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 Germany Circle to the Tahoe-Reno Industrial Center, LLC and if said offer is accepted, to execute a deed of re-conveyance and cause said deed to be recorded; and further authorizing a representative of the board to accept a temporary easement granting a turnaround on a portion of Germany Circle until Germany Circle is extended and an alternative turnaround area is constructed.

Gilman recused himself from discussion and vote on this item.

Austin Osborne presented this item and reviewed a map of an existing turnaround and a potential turnaround on Germany Circle located in TRI. TRI wants to extend German Circle another 500 feet and add a turnaround at the end.



This Resolution does four things:

1. Keeps Germany Circle in place;
2. Dedicates the "turnaround area" to Storey County, to be reconveyed back to TRI in the future;
3. Creates a cul-de-sac;
4. Creates an easement over the old turnaround area that is only there as long as the cul-de-sac is not fully developed. Once that happens - to County standards, the temporary easement goes away.

Chairman McBride: Once developed, this will be dedicated back to the County?

Mr. Osborne: Yes, the cul-de-sac and all of Germany Circle. The District Attorney's office did review to make sure the conveyance methods are done correctly.

Public Comment:

**Nicole Barde:** Questioned why property is being reconveyed to TRI that the County has paid for per the public-private agreement. Will TRI turn around and make money on this like was done with USA Parkway?

Mr. Osborne: Right now, this is just a paved road that ends at a gravel turnaround. With new development, the road needs to be extended and a cul-de-sac created - making two cul-de-sacs if left as is. The (current) turnaround will be gone and TRI will create the new cul-de-sac and dedicate it to the County. The County will own the new cul-de-sac - paved and built to County standards and the road. The old turnaround area will be reconveyed back to TRI and it will be developed.

Ms. Barde: Does the County still maintain the debt on the portion given to TRI?

Mr. Osborne: The County is trading a portion of land that it owns - unpaved and undeveloped - for a portion of land that will be paved and developed. This land will then be transferred back - a "like for like" trade. There is debt on Germany Circle road, and debt on a portion of the land and the gravel portion of the old cul-de-sac. That debt number and formula will not change. TRI has agreed - and will pave and develop to Fire District County standards an actual, real cul-de-sac. The payback will not change - there is no new debt. The County will gain a little by getting a fully developed, paved road.

Chairman McBride: In regards to USA Parkway, the County ultimately benefited because TRI turned around and sold the property to NDOT, eliminating all future maintenance costs to Storey County - now going to NDOT.

**Kris Thompson, TRI Project Manager:** This simply moves a cul-de-sac from one place to another. Regarding USA Parkway - the Nevada Appeal recently published figures from the Department of Taxation showing taxable sales in the last year, 2016 to June 2017 and stated that TRI fed the increase of 568.5% to Storey County for the year.

Chairman McBride: Saw those figures and would like to know how much Storey County actually collected once the abated amounts were "backed out".

Mr. Thompson: Not in these numbers are real and personal property collections, franchise fees on power, fuel taxes, and payroll spent in the area. It would be good to look at those figures. At this point in time, Google, Reno Land, and companies in escrow on 3,000 acres have no abatements.

County Manager Pat Whitten: Supports the statements made by Mr. Osborne regarding this item and reviewed the NDOT/TRI transaction from the County's perspective. The section of USA Parkway deeded to TRI and then sold to NDOT, was between \$7 and \$8 million in (maintenance) expense.

Mr. Osborne requested the Resolution number in the recommended motion be corrected to read No. 2017-471.

Prior to vote, Mr. Osborne asked the Board to note that Tahoe Reno Industrial Center has agreed not to apply to Storey County for reimbursement of the costs providing the additional infrastructure once it is dedicated and accepted by the County, but the County will not be refunded the value of the graveled turnaround.

**Motion:** In accordance with the recommendation by staff, I, Commissioner McGuffey, motion to approve Resolution No. 2017-471, a resolution pursuant to NRS 244.290 determining that maintenance of a portion of Germany Circle is unnecessarily burdensome to the County and that reconveyance 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 reconveyance of a portion of Germany Circle to the Tahoe-Reno Industrial Center, LLC and if said offer is accepted, to execute a deed of reconveyance and cause said deed to be recorded; and further authorizing a representative of the board to accept a temporary easement granting a turnaround on a portion of Germany Circle until Germany Circle is extended and an alternative turnaround area is constructed, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**25. DISCUSSION/POSSIBLE ACTION:** 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.

Continued to September 19, 2017.

**26. 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.

Continued to September 19, 2017.

**27. 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.

Continued to September 19, 2017

**28. DISCUSSION/POSSIBLE ACTION:** Approval of Business Licenses:

- A. ARCADIS U.S., INC PRO 575 DOUBLE EAGLE COURT 200, RENO,NV
- B. BITE ME TRUCK, LLC GEN 1800 BRAEMORE DR,RENO,NV
- C. DIAMOND G. CONSTRUCTION,INC CON 975 TERMINAL WAY,RENO,NV
- D. FERNDILL COFFEE ROASTERS GEN 1451 N RICE AVE C,OXNARD,CA
- E. GRASHUIS ENTERPRISES, INC CON 975 TERMINAL WAY,RENO,NV
- F. HAND CRAFT COFFEE COMPANY, INC GEN 14235 GHOST RIDER DR,RENO,NV
- G. HAWK AND SON ENTERPRISES,INC CON 5585 MERLARKKEY WAY,RENO,NV
- H. HORIZON AIR MEASUREMENT SVC, INC GEN 310 CORTEZ CIRCLE,CARMILLO,CA
- I. INTEGRATED CONTROLS INFORMATIN GEN 1092 JOHNNIE DODDS BLVD 114,MT PLEASANT,CA
- J. JB FIRE SYSTEMS,INC CON 217 ENDEAVOR LANE,FERNELY,NV
- K. LIQUID AUTOMATION INC. OC 5160 S STATE ROAD,GOODRICH,MI
- L. MOBILE POWER WASH GEN 10338 SHORE PINE RD,TRUCKEE,CA
- M. PAISAN'S GEN 4826 LONGELY LN,RENO,NV
- N. PLANET FORWARD, LLC GEN 800 HILLGROVE AVE 105,WERSTERN SPRINGS,IL
- O. PYRAMID MECHANICAL SERVICES, LLC CON 1410 GREG ST 419,RENO,NV
- P. RELIANCE ONE, INC GEN 1 ELECTRIC AVE,MCCARAN,NV
- Q. STILL ROLLIN, LLC GEN 28905 VASSAR UNIT 17B,RENO,NV
- R. WATERLOGIC WEST, INC GEN 185 MASON CIRCLE B,CONCORD,CA
- S. WESTER NEVADA SUPPLY GEN 9748 S VIRGINIA ST- RENO NV
- T. COGNEX CORPORATION GEN ONE VISION DR,NATICLE,MA
- U. CONTI CORPORATION CON 6417 CENTER DR,STERLING HGTS,MI
- V. CURRENT TEK, LLC CON 18108 NE 138TH PL,REDMOND,WA
- W. CYCLADEX INC GEN 1319 N NEW YORK AVE,WINTER PK,FL
- X. 3D INFOTECH CON 7 HUBBLE,IRVINE,CA

Austin Osborne, on behalf of Community Development, requested approval of Items A through X.

Public Comment:

None

**Motion:** I move to approve Items A through X, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**29. CORRESPONDENCE:**

Letter from Dee Kukl regarding her opposition to the rodeo in Virginia City, NV.

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

**Nicole Barde:** Regarding the water break on the infinity loop - is that something that is on the County or is it a TRI expense?

Austin Osborne: It is either NDOT, the GID, or both. The County does not own, manage, or operate the water/sewer system in TRI - it is managed by the TRI General Improvement District. The waterline break is in an NDOT right-of-way. The County has no liability or cost associated with this.

**31. ADJOURNMENT**

The meeting was adjourned by the Chair at 12:43 PM.

Respectfully submitted,

By: Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 17, 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 \$692,763.13 and accounts payable claims in the amount of \$5,063,677.80.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens  
  
**Department:** Clerk & 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:**



Department Head

**Department Name:** Clerk & 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

Rept: PR0510A      STOREY COUNTY PAYROLL SYSTEM  
Run: 10/02/17 10:53:40      Check Register

Payroll Type: Deductor      Check Date: 10/02/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			65,882.30

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Payroll Type: Deductor      Check Date: 10/02/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			140,343.27

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Rept: PR0510A  
Run: 10/04/17 10:36:04

Period-end Date: 10/01/17

Check Date: 10/06/17  
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			63,246.02
Total Deductor Checks:			114,158.50
Total Employee Checks:			899.88
Total Employee Direct Deposit:			288,500.47
Total Employee Deds Xferd on Dir Dep File:			15,080.25
Total User Transfer to Deductor:			4,652.44
Total Disbursed:			486,537.56

> 303 586.72

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

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



CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90035	ALPINE LOCK INC	VCCC KEY		9/29/17	82081	5.25	
90036	ALSCO INC	OFFICE KEYS		9/29/17	82081	13.45	18.70
		SHOP		9/29/17	82153	71.24	
		SHOP		9/29/17	82153	84.94	
		ST 71 LAUNDRY		9/29/17	82176	13.80	
		ST 72 LAUNDRY		9/29/17	82176	8.77	
		COURTHOUSE		9/29/17	82153	41.25	
		ST 74 LAUNDRY		9/29/17	82176	18.58	
		ST 75 LAUNDRY		9/29/17	82176	10.52	249.10
90037	AMERIGAS PROPANE LP	ACCT 201039552		9/29/17	82200	11.99	11.99
90038	AMES CONSTRUCTION	PATRICK TO PAINTED ROCK		9/29/17	82219	14,175.20	14,175.20
90039	ANTINORO, GERALD	BENICIA BRIDGE TOLL FEE		9/29/17	82136	5.00	5.00
90040	ARC HEALTH AND WELLNESS	ANNUAL PHYSICAL		9/29/17	82156	100.88	100.88
90041	ARCADIA PUBLISHING INC	GIFT SHOP MERCHANDISE		9/29/17	82076	123.14	123.14
90042	ASSESSOR'S ASSOC OF NEV			9/29/17	82167	95.00	95.00
90043	AT&T MOBILITY II LLC	IPAD X4 ALL CD		9/29/17	82204	109.28	109.28
90044	BENDER, DEBORAH	SEPT 7-20, 2017		9/29/17	82077	255.00	255.00
90045	BERRY ENTERPRISES	RADIO PROGRAM 1/2		9/29/17	82126	96.00	
		1/2 RADIO PROGRAMMING		9/29/17	82205	96.00	192.00
90046	BLACKPOINT LLC	LIGHT BAR & CONTROL HEAD		9/29/17	82172	1,832.15	1,832.15
90047	BOARD OF REGENTS (COMPT)	QUARTERLY PROGRAM SUPPORT		9/29/17	82072	6,250.00	6,250.00
90048	BURRELL, SCOTT LEWIS	SEPT 7-20, 2017		9/29/17	82084	232.50	232.50
90049	BURTON'S FIRE INC	FR42551 PUMP BEARING,ROTO		9/29/17	82080	321.35	
		1600 PUMP		9/29/17	82177	338.61	659.96
90050	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		9/29/17	82146	240.19	240.19
90051	SHAW, BRIAN	REPAIR JAIL DOOR		9/29/17	82173	650.00	650.00
90052	CAL-1 SERVICES INC	INV9792239069 ASSESSOR		9/29/17	82151	187.50	187.50
90053	CELICO PARTNERSHIP	INV9792573684 COMPTROLLER		9/29/17	82188	40.01	
		IPAD DATA		9/29/17	82188	613.67	
				9/29/17	82188	554.22	
90054	CENTRAL SANITARY SUPPLY	RESTROOM SUPPLIES		9/29/17	82160	40.01	1,247.91
		RESTROOM SUPPLIES		9/29/17	82091	109.30	
90055	CINTAS CORPORATION NO. 2	FIRST AID SERVICE		9/29/17	82091	47.94	157.24
90056	CMC TIRE INC			9/29/17	82083	96.28	96.28

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Run Date : 09/27/17

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90057	COLLECTION SERVICE OF NEV	CD68215/68241 TIRES		9/29/17	82085	1,332.08	1,776.36
90058	COMMUNITY CHEST INC	COMMISH VAN- TIRE		9/29/17	82085	444.28	
		GARNISHMENT DISBURSED		9/29/17	82145	370.41	370.41
90059	COMSTOCK CEMETERY FOUNDAT	AUGUST 2017		9/29/17	82155	1,128.32	
90060	COMSTOCK GOLD MILL LLC	OCT 2017 PROGRAM SUPPORT		9/29/17	82212	200.00	26,078.31
90061	DILLON, SARAH	SEPT 7-20, 2017		9/29/17	82067	24,749.99	
90062	DISH DBS CORPORATION	SEPT 7-20, 2017		9/29/17	82092	50.00	50.00
90063	ELLIOTT AUTO SUPPLY INC	LG TRAINING		9/29/17	82093	72.00	72.00
		800 PERI RANCH ROAD LCKWD		9/29/17	82148	150.00	150.00
		PW48224- AIR FILTER		9/29/17	82087	26.09	82.03
		SHOP- FILTER		9/29/17	82087	47.04	
		SHOP- FILTERS		9/29/17	82087	231.74	
		SHOP- FILTERS		9/29/17	82087	361.46	
		STOCK- WIPER BLADES		9/29/17	82087	85.40	
		STOCK FILTERS		9/29/17	82087	97.20	
		STOCK- WIPER BLADES		9/29/17	82087	58.50	
		SHOP- FILTERS		9/29/17	82087	175.99	
		ITS4235 RADIATOR, H2O PUM		9/29/17	82087	107.14	
		FR56340 75W-90 TRANS		9/29/17	82087	83.10	
		FR56340 GASKET,PAN,COVER		9/29/17	82087	165.15	
		FR56340 FILTERS,RODS,		9/29/17	82087	943.13	
		ITS4235- BELT		9/29/17	82087	32.03	
		MISC CREDIT		9/29/17	82087	1,426.80	
		FR56340 DEF 55 GAL		9/29/17	82087	159.99	
		FR56340 ROD CONNECT		9/29/17	82087	50.11	
		FR56340- GAS SHOCK		9/29/17	82087	120.20	
		FIRE62216 COOLFILTER		9/29/17	82087	7.25	
		FR65598 C800 R140		9/29/17	82087	563.16	
		FR56340 TRANS FLUID, GEAR		9/29/17	82087	81.78	
		FR56340 ROD CONNECT		9/29/17	82087	145.78	1,795.46
90064	EVERBANK COMMERCIAL FIN	COPIER LEASE		9/29/17	82166	154.51	
90065	FALLON POLICE DEPT	CONTRACT20266919 COPIER		9/29/17	82179	280.29	434.80
90066	FARR WEST ENGINEERING	MENDOZA FTO TRAINING		9/29/17	82202	200.00	200.00
		SILVER CHL BOOST		9/29/17	82089	435.00	
		TASK#21		9/29/17	82089	2,192.50	
		PERU/DENMARK		9/29/17	82089	550.00	
		2017 ROAD REHAB MT		9/29/17	82089	4,297.50	
		MARK TWAIN DRAINAGE		9/29/17	82088	192.50	7,667.50
90067	FASTENAL COMPANY	RDS- CONE HLDLT, REFL,DRIL		9/29/17	82186	670.80	670.80
90068	FERGUSON ENTERPRISES INC	45 ELL		9/29/17	82090	191.35	
		SPLIT COUP		9/29/17	82090	44.14	
90069	FERRARA FIRE APPARATUS, IN	VLV BOX		9/29/17	82090	132.00	367.49

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90070	GALLAGHER, HUGH III	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		ENGINES 71 & 75 LIGHTS		9/29/17	82180	349.86	349.86
				9/29/17	82213	34.62	
				9/29/17	82213	49.00	
				9/29/17	82213	425.00	
		JENNIFER, JOE C		9/29/17	82213	46.50	
				9/29/17	82213	334.50	889.62
90071	GOLDEN GATE/SET PETROLEUM	TRI UNL 400/ DSL 200		9/29/17	82095	1,277.52	
		LW REG 256/ DSL 292		9/29/17	82095	1,151.46	
		LW REG 250 DSL 225.00		9/29/17	82095	997.76	3,426.74
90072	GRAINGER	CLEANING TISSUES		9/29/17	82100	23.02	
		PROGRAM DISPENSER		9/29/17	82100	251.44	
		SO HOLE PLUG		9/29/17	82100	68.07	
		JANITORIAL SUPPLIES		9/29/17	82100	780.82	
		TOILET PAPER		9/29/17	82100	143.13	
		TOILET TISSUE		9/29/17	82100	95.42	
		TOILET TISSUE		9/29/17	82100	47.71	1,409.61
90073	GRANITE CONSTRUCTION CO	MISC ROAD PATCH		9/29/17	82115	417.00	
		MISC ROAD PATCH		9/29/17	82115	564.34	
		MISC ROAD PATCH		9/29/17	82115	408.66	1,390.00
90074	GRANSBERRY, TOM	12.5 X 45		9/29/17	82216	562.50	
90075	HAT, LTD	ROADS COLE		9/29/17	82116	1,357.44	
		ROADS D. COLE		9/29/17	82116	1,408.34	
		TEMP JULIE MCQUEARY		9/29/17	82207	723.97	
		TEMP JULIE MCQUEARY		9/29/17	82207	588.22	4,077.97
90076	HD SUPPLY FACIL MAINT LTD	DISPEN/PUMP/ GLASSES		9/29/17	82117	352.29	
		MAX EAR PLUGS		9/29/17	82117	55.80	408.09
90077	HISTORIC FOURTH WARD SCHO	QUARTERLY PROGRAM SUPPORT		9/29/17	82094	2.00	
		SEPT 7-20, 2017		9/29/17	82070	23,750.00	
				9/29/17	82094	234.00	23,986.00
90078	HOME DEPOT CREDIT SERVICE	CIRT BRKR		9/29/17	82118	12.17	
		MARKING WAND		9/29/17	82118	43.96	
		IT SCREWDRIVER SET		9/29/17	82165	9.48	
		LINE CORDS AND TOOLS		9/29/17	82165	106.84	172.45
90079	HOMETOWN HEALTH	16009041-00053		9/29/17	82195	14,424.54	14,424.54
90080	HOSE & FITTINGS ETC	FIRE BRUSH75 BRAS		9/29/17	82119	31.01	
		FR62215- HOSE, FERRULE		9/29/17	82119	46.82	77.83
90081	HOT SPOT BROADBAND INC	BROADBAND MONTHLY SCFS 2		9/29/17	82168	82.50	82.50
90082	HYDRAULIC INDUSTRIAL SERV	FIRE 62215 HOSE		9/29/17	82134	46.82	46.82
90083	ITI SOURCE LLC	DEVNET		9/29/17	82171	380.86	
		PW ADMIN		9/29/17	82171	381.68	
		DEVNET		9/29/17	82171	17,299.08	
		DEVNET		9/29/17	82171	165.26	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90084	JAMES C MCLENNAN MDPC	OCT 2017 HEALTH OFFICER		9/29/17	82068	500.00	18,226.88
90085	JBA CONSULTING ENGINEERS	CONSULT, 3RD PARTY REVIEW		9/29/17	82191	7,026.25	7,026.25
90086	JBP LLC	PW-TRANSPORT TEFLON PW VACOR O'RING FIRE 65638 DISK LUB SERV- BULBS WT74 TAIL LIGHT BULBS		9/29/17 9/29/17 9/29/17 9/29/17 9/29/17	82128 82128 82128 82128 82178	129.56 8.59 27.29 349.56 1.96	516.96
90087	JNA CONSULTING GROUP LLC			9/29/17	82215	1,500.00	1,500.00
90088	LAZZARINO, NICHOLAS	WORK BOOTS		9/29/17	82201	80.74	80.74
90089	LIBERTY ENGINE CO NO 1	QUARTERLY PROGRAM SUPPORT		9/29/17	82073	2,500.00	2,500.00
90090	LIFE-ASSIST INC	EMS SUPPLIES		9/29/17	82181	15.60	15.60
90091	LINCOLN NATIONAL LIFE	RETIREE LIFE		9/29/17	82197	18.33	18.33
90092	LIQUID BLUE EVENTS LLC			9/29/17	82096	2,000.00	2,000.00
90093	LIQUID BLUE EVENTS LLC			9/29/17	82097	2,285.00	2,285.00
90094	MA LABORATORIES INC	IT STOCK PW ADMIN		9/29/17 9/29/17	82170 82170	504.91 1,353.24	1,858.15
90095	MACKAY MANSION	SEPT 7-20, 2017		9/29/17	82098	17.50	446.50
90096	MADISON, SCOTT & LISA	IT ETHERNET		9/29/17	82169	2,342.48	2,342.48
90097	MARK TWAIN COMMUNITY CTR	OCT 2017 PROGRAM SUPPORT		9/29/17	82069	1,666.67	1,666.67
90098	MCCAIN, JENNIFER	COLUMBIA SOUTHERN BS COLUMBIA SOUTHERN BS		9/29/17 9/29/17	82217 82217	2,640.00 660.00	3,300.00
90099	MCNUTT, BRITTANI			9/29/17	82211	24.00	24.00
90100	METRO OFFICE SOLUTIONS IN	CREDIT MEMO SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES DIGITAL RECORDER DOSEN FOLDERS HOLE PUNCH PAPER PAPER, PENS, DIVIDERS PAPER ENVELOPES FOLDERS OFFICE SUPPLIES VACUUM BAGS AND BELTS DEEP DRAWER ORGANIZER FILE HOLDER		9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17	82154 82154 82182 82182 82140 82140 82086 82086 82086 82163 82162 82206 82206	10.74- 104.84 121.33 12.79 128.81 25.22 54.48 86.86 189.64 104.45 14.30 12.72 17.62	862.32
90101	MIGAN, TAMARA			9/29/17	82210	24.00	24.00
90102	MOTOROLA SOLUTIONS INC			9/29/17	82210	24.00	24.00

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90103	NAPA AUTO & TRUCK PARTS	UWS GRANT PORTABLE RADIOS		9/29/17	82075	20,103.86	20,103.86
90104	NEV DIV ENVIRONMENT PROTE	COUPLING		9/29/17	82121	8.42	8.42
90105	NEV DIV OF HEALTH BUREAU	HILLER		9/29/17	82120	20.00	20.00
90106	NEV SUPREME COURT OF NV	D-1 OP026838 TRMNT 3 OP 01836		9/29/17	82123	30.00 60.00	90.00
90107	NEVADA BROADCASTERS ASSC	INV 97		9/29/17	82209 82174	7,500.00 5,000.00	12,500.00
90108	NORTON CONSULTING LLC	STATEWIDE ADVERTISING		9/29/17	82099	5,000.00	5,000.00
90109	O'REILLY AUTO ENTERPRISES	VC STOP SIGNS 36" VC STOP SIGNS 24"		9/29/17 9/29/17	82127 82127	228.64 113.60	342.24
90110	OLCESE CONSTRUCTION	PW48224 OIL SEAL PW48224 AGRI SEALS POOL- ANTI FRZ		9/29/17 9/29/17 9/29/17	82122 82122 82122	16.28 21.70 47.88	85.86
90111	ON THE SIDE GRAPHICS & SI	PARK DEPOSIT		9/29/17	82149	100.00	100.00
90112	OPTUMINSIGHT INC	UNDER SURVEILLANCE SIGN COURT PERSONNEL SIGN		9/29/17 9/29/17	82101 82078	100.00 28.00	156.00
90113	OWENS EQUIPMENT SALES	CUST 735660 3.75 EACH		9/29/17	82079	266.25	266.25
90114	PEEK BROTHERS CONST INC	PW VACTOR TOGGLE SWITCH		9/29/17	82152	56.87	56.87
90115	PENGUIN COMMUNICATIONS IN	CH PARKING LOT		9/29/17	82190	7,130.66	7,130.66
90116	PETRINI, ANGELO D	EDISPATCHES SOFTWARE		9/29/17	82164	1,668.00	1,668.00
90117	PIERETTI, WYATT	SEPT 7-20, 2017		9/29/17	82102	162.00	162.00
90118	PITNEY BOWES INC	LG TRAINING		9/29/17	82150	150.00	150.00
90119	POWERPLAN	POSTAGE MACHINE RENTAL ACCT #0016302532		9/29/17 9/29/17	82137 82103	105.00 90.00	195.00
90120	PROTECTION DEVICES INC	RD BRM- FILTER SWITCH FIRE- BRAKE KIT FIRE SEALER		9/29/17 9/29/17 9/29/17	82187 82187 82187	79.31 1,814.28 36.55	1,930.14
90121	RAD STRATEGIES INC	COURT HOUSE FIRE SO/DA FIRE TRI MONITORING CONFERENCE CTR 1998 372 SOUTH C STREET 1999 LOCKWOOD CENTER		9/29/17 9/29/17 9/29/17 9/29/17 9/29/17 9/29/17	82161 82161 82161 82161 82131 82131	120.00 75.00 120.00 75.00 75.00 75.00	540.00
		EBLAST		9/29/17	82082	25.00	25.00
		EBLAST		9/29/17	82082	25.00	25.00

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90122 RAY MORGAN CO INC (CA)	EBLAST		9/29/17	82082	25.00	
	EBLAST		9/29/17	82082	25.00	
	4TH OF JULY SOCIALS		9/29/17	82203	50.00	
			9/29/17	82203	2,000.00	2,175.00
90123 RENO GREEN LANDSCAPING IN	SC FIRE STATION 71		9/29/17	82159	155.67	
	SC ASSESSORS OFFICE		9/29/17	82159	31.44	187.11
90124 RENO TAHOE SPECIALTY INC	PERU MAINTAINCE		9/29/17	82124	373.00	373.00
90125 ROCKY MOUNTAIN AMBULANCE	GIFT SHOP MERCHANDISE		9/29/17	82132	198.00	198.00
90126 RUPPCO INC	AUTO MAINTENANCE		9/29/17	82183	368.23	368.23
90127 RYAN R ASSOC PR	EMS SUPPLIES		9/29/17	82184	79.55	
90128 SAINT MARYS ARTCENTER INC	EMS SUPPLIES		9/29/17	82184	79.55	159.10
90129 SBC GLOBAL SERVICES IN LD	SHERIFF PIO BOOT CAMP		9/29/17	82142	595.00	595.00
	QUARTERLY PROGRAM SUPPORT		9/29/17	82071	10,000.00	
	SEPT 7-20, 2017		9/29/17	82104	20.00	10,020.00
	FIRE/TRI		9/29/17	82218	.65	
	CLERK		9/29/17	82218	9.97	
	RECORDER		9/29/17	82218	1.04	
	FIRE (VC)		9/29/17	82218	1.39	
	PUBLIC WORKS		9/29/17	82218	3.00	
	SHERIFF		9/29/17	82218	1.13	
	JP		9/29/17	82218	3.85	
	SHERIFF		9/29/17	82218	.31	
	COMPTROLLER/ADMIN		9/29/17	82218	2.00	
	FIRE/LOCKWOOD		9/29/17	82218	.19	
	FIRE (VC)		9/29/17	82218	.19	
	COMMUNITY DEVELOPMENT		9/29/17	82218	23.18	
	ASSESSOR		9/29/17	82218	7.41	
	CENTRAL DISPATCH		9/29/17	82218	14.43	
	COMMISSIONER		9/29/17	82218	6.25	
	FIRE (VC)		9/29/17	82218	.24	
	PLANNING		9/29/17	82218	2.10	
	VCTC		9/29/17	82218	23.66	100.99
90130 SBC GLOBAL SERVICES INC	847-0986 EMERGENCY MANAG		9/29/17	82198	566.70	566.70
90131 SHERMARK DISTRIBUTORS INC	INMATE MILK		9/29/17	82138	53.20	
	INMATE MILK		9/29/17	82138	53.20	106.40
90132 SIERRA CHEMICAL COMPANY	CHLOR/CONTAIN/DEP		9/29/17	82125	734.49	734.49
90133 SIERRA FIRE PROTECTION LL	FIRE EXTINGUISHER SERVICE		9/29/17	82066	74.00	74.00
90134 SIERRA NEVADA CHPT ARMA	JENNIFER-CORY		9/29/17	82214	120.00	120.00
90135 SIERRA PACIFIC POWER CO	2610 CARTWRIGHT PUMPHSE		9/29/17	82139	32.32	
	431 CANYON WAY ST 4		9/29/17	82139	240.20	
	2612 CARTWRIGHT RD RES		9/29/17	82139	125.56	
	145 N C ST UNIT		9/29/17	82139	121.50	

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
381 N C ST RESTSTOP		9/29/17	82139	42.09
130 TOLL RD BLDG		9/29/17	82139	47.34
110 TOLL RD BLDG		9/29/17	82139	162.70
100 TOLL RD SHOP 1/2		9/29/17	82139	214.24
201 S C ST DA		9/29/17	82139	93.11
203 S C ST SO		9/29/17	82139	93.77
205 S C ST SO		9/29/17	82139	192.73
911 US HWY 341 JAIL		9/29/17	82139	1,118.42
490 SAM CLEMENS PARK		9/29/17	82139	19.19
100W SOUTH ST WTR PLNT		9/29/17	82139	947.36
21 S C ST GASLMO		9/29/17	82139	148.64
500 SPANIAL RAVINE RD "V"		9/29/17	82139	37.35
205 N E ST VC PARK		9/29/17	82139	36.74
SUTTON ST		9/29/17	82139	31.10
104 S B ST GARAGE		9/29/17	82139	34.01
S C ST UNIT VC/372 C ST		9/29/17	82139	44.09
S C ST OUTDOOR/PAL LIGHT		9/29/17	82139	38.60
S C ST UNIT VC		9/29/17	82139	179.48
N C ST FIRES		9/29/17	82139	290.78
141 N C ST (TRAINING)		9/29/17	82139	346.22
2220 SIX MILE CANYON		9/29/17	82139	1,078.89
26 S B ST COURTHOUSE		9/29/17	82139	858.53
176 N C ST LIGHTS		9/29/17	82139	64.64
342 S C ST LIGHTS		9/29/17	82139	92.67
531 S C ST LIGHTS		9/29/17	82139	104.59
800 PERI RANCH RD		9/29/17	82139	175.05
1705 PERU DR		9/29/17	82139	1,700.46
185 N C ST		9/29/17	82139	58.57
420 CANYON WAY UNIT B		9/29/17	82139	137.19
420 CANYON WY UNIT A		9/29/17	82139	216.53
2141 EMPIRE RD VCH PARK		9/29/17	82139	32.61
1000 PERI RANCH RD PARK		9/29/17	82139	33.35
160 UNION ST/ B OF A		9/29/17	82139	68.85
2610 CARTWRIGHT FIREHSE		9/29/17	82139	226.07
SIERRA PEST CONTROL INC				9,485.54
PEST CONTROL BIZ OFFICE		9/29/17	82133	55.00
		9/29/17	82135	150.00
GIFT SHOP MERCHANDISE		9/29/17	82105	1,650.80
INMATE TP & FLOOR CLEANER		9/29/17	82143	181.00
INMATE ER TRANSPORT		9/29/17	82141	848.34
SEPT 7-20, 2017		9/29/17	82106	6.00
QUARTERLY PROGRAM SUPPORT		9/29/17	82074	33,020.48
STING		9/29/17	82208	67.05
COURTHOUSE DEPOSIT		9/29/17	82192	578.80
SHERIFF 2/3 PHONE		9/29/17	82192	201.85
JAIL PHONE		9/29/17	82192	94.59
FIRE PHONE		9/29/17	82192	289.53
STAR2STAR COMMUNICATIONS,				
STEPHENS, JESSICA		9/29/17	82189	1,030.00

90136 SIERRA PEST CONTROL INC

90137 SOUTHERN GLAZERS WINE & S

90138 SPALLONE, DOMINIC J III

90139 ST CO AMBULANCE

90140 ST CO SCHOOL DISTRICT

90141 ST CO SENIOR CENTER (VC)

90142 ST CO SHERIFF

90143 STAR2STAR COMMUNICATIONS,

90144 STEPHENS, JESSICA





ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL      296,262.20      CHECK DATE    9/29/17

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



STOREY COUNTY  
PURCHASE CARD REGISTER

FUND-DEPT INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
SBREY- OFFICE MAX	OFFICE FURN 1/3	9/29/17	1517	100.00
SKRETTA- HD	SERVICE TRAILER	9/29/17	1517	354.93
SKRETTA- HD	VCYC- RDR BOARD WATER	9/29/17	1517	41.88
SKRETTA- PRO TECH	RED LIGHT, WINDOW OPER	9/29/17	1517	34.50
SKRETTA- SAFARI	VENT LID	9/29/17	1517	27.98
SKRETTA-HARBOR FREIG	TRAILER BOX	9/29/17	1517	119.99
SMITH 76	MISSION FIRE FUEL	9/29/17	1204	95.00
SNYDER HARBOR FREIGH	HEAVY EQUIPMENT MAINT	9/29/17	1204	221.81
SNYDER LOWES	HEAVY EQUIPMENT MAINT	9/29/17	1204	34.86
SNYDER NAPA AUTO	HEAVY EQUIPMENT MAINT	9/29/17	1204	211.54
STEPHENS, V ERECORDS	TRAINING IN CARSON	9/29/17	1203	60.00
THOMSEN LOWES	ST 75 STOVE	9/29/17	1204	503.90
YELLOW PAPER		9/29/17	1208	20.28
020629	BATTERIES KEYBOARD TRA	9/29/17	1517	299.94
021894	IT DRIVE UP 1 NON CLIM	9/29/17	1517	139.95
034083	IT OPERATING SUPPLIES	9/29/17	1517	239.94
5LC7MYW9G02JB25	VCCC DSL	9/29/17	1517	86.76
5LC7MYW9G02JF73	COM DEV DSL	9/29/17	1517	96.88
5LF7MYW9103VNL0	VSCO DSL	9/29/17	1517	91.05
89889	COMDEV OPERATING SUPPL	9/29/17	1517	664.95

\*Card Total\* 8,910.50 8,910.50

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

*AmCampor H. Gelley*  
COMPTROLLER 9-27-17

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

Report No: PB1315  
Run Date : 09/29/17

CHECK

NUMBER

VENDOR

90163 COSTCO HRS COMERCIAL CARD

90164 MARK TWAIN COMMUNITY CTR

90165 ST CO SCHOOL DISTRICT

90166 TESLA

STOREY COUNTY

CHECK REGISTER 9/29/17

INVOICE DESCRIPTION

P/O #

DATE

TRANS#

AMOUNT

REISSUE CK#89808 9/1/17

AUGUST2017 PROGRAM SUPPOR

PROPERTY TAX RECEIVED

9/29/17 82221

9/29/17 81486

9/29/17 81591

9/29/17 82220

219.98

1,666.67

131,094.27

4,625,524.18

4,758,505.10

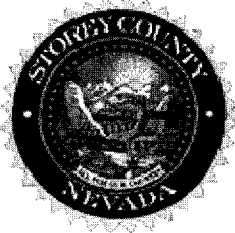
CHECKS TOTAL

CHECKS TOTAL

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL    4,758,505.10                      CHECK DATE   9/29/17

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



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 17, 2017  
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

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

VS Department Head

**Department Name:** Clerk & 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

SEPTEMBER 2017

TREASURER	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%	001-36506 OVRPMT	165 A/R 2%	TOTAL
2006/2007															\$ -
2007/2008															\$ -
2008/2009															\$ -
2009/2010															\$ -
2010/2011	\$ 745.76		\$ 316.13	\$ 60.99	\$ 21.08	\$ 71.67	\$ 4.21	\$ 6.32	\$ 1.90	\$ 229.55	\$ 756.03				\$ 2,213.64
2011/2012															\$ -
2012/2013															\$ -
2013/2014	\$ 8.87		\$ 3.75	\$ 0.72	\$ 0.25	\$ 0.85	\$ 0.05	\$ 0.07	\$ 0.02	\$ 2.72	\$ 14.02				\$ 31.32
2014/2015	\$ 17.74		\$ 7.50	\$ 1.44	\$ 0.50	\$ 1.70	\$ 0.10	\$ 0.14	\$ 0.04	\$ 5.44	\$ 24.68				\$ -
Special Assess															\$ -
Total 2014/2015	\$ 17.74	\$ -	\$ 7.50	\$ 1.44	\$ 0.50	\$ 1.70	\$ 0.10	\$ 0.14	\$ 0.04	\$ 5.44	\$ 24.68				\$ 59.28
2015/2016	\$ 297.18		\$ 125.78	\$ 24.25	\$ 8.38	\$ 27.40	\$ 1.68	\$ 2.51	\$ 0.76	\$ 91.34	\$ 392.97				\$ -
Special Assess															\$ -
Total 2015/2016	\$ 297.18	\$ -	\$ 125.78	\$ 24.25	\$ 8.38	\$ 27.40	\$ 1.68	\$ 2.51	\$ 0.76	\$ 91.34	\$ 392.97				\$ 972.25
Subtotal	\$ 1,069.55	\$ -	\$ 453.16	\$ 87.40	\$ 30.21	\$ 101.62	\$ 6.04	\$ 9.04	\$ 2.72	\$ 329.05	\$ 1,187.70				\$ 3,276.49
2016/2017	\$ 589.13		\$ 249.12	\$ 48.16	\$ 16.66	\$ 56.62	\$ 3.45	\$ 4.97	\$ 1.26	\$ 181.27	\$ 125.87				\$ -
Special Assess															\$ -
Total 2016/2017	\$ 589.13		\$ 249.12	\$ 48.16	\$ 16.66	\$ 56.62	\$ 3.45	\$ 4.97	\$ 1.26	\$ 181.27	\$ 125.87				\$ 1,276.51
TOTAL PRIOR	\$ 1,658.68	\$ -	\$ 702.28	\$ 135.56	\$ 46.87	\$ 158.24	\$ 9.49	\$ 14.01	\$ 3.98	\$ 510.32	\$ 1,313.57				\$ 4,553.00
2017/2018	\$ 330,348.19	\$ 476,466.36	\$ 350,021.39	\$ 67,476.92	\$ 22,694.27	\$ 77,334.37	\$ 4,486.04	\$ 6,776.51	\$ 2,013.99	\$ 247,929.45	\$ 1,953.95				\$ 1,587,501.44
Special Assess	\$ 8.72		\$ 3.69	\$ 0.71	\$ 0.25	\$ 0.84	\$ 0.05	\$ 0.07	\$ 0.02	\$ 2.68					\$ 17.03
TOTAL 17/18	\$ 330,356.91	\$ 476,466.36	\$ 350,025.08	\$ 67,477.63	\$ 22,694.52	\$ 77,335.21	\$ 4,486.09	\$ 6,776.58	\$ 2,014.01	\$ 247,932.13	\$ 1,953.95				\$ 1,587,518.47
TOTAL SECURED	\$ 332,015.59	\$ 476,466.36	\$ 350,727.36	\$ 67,613.19	\$ 22,741.39	\$ 77,493.45	\$ 4,495.58	\$ 6,790.59	\$ 2,017.99	\$ 248,442.45	\$ 3,267.52		\$ 302.06	\$ -	\$ 1,592,373.53
Refund Secured															\$ -

REPORT TOTALS	\$ 332,015.59	\$ 476,466.36	\$ 350,727.36	\$ 67,613.19	\$ 22,741.39	\$ 77,493.45	\$ 4,495.58	\$ 6,790.59	\$ 2,017.99	\$ 248,442.45	\$ 3,267.52	\$ -	\$ 302.06	\$ -	\$ 1,592,373.53
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ASSESSOR

2007/2008															\$ -
2008/2009															\$ -
2009/2010															\$ -
2010/2011															\$ -
2011/2012															\$ -
2012/2013															\$ -
2013/2014	\$ 90.38	\$ 1,160.52	\$ 529.46	\$ 102.16	\$ 35.30	\$ 120.01	\$ 7.06	\$ 10.59	\$ 3.17	\$ 384.47	\$ 527.35	\$ 159.32	\$ 53.12		\$ 93.12
2014/2015	\$ 37.91		\$ 16.04	\$ 3.09	\$ 1.07	\$ 3.63	\$ 0.21	\$ 0.32	\$ 0.09	\$ 11.65	\$ 12.66	\$ 4.84	\$ 1.61		\$ 96.25
2015/2016	\$ 39.63		\$ 16.77	\$ 3.24	\$ 1.12	\$ 3.80	\$ 0.22	\$ 0.33	\$ 0.10	\$ 12.18	\$ 12.12	\$ 5.05	\$ 1.69		\$ 96.25
Subtotal	\$ 167.92	\$ 1,160.52	\$ 562.27	\$ 108.49	\$ 37.49	\$ 127.44	\$ 7.49	\$ 11.24	\$ 3.36	\$ 408.30	\$ 552.13	\$ 169.21	\$ 56.42		\$ 3,372.28
2016/2017	\$ 40.77	\$ 393.36	\$ 183.76	\$ 35.45	\$ 12.25	\$ 41.66	\$ 2.45	\$ 3.68	\$ 1.10	\$ 133.43	\$ 99.58	\$ 55.30	\$ 18.43		\$ 1,021.22
TOTAL PRIOR	\$ 208.69	\$ 1,553.88	\$ 746.03	\$ 143.94	\$ 49.74	\$ 169.10	\$ 9.94	\$ 14.92	\$ 4.46	\$ 541.73	\$ 651.71	\$ 224.51	\$ 74.85		\$ 4,393.50
2017/2018	\$ 1,680.59	\$ 5,790.58	\$ 3,161.15	\$ 610.26	\$ 211.31	\$ 716.86	\$ 42.00	\$ 62.99	\$ 18.83	\$ 2,296.64	\$ 39.31	\$ 951.61	\$ 317.21		\$ 15,899.34
Overpayment															\$ -
TOTAL UNSEC	\$ 1,889.28	\$ 7,344.46	\$ 3,907.18	\$ 754.20	\$ 261.05	\$ 885.96	\$ 51.94	\$ 77.91	\$ 23.29	\$ 2,838.37	\$ 691.02	\$ 1,176.12	\$ -	\$ 392.06	\$ 20,292.84

MISC

PX,PC DIST	\$ 431,774.90														\$ 801,874.65
MX DIST							\$ 2,436.79	\$ 3,655.19	\$ 1,096.56	\$ 132,707.61	\$ -	\$ -	\$ -	\$ -	\$ -
PX DIST															\$ -
PC DIST															\$ -

GRAND TOTAL	\$ 765,679.77	\$ 483,810.82	\$ 537,393.83	\$ 103,627.75	\$ 35,186.39	\$ 78,379.41	\$ 6,984.31	\$ 10,523.69	\$ 3,137.84	\$ 383,988.43	\$ 3,958.54	\$ 1,176.12	\$ 302.06	\$ 392.06	\$ 2,414,541.02
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STOREY COUNTY TREASURER  
TREASURER'S ACCOUNTING  
MONTHLY BALANCING SHEET  
FOR 09/2017

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	40,584,194.32	6,186,923.39	6,959,302.13	578,795.26	.00	.00	.00	39,233,020.32
191 WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196 STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904 PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001 GENERAL	33,827,105.44	4,029,442.14	5,145,775.14	345,366.36	.00	.00	.00	32,365,406.08
010 INDIGENT MEDICAL	487,597.49	6,984.31	.00	.00	.00	.00	.00	494,581.80
015 INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
020 ROADS	746,996.82	88,497.38	81,809.16	9,024.54	.00	.00	.00	744,660.50
024 RESTITUTION	543.05	250.00	440.00	.00	.00	.00	.00	353.05
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	304.63	.00	.00	.00	.00	43,215.00
060 EQUIPMENT ACQUISITION	480,693.97	35,186.39	.00	.00	.00	.00	.00	515,880.36
070 CAPITAL PROJECTS	1,753,422.20	23,433.13	68,981.44	.00	.00	.00	.00	1,707,873.89
080 INFRASTRUCTURE FUND	1,820,582.52	27,927.72	.00	.00	.00	.00	.00	1,848,510.24
090 WATER SYSTEM	1,720,912.01	55,167.87	53,221.56	9,884.91	.00	.00	.00	1,712,973.41
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	367,113.88	30,902.63	6,840.57	5,676.64	.00	.00	.00	385,499.30
135 USDA BOND WELLS FARGO	3,103,503.28	.00	18,433.25	.00	.00	.00	.00	3,085,070.03
140 DRUG COURT	50.00	40.00	20.00	.00	.00	.00	.00	70.00
150 SCHOOL	946,422.13	537,888.83	1,068,316.43	.00	.00	.00	.00	415,994.53
160 SCHOOL DEBT	182,916.76	103,627.75	205,889.04	.00	.00	.00	.00	80,655.47
165 TECHNOLOGY FUND	86,260.23	1,010.06	.00	.00	.00	.00	.00	87,270.29
170 STATE	991,117.27	156,982.00	8,755.67	.00	.00	.00	.00	1,139,343.60
180 DISTRICT COURT	48,176.78	1,016.00	423.00	.00	.00	.00	.00	48,769.78
185 INDIGENT ACCIDENT	26,571.42	10,523.69	.00	.00	.00	.00	.00	37,095.11
187 JUSTICE COURT FUND	40,197.55	3,419.50	11,156.64	.00	.00	.00	.00	32,460.41
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	121,796.45	250.00	.00	.00	.00	.00	.00	122,046.45
200 TRI PAYBACK	2,638,915.30	.00	.00	.00	.00	.00	.00	2,638,915.30
206 FEDERAL GRANTS	108,866.96	.00	46,121.73	.00	.00	.00	.00	62,745.23
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	52,961.35	257,196.09	98,836.55	16,353.39	.00	.00	.00	194,967.50
250 FIRE DISTRICT	3,058,029.60	817,177.90	134,579.98	170,209.14	.00	.00	.00	3,570,418.38
260 FIRE EMERGENCY	207,140.83	.00	.00	.00	.00	.00	.00	207,140.83
270 MUTUAL AID	330,299.73	.00	9,397.34	22,280.28	.00	.00	.00	298,622.11
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



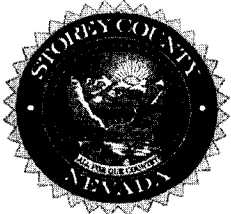
				Outstanding Checks		1 Through 999999	
				Check#	From	Check Date	Amount
Tp	Check #	Bank	Seq	Person #	Vendor/Employee Name	From	Amount
CK	81922	199	00	403959	BENDER, DEBORAH	4/17/15	60.00
CK	81937	199	00	404621	EVANS, CHAD	4/17/15	16.91
CK	81973	199	00	404619	SEAY, JOHN	4/17/15	39.75
CK	82404	199	00	403382	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	HOBSON, 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	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	POTIS, 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	89704	199	00	405125	MEYER, GREGORY	8/18/17	78.19
CK	89807	199	00	403677	CORELOGIC INC	9/01/17	161.69
CK	89808	199	00	103247	COSTCO WHOLESALE MEMBERSH	9/01/17	219.98
CK	89828	199	00	404366	HOMETOWN HEALTH	9/01/17	14,424.54
CK	89829	199	00	403753	HOT SPOT BROADBAND INC	9/01/17	1,187.50
CK	89832	199	00	404583	JAMES C MCLENNAN MDPC	9/01/17	500.00
CK	89834	199	00	405056	JUDSON, KEITH S	9/01/17	100.00
CK	89851	199	00	103377	NEV DIV ENVIRONMENT PROTE	9/01/17	30.00
CK	89853	199	00	101256	NEVADA GRAZING BOARD	9/01/17	22.33
CK	89917	199	00	405088	BOYD, WHITNEY JOLYN	9/15/17	100.00
CK	89919	199	00	403671	BURRELL, SCOTT LEWIS	9/15/17	501.00
CK	89929	199	00	403887	COMSTOCK GOLD MILL LLC	9/15/17	134.00
CK	89940	199	00	404640	GLADDING, EDWARD A.	9/15/17	4,920.00
CK	89953	199	00	405141	JOSEPH HUELLE	9/15/17	42.98
CK	89954	199	00	405056	JUDSON, KEITH S	9/15/17	100.00
CK	89974	199	00	404940	NEV HUMAN RESOURCES, LV	9/15/17	1,877.75
CK	89982	199	00	103220	ON THE SIDE GRAPHICS & SI	9/15/17	41.00



Report No: Br1762 Run Date : 10/09/17 Run Time : 13:47:06 STOREY COUNTY TREASURER'S ACCOUNTING  
Outstanding Checks 1 Through 999999  
Check# 0/00/00 - 9/29/17

Tp	Check #	Bank	Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	90087	199	00	403613	JNA CONSULTING GROUP LLC	From	9/29/17	1,500.00
CK	90088	199	00	405151	LAZZARINO, NICHOLAS	From	9/29/17	80.74
CK	90089	199	00	404557	LIBERTY ENGINE CO NO 1	From	9/29/17	2,500.00
CK	90090	199	00	401030	LIFE-ASSIST INC	From	9/29/17	15.60
CK	90091	199	00	404617	LINCOLN NATIONAL LIFE	From	9/29/17	18.33
CK	90092	199	00	404102	LIQUID BLUE EVENTS LLC	From	9/29/17	2,000.00
CK	90093	199	00	404102	LIQUID BLUE EVENTS LLC	From	9/29/17	2,285.00
CK	90094	199	00	404363	MA LABORATORIES INC	From	9/29/17	1,858.15
CK	90095	199	00	405077	MACKAY MANSION	From	9/29/17	446.50
CK	90096	199	00	404663	MADISON, SCOTT & LISA	From	9/29/17	2,342.48
CK	90097	199	00	404691	MARK TWAIN COMMUNITY CTR	From	9/29/17	1,666.67
CK	90098	199	00	403032	MCCAIN, JENNIFER	From	9/29/17	3,300.00
CK	90099	199	00	405032	MCCURT, BRITTANI	From	9/29/17	24.00
CK	90100	199	00	404088	METRO OFFICE SOLUTIONS IN	From	9/29/17	862.32
CK	90101	199	00	403629	MIGAN, TAMARA	From	9/29/17	24.00
CK	90102	199	00	405144	MOTOROLA SOLUTIONS INC	From	9/29/17	20,103.86
CK	90103	199	00	102575	NAPA AUTO & TRUCK PARTS	From	9/29/17	8.42
CK	90104	199	00	103377	NEV DIV ENVIRONMENT PROTE	From	9/29/17	20.00
CK	90105	199	00	101218	NEV DIV OF HEALTH BUREAU	From	9/29/17	90.00
CK	90106	199	00	99826	NEV SUPREME COURT OF NV	From	9/29/17	12,500.00
CK	90107	199	00	405098	NEVADA BROADCASTERS ASSC	From	9/29/17	5,000.00
CK	90108	199	00	404163	NORTON CONSULTING LLC	From	9/29/17	342.24
CK	90109	199	00	405127	O'REILLY AUTO ENTERPRISES	From	9/29/17	85.86
CK	90110	199	00	405147	OLCESE CONSTRUCTION	From	9/29/17	100.00
CK	90111	199	00	103220	ON THE SIDE GRAPHICS & SI	From	9/29/17	156.00
CK	90112	199	00	404118	OPTUMINSIGHT INC	From	9/29/17	266.25
CK	90113	199	00	403398	OWENS EQUIPMENT SALES	From	9/29/17	56.87
CK	90114	199	00	405000	PEEK BROTHERS CONST INC	From	9/29/17	7,130.66
CK	90115	199	00	404029	PENGUIN COMMUNICATIONS IN	From	9/29/17	1,668.00
CK	90116	199	00	403895	PETRINI, ANGELO D	From	9/29/17	162.00
CK	90117	199	00	405146	PIERETTI, WYATT	From	9/29/17	150.00
CK	90118	199	00	101434	PITNEY BOWES INC	From	9/29/17	195.00
CK	90119	199	00	103032	POWERPLAN	From	9/29/17	1,930.14
CK	90120	199	00	403329	PROTECTION DEVICES INC	From	9/29/17	540.00
CK	90121	199	00	404398	RAD STRATEGIES INC	From	9/29/17	2,175.00
CK	90122	199	00	402937	RAY MORGAN CO INC (CA)	From	9/29/17	187.11
CK	90123	199	00	403339	RENO GREEN LANDSCAPING IN	From	9/29/17	373.00
CK	90124	199	00	403944	RENO TAHOE SPECIALTY INC	From	9/29/17	198.00
CK	90125	199	00	101535	ROCKY MOUNTAIN AMBULANCE	From	9/29/17	368.23
CK	90126	199	00	10026	RUPPCO INC	From	9/29/17	159.10
CK	90127	199	00	405145	RYAN R ASSOC PR	From	9/29/17	595.00
CK	90128	199	00	200395	SAINT MARYS ARTCENTER INC	From	9/29/17	10,020.00
CK	90129	199	00	103241	SBC GLOBAL SERVICES IN LD	From	9/29/17	100.99
CK	90130	199	00	101210	SBC GLOBAL SERVICES INC	From	9/29/17	566.70
CK	90131	199	00	405081	SHERMARK DISTRIBUTORS INC	From	9/29/17	106.40
CK	90132	199	00	101595	SIERRA CHEMICAL COMPANY	From	9/29/17	734.49
CK	90133	199	00	102980	SIERRA FIRE PROTECTION LL	From	9/29/17	74.00
CK	90134	199	00	405152	SIERRA NEVADA CHPT ARMA	From	9/29/17	120.00
CK	90135	199	00	101630	SIERRA PACIFIC POWER CO	From	9/29/17	9,485.54
CK	90136	199	00	101632	SIERRA PEST CONTROL INC	From	9/29/17	205.00
CK	90137	199	00	404195	SOUTHERN GLAZERS WINE & S	From	9/29/17	1,650.80
CK	90138	199	00	403234	SPALLONE, DOMINIC J III	From	9/29/17	181.00
CK	90139	199	00	101711	ST CO AMBULANCE	From	9/29/17	848.34
CK	90140	199	00	101717	ST CO SCHOOL DISTRICT	From	9/29/17	6.00





# Storey County Board of County Commissioners

## Agenda Action Report

Meeting Date: Tuesday, October 17, 2017

Estimate of Time Required: 5 min

**Agenda:** Consent ☒

Regular ☐

Public Hearing Required ☐

1. Title: Justice Court Quarterly Report

2. Recommended Motion: Approve

3. Prepared By: E.F. Herrington, Justice of the Peace

Department: Justice Court 775-847-0962

4. Staff Summary:

5. Supporting Materials: EOP Listings for July, August, September 2017

6. Fiscal Impact: None ☒

Funds Available: n/a Fund: ☐ Comptroller ☐

7. Legal Review Required: District Attorney ☐

8. Reviewed By:

☐ Department Head

Department Name: Commissioners' Office

☐ County Manager

☐ Other Agency Review

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9. Board Action:

☐ Approve

☐ Approved with Modifications

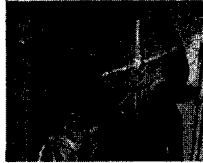
☐ Denied

☐ Continued

Agenda Item No. 5-III

# Virginia Township Justice Court ~ Storey County, Nevada

26 South B Street, Second Floor  
Virginia City, Nevada 89440



775-847-0962 • Facsimile: 775-847-0915

www.storeycounty.org

2017 OCT -2 AM 11:01

STOREY COUNTY CLERK


BY  DEPUTY

October 2, 2017

## QUARTERLY REPORT

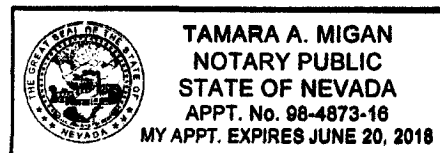
Pursuant to NRS 4.100, attached please find End of Period Listing Reports for July, August, and September, 2017.

I, E.F. Herrington, Virginia Township Justice of the Peace, Storey County, Nevada, do hereby certify that to the best of my knowledge and belief, the attached information is a full, true and correct statement of NRS 4.100.

  
E.F. Herrington  
Justice of the Peace

Subscribed and sworn before me  
this 2<sup>nd</sup> day of October 2017.

  
Justice Court Clerk



**VIRGINIA TOWNSHIP JUSTICE COURT EOP LISTING ACTUAL JULY 2017**

		<b>PAYEE</b>	<b>DISBURSED AMOUNT</b>
170-000-34206	AA Fee - State (AOC)	NV State Controller	\$ 4,481.00
187-000-35104	AA Fee - Justice Court	Virginia Township Justice Court	\$ 779.00
001-000-35103	AA Fee - Juvenile	Storey County Treasurer	\$ 224.00
170-000-35114	AA Fee - State (General)	NV State Controller	\$ 541.00
180-000-35101	AA Fee Genetic Marker Analysis	Storey County Treasurer	\$ 315.00
001-000-34245	Attorney Reimbursement Fee	Storey County Treasurer	\$ -
	Appeal Fee	Storey County Treasurer	\$ -
001-000-34204	Bond Processing Fee	Storey County Treasurer	\$ 150.00
001-000-34204	Civil Fees	Storey County Treasurer	\$ 161.25
187-000-35104	Civil Fees - Justice Court	Virginia Township Justice Court	\$ 357.24
001-000-35101	Chemical Analysis Fee	Storey County Treasurer	\$ 120.00
001-000-34204	Certified Mailing	Storey County Treasurer	\$ -
001-000-34204	Copy Fees	Storey County Treasurer	\$ 1.51
170-000-34208	Domestic Violence Fees	NV State Controller	\$ 35.00
170-000-34214	Fine - NHP	NV State Controller	\$ 200.00
001-000-35109	Fine - County	Storey County Treasurer	\$ 9,169.00
187-000-35111	Court Facility Fee	Virginia Township Justice Court	\$ 1,030.00
170-000-34212	Marriage Fee	NV State Treasurer	\$ 35.00
001-000-35109	Overpayments to County	Storey County Treasurer	\$ 7.00
187-000-29709	Pretrial Services	Virginia Township Justice Court	\$ 250.00
001-000-34204	Records Search	Storey County Treasurer	\$ 759.00
170-000-34217	Specialty Court Fee (MM)	NV State Controller	\$ 730.00
170-000-34206	DUI Specialty Court Fee	NV State Controller	\$ 25.00
001-000-34204	Small Claims Fee	Storey County Treasurer	\$ -
170-000-34201	Census Fee	Storey County Treasurer	\$ 1.00
170-000-35108	Bond Filing Fee VOC	NV State Controller	\$ 200.00
		<b>DISBURSED TOTAL:</b>	<b>\$ 19,571.00</b>
	After-Hours Marriage Fees:	JP	\$ 210.00

**VIRGINIA TOWNSHIP JUSTICE COURT EOP LISTING - ACTUAL AUGUST 2017**

<b>ACCOUNT</b>	<b>PAYEE</b>	<b>DISBURSED AMOUNT</b>
170-000-34206	AA Fee - State (AOC)	NV State Controller \$ 6,102.00
187-000-35104	AA Fee - Justice Court	Virginia Township Justice Court \$ 1,034.00
001-000-35103	AA Fee - Juvenile	Storey County Treasurer \$ 294.00
170-000-35114	AA Fee - State (General)	NV State Controller \$ 710.00
180-000-35101	AA Fee Genetic Marker Analysis	Storey County Treasurer \$ 423.00
001-000-34245	Attorney Reimbursement Fee	Storey County Treasurer \$ -
	Appeal Fee	Storey County Treasurer \$ -
001-000-34204	Bond Processing Fee	Storey County Treasurer \$ 131.25
001-000-34204	Civil Fees	Storey County Treasurer \$ 165.00
187-000-35104	Civil Fees - Justice Court	Virginia Township Justice Court \$ 444.99
001-000-35101	Chemical Analysis Fee	Storey County Treasurer \$ -
001-000-34204	Certified Mailing	Storey County Treasurer \$ -
001-000-34204	Copy Fees	Storey County Treasurer \$ 33.76
170-000-34208	Domestic Violence Fees	NV State Controller \$ -
170-000-34214	NHP	NV State Controller \$ 19.67
001-000-35109	Fine - County	Storey County Treasurer \$ 15,815.00
187-000-35111	Court Facility Fee	Virginia Township Justice Court \$ 1,496.66
170-000-34212	Marriage Fee	NV State Treasurer \$ 40.00
001-000-35109	Overpayments to County	Storey County Treasurer \$ 11.00
187-000-29709	Pretrial Services	Virginia Township Justice Court \$ 238.00
001-000-34204	Records Search	Storey County Treasurer \$ 1,005.00
170-000-34217	Specialty Court Fee (MM)	NV State Controller \$ 1,055.00
170-000-34206	DUI Specialty Court Fee	NV State Controller \$ -
001-000-34204	Small Claims Fee	Storey County Treasurer \$ -
170-000-34201	Census Fee	Storey County Treasurer \$ 1.00
170-000-35108	Bond Filing Fee VOC	NV State Controller \$ 175.00
		DISBURSED TOTAL: \$ 29,194.33
	After-Hours Marriage Fees:	JP \$ 280.00



**VIRGINIA TOWNSHIP JUSTICE COURT EOP LISTING - ACTUAL SEPTEMBER 2017**

<b>ACCOUNT</b>	<b>PAYEE</b>	<b>DISBURSED AMOUNT</b>
170-000-34206	AA Fee - State (AOC)	NV State Controller \$ 7,533.00
187-000-35104	AA Fee - Justice Court	Virginia Township Justice Court \$ 1,309.00
001-000-35103	AA Fee - Juvenile	Storey County Treasurer \$ 374.00
170-000-35114	AA Fee - State (General)	NV State Controller \$ 929.00
180-000-35101	AA Fee Genetic Marker Analysis	Storey County Treasurer \$ 540.00
001-000-34245	Attorney Reimbursement Fee	Storey County Treasurer \$ 200.00
	Appeal Fee	Storey County Treasurer \$ -
001-000-34204	Bond Processing Fee	Storey County Treasurer \$ 75.00
001-000-34204	Civil Fees	Storey County Treasurer \$ 37.50
187-000-35104	Civil Fees - Justice Court	Virginia Township Justice Court \$ 260.50
001-000-35101	Chemical Analysis Fee	Storey County Treasurer \$ -
001-000-34204	Certified Mailing	Storey County Treasurer \$ -
001-000-34204	Copy Fees	Storey County Treasurer \$ 0.75
170-000-34208	Domestic Violence Fees	NV State Controller \$ -
170-000-34214	NHP	NV State Controller \$ -
001-000-35109	Fine - County	Storey County Treasurer \$ 15,668.00
187-000-35111	Court Facility Fee	Virginia Township Justice Court \$ 1,800.00
170-000-34212	Marriage Fee	NV State Treasurer \$ 25.00
001-000-35109	Overpayments to County	Storey County Treasurer \$ 10.00
187-000-29709	Pretrial Services	Virginia Township Justice Court \$ 50.00
001-000-34204	Records Search	Storey County Treasurer \$ 668.25
170-000-34217	Specialty Court Fee (MM)	NV State Controller \$ 1,255.00
170-000-34206	DUI Specialty Court Fee	NV State Controller \$ -
001-000-34204	Small Claims Fee	Storey County Treasurer \$ -
170-000-34201	Census Fee	Storey County Treasurer \$ 1.00
170-000-35108	Bond Filing Fee VOC	NV State Controller \$ 100.00
		DISBURSED TOTAL: \$ 30,836.00
	After-Hours Marriage Fees:	JP \$ 350.00



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: 10/17/17

Estimate of time required: 20 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Update to Storey County Administrative Policies and Procedures including: Policies 301 Personnel Role in Hiring, 302 Candidates and Recruiting, 303 Job Announcements, 304 Applicant Eligibility, 305 Examinations and Interviews, 306 Reference Checks, 307 Applicant Investigations, 308 Selection and Screening, 309 Orientation, 310 Probation, 311 Rehire, 312 License and Certs, 313 Casual Employment, 314 Volunteer Program, and 1002 Definitions.

2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, I (Commissioner) motion to approve the amendments to Storey County Administrative Policies 301 Personnel Role in Hiring, 302 Candidates and Recruiting, 303 Job Announcements, 304 Applicant Eligibility, 305 Examinations and Interviews, 306 Reference Checks, 307 Applicant Investigations, 308 Selection and Screening, 309 Orientation, 310 Probation, 311 Rehire, 312 License and Certs, 313 Casual Employment, 314 Volunteer Program, and 1002 Definitions.

3. **Prepared by:** Austin Osborne

**Department:** Human Resources

**Telephone:** 847-0968

4. **Staff summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement the personnel program on a consistent basis. The Policies and Procedures require that review and necessary updates occur every five years and otherwise as needed.

5. **Supporting materials:** Enclosures: draft markup policies 301-314 and 1002.

6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_@\_\_ Department Head

Department Name:

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 5-IV

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 301  
**EFFECTIVE DATE:** 8-19-08  
**REVISED:** 10-17-17  
**AUTHORITY:** BOC  
**COUNTY MANAGER** PAW

**SUBJECT: Personnel Office/Administrative Officer role in the Hiring Process**

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**POLICY:** ~~+~~ It is recognized that the role of the Personnel Office ~~and~~ Administrative Officer is critical in the hiring process and that utilizing the subject matter expertise of those in the department will help ensure the selection of the most appropriately qualified candidate for each position. Therefore, the employer will involve department management in the recruitment, examination, and selection process.

~~2.~~ **1. Correction of Administrative Errors**

If the employer should discover any administrative error regarding the process of filling a vacancy, the employer will correct the error at any time during the duration of the eligible list. No such correction shall affect an appointment.

STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES

NUMBER 302  
EFFECTIVE DATE: 08-19/08  
REVISED: 01-20-09/ 08-04-15  
10/17/17  
AUTHORITY: BOC  
COUNTY MANAGER: PAW

SUBJECT: Source of Candidates; Open Recruitment; Promotion; Transfer and Eligible  
List to Vacant Positions

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1. PURPOSE

To establish a standard policy regarding open-recruitment, promotion, transfer and eligible list of employees to vacant positions.

2. POLICY

2.1 Filling Positions

Regular positions may be filled by applicants selected from an existing eligible applicant pool. If no eligible applicant pool has been established or the pool contains no qualified applicants, the employer may initiate a recruitment (promotional from within or open to outside the organization) to create or renew an eligible applicant pool.

The general policy of the county is to fill vacant or new positions from within the organization when possible, depending upon qualifications and interest of existing regular full-time, part-time, and casual employees. Employees are encouraged to apply for any vacancy for which they may qualify. The following apply in recruiting and establishing applicant pools.

- a. Applications from exiting employees may be considered for open positions before non-employee applicants are considered.
- b. An applicant's past performance, qualifications, potential, abilities, knowledge of the job duties, and job experience, *including from applicable experience while serving in the U.S. Armed Forces or the National Guard*, are important factors considered in the selection.
- c. Where all factors are considered substantially equal among two or more qualified employee applicants, seniority may be considered.
- d. The internal or external announcement for the position will be posted on bulletin boards within the occupied county office buildings for a period of no less than 15 calendar days prior to the last date for application or the date scheduled for testing, whichever is earlier (specification see Policy 303 *Job Announcements*).
- e. Internal transfers\* or promotional vacancies *Promotional vacancies which are posted internally only* are limited to existing full-time, part-time, and casual employees, not including reserves or volunteers, with at least 9-12 months of service *in the county* and no longer in the required orientation/probation period. See also Policy 313 Casual Intermittent Employees. *Any qualified person may apply for an external job posting.*

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\*An internal transfer is a lateral change of an employee from one position to another position in the same class or to a different class in the same salary range. A transfer does not include an employee moving from one office to another while maintaining the same position classification (Policy 1002 Definitions).

- f. Internal transfers\*—and *Transfers, promotions, and reassignments* do not change the employee's date of hire. However, the *employee's* anniversary date for *and corresponding* future performance evaluations and merit salary increase considerations shall become the date of transfer, or promotion, or reassignment. *A transfer from one office to another office at the same class does not change the employee's anniversary date.*
- g. Casual employees who transfer to regular part-time or regular full-time positions shall begin a new orientation/probation period in accordance with Policy 310 or the applicable bargaining agreement.

## **2.2 Eligible Applicant Pool**

- a. The employer may maintain eligible applicant pools consisting of the names of *the applications of* applicants eligible for hire based on the recruitment process *and specific to the posted positions*. While generally used to fill a single position, eligible applicant pools may be used to fill additional positions which occur within 6 months of the establishment of the pool. Eligible applicant pools for law enforcement and fire protection *firefighter/EMS* positions may be maintained for up to 12 months when published accordingly.
- b. Any person on an appropriate reinstatement list shall be considered for employment in accordance with the employer's established layoff policy.
- c. An applicant will be removed from the eligible applicant pool if the applicant submits a written request to be removed, or if the applicant fails to respond within an allotted time period to instructions regarding participation in an examination or selection interview. An eligible applicant who refuses an offer of employment will be removed from the eligible applicant pool unless the specific circumstances of the refusal warrant otherwise as determined by the employer.

## **2.3 Type of Posting**

When determining the recruitment method(s) to initiate, the Administrative Officer and/or Personnel Director will consider such factors as the impact the decision will have on the employer's efforts to create a workforce which is representative of:

- a. The local population;
- b. The qualifications and level of responsibility required by the position;
- c. The extent to which the knowledge and skills required for the position can readily be acquired on the job;
- d. The qualifications of existing employees potentially available for placement on a promotional list.
- e. The effects on retention of present employees; and
- f. The likelihood of attracting well-qualified outside applicants.

After the employer determines how it will announce a vacancy, it will develop a recruitment plan by determining the applicant population it wishes to target and in what geographic region it will advertise; what types of media will be used to advertise; and what outreach efforts will be employed to reach diverse applicant groups.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 303  
**EFFECTIVE DATE:** 8-19-08  
**REVISED:** 1-20-09/08-04-15/10-17-17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Job Announcements**

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**1. PURPOSE**

To establish a standard policy regarding announcing all vacancies for regular positions.

**2. POLICY**

**2.1 Announcement**

- a. The employer will announce internally or externally all vacant employment positions. An announcement may be for the purpose of filling a single vacancy or to establish an eligible applicant pool (see Policy 302) for one or more vacancies in the same job class.

Position vacancies will be publicized to allow potentially qualified and interested individuals to learn of employment opportunities and to encourage applications from diverse backgrounds.

The employer may request an external posting for which any person within and outside the organization may apply, or an internal posting for which only existing full-time, part-time, and casual county employees with at least ~~9~~ 12 months of service and no longer in the required orientation/probationary period.

Recruitment announcements will always be posted on bulletin boards within each occupied county office building for a period of no less than 15 calendar days prior to the last date for application or the date scheduled for testing, whichever is earlier and in such other places as the employer feels appropriate.

The announcement will normally include the following:

- i. Title, pay range, grade, and FLSA exempt or non-exempt status of the vacant position.
- ii. Nature of the work to be performed, including the essential job functions.
- iii. Minimum and/or eligibility requirements as well as any preferred qualifications, including education, license or certifications, employment, training, experience criteria, knowledge, skills, abilities and whether equivalent factors will be recognized.
- iv. Whether the advertisement is an internal only or external posting;
- v. Whether preference or priority will be given to county employees.
- vi. Whether county or other seniority or length of service will be considered a factor, and if so, what weight will be given to such consideration in measuring or rating applicants.
- vii. Manner of applying (where, how and deadlines).
- viii. Whether there will be competitive testing, and if so, the date, time and place of the test; the nature and scope of the test subject matter; and any reference material or sources upon which the test is based.

- ix. Whether the test will consist of written, oral, and or physical demonstration components or other appropriate screening mechanisms.
  - x. A declaration that the employer is an Equal Employment Opportunity (EEO) employer, and Americans with Disabilities (ADA) accommodations are available.
  - xi. *Whether experience in the U.S. Armed Forces or National Guard may be preferred.*
  - xii. The dates of the posting.
- b. Regular employees will be released from work, on paid status, to take an examination and participate in an interview for Storey County positions held during their scheduled work time. Casual employees will not be paid for time taken to participate in an examination or interview.

## **2.2 Application Forms and Files**

Applications for employment must be made in writing on prescribed forms (*reference: Employer Employment Application*). Applicants must complete a separate application form for each vacancy unless the job announcement indicates otherwise. The employer may also require resumes, completed supplemental questionnaires, and other evidence of education, training, experience, or other lawful requirements. Applications and other materials submitted become part of the application file and the property of the employer.

## **2.3 Signatures**

Applications must be signed by the applicant. Only original completed applications with the applicant's signature will be accepted. Faxed and email copies of the application form will not be accepted.

## **2.4 Application Filing Periods**

- a. Recruitment announcements will specify the application filing period. Applications must be received or postmarked by the date specified. The filing period may end on a specific date and/or may allow acceptance of applications until a sufficient number of appropriately qualified candidates have applied. The Administrative Officer and/or Personnel Director, consulting with department management, will determine when sufficient applications have been received.
- b. Application periods will end at the close of the business day or at the specific time stated on the recruitment announcement. A job announcement may be closed at any time and for any reason as determined by the employer.
- c. An application period may be ended when no job openings are anticipated or for other reasons as determined by the employer.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 304  
**EFFECTIVE DATE:** 8-19-08  
**REVISED:** 1-20-09/10-17-17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Eligibility or Reduction of Applicants**

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**PURPOSE:** This policy is designed to establish guidelines for the employer to disqualify applications received.

**POLICY: A.** An applicant may be disqualified from further participation in the recruitment process and/or from placement on an eligible list by the employer for material reasons, including, but not limited to, those listed below:

1. The application does not indicate the candidate possesses the qualifications required for the position.
2. The application is not fully, and/or truthfully, *legibly, and/or neatly* completed.
3. ~~The applicant has prior convictions that relate to the position for which s/he is being considered. Prior conviction shall not automatically disqualify an applicant from employment; however, an applicant's prior conviction of a crime may be considered in the employment decision. An applicant may be denied employment if s/he is convicted of a crime which relates to the position sought. The employer will consider job-related misdemeanor convictions, but such convictions shall not constitute a sole basis for disqualification from employment.~~ *The applicant for employment as a peace officer, firefighter, or a position which entails physical access to computer and/or equipment used to access the Nevada Criminal Justice Information System or the National Crime Information Center may be disqualified for prior convictions that relate to the position for which s/he is being considered as provided for in NRS 245, NRS 268, or NRS 269 as applicable.*
4. The applicant has been discharged from or resigned in lieu of dismissal from any prior employment for any cause which would constitute a reason for dismissal from employment with the employer.
5. The applicant does not appear at the time and place designated for an examination or interview.
6. The applicant is a former employee of the employer who, absent a compelling reason, quit without *reasonable* notice.
7. Candidate's failure to possess a valid license, certificate, permit, etc. If a prospective candidate for a position cannot obtain the required license, certificate, permit, or occupational certification required for the job, s/he will not be given any further employment consideration *for the subject position*. Any job offer, offer of promotion, or offer of transfer previously made will be withdrawn.
8. The applicant is a former employee whose performance evaluations indicated below acceptable performance and/or behavioral problems, such as insubordination, *dishonesty*, leave abuse, or excessive tardiness.

**B. Reduction of Applicant Pool**

The employer may determine at any point in the recruitment process that only those applicants who are deemed most qualified for the vacancy being filled will continue to be considered.



*C. Preference for Military Veterans*

*Preference may be given in the hiring process to veterans of the United States Armed Forces and Nevada National Guard who are qualified for the subject position.*

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 305  
**EFFECTIVE DATE:** 8-19-08  
**REVISED:** 1-20-09/10-17-17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** \_\_\_PAW

**SUBJECT: Examination Process and Interviewing Applicants**

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**PURPOSE:** To establish policy regarding examinations and interviewing that will be used to evaluate applicants' qualifications and suitability for the position.

**POLICY:**

**A. Examination Process**

All examinations for employment, whether formal or informal, are conducted under the direction of the employer. Examinations shall be conducted when there is a need to establish an eligible list or in any circumstances the employer deems appropriate.

Examinations will be used to evaluate applicants' qualifications and suitability for the position. Factors evaluated through the examination process may include, but are not limited to, the knowledge, ability, skill, achievement, physical and mental fitness, and job-related personal characteristics such as customer service skills.

**I. Types of Examinations**

The techniques used in the examination process shall be consistent, impartial and practical, and shall relate to the qualifications and suitability of applicants to perform the job duties and responsibilities of the position. Examinations may include any or a combination of the following selection techniques:

- Evaluation of employment applications;
- Assessment of experience, training, and/or education;
- Written tests;
- Personal and group interviews;
- Performance tests;
- Physical ability tests;
- Evaluation of work performance and work samples; *and*
- ~~Medical and psychological evaluations and;~~
- Other assessment methods as deemed appropriate for the class/position..

~~Certificates of one or more medical and psychological practitioners, references, background investigations, and fingerprint checks may be a part of any selection process if such are deemed relevant to the specific job requirements by the employer.~~

## 2. Minimum Standards

In any examination, the employer may include qualifying and/or competitive components and may establish minimum standards or scores for each component and/or the examination as a whole.

### **B. Interviewing Applicants**

Selecting the most appropriately qualified candidate for the position will reduce turnover, reduce the costs associated with training, and improve the effectiveness of the organization. ***The interviewing portion of the selection process is critical for determining which applicants are best qualified to do the job.***

Once applications have been evaluated and a determination has been made regarding which applicants are selected for an interview vs. those who will not be interviewed, all applicants should be notified as to their status. ~~The interviewing portion of the selection process is critical for determining which applicants are best qualified to do the job.~~

Prior to conducting an employment interview, ~~managers~~ ***the department head*** should:

1. Review the job descriptions.
2. Create job-related questions ***with the Human Resources office*** to ask each candidate to help ensure consistency. Ask ***Questions should be*** open-ended, job-related questions ***and*** about past work experiences to identify skills and strengths. Have candidates describe an actual situation or instance that allows him/her to demonstrate how s/he really responded to that situation, rather than what s/he thinks you want to hear.
3. Prepare a Candidate Interview Evaluation Form (reference: Candidate Interview Evaluation Form 305 F2) to measure strengths and weaknesses.
4. ~~Convene an interview team of approximately three members who are representative of both genders and ethnically diverse.~~ ***Convene a reasonably diverse team as appropriate.***
5. ***Conduct the job interview with a representative of the Human Resources office.***

Each candidate applying for the same position should be asked the same job-related questions on the question guide and rated using the same evaluation form. The evaluation form will help the evaluator measure the extent to which each candidate possesses the necessary knowledge, skills, and abilities required for the position. Whenever necessary, ask follow-up questions to clarify the response of the candidate. Avoid asking questions which are unlawful or on inappropriate subjects. Refer all panelists to the reference guides Prohibited Topics: "Questions Which Cannot Be Asked" (reference :Form 305\_ F) and "Potential Rating Errors

Policy 305

and Problems” (*reference: Potential Form 305 F1*) for review prior to the actual interview.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 306  
**EFFECTIVE DATE:** 8-19-08  
**REVISED:** 11-8-10 / 10/17/17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Applicant/Employee Reference Checks**

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**PURPOSE:** To establish policy regarding Applicant and Employee Reference Checks

**POLICY:** **Reference Checks:** Acquiring and providing accurate employment references is an important component of acquiring, retaining, and providing relevant information concerning employees. Therefore, the employer is committed to adhering to the following procedure whenever conducting a ~~background~~/reference check for an applicant for employment or when responding to inquiries from others for information regarding a current or former employee.

**A. Acquiring References**

Reference and ~~background~~ checks are conducted to assist the employer in assessing an applicant's fitness for employment with the employer. Only those employees designated by the Personnel Director *and*/or Administrative Officer may acquire employment references. Any authorized employee of the employer who attempts to acquire reference information on an applicant must comply with the following:

1. Obtain an employer employment application that is signed and dated by the applicant (*reference: Employer Employment Application*). The applicant must have completed all relevant sections of the application.
2. Obtain authorization from the applicant by means of his/her signature directly on the application and/or separate release form (*reference: Authorization to Conduct Employment Investigations*) for the release of information from former employers, military, educational institutions, other institutions, personal references, and other individuals listed on the application. Authorization for release of such information by the applicant shall include a release from liability of any company, institution, or individual providing such information. If an applicant refuses to sign such a release, s/he will be eliminated from further consideration for employment with the employer.
3. Inform the applicant that the employer will conduct a ~~background~~/reference check and that evaluating the applicant's suitability for employment includes contacting employment and other references, educational institutions, and personal and professional associates to verify information provided.
4. Develop questions that are related to the essential functions of the position and are non-discriminatory. Questions related to an applicant's training, knowledge, skills, production, timeliness, quality of work, and ability to work with others are examples of appropriate inquiries. Discriminatory or non-work related questions such as family or marital status, disabilities, age, and related areas are not appropriate.

~~Note: For safety-sensitive positions as defined by 42 CFR Part 382 and U.S. Department of Transportation regulations, the employer shall obtain, pursuant to an applicant's written consent, information on his/her alcohol tests with a concentration result of .04 or greater, verified positive controlled substance test results, and refusals to be tested within the preceding two (2) years from date of application which are maintained by the previous employers.~~

5. Identify the appropriate individual(s) to question regarding the applicant's work performance, knowledge, skills, and abilities related to the essential functions of the position.
6. Adequately document the conversation and record refusals to provide information (*reference: Reference Check Data Collection Form; Reference Check Data Collection Form for Public Safety Agencies*).
7. Maintain strict confidentiality of all background/reference information. Only employees, supervisors, or management officials of the employer who have a demonstrable work-related need-to-know should be accorded access to such information.

***Note: For safety-sensitive positions as defined by 49 CFR Part 382 and U.S. Department of Transportation regulations, the employer shall obtain, pursuant to an applicant's written consent, information on his/her alcohol tests and/or verified positive controlled substance test results, and refusals to be tested within the preceding two years from date of application which are maintained by the previous employers.***

#### **B. Providing References**

All requests for employment information shall ***may*** be referred to the Personnel Office. Only those personnel designated by the Personnel Director ***and/or*** Administrative Officer are authorized to release employment information to third parties.

The employer has a neutral reference policy as well as a confidential information policy. Only the following personnel information and employment records that the employer maintains concerning current and former employees shall be provided upon request:

1. Name
2. Class/Job Title
3. Dates of Employment
4. Salary ***or Wages***
5. Information regarding an employee terminated for violent actions in the workplace or who may have demonstrated dangerous behavior in the workplace will be provided only after consultation with employer's legal counsel.
6. Employment information and opinions regarding the character, honesty, and potential for violence of the employer's employees may be provided to governmental employers, including, but not limited to, any federal, state, county, municipality or city employers, or any other private (non-governmental) employer where the employee's character, honesty, sexual misconduct, and potential for violence are relevant issues. Examples include,

but are not limited to, jobs which involve public safety, entrustment for the care or safety of children, the elderly or health care patients, or positions having access to money and/or valuables. The employer must provide information requested by law enforcement agencies in accordance with NRS 239B.

7. Records which are required for employees in safety-sensitive positions, as defined in 42 CFR Part 382 and U.S. Department of Transportation regulations, shall be made available to subsequent employers upon receipt of written request from the employee or former employee.
8. In accordance with NRS 239.012, a public officer or employee who acts in good faith in disclosing or refusing to disclose information and his/her employer are immune from liability for damages, either to the requester or to the person whom the information concerns.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 307  
**EFFECTIVE DATE:** 8-19-08  
**REVISED:** 10/17/17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Applicant/Employee Investigations**

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**POLICY:** ~~The employer desires to maintain a productive, efficient, effective, healthy, and safe work environment and, as a result, will conduct pre-employment background checks of applicants and current employees as necessary. If background checks are conducted by external third parties (also called “consumer reporting agencies”), they will be governed by relevant provisions of the Fair Credit Reporting Act (FCRA) and the Fair and Accurate Credit Transactions Act (FACT). FCRA and FACT cover background checks and other investigations for prospective employees, and current employees in certain situations, such as a promotion to positions requiring additional information. FCRA and FACT specifically exclude misconduct investigations, such as illegal harassment charges.~~

*The employer desires to maintain a productive, efficient, effective, healthy, and safe work environment and, as a result, will conduct pre-employment background checks of applicants and current employees as necessary. If these background checks are conducted by external third parties (also called “consumer reporting agencies”), they will be governed by relevant provisions of the Fair Credit Reporting Act (FCRA) and the Fair and Accurate Credit Transactions Act (FACT). FCRA and FACT cover background checks and other investigations for prospective employees, and current employees in certain situations, such as a promotion to positions requiring additional information. FCRA and FACT specifically exclude misconduct investigations such as unlawful harassment charges. NRS 613.580 allows an employer, in limited circumstances, to consider consumer credit reports or other credit information in evaluating applicants for employment or current employees.*

1. *Unless, pursuant to a specific provision of state or federal law, the criminal history of an applicant for employment may be considered only after the earlier of:
  - a. *The final interview conducted in person; or*
  - b. *A conditional offer of employment has been made.**
2. *The provision of subsection 1 above does not apply to an applicant for a position that is a peace officer, firefighter, or has physical access to a computer or other equipment used for access to the Nevada Criminal Justice Information System or the National Crime Information System.*



## Reports

The types of reports that may be requested include, but are not limited to: credit reports, criminal records checks, court records checks, driving records, and/or summaries of educational and employment records and histories. These reports or checks may include “consumer reports.” The information contained in these reports may be obtained from public record sources or through personal interviews with the applicant’s or employee’s coworkers, neighbors, friends, associates, current or former employers, or other personal acquaintances. If this information is obtained by a consumer reporting agency these are sometimes referred to as “investigative consumer reports.” Any information contained in such reports may be taken into consideration in evaluating an applicant’s or employee’s suitability for employment, promotion, reassignment, or retention.

## Requirements

In order to meet the requirements of the FCRA, effective the date of this policy:

1. All applicants for employment will be required to complete a notice and authorization form concerning consumer and investigative consumer reports (reference: Notice and Authorization for Requesting Consumer and Investigative Consumer Reports). In the event of an external third party investigation, existing employees will be required to complete a notice and authorization form concerning consumer and investigative consumer reports, provided the employee has not previously completed such form.
2. The employer will certify to the consumer reporting agency that:
  - a. The notice and authorization requirement has been met;
  - b. The information received is only used for employment purposes;
  - c. The information will not be used to violate any Equal Employment Opportunity (EEO) ~~legislation~~ **laws**;
  - d. Pre-adverse action requirements will be followed;
  - e. Any additional investigative consumer report disclosures, if applicable, have or will be issued within three (3) days; and
  - f. Upon request from the applicant or employee, the employer will comply with applicable additional disclosure requests including, but not limited to, information as to the nature and scope of an investigative consumer report.
3. The employer will provide a copy of the consumer report and a summary of the individual’s rights under the FCRA (references: A Summary of Your Rights Under the Fair Credit Reporting Act; Disclosure to Employee or Applicant of Request for Third Party Investigative Report; Pre-Adverse Action Notice, Adverse Action Notice) to the applicant or employee prior to making a final adverse or negative employment decision that, in whole or in part, is influenced by a consumer report or an investigative consumer report.
4. After the employer has complied with item 3 above and waited a “reasonable” period of time, the employer may take the adverse or negative action. After taking such action, the employer must provide to

the applicant or employee a notice of adverse action which also contains the following:

- a) The name, address, and telephone number of the consumer reporting agency;
- b) A statement that the consumer reporting agency did not make the adverse action decisions and will be unable to inform the applicant or employee of the specific reason(s) for the adverse action;
- c) A statement that the applicant or employee is entitled to obtain an additional free copy of the "consumer report" *within 60 days*; and
- d) A statement that the applicant or employee has a right to dispute the accuracy or completeness of any information in the report *to the consumer reporting agency; and*
- e) See the referenced forms in item 3 above.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 308  
**EFFECTIVE DATE:** 9-16-08  
**REVISED:** 1-20-09 & 11-8-10  
**REVISED:** 4-05-11/10/17/17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Applicant Selection, Offer of Employment and Pre-Employment Drug Screen**

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**POLICY: A. Selection**

Employment decisions must be based solely on merit. Consistent with applicable federal, state, and local laws and regulations employment decisions may not be influenced by race, religion, gender, sexual orientation, age, disability, national origin, ancestry, color, veteran status, pregnancy, genetic information, or domestic partnership, *gender identify or expression, political affiliation, membership in the National Guard, or any other class that becomes protected by federal and/or state law*. The Elected Official or ~~Departmenet~~ **Department** Head has ultimate responsibility for selection of the candidate for hire; however, s/he should take into consideration the input of the other members of the interview team. The Elected Official or **Department** Head is responsible for ensuring the selected candidate meets the required level of education, experience, certification, license, etc. The Elected Official or Dept. Head will document the basis of their *his/her* decision to select a particular candidate; i.e., why s/he is the most qualified and the best fit for the position. The Elected Official or ~~Dept.~~ **Department** Head should also document why the other candidates were not selected. The Candidate Interview Evaluation Form (*reference: Candidate Interview Evaluation Form 305-F2*) is the best tool for this. The Elected Official or Dept. Head will submit the documentation regarding why the selected applicant was chosen and notify Administrative Officer and/or Personnel Director of the selection, the *potential desired* date of hire and pay grade *commensurate with the posting*. The Elected Official or ~~Dept.~~ **Department** Head shall submit to Personnel Director and/or Administrative Officer a Salary Resolution Cover Sheet (*reference: 308 F1 form*), ~~it is preferred that this be submitted as soon as the applicant selection has been made.~~

*The Administrative Officer and/or Personnel Director may deny the hiring of the candidate desired by the Elected Official or Department Head if the candidate is disqualified from employment by any provisions of the county administrative policies. The Administrative Officer and/or Personnel Director must provide the Elected Official or Department Head the reason for not allowing the hire. The decision of the Administrative Officer and/or Personnel Director may be appealed to the County Manager for a final determination.*

## B. Job Offer Letters

After an applicant has been selected for employment or promotion, the employer will notify the Personnel Director *and/or* Administrative Officer, who will extend the following:

1. A ~~“notification of background check”~~ ***conditional offer of employment pending background check*** if non-medical ***criminal*** checks are required (i.e., background, criminal, DMV, consumer reporting, drug test, *but not alcohol test*).
2. A ~~“bona-fide conditional offer letter”~~ (if medical exam is required). Once non-medical checks and tests have been successfully passed, this letter will condition the offer on passing required medical examinations. ***If a medical exam is required, a “bona-fide” conditional offer letter. This letter will condition the offer on passing medical examinations. Note: Except for peace officer positions, a medical exam must not be performed before the results of a criminal background check in section 1 above.***
3. A ~~“formal job offer letter”~~ once all applicable non-medical and medical checks and exams have been passed; this letter will include the terms and conditions of employment. ***A “formal job offer letter” once applicable criminal and medical checks and exams have been passed; this letter will include the terms and conditions of employment.*** (reference: Offer Letter – Employers 308F form)

Prior to notifications/letter being extended, the employer may contact the selected applicant by telephone *or email* to determine whether there is continued interest in employment and to indicate that a request to hire has been made, but must state that only a notification in writing can be considered as an official job offer.

***The employer will notify, if applicable, the applicant of any provisions of state and federal law that disqualifies a person with a particular criminal history from employment in a particular situation.***

Note: All non-medical ***background*** checks must be completed before applicant is subject to medical exams.

## C. Pre-employment Drug Screening

1. The employer may require successful applicants for safety-sensitive positions to consent to a pre-employment drug screen ***test for drugs and prohibited substances***. The employer will advise the selected applicant that the presence of one or more drug metabolites may be cause for rejection from further consideration for employment, and that offers of employment are contingent upon a negative drug test result. The applicant may be asked to authorize the employer, as a condition of employment, to conduct through the employer's designated laboratory testing facility, a drug screen test ***for drugs and prohibited substances***. Refusal to authorize and participate in a drug screen shall eliminate the applicant from further consideration for the position.

2. The employer may direct applicants to an appropriate collection facility. The drug test ***screen test*** must be undertaken as soon after notification as possible, and in no circumstances later than forty-eight (48) hours after notice to the applicant.
3. The employer will advise applicants of the opportunity to submit medical documentation to support a legitimate use for a specific drug. Such information will be reviewed only by medical consultants determining whether the applicant is lawfully using an otherwise illegal drug ***or prohibited substances***.
4. The employer will not extend a final offer of employment to any applicant with a verified positive test result, and such applicant will not be considered for any vacancy of the employer for a period of twelve (12) months. The employer shall disqualify the applicant on the basis of failure to pass the applicable test(s).

**\*\*NOTE:** Safety-sensitive positions (see policy Vehicle Operators Drug and Alcohol Policy # 206A)

#### **D. Other Conditions**

All offers of initial and continuing employment are conditioned upon the applicant furnishing satisfactory evidence of identity and legal authority to work in the United States. Each applicant must attest to his/her identity and legal authority to work in the United States in accordance with the applicable federal statute by completing and signing INS Form I-9 (Employment Eligibility Verification). Depending on the specific position, offers of employment may also be contingent upon passing a pre-employment physical examination, background check, submitting documentation of qualifications, and/or obtaining job-required licenses.

***The applicant may be questioned about past criminal history upon being offered conditional offer of employment pending background checks, at which point the applicant must provide in writing a description of past crime(s) for which s/he was convicted and the dates of the conviction(s). Arrests for which no conviction occurred must not be included. The employer may verify the information through a background check conducted by a consumer reporting agency. The employer may revoke the conditional offer of employment if it is determined that there is a nexus between the crime(s) committed and the position for which the applicant applied only after considering:***

- 1. Whether any criminal offense committed by the applicant directly relates to the responsibilities of the position for which the applicant has applied;***
- 2. The nature and severity of each criminal offense committed by the applicant;***
- 3. The age of the applicant at the time of the commission of each criminal offense;***

4. *The period between the commission of each criminal offense and the date of the application for employment; and*
5. *Any information or documentation demonstrating the applicant's rehabilitation.*

*The employer shall not consider any of the following criminal records in connection with an application for employment:*

1. *An arrest of the applicant which did not result in a conviction;*
2. *A record of conviction which was dismissed, expunged or sealed; or*
3. *An infraction or misdemeanor for which a sentence of imprisonment in a county jail was not imposed.*

*If the criminal history of an applicant is used as a basis for rejecting an applicant or rescinding a conditional offer of employment, such rejection or rescission of a conditional offer of employment must:*

1. *Be made in writing;*
2. *Include a statement indicating that the criminal history of the applicant was the basis for the rejection or rescission of the offer; and*
3. *Provide an opportunity for the applicant to discuss the basis for the rejection or rescission of the offer with the director of human resources or a person designated by the director.*

~~The Personnel Director, Administrative Officer or Dept. Head will notify all unsuccessful applicants that they have not been selected, either verbally or in writing. The hiring supervisor will document any verbal notification.~~

*Note: The above provisions do not apply to an applicant for a position that is a peace officer, firefighter, or has physical access to a computer or other equipment used for access to the Nevada Criminal Justice Information System or the National Crime Information System, except that the employer shall not consider any of the following criminal records in connection with an application for employment:*

1. *An arrest of the applicant which did not result in a conviction;*
2. *A record of conviction which was dismissed, expunged or sealed; or*
3. *An infraction or misdemeanor for which a sentence of imprisonment in a county jail was not imposed.*

*Criminal background checks may be conducted prior to a job offer being made for these applicants and the application may require the applicant to explain the criminal history before s/he is considered for employment.*

#### **F. Failure to Appear for Work**

If a selected applicant fails to report for work, *including new-hire orientation*, within the time period prescribed by the employer, that applicant may be deemed to have declined the position and be removed from the eligible list.

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**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 309  
**EFFECTIVE DATE:** 9-16-08  
**REVISED:** 1-20-09/08-03-10/10-17-17  
**REVISED:** 8-3-10  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: New Employee Orientation**

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**POLICY: Orientation**

Storey County recognizes that an appropriate and timely orientation program can aid the assimilation of new staff members. ~~The hiring Elected Official, Dept. Head and/or Supervisor will be responsible for the orientation of each new employee (reference: New Employee Orientation Checklist).~~ ***The Human Resources office will conduct the new hire orientation.*** Orientation may include, but is not limited to, a review of the organization and services of the employer, work rules, standards of performance, and personnel policies and procedures including the policies relating to fair employment practices, prohibited conduct/behavior, workplace violence, and alcohol and drug abuse, and workplace safety, ***compensation and benefits, collective bargaining agreements, and other useful information.*** Additionally, the ~~Elected Official, Dept. Head and/or Supervisor~~ ***Human Resources office*** will ensure that the new employee:

1. Has completed all new hire paperwork on the date of hire;
2. ***Receives a conditional offer of employment letter;***
3. ***Completes a criminal background investigation, and for safety-sensitive positions conducts pre-employment screening in accordance with DOT standards;***
4. Completes all Benefit forms within 60 days of hire date;
5. Has a full job description and/or job classification description;
6. Will receive or be provided access to the employer's personnel policies;
7. Has been introduced to other employees ***within the subject department;*** and
8. Has had the opportunity to have questions addressed.

***The hiring Elected Official, Department Head, or Supervisor has the responsibility to orientate the new employee to the policies, procedures, requirements, facilities, equipment, resources, and personnel of the subject department/office.***

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.



**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 310  
**EFFECTIVE DATE:** 9-16-08  
**REVISED:** 10/17/17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: ~~Orientation~~ Probationary Period**

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**PURPOSE:** To establish a policy to ensure the employee and employer have a opportunity to evaluate one another and determine whether the employee is a good fit for the position.

**POLICY: ~~Orientation~~ Probationary Period**

1. All new and rehired employees, except elected officials and those identified as "at-will," will serve a ~~nine (9)~~ 12 month ~~orientation~~ **probationary** period beginning with the day the employee initially reports for work, *or as otherwise specified in the applicable collective bargaining agreement.*
2. ~~Law Enforcement and Firefighter Personnel, the orientation period is established per the collective bargaining agreement.~~
3. ~~At its sole discretion, the employer may extend the orientation period up to three (3) months when the employer has had insufficient opportunity to assess the employee's ability to perform the job functions, such extension is determined appropriate and by mutual agreement.~~
2. Vacation, sick leave, and holidays will count towards ~~fulfilling~~ the ~~orientation~~ **probationary** period. Catastrophic leave, leaves of absence without pay, suspension, or other separations shall **are** not be considered working time *and do not count toward fulfilling the probationary period.*
3. Prior to completion of the ~~orientation~~ **probationary** period, the supervisor will ~~may~~ conduct at least one (1) performance evaluation to ascertain the advisability of continued employment. When an employee has successfully completed the ~~orientation~~ **probationary** period, s/he will be notified in writing by **the** employer. *The supervisor's failure to conduct a performance evaluation or the employer's failure to notify the employee that s/he has completed the probationary period will not cause the probationary period to be extended.*

**Rejection during ~~Orientation~~ Probation**

1. The employment relationship can be terminated by the employee or by the employer at any time during the ~~orientation~~ **probationary** period. ~~or during the extension of the orientation period,~~ with or without cause, *and without* advance notice or right of appeal.
2. The employer or his/her designee shall **will** notify the employee in writing that s/he is rejected during ~~the orientation~~ **probationary period**. No reasons for the action are necessary.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 311  
**EFFECTIVE DATE:** 9-16-08  
**REVISED:** 1-20-09/08-03-10/  
08-04-15/10-17-17  
**REVISED:** ~~8-03-10~~  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Rehire**

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**1. PURPOSE**

To establish a standard policy regarding rehiring employees who previously left the organization and who may be considered for rehire.

**2. POLICY**

**2.1 Consideration for Rehire.**

Regular employees, including employees serving an orientation period following promotion, who subsequently terminate employment, may be considered for rehire:

- a. Without undergoing any further examination (*not including probationary period*) within 2 years of the effective date of their termination.
- b. The rehire must be to a position in the same class or a class comparable to the one in which the employee formerly served as a regular employee.
- c. The decision to rehire shall be at the complete discretion of the employer, and no former employee shall have any right to or expectation of such rehire.
- d. Upon rehire, the employee shall be required to successfully complete a probationary period.
- e. No credit for former employment shall *may* be granted in determining eligibility for leave or other benefits.
- f. Job classification seniority may be continued provided the employee is rehired into the same job classification. Following a voluntary interruption or break in service, seniority shall commence as of the date of last entrance into county service. The employee's new anniversary date shall be the date of rehire.
- g. Personnel records of former county employees should be reviewed prior to offering re-employment to ascertain the employee's eligibility for rehire.

NOTE: Limitations exist for rehiring retired public employees (NRS 286.523).

## **2.2 Eligibility for Rehire**

Employees are ineligible for rehire with the county under certain circumstances that are outlined in this policy. Employees separating from county employment under these circumstances are ineligible unless the County Manager and the Administrative Officer and/or Personnel Director authorize re-employment.

- a. Employees separated from employment for reasons that are not cardinal or serious infractions, such as absenteeism, poor performance, or quitting without proper notice, etc., will not generally be eligible for rehire. They will have to demonstrate suitable employment elsewhere and provide at least two references, (education, work, or otherwise) that can validate the individual's dependability and performance.

**RESPONSIBILITY FOR REVIEW:** The County Administrative Officer and/or Personnel Director will review this policy every 5 years or sooner as necessary.

**SUBJECT: License/Occupational Certification**

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**POLICY:** The employer mandates that, if required by the current job, all employees obtain and maintain a valid license, certificate, permit, or other occupational certification issued by the state, county, city, or other applicable authority.

**A. Employee Responsibilities**

1. All employees who must possess a valid license, including a driver's license (*as applicable to the position*), certificate, permit, or other occupational certification as required by their position, must adhere to the provisions of Chapter 425 of the Nevada Revised Statutes including those provisions relating to paternity determination and child support.
2. In the event the employee receives notice of revocation or non-renewal of a license, certificate, permit, or occupational certification as a result of a violation of NRS 425, s/he shall immediately notify his/her supervisor. The employee shall not perform any task for which the license, certificate, permit, or other occupational certification is required after the license, certificate, permit, or occupational certification has been non-renewed or revoked. By statute, the employee has thirty (30) days to satisfy one of the items listed below:
  - a. Comply with the court order, subpoena, or warrant;
  - b. Satisfy any arrears payments due; or
  - c. Submit to the District Attorney or other public agency a written request for a hearing.

Failure to satisfy one of the above items will result in the license, certificate, permit, or occupational certification being revoked or suspended by the issuing agency.

If the employee has been notified and does not satisfy any noted deficiency within thirty (30) days from receipt of notice, his/her renewal license, certificate, permit, or occupational certification, by statute, will not be approved and will be revoked or suspended by the issuing agency. This action will remain in effect until s/he satisfies the deficiency. If the District Attorney schedules a hearing to review the case, the employee's license, certificate, permit, or other occupational certification will remain valid pending the results of the hearing.

3. In the event the employee does not have a valid license, certificate, permit, or occupational certification, s/he does not meet the job requirements. Failure to meet the job requirements will result in termination.

**B. Candidate's Failure to Possess a Valid License, Certificate, Permit, etc.**

If a prospective candidate for a position cannot obtain the required license, certificate, permit, or occupational certification required for the job, s/he will not be given any further employment consideration. Any job offer, offer of promotion, or offer of transfer previously made will be withdrawn.

**C. Driving Records**

*The employer may conduct a review of driver license records annually for those employees required to drive as part of their duties.*

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 313  
**EFFECTIVE DATE:** 9-16-08  
**REVISED:** 08-04-15/10-17-17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Casual (Intermittent) Employment**

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**1. PURPOSE**

Because some of the employer's work is indefinite and/or irregular with regard to schedule and duration, the employer may need to employ casual workers at all levels of responsibility from time to time on an as-needed basis or to work for limited periods of time at the discretion of the employer.

**2. POLICY**

**2.1 Authorization to Hire Casual Workers**

In general, a casual worker may be hired for work which will require fewer than *an annual average of 20 hours per week* or fewer than 120 consecutive working days to complete, if the employer has appropriated sufficient funds in the budget to pay the worker. Work requiring more hours to complete will usually require the establishment of a regular position. The employer will not hire casual workers to avoid establishing a regular position when the work to be performed is ongoing. However, the employer may, from time to time, find that its best interests are served by assigning work to a casual worker for longer than 120 days or more than 20 hours per week.

**2.2 Duration of Casual Employment**

A casual worker has no right to or expectation of continued employment, or any property right regarding employment. A casual worker may be terminated at any time, with or without cause, with or without notice, and shall have no right to appeal except when the action is alleged to have violated the employer's policies regarding fair employment practices and/or prevention of illegal harassment, in which case the casual employee is expected to comply with policy 201 and/or 203.

**2.3 Employment ~~in~~ into a Regular Position**

The employer may hire a casual worker into a regular position only after the candidate has been found to be qualified as a result of completing an authorized recruitment and selection process for that position. *Promotions into vacancies which are posted internally only are limited to existing casual employees, not including reserves or volunteers, with at least 12 months of service in the county. Any qualified employee may apply for a position posted externally.*

The employee's anniversary date will be determined according to the date of hire in the regular part-time or regular full-time position. No credit will be given toward completion

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of a required orientation/probation period or toward the accrual of benefits for the time that the individual served as a casual employee.

**2.4 Rate of Pay**

The rate of pay for casual employees will be administered in accordance with Policy 504.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 314  
**EFFECTIVE DATE:** 9-16-08  
**REVISED:** 11-8-10/08-04-15  
**REVISED:** 4-05-11/ 10/17/17  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Volunteer Program**

1. **Purpose:** The employer recognizes that there are benefits to members of the community to become involved in the delivery of the employer's programs and services on a volunteer basis. Being a volunteer is a privilege for the volunteer and for the organization s/he serves. Individuals have an interest in assisting public agencies by applying their knowledge, skills, and experience to a worthwhile endeavor. Also, the community and the employer receive enhanced services because of the individual's specialized skills and commitment. Using volunteers is a true win-win situation for those willing to volunteer for the employer and for the community.
2. **Policy:** This policy covers the essential elements of an effective volunteer program which is compliant with applicable state and federal regulations pertaining to the employer's volunteers. As this policy is broad in scope, individual departments should establish additional specific requirements consistent with this policy to guide the use of volunteers within the specific program areas.

### **2.1 Definition of Volunteer**

County volunteers are uncompensated individuals who perform services directly related to the business of the county for the benefit of the volunteer, to support the humanitarian, charitable, or public service activities of the county, or to gain experience in specific endeavors. To qualify as a county volunteer, an individual must be willing to provide service according to the procedures of the county administrative policy and the policies of the respective department.

In order to maximize the effectiveness of volunteers and minimize risk exposure to both volunteers and the county, this policy will apply to all county departments and volunteers. Exceptions to the conditions of this policy may be brought to the Administrative Officer and/or Personnel Director, and the county's risk management officer, for review and approval on a case-by-case basis.

### **2.2 Types of Volunteers**

- a. **General Volunteer:** One who is not assigned to sensitive areas or situations and does not require particular licensing or certification. Examples of departments using such volunteers might be, but are not limited to, building and planning, public works, and general administrative offices.
- b. **Public Safety Volunteer:** One who perform services related to law enforcement and public safety. Placement of volunteers in these areas may require the full law enforcement background check including complete physical, psychological, polygraph and drug screenings, or a background investigation similar to that of law enforcement personnel. Reserve Deputy Sheriff's shall not lose the status of volunteer if or when on an occasional basis they might receive a flat stipend for special events



or where a private company, entity, or individual provides compensation for such activity to offset costs to the Sheriff by contract or other written agreement.

- c. ***Internal Volunteer:*** one who is an employee of Storey County, Storey County Sheriff's Office, Virginia City Tourism Commission, or the Storey County Fire Protection District, and who is volunteering for a job distinctly different from their job classification. Current public officers and employees may act in a volunteer capacity, but are not permitted to voluntarily perform services which are the same or in any way similar to the duties for which they are paid to perform by the same agency. The duties of the internal volunteer shall in no way conflict with the mission, objectives, or activities of the employer.

## **2.3 Program Planning and Implementation**

Prior to implementing a volunteer program, the subject department must develop and maintain a written plan and procedures to supplement this policy that address specific methods to recruit, interview, select, orientate, train, supervise, track, and recognize volunteers. Department heads will designate an employee within the department to be responsible for the volunteer program and who will serve as the primary contact person for the volunteer.

The program will be reviewed by the Administrative Officer and/or Personnel Director for validation that it conforms to the county administrative policies before the program is implemented.

- a. The plan may include:
  - i. A program to recognize and award volunteer services is encouraged.
  - ii. A program for opportunity to advance or assume greater responsibility in the volunteer position or program.
- b. The plan must include:
  - i. A statement that the program will conform to administrative policies of the county and department.
  - ii. A statement describing how and by which department employee the volunteers will be overseen, and to whom the volunteer will report.
  - iii. Job assignment descriptions for each volunteer position.
  - iv. A position statement for the designated volunteer coordinator which must be included with the employee's job description in accordance with county policy.
  - v. Absenteeism standards and procedures.
  - vi. A needs assessment and a statement outlining how volunteers will be used to meet these needs.
  - vii. A budget for any personnel costs for overseeing the program, operating costs, and direct and indirect costs.
- c. In addition to the above items, the Personnel Director/Administrative Officer and/or the County Manager may require the department head to submit comprehensive written sub-policies that address unique circumstances and needs of the volunteer program, such as for example, those particular to the Virginia City Tourism Commission's "Living

Legends”, “Gunfighter Liaison Program”, and the Sheriff’s Office’s “Citizen Emergency Response Team”. The department sub-policies shall be assessed by the Administrative Officer and/or Personnel Director, the County Manager, and other applicable agencies (e.g., Storey County Fire Protection District or Sheriff’s Office) for conformance with the provisions of the Storey County administrative policies and other applicable federal, state, and county regulations and policies.

## **2.4 Recruiting, Screening, Interviewing, and Selecting Volunteers**

As with employees, the employer’s ability to meet its goals and objectives is directly related to the skills and abilities of volunteers selected. Criteria for selecting volunteers will be developed in the same manner as used for selecting new employees.

The employer prohibits discrimination, harassment, or retaliation directed at volunteers on the basis of their race, color, religion, age, gender, sexual orientation, national origin, ancestry, disability, veteran status, pregnancy, genetic information, gender identity or expression, political affiliation, membership in the Nevada National Guard or United States armed services, or domestic partnership similarly as it does with its regular employees.

The recruitment, screening, and interviewing process should be planned and sufficiently thorough to result in selecting the best volunteer possible for departmental needs.

Volunteer applicants engaged in activities for the employer on a regular basis shall complete the employer’s volunteer application, including an acknowledgment that the function to be performed is not a paid position and the person is truly volunteering his/her services at the pleasure of the county, as well as complete new-member workplace orientation and training.

The employer will solve problems associated with the volunteer’s performance or behavior. However, if problems cannot be corrected, the volunteer should be dismissed from volunteer service.

Specific requirements that apply to employees in certain occupations such as fingerprinting, detailed background checks, and screening for drug use apply to volunteers performing similar occupations.

## **2.5 Managing Volunteers**

- a. **Supervision.** Volunteers shall receive appropriate oversight for the functions performed including an orientation to the employer’s policies and procedures, departmental operating procedures, safety practices, and other relevant information. Day-to-day oversight of volunteers shall be conducted as with employees.

Adequate equipment and supplies, as well as a safe working environment, will be provided for volunteers.

The employer will maintain detailed and accurate records of volunteer activities including a roster of active volunteers. The date, time, and duration of each volunteer activity session must be recorded, along with the work performed. The employer will remove volunteers from the roster whenever volunteers are inactive for more than 30 days, except under certain circumstances as approved by the employer.

Annual performance evaluations may be completed for each volunteer. However, volunteers serve at the pleasure of the employer and are subject to dismissal at any time with or without cause.

- b. ***Safety Sensitive Positions and Vehicle Use.*** Volunteers serving in safety sensitive positions pursuant to county policies or operating county vehicles shall be subject to licensing, physical and other examinations, drug and alcohol testing, and other requirements as regular employees pursuant to county policy.
- c. ***Conflict of Interest.*** Volunteers, like employees, are required to disclose any business, commercial or financial interest that they may have, where such interest might be construed by a reasonable person as being in real, potential, or apparent conflict with their official duties for the organization. A determination may be made by the organization to terminate or modify a volunteer assignment if a serious conflict of interest exists, including if the volunteer assignment causes conflict with the scheduling and performance of the employee with the employer, if the volunteer cannot or chooses not to modify or end such conflict on his/her own accord.
- d. ***Use of Organization Affiliation.*** A volunteer shall not use his/her affiliation as a volunteer with the county in connection with partisan politics, religious matters, or community issues contrary to the position taken by the county.
- e. ***Speaking on Behalf of the County.*** A volunteer shall not represent themselves as anything other than a volunteer while performing duties as a volunteer, unless specifically authorized and to the extent specified in writing for a special purpose.
- f. ***Confidentiality.*** The county is committed to maintaining client's and customer's rights to protection of their personal information as allowed by law. Employees and volunteers in the county must be committed to maintaining the privacy and confidentiality customers and clients, particularly their personal and personal health related information subject to HIPAA. Breaches of privacy that put the county at risk of legal consequences may result in immediate dismissal of the volunteer.
- g. ***Open Door Policy.*** Should a volunteer have concerns about his/her work environment, s/he should report it promptly to the department designated volunteer coordinator or the department head. If the volunteer is not satisfied with the response of the volunteer coordinator and the department head, s/he may raise the issue with the Administrative Officer and/or Personnel Director. Every effort will be made to achieve expedient and effective resolution in a manner consistent with county policy.

## **2.6 Risk of Injury and Property Damage:**

- a. ***Workers' Compensation.*** Volunteer must be covered by the employer's workers' compensation plan.
- b. ***Remuneration and reimbursement.*** Volunteers may be reimbursed for expenses incurred. In addition, the employer may provide limited and reasonable benefits and/or nominal remuneration to volunteers. The benefits provided must not, however, be in an amount or of a type that implies that the volunteer is being paid a wage or salary for time spent as a volunteer, or for the quantity or quality of the work performed. All such benefits must be approved, in advance, by the Personnel Director and/or Administrative Officer.
- c. ***Damage to Volunteer's Property.*** In the event the personal property of the volunteer is damaged while the volunteer is serving in authorized or unauthorized volunteer status, the county nor any designated volunteer management agency under contract with the county will be responsible to reimburse for the damage. Members of the

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Storey County Sheriff's Office volunteer and Reserve programs are covered under the same conditions as Sheriff's employees.

- d. ***Damage to Private Property.*** In the event private property is damaged by a volunteer serving in only an authorized volunteer status, provisions of the administrative policies will apply.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES

NUMBER 1002  
EFFECTIVE DATE: 09/26/14  
REVISED: 12-06-16/10-17-17  
AUTHORITY: BOC  
COUNTY MANAGER: \_\_PAW

SUBJECT: Definition of Terms

---

## 1. Definition of Terms

**1.1 POLICY:** The terms used in these policies shall have the meanings defined below:

**Transfer:** A lateral change of an employee from one position to another position in the same class, *such as an employee moving from one office to another office, or from part-time to full-time, but keeping the same position title.* ~~or to a different class in the same salary range. A transfer does not include an employee moving from one office to another while maintaining the same position classification.~~



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** October 17, 2017

**Estimate of time required:** Consent Agenda

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

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1. **Title:** For possible action, Approval of Interlocal Agreement between Storey County and Washoe County for the River District Senior Lunch Program.
2. **Recommended motion:** I move to approve the Interlocal Agreement between Storey County and Washoe County for the River District Senior Lunch Program.
3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** Storey County entered into this Interlocal Contract with Washoe County in 2000 to provide meals for the River District Senior Lunch Program at the Lockwood Community/Senior Center. Washoe County has the closet kitchen to Lockwood and it is the most cost effective means to provide meals to our residents in the Lockwood Community. Storey County pays Washoe County \$3.676 per meal on a monthly basis. This agreement is a renewal with no changes made from the previous agreements.

5. **Supporting materials:** Interlocal Agreement

6. **Fiscal impact:** YES

Funds Available: YES

Fund:001-116-57009-147 \_\_\_\_ Comptroller

7. **Legal review required:**

LL District Attorney

8. **Reviewed by:**

CW Department Head  
Bill County Manager

Department Name: Commissioner's Office

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 5-V

## **INTERLOCAL AGREEMENT**

THIS AGREEMENT dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between the County of Storey, a political subdivision of the State of Nevada, hereinafter "Storey," and Washoe County, a political subdivision of the State of Nevada, through its Human Services Agency, hereinafter "Washoe":

### **WITNESSETH**

WHEREAS, Storey desires to furnish meals to its senior citizens in the River District area which is close to Sparks and Reno, and

WHEREAS, Washoe has the closest kitchen to furnish said meals and is willing to do so with conditions.

WHEREAS, NRS 227.180 authorized public agencies to contract with one another to perform any governmental service, activity, or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, Storey and Washoe are public agencies within the meaning of the NRS 277.180;

NOW THEREFORE, in consideration of the aforesaid premises, and the good and valuable consideration, Storey and Washoe mutually agree as follows:

- A. Storey agrees to purchase an average of twenty (20) or more meals per day over a five-day week, Monday through Friday, from Washoe.
- B. Storey agrees to pay the current rate Washoe has negotiated in their Food Management Services agreement. The rate effective July 1, 2014 is three dollars and 676 hundredths cent (\$3.676) per meal. Washoe will notify Storey in writing if there is a future rate increase or decrease and will provide a minimum of thirty (30) calendar days notice before the new rate will take effect.
- C. Storey guarantees funding will come from Storey County.
- D. Washoe agrees to furnish said number of meals or more per day for said price.
- E. Washoe agrees to deliver the meals to the Rainbow Bend Clubhouse, 500 Bleu de Clair, Sparks, Nevada, 89434, and to qualified homebound persons over sixty (60) years of age who live in the River District area.
- F. This agreement shall not become effective until and unless ratified and approved by both Washoe and Storey.
- G. The term period of the contract is from October 1, 2017 through September 30, 2019.

- H. All written notices of termination or potential termination of this agreement shall be delivered to the following persons via U.S. mail at the addresses shown and shall be deemed received three days after they are sent.

**Storey County**

**County Commissioners  
P.O. Box D  
Virginia City, NV 89440**

**Washoe County**

**Amber Howell, Director  
Washoe County Human Services Agency  
1155 E. 9<sup>th</sup> St.  
Reno, NV 89512**

- J. Neither party shall assign, transfer, nor delegate any of their rights, obligations, or duties under this Agreement without the prior written consent of the other party.
- K. In the event that the governing body appropriating funds for Storey or Washoe fails to obligate the funds necessary to make payments or provide services beyond Storey or Washoe's then current fiscal period, this Agreement shall be terminated without penalty, charge, or sanction.
- L. Either party may terminate this Agreement by giving the other party written notice of intent to terminate. The notice must specify a day upon which the termination will be effective, which date may not be less than thirty (30) calendar days from the date of the mailing notice.
- M. To the extent allowed by law, Storey agrees to indemnify, save, and hold harmless Washoe from any and all claims, causes of action or liability arising from any negligent act, failure to act, error or omission in the performance of this Agreement by Storey or its agents or employees. Similarly, to the extent allowed by law, Washoe agrees to indemnify, save, and hold harmless Storey from any and all claims, causes of action or liability arising from any negligent act, failure to act, error or omission in the performance of this Agreement by Washoe or its agents or employees.
- N. The laws of the State of Nevada shall be applied in interpreting and construing this Agreement. Any action arising out of or relating to this Agreement shall be commenced in Washoe County.
- O. The illegality or invalidity of any provision or portion of this Agreement shall not affect the validity of the remainder of the Agreement.
- P. This Agreement constitutes the full and final agreement between the parties and supersedes any previous agreement. This Agreement shall not be modified unless in writing and signed by both parties.



- Q. It is not intended, and this Agreement shall not be construed, to provide any entity or person not a party to this Agreement with any benefits or to obligate the parties to this Agreement to any entity or persons not a party to this Agreement.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman  
Storey County Commission

ATTEST:

\_\_\_\_\_  
Date

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

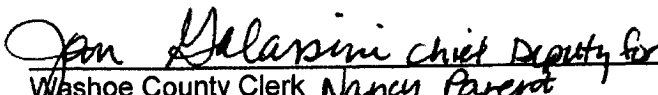
Approved as to form:

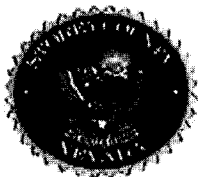
9-12-17  
Date

  
\_\_\_\_\_  
Chairman  
Washoe County Commission

ATTEST:

9-12-17  
Date

  
\_\_\_\_\_  
Washoe County Clerk *Jan Galarsini chief Deputy for Nancy Parent*



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10-17-17

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

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

# 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

October 02, 2017  
Via email

Fr: Melissa Field

Please add the following item(s) to the **October 17, 2017, COMMISSIONERS Consent Agenda:**

### LICENSING BOARD

#### FIRST READINGS:

- A. ATLAS CONSULTING GROUP, LLC – General / 71 W Main St. Freehold NJ
- B. FULCRUM, LLC – General / 1105 Williamsburg Dr ~ Mobile, AL
- C. MOTAN, INC. – General / 320 N Acorn Street ~ Plainwell, MI
- D. RENO CARSON MESSENGER SERVICE. – General/ 185 Martin St. ~ Reno, NV
- E. TSS TECHNOLOGIES, INC. – General / 8800 Global Way- W. Chester, OH
- F. VWR INTERNATIONAL, LLC General / 738 Space Island Rd. Sparks, NV
- G. ZEPHYR COMMUNICATIONS OF NV – General / 2187 Main Street Gold Hill

GH

cc: Community Development  
Assessor's Office  
Tourism Office

Planning Department  
Fire Department  
Comptroller's Office

Sheriff's Office  
Commissioners' Office  
Dispatch



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

Agenda Item No.



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** October 17, 2017

**Estimate of time required:** 5-10 minutes

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

1. **Title:** Discussion/Possible Action: Approval of Cooperative (Local Public Agency) Agreement between the State of Nevada Department of Transportation and Storey County for the Six Mile Canyon Emergency Repair Project.

2. **Recommended motion:** I move to approve the Cooperative (Local Public Agency) Agreement between the State of Nevada Department of Transportation and Storey County for the Six Mile Canyon Emergency Repair Project.

3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** As a result of the severe winter storms in early 2017, Six Mile Canyon Road sustained major damage and was closed for several months so that emergency repairs could be made to the roadway. Six Mile Canyon is considered a major collector road to state highways allowing us to seek reimbursement for the emergency repairs through the Federal Highways Program.  
This agreement between Storey County and the State of Nevada Department of Transportation will allow the county to seek reimbursement for \$255,113.02 once the emergency relief funding is made available through Federal Highways. We have no estimate on when these funds will be available. Approval of this agreement is the first step in seeking reimbursement.

5. **Supporting materials:** Cooperative (Local Public Agency) Agreement P557-17-063  
Attachment A: Cost Estimate  
Attachment B: Suspension or Debarment Affidavit  
Attachment C: Restrictions of Lobbying Form

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

KL District Attorney

8. **Reviewed by:**

CM Department Head  
AM County Manager

Department Name: Commissioner's Office

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

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No. 9

COOPERATIVE (LOCAL PUBLIC AGENCY) AGREEMENT  
SIX MILE CANYON EMERGENCY REPAIR PROJECT

This Agreement is made and entered the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the STATE OF NEVADA, acting by and through its Department of Transportation (hereinafter "DEPARTMENT") and Storey County, State of Nevada, P.O. Box 435, Virginia City, NV, 89440 (hereinafter "COUNTY").

WITNESSETH:

WHEREAS, agreements between the DEPARTMENT and local public agencies are authorized under Nevada Revised Statutes (NRS) Chapters 277 and 408; and

WHEREAS, the DEPARTMENT and the Nevada Division of the Federal Highway Administration ("FHWA") have entered into a Stewardship Agreement pursuant to Title 23 United States Code (U.S.C.) § 106; and

WHEREAS, NRS 408.245 authorizes the DEPARTMENT to act as agent and to accept federal funds on behalf of local public agencies; and

WHEREAS, 23 Code of Federal Regulations (CFR) § 635.105(c) provides that when a local public agency project is located on a street or highway over which the DEPARTMENT does not have legal jurisdiction, or when special conditions warrant, the DEPARTMENT may arrange for the local public agency having jurisdiction over such street or highway to perform the work with its own forces or by contract provided certain conditions are met; and

WHEREAS, the COUNTY has completed emergency repairs on Six Mile Canyon Road to restore travel and to protect the remaining facility as outlined in the Project Scope attached hereto and incorporated herein as Attachment A (hereinafter "PROJECT"); and

WHEREAS, the PROJECT has been approved by FHWA for Federal Emergency Relief ("ER") funds; and

WHEREAS, the COUNTY is a sub-recipient of federal transportation funds, Catalog of Federal Domestic Assistance (CFDA) Number 20.205 and the COUNTY's Date Universal Numbering System (DUNS) Number 73794968 will be used for reporting purposes; and

WHEREAS, the purposes of this Agreement is to provide ER funds to the COUNTY to reimburse it for the funds it expended performing the above-referenced emergency repairs in the event such funds become available.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter contained, it is agreed as follows:

ARTICLE I - DEPARTMENT AGREES:

1. To provide the COUNTY with a request for an invoice for the PROJECT, once the ER funding is made available by FHWA. The request will include the Federal Award Identification Number (FAIN).

2. To reimburse the COUNTY upon receipt of an invoice for one hundred (100%) of eligible PROJECT costs based on supporting documentation. Total reimbursement shall not exceed Two Hundred Fifty-Five Thousand One Hundred Thirteen and 02/100 Dollars (\$255,113.02). Eligible PROJECT costs are those costs as defined in 2 CFR Part 200 and the State Administrative Manual (SAM), incorporated herein by reference. The SAM may be obtained from <http://budget.nv.gov/MainDocuments/>.

#### ARTICLE II - COUNTY AGREES:

1. That the PROJECT has been approved for ER Fund by FHWA. The availability of ER Funds is uncertain and that the County is responsible for the costs incurred for the PROJECT until such time that ER funds are made available.

2. To provide to the DEPARTMENT all reporting and project documentation, as necessary for financial management, required by applicable Federal requirements and any future Federal reporting requirements and to comply with the Federal Funding Accountability and Transparency Act and implementing regulations at 2 CFR Part 170, including Appendix A available at <http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf>.

3. Within thirty (30) calendar days of the request for an invoice by the DEPARTMENT, the COUNTY shall provide the DEPARTMENT a final invoice for payment of the PROJECT costs. The invoice shall be based upon, and accompanied by, auditable supporting documentation. Following review of such documentation, the DEPARTMENT will process the COUNTY's invoice for payment. Total reimbursement shall not exceed Two Hundred Fifty-Five Thousand One Hundred Thirteen and 02/100 Dollars (\$255,113.02). Eligible PROJECT costs are those costs as defined in 2 CFR Part 200, and the SAM.

4. To be responsible for one hundred percent (100%) of all costs exceeding Two Hundred Fifty-Five Thousand One Hundred Thirteen and 02/100 Dollars (\$255,113.02). The COUNTY agrees the DEPARTMENT and the State of Nevada are not responsible for any PROJECT costs.

5. To complete and sign Attachment B – “Affidavit Required Under 23 USC Section 112(c) And 2 CFR Parts 180 and 1200 - Suspension or Debarment” and Attachment C – “Certification Required by Section 1352 of Title 31, United States Code, Restrictions of Lobbying Using Appropriated Federal Funds,” “Instructions for Completion of SF-LLL, Disclosure of Lobbying Activities,” and “Disclosure of Lobbying Activities” attached hereto and incorporated herein.

#### ARTICLE III - IT IS MUTUALLY AGREED:

1. The term of this Agreement shall be from the date first written above through and including June 30, 2020, or until the payment for the PROJECT has been made by the DEPARTMENT, whichever occurs first, save and except the responsibility for maintenance as specified herein.

2. Costs associated with this Agreement will be administered in accordance with the cost principles contained in 2 CFR Part 200. Indirect costs are eligible for reimbursement. The COUNTY's indirect rate shall be approved by its cognizant federal agency and that approval provided to the DEPARTMENT. Fringe benefit rates must be approved by the DEPARTMENT

on an annual basis to be eligible for reimbursement.

3. This Agreement may be terminated by mutual consent of both parties without cause. The parties expressly agree that this Agreement shall be terminated upon written notification if for any reason Federal and/or State and/or COUNTY funding ability to satisfy this Agreement is withdrawn, limited, or impaired.

4. All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile or electronic mail with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth below:

FOR DEPARTMENT: Rudy Malfabon, P.E., Director  
Attn: Kirsten Kehe, P.E.  
Local Public Agency Manager  
Nevada Department of Transportation  
Roadway Design  
1263 South Stewart Street  
Carson City, Nevada 89712  
Phone: (775) 888-7669  
Fax: (775) 888-7401  
E - mail address: kkehe@dot.nv.gov

FOR COUNTY: Cherie Nevin  
Storey County  
P.O. Box 435  
Virginia, City, NV 89440  
Phone: (775) 847-0986  
Fax: (775) 847-0947  
E -mail: cnevin@storeycounty.org

5. Up to the limitation of law, including, but not limited to, NRS Chapter 41 liability limitations, each party shall be responsible for all liability, claims, actions, damages, losses, and expenses, caused by the negligence, errors, omissions, recklessness or intentional misconduct of its own officers and employees.

6. The parties do not waive and intend to assert available NRS Chapter 41 liability limitations in all cases. Agreement liability of both parties shall not be subject to punitive damages. Actual damages for any DEPARTMENT or COUNTY breach shall never exceed the amount of funds which have been appropriated for payment under this Agreement, but not yet paid, for the fiscal year budget in existence at the time of the breach.

7. This Agreement and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the exclusive jurisdiction of the Nevada state district courts for enforcement of this Agreement.

8. The illegality or invalidity of any provision or portion of this Agreement shall not affect the validity of the remainder of the Agreement, this Agreement shall be construed as if such provision did not exist, and the unenforceability of such provision shall not be held to render any



other provision or provisions of this Agreement unenforceable.

9. Failure to declare a breach or the actual waiver of any particular breach of the Agreement and or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

10. Except as otherwise expressly provided herein, all property presently owned by either party shall remain in such ownership upon termination of this Agreement, and there shall be no transfer of property between the parties during the course of this Agreement.

11. It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create any rights in any person or entity, public or private, a third party beneficiary status hereunder, or to authorize anyone not a party to this Agreement to maintain a suit pursuant to the terms or provisions of this Agreement.

12. Each party agrees to keep and maintain under generally accepted accounting principles full, true, and complete records and documents pertaining to this Agreement and to present, at any reasonable time, such information for inspection, examination, review, audit, and copying at any office where such records and documentation are maintained. Such records and documentation shall be maintained for three (3) years after final payment is made.

13. The parties are associated with each other only for the purposes and to the extent set forth in this Agreement. Each party is and shall be a public agency separate and distinct from the other party and shall have the right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.

14. In connection with the performance of work under this Agreement, the parties agree not to discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, disability, pregnancy, sexual orientation, genetic information (GINA) or gender identity or expression, including, without limitation, with regard to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including without limitation apprenticeship. The parties further agree to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

15. Pursuant to all applicable laws including but not limited to the Civil Rights Act of 1964, the Federal Highway Act of 1973, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Executive Order 12898 (Environmental Justice), and Executive Order 13166 (Limited English Proficiency), the parties shall ensure that no person shall on the grounds of race, color, national origin, sex, age, and handicap/disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the recipient regardless of whether those programs and activities are federally-funded or not.

16. Neither party shall assign, transfer or delegate any rights, obligations or duties under this Agreement without the prior written consent of the other party.

17. The parties hereto represent and warrant that the person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement and that the parties are authorized by law to engage in the cooperative action set forth herein.

18. Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is confidential by law or a common law balancing of interests.

19. Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law.

20. All references herein to federal and state code, law, statutes, regulations and circulars are to them, as amended.

21. This Agreement shall not become effective until and unless approved by appropriate official action of the governing body of each party.

22. This Agreement constitutes the entire agreement of the parties and as such is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Agreement specifically displays a mutual intent to amend a particular part of this Agreement, general conflicts in language between any such attachment and this Agreement shall be construed consistent with the terms of this Agreement. Unless otherwise expressly authorized by the terms of this Agreement, no modification or amendment to this Agreement shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto and approved by the Attorney General.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

STOREY COUNTY

State of Nevada, acting by and through its  
DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_  
Marshall McBride  
County Commission Chairman

\_\_\_\_\_  
Director

Approved as to Form:

Approved as to Legality & Form:

\_\_\_\_\_  
Anne Langer  
District Attorney

\_\_\_\_\_  
Deputy Attorney General

ATTACHMENT A

Damage Programming Estimate		Report Number
Location (Name of Road and Milepost) 6 mile canyon Road From Lyon/Storey county line to 6 miles from county line		Sheet 1 of 2
Description of Damage Due to the flooding from the severe rainfall on January 9th and 10th, 2017, washouts of roadway pavement and culverts, significant pavement damage, erosion of shoulders, and damage due to creek erosion closer to roadway.		Date Report Prepared June 16, 2017
Project Number		State and County Nevada - Storey

100% Completed Work Emergency Repairs

Cost Estimates									
Repair Item Description	Labor	Equipment Costs	Materials	Rental Equipment	Contractor Costs	Totals	Federal Share	Local Share	
1. Washed out pipe culvert repair to restore emergency services, and later, open to the public with reduced safety.	\$5,093.02	\$26,436.40	\$9,750.54			\$41,279.96	\$41,279.96	\$0.00	
2. Shoulder repair to protect pavement and restore safety (completed work only, more still needs to be done. See below)	\$20,372.08	\$79,309.21	\$19,501.08			\$119,182.37	\$119,182.37	\$0.00	
3. Non washed out pipe culvert repair. To restore pre event function and protect culverts and road against future events.	\$10,186.04	\$29,961.26	\$14,625.81			\$54,773.11	\$54,773.11	\$0.00	
4. Slope stabilization to protect road and culverts against creek movement that will undercut slopes that will damage infrastructure.	\$7,639.53	\$17,624.27	\$4,875.27			\$30,139.07	\$30,139.07	\$0.00	
5. Washed out pipe culvert and pavement repairs to restore to pre-event conditions	\$2,344.38	\$3,487.38	\$3,906.76			\$9,738.52	\$9,738.52	\$0.00	
Sub Totals 100% Completed Emergency Work	\$20,169.95	\$51,072.90	\$23,407.84			\$255,113.02	\$255,113.02	\$0.00	

Emergency Repair

**Attachment B**

**AFFIDAVIT REQUIRED UNDER 23 USC SECTION 112(c)  
AND 2 CFR PARTS 180 AND 1200 - SUSPENSION OR DEBARMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_ (Name of party signing this  
affidavit and the Proposal Form) \_\_\_\_\_ (title).  
being duly sworn do depose and say: That \_\_\_\_\_  
(name of person, firm, association, or corporation) has not, either directly or indirectly, entered  
into agreement, participated in any collusion, or otherwise taken any action in restraint of free  
competitive bidding in connection with this contract; and further that, except as noted below to  
the best of knowledge, the above named and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction; violation of Federal or State antitrust statutes, including those proscribing price fixing between competitors, allocation of customers between competitors, and bid rigging; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice; commission of any other offense indicating a lack of business integrity or business honesty that seriously and directly affects your present responsibility;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

(Insert Exceptions, attach additional sheets)

The above exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility and whether or not the Department will enter into contract with the party. For any exception noted, indicate on an attached sheet to whom it applies, initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions. The failure to furnish this affidavit and required exceptions if any shall disqualify the party.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Notary Public, Judge or other Official

**Attachment C**

**CERTIFICATION REQUIRED BY SECTION 1352 OF TITLE 31, UNITED STATES CODE**  
**RESTRICTIONS OF LOBBYING USING APPROPRIATED FEDERAL FUNDS**

The undersigned certifies, to the best of his or her knowledge and belief that:

(1) No Federal appropriate funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\_\_\_\_\_  
Name (please type or print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether sub-awardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Use the SF-LLL-A Continuation Sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity in and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a follow up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or sub-award recipient. Identify the tier of the sub-awardee, e.g., the first sub-awardee of the prime is the 1st tier. Sub-awards include but are not limited to subcontracts, sub-grants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Sub-awardee", then enter the full name, address, city, state and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the lobbying entity engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, first Name, and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box(es). Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box(es). Check all boxes that apply. If other, specify nature.
14. Provide a specific and detailed description of the services that the lobbyist has performed, or will be expected to perform, and the date(s) of any services rendered. Include all preparatory and related activity, not just time spent in actual contact with Federal officials. Identify the Federal officials. Identify the Federal official(s) or employee(s) contacted or the officer(s), employee(s), or Member(s) of Congress that were contacted.
15. Check whether or not a SF-LL-A Continuation Sheet(s) is attached.
16. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503.

Approved by OMB  
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Page 3 of 3



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10/17/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Accept receipt of two motorcycles from Washoe County, Free of charge, through a Dept. of Homeland Security grant for response and use in back country operations.
2. **Recommended motion:** Motion to accept receipt of two motorcycles from Washoe County, Free of charge, through a Dept. of Homeland Security grant for response and use in back country operations.
3. **Prepared by:** Brandy Gavenda, Admin. Asst. *BT*

**Department:** Storey County Sheriff's Office

**Telephone:** 775-847-0959

4. **Staff summary:** Accept receipt of two motorcycles from Washoe County, free of charge, through a Dept. of Homeland Security grant for response and use in back country operations. Use & operations policy by Sheriff's Office will be developed and implemented prior to use.

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

\_\_\_\_ County Manager

*Gerald Antinoro*

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 10



## Gerald Antinoro

---

**From:** Sonja Williams <swilliams@dps.state.nv.us>  
**Sent:** Wednesday, September 13, 2017 8:21 AM  
**To:** 'Daniels, Laura'; Gerald Antinoro  
**Cc:** Kelli Anderson; Sonja Williams  
**Subject:** RE: Award #97074LL5 BMW Bikes

You may proceed with transferring the equipment. Please follow the transfer terms on the form.

Glad this worked out for you both!!

*Sonja Williams*  
Grants and Projects Supervisor  
State of NV/DPS  
Division of Emergency Management &  
Office of Homeland Security  
2478 Fairview Drive  
Carson City, NV 89701  
Phone - (775)-687-0388  
Fax - (775) 687-0323  
Hours Monday - Friday 7:00am-3:30pm  
Website: <http://dem.nv.gov>

**From:** Daniels, Laura [mailto:LDaniels@washoecounty.us]  
**Sent:** Wednesday, September 13, 2017 8:12 AM  
**To:** Sonja Williams  
**Subject:** Award #97074LL5 BMW Bikes

Hi Sonja,

Please find attached the signed equipment transfer form. Let me know what our next step is.

Thank you

*Laura Daniels*  
Sheriff Office Grant Coordinator  
775-328-3013  
[ldaniels@washoecounty.us](mailto:ldaniels@washoecounty.us)  
**Work Schedule:** Monday - Friday 7 am to 3:30 pm

## Gerald Antinoro

---

**From:** Sonja Williams <[swilliams@dps.state.nv.us](mailto:swilliams@dps.state.nv.us)>  
**Sent:** Thursday, August 31, 2017 4:58 PM  
**To:** Gerald Antinoro; 'Daniels, Laura'  
**Cc:** Sonja Williams; Kelli Anderson  
**Subject:** FW: WCS motorcycle disposition request  
**Attachments:** EquipmentTransferForm.pdf

Good afternoon,

Attached is the transfer of equipment form. Please complete and submit.

Thank you,

*Sonja Williams*  
Grants and Projects Supervisor  
State of NV/DPS  
Division of Emergency Management &  
Office of Homeland Security  
2478 Fairview Drive  
Carson City, NV 89701  
Phone - (775)-687-0388  
Fax - (775) 687-0323  
Hours Monday - Friday 7:00am-3:30pm  
Website: <http://dem.nv.gov>

---

**From:** Gerald Antinoro [<mailto:gantinoro@storeycounty.org>]  
**Sent:** Thursday, August 31, 2017 9:43 AM  
**To:** Sonja Williams  
**Subject:** RE: WCS motorcycle disposition request

If that is the case then yes, I absolutely do want them. Let me know what we need to do. Thank you.

Gerald Antinoro

*Sent from my Verizon Wireless 4G LTE Droid*  
On Aug 31, 2017 07:52, Sonja Williams <[swilliams@dps.state.nv.us](mailto:swilliams@dps.state.nv.us)> wrote:  
Good morning,

I apologize for missing your previous response. You do not have to purchase them. Washoe County Sheriff no longer has a use for them. They were grant purchased so they need to dispose of them. They are free so if you want them let me know and I will find out how this gets facilitated.

*Sonja Williams*  
Grants and Projects Supervisor  
State of NV/DPS  
Division of Emergency Management &  
Office of Homeland Security

2478 Fairview Drive  
Carson City, NV 89701  
Phone - (775)-687-0388  
Fax - (775) 687-0323  
Hours Monday - Friday 7:00am-3:30pm  
Website: <http://dem.nv.gov>

**From:** Gerald Antinoro [<mailto:gantinoro@storeycounty.org>]  
**Sent:** Wednesday, August 30, 2017 1:48 PM  
**To:** Sonja Williams  
**Subject:** Re: WCS motorcycle disposition request

Sonja,

I did previously respond. I could use them but unfortunately do not have the ability to purchase them.

Gerald Antinoro  
Sheriff  
Storey County Sheriff's Office

*Sent from my Verizon Wireless 4G LTE Droid*  
On Aug 30, 2017 12:50, Sonja Williams <[swilliams@dps.state.nv.us](mailto:swilliams@dps.state.nv.us)> wrote:  
Good afternoon,

I am following up on my inquiry below to see if you have a use for the motorcycles.

Sonja Williams  
Grants and Projects Supervisor  
State of NV/DPS  
Division of Emergency Management &  
Office of Homeland Security  
2478 Fairview Drive  
Carson City, NV 89701  
Phone - (775)-687-0388  
Fax - (775) 687-0323  
Hours Monday - Friday 7:00am-3:30pm  
Website: <http://dem.nv.gov>

**From:** Sonja Williams  
**Sent:** Tuesday, August 15, 2017 8:37 AM  
**To:** '[gantinoro@storeycounty.org](mailto:gantinoro@storeycounty.org)'  
**Cc:** Sonja Williams; Kelli Anderson  
**Subject:** FW: Award #97074LL5 equipment

Good morning Sheriff,

Kelli mentioned you may be interested the the motorcycles described below that WCS no longer has a use for. Please let us know if you are and we will move forward. Attached is the market value and below is the correspondence from Washoe County Sheriff.

Thank you,

Sonja

---

We have two 2005 BMW motorcycles purchased on award #97074LL5, They are mechanically sound. #0012 has 1,235 miles and #0013 has 1,357 miles on it. Obviously not a lot of miles for bikes that are 12 years old. Most of the work we have done on them has been for seasonal prep, usually around Burning Man time, or replacing batteries because they go bad due to lack of use. Attached a fair market value for reference.

The fair market value is between attached.

Please let me know if there is anything else you may need from us.

Thank you

*Laura Daniels*

Sheriff Office Grant Coordinator

775-328-3013

[ldaniels@washoeconomy.us](mailto:ldaniels@washoeconomy.us)

**Work Schedule: Monday - Friday 7 am to 3:30 pm**

*Sonja Williams*

*Grants and Projects Supervisor*

*State of NV/DPS*

*Division of Emergency Management &*

*Office of Homeland Security*

*2478 Fairview Drive*

*Carson City, NV 89701*

*Phone - (775)-687-0388*

*Fax - (775) 687-0323*

*Hours Monday - Friday 7:00am-3:30pm*

**Website: <http://dem.nv.gov>**



Catalogue. Community. Map.

## BMW F650GS 2005

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2 photos

### Water cooled, 652cc, Single, DOHC

Power:	49.63 HP (36.5 kW) @ 6500 rpm
Torque:	60 Nm (44.25 lb-ft) @ 5000 rpm
Final drive:	Chain
Top speed:	102.53 mph
Curb weight:	425.5 lbs
Category:	Offroad
Tags:	Enduro

### Engine and transmission

Engine type:	1 cylinders, 4-stroke, Single
Displacement:	652 cc (39.84 cubic inches)
Bore × stroke:	3.94 inch × 3.27 inch (oversquare - shortstroke)
Cooling system:	Water cooled
Power:	49.63 HP (36.5 kW) @ 6500 rpm
Torque:	60 Nm (44.25 lb-ft) @ 5000 rpm
Throttle:	Cable operated
Valves	
Valve train:	DOHC, variable
Valves per cylinder:	4
Fuel and ignition	
Sparks per cylinder:	1
Fuel supply system:	Fuel injection
Ignition type:	Digital CDI
Compression:	11.5:1
Engine mounting:	Transverse
Lubrication system:	Wet sump
Gear box:	Manual 5-speed
Clutch:	Wet, multiple discs, cable operated
Final drive:	Chain

**Starter:** Electric

## Dimensions

### Physical measures

**Length:** 85.6 inch

**Width:** 35.8 inch

**Height:** 49.8 inch

**Wheel base:** 58.2 inch

**Seat height:** 30.7 inch

### Weight

**Curb weight:** 425.5 lbs

**Dry weight:** 385.8 lbs

## Chassis and suspension

**Frame type:** steel, Single cradle frame

### Front

**Suspension:** Cartridge

**Suspension travel:** 6.69 inch

**Fork angle:** 61°

**Brake:** Single Disk, Ø11.81 inch

**Tire:** 100 / 90 R19 S

### Rear

**Suspension:** mono shock, Swingarm

**Suspension travel:** 6.5 inch

**Brake:** Disk, Ø9.45 inch

**Tire:** 130 / 80 R17 S

## Other

**ABS available:** Yes

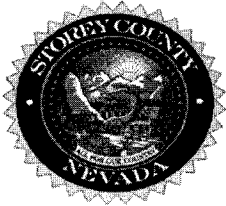
**Power-to-weight ratio:** 0.19 KW/lbs (5.29 lbs/HP)

**Top speed:** 102.53 mph

**Fuel capacity:** 4.57 gals

**Number of riders:** 2 persons

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## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:**

**Estimate of time required:** 15 minutes

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

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1. **Title:** Consideration and possible action regarding Resolution 17- 475 setting Storey County Sheriff's Office Jail parking lot as location for transaction of internet sales as required by AB 297
2. **Recommended motion:** I move to approve Resolution 17-475 and authorize the chairman to sign.
3. **Prepared by:** Keith Loomis  
  
**Department:** District Attorney's Office **Telephone:** 847-0964
4. **Staff summary:** AB 297 of the 2017 legislative session required that the Boards of County Commissioners designate a sheriff's office or part thereof as the location at which two or more persons could meet to complete the sale of personal property that was initiated on the internet.
5. **Supporting materials:** Resolution 17-475; AB 297
6. **Fiscal impact:**  
  
Funds Available: Fund: \_\_\_\_\_ Comptroller
7. **Legal review required:**  
  
\_X\_ District Attorney
8. **Reviewed by:**  
  
\_\_\_\_\_ Department Head  
\_\_\_\_\_ County Manager  
Department Name:  
Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. ||

**RESOLUTION NO. 17-475**

**RESOLUTION**

**RESOLUTION DESIGNATING THE  
STOREY COUNTY JAIL PARKING  
LOT AS THE INTERNET SALES  
COMPLETION SITE PURSUANT TO  
AB 297 OF THE 2017 LEGISLATIVE  
SESSION**

**WHEREAS**, AB 297 (2017 Legislative Session), requires that the Board of County Commissioners designate at least one sheriff's, or part thereof, as a site at which two or more persons may meet to complete the sale of an item of personal property that was initiated on the internet; and

**WHEREAS**, after consulting the Sheriff of Storey County, the Board of County Commissioners determines that such location for the County of Storey will be that part of the Sheriff's Office consisting of the parking lot of the Storey County Sheriff's Jail located at 911 State Route 341 in Virginia City, Nevada; and

**WHEREAS**, based on the recommendations of the Sheriff of Storey County, the Board of County Commissioners determines that the following conditions will apply to the activity authorized pursuant to AB 297:

- The location for such transactions is the parking lot of the Storey County Sheriff's Office Jail located at 911 State Route 341 in Virginia City Nevada.

- Transactions may be done at any time

- Sheriff's Office staff will not be available to facilitate the sale of personal property.

**WHEREAS**, if the Sheriff of Storey County determines that the above conditions impede the operations of the Storey County Sheriff's Office, the Board of County Commissioners of Storey County authorizes the Sheriff or his designee to modify the above conditions at his discretions; and,

**NOW, THEREFORE, BE IT RESOLVED THAT** the County of Storey approves the designation of the parking lot of the Storey County Sheriff's Office Jail as the County's Internet Sales Completion site subject to the above terms and conditions. Should the Sheriff determine that the above conditions impede the operation of the Storey County Sheriff's Office; the Board of County Commissioners authorizes the Sheriff or his designee to modify the above conditions at his discretion.



**BE IT FURTHER RESOLVED** that this resolution becomes effective upon approval.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

Signatures on next page.

**BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY**

By: \_\_\_\_\_  
MARSHALL McBRIDE, Chairman

ATTEST:

\_\_\_\_\_  
VANESSA STEPHENS  
Storey County Clerk/Treasurer

Assembly Bill No. 297--Assemblymen  
Jauregui; and Ohrenschall

CHAPTER.....

AN ACT relating to local government; requiring, with certain exceptions, each governing body of a county, city or town to designate at least one sheriff's office or police station, as applicable, as a site for the completion of the sale of personal property initiated on the Internet; providing immunity from liability to counties, cities, towns, sheriffs, police departments and officers and employees thereof for certain incidents that occur at such sites; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

This bill requires the designation of certain sheriff's offices and police stations, or part thereof, as sites at which two or more persons may meet to complete the sale of personal property that was initiated on the Internet.

**Section 1** of this bill requires each board of county commissioners to designate at least one sheriff's office, or part thereof, as such a site.

**Section 2** of this bill requires the governing body of an incorporated city to designate at least one police station, or part thereof, as such a site. If: (1) an incorporated city is within the jurisdiction of a metropolitan police department; or (2) police protection for the city is provided by the sheriff of the county, **section 2** requires instead the board of county commissioners to designate at least one sheriff's office, or part thereof, located in or in close proximity to the city as such a site.

**Section 3** of this bill requires each town board or the board of county commissioners of the county where the town is located to designate at least one police station, or part thereof, as such a site. If: (1) the town is within the jurisdiction of a metropolitan police department; or (2) police protection for the town is provided by the sheriff of the county, **section 3** requires instead the board of county commissioners to designate at least one sheriff's office, or part thereof, located in or in close proximity to the town as such a site.

**Sections 1-3** also provide that no action may be brought against a county, incorporated city, town, sheriff, police department or officer or employee thereof based on an incident that occurs when two or more persons meet at such a location.

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.** Chapter 244 of NRS is hereby amended by adding thereto a new section to read as follows:

***1. Each board of county commissioners shall designate at least one sheriff's office, or part thereof, as a site at which two or***



79th Session (2017)

*more persons may meet to complete the sale of an item of personal property that was initiated on the Internet.*

*2. No action may be brought against the county, sheriff or an officer or employee thereof based on an incident that occurs when two or more persons meet at a location designated pursuant to subsection 1.*

**Sec. 2.** Chapter 268 of NRS is hereby amended by adding thereto a new section to read as follows:

*1. Except as otherwise provided in subsection 2, the governing body of an incorporated city shall designate at least one police station, or part thereof, as a site at which two or more persons may meet to complete the sale of an item of personal property that was initiated on the Internet.*

*2. If the incorporated city is within the jurisdiction of a metropolitan police department formed pursuant to chapter 280 of NRS or if police protection for the incorporated city is provided by the sheriff of the county, the board of county commissioners shall designate at least one sheriff's office, or part thereof, located in or in close proximity to the incorporated city as a site at which two or more persons may meet to complete the sale of an item of personal property that was initiated on the Internet.*

*3. No action may be brought against the county, sheriff, incorporated city, police department or an officer or employee thereof based on an incident that occurs when two or more persons meet at a location designated pursuant to subsection 1 or 2.*

**Sec. 3.** Chapter 269 of NRS is hereby amended by adding thereto a new section to read as follows:

*1. Except as otherwise provided in subsection 2, each town board or the board of county commissioners shall designate at least one police station, or part thereof, as a site at which two or more persons may meet to complete the sale of an item of personal property that was initiated on the Internet.*

*2. If the town is within the jurisdiction of a metropolitan police department formed pursuant to chapter 280 of NRS or if police protection for the town is provided by the sheriff of the county, the board of county commissioners shall designate at least one sheriff's office, or part thereof, located in or in close proximity to the town as a site at which two or more persons may meet to complete the sale of an item of personal property that was initiated on the Internet.*

*3. No action may be brought against the county, sheriff, town, police department or an officer or employee thereof based*

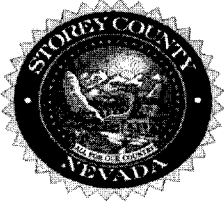


*on an incident that occurs when two or more persons meet at a location designated pursuant to subsection 1 or 2.*

**Sec. 4.** (Deleted by amendment.)

20 ~~~~~ 17





## Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required: 15 minutes

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

1. **Title:** Consideration and Possible Action to approve contract to purchase Pipers Opera House from the Storey County School District

2. **Recommended motion:** I (County Commissioner) move to approve the contract for the purchase of the Pipers Opera House from the Storey County School District and authorize the Chairman to sign.

3. **Prepared by:** Keith Loomis

**Department:** District Attorney's Office

**Telephone:** 847-0964

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

5. **Supporting materials:** Contract for Purchase of Real Property

6. **Fiscal impact:** The Proposed purchase price is \$300,500.00

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_X\_\_ District Attorney

8. **Reviewed by:**

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

Department Name:

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

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No.

12

## **STAFF SUMMARY**

The Storey County School District (District) presently owns Pipers Opera House. The District has expressed interest in selling the Opera House so that it can use the funds obtained for other educational purposes. The District has obtained two appraisals for the Opera House as required by NRS 393.240. Those appraisals came back at \$300,500.00 and \$400,000.00. The proposed contract sets the purchase price at \$300,500.00 with further consideration to be provided in an interlocal agreement. The interlocal agreement will provide that the District can use the Opera House for school related functions for up to 30 days a year without cost to the District. It will further provide that personal property within the Opera House will remain there for use by the County. The proposed contract has not yet been approved by the District Board of Trustees. The District has a statutory process they must follow in order to sell the Opera House to the County. It will require the School District to publish notice of its intention to sell school property and allow objections to the sale to be made known at a meeting of the board of trustees.

## **AGREEMENT FOR PURCHASE OF REAL PROPERTY**

**THIS AGREEMENT** is entered into by and between the Storey County School District (School District) and the County of Storey, (County) and is entered into as of the date of its execution by all parties as hereafter set forth.

WHEREAS, School District owns a parcel of real property on which sets the historic Piper's Opera House (Opera House) in Virginia City, Nevada; and,

WHEREAS, County is authorized by NRS 244.157(1) to exercise any of the powers that a board of trustees of any general improvement district would be permitted to exercise pursuant to the provisions of NRS Chapter 318; and,

WHEREAS, pursuant to NRS 318.143 a board of directors of a general improvement district is authorized to acquire systems and facilities for recreation which systems and facilities include without limitation, museums, dance halls, concert halls, theaters, auditoriums or any combination thereof; and

WHEREAS, Piper's Opera House is of significant historical and cultural value which has been used and continues to be used as a museum, concert hall, dance hall, theater and auditorium; and,

WHEREAS, School District has obtained two appraisals of Opera House as required by NRS 393.240; one for \$300,500.00 and a second one for \$400,000.00; and

WHEREAS, School District is authorized to sell the Opera House to County without going through as public bid process pursuant to NRS 277.020; and,

WHEREAS, School District is prepared to sell Opera House and associated personal property to County at the value established in the lower of the two appraisals;

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

1. Subject Real Property. School District does hereby agree to sell and County does hereby agree to purchase all that certain real property situate in Virginia City, Nevada located at 12 North B Street bearing Assessor's Parcel Number 001-082-14 which is more particularly described in Exhibit "A", attached hereto and incorporated herein as if set out in full, together with all improvements thereon and easements appurtenant thereto.

2. Purchase Price. The total purchase price for the real property is the sum of Three Hundred Thousand Five Hundred Dollars (\$300,500.00) for the real property and an additional for the personal property.

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

4. Escrow. Upon the execution of this Purchase Agreement, the parties shall open an escrow at Ticor Title Company, in Carson City, Nevada, to consummate the purchase in accordance with the terms and provisions hereof. The provisions hereof shall constitute joint instructions to the escrow holder; provided, however, that the parties shall deposit all funds and execute such additional instructions as requested by the escrow holder in order to complete the sale in accordance with the terms set forth herein. Said escrow shall close **on or about December 15, 2017**. County will pay the escrow fee.

5. Preliminary Title Report. Upon approval of this agreement by the Board of County Commissioners Storey County, the County will order a Preliminary Title Report from the escrow holder. County shall take title to the property subject to: (1) real estate taxes and/or assessment not yet due, and (2) covenants, conditions, restrictions, reservations, rights-of-way, and easements of record. County shall have the right to examine the title to the property and to notify escrow holder and School District in writing of any valid objections thereto. County shall be deemed to have approved the Preliminary Title Report and all exceptions thereto unless County delivers written disapproval to School District the escrow holder **on or before December 1, 2017**. In the event of County's valid written disapproval of an exception or exceptions, School District shall have until the time limit for closing of the escrow within which to cause this disapproved exception or exceptions to be removed from the record in order that the same shall not show in the policy of title insurance to be issued in favor of County at the close of escrow. In the event School District fails, refuses or is unable to remove such exceptions before the close of escrow, all rights and obligations hereunder may, at the election of the County, terminate

6. Possession. School District agrees to, and shall, deliver possession of the subject property to County as of the close of escrow.

7. Interlocal Agreement. Following the close of escrow in this matter County and School District will enter into an interlocal agreement, whereby County will allow School District to utilize Piper's Opera House for school functions such as, without limitation, plays, musical events, assemblies and other functions for up to thirty days per year without charge. Further there are certain historical items of personal property on display at the Opera House which School District will agree may remain on display at Opera House. The terms of the interlocal agreement will be set out in a separate agreement.

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

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

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



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

10. Disclosure Statements. Inasmuch as the property being purchased is not residential property, no disclosure statements are required

11. Entire Agreement. School District and County agree that this Agreement contains all of the provisions of the agreement between School District and County for County's purchase of the real property and improvements and the personal property. There are no agreements, warranties or representations, express or implied, except those expressly set forth herein.

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

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

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

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

The address for County for purposes of this paragraph is:

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

With copy to:

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

The address for School District for purposes of this paragraph is:

PO Box C,  
124 South E Street  
Virginia City, Nevada 89440

16. Time for Acceptance. Storey County understands that the consummation of this agreement is dependent upon the approval of this agreement by the Board of Trustees of the Storey County School District in a duly noticed public meeting of the Board. Accordingly Storey County agrees that authority of the School District to accept this agreement will remain open for a period of thirty days from the date Storey County approves this Agreement.

17. Waiver of Conflict. The Storey County District Attorney has drafted this agreement for the benefit of both parties, but is an elected official of the County. School District is advised that it is free to have this agreement reviewed by legal counsel of its choice. If School District does not have independent review then it waives any conflict the Storey County District Attorney's Office may have in preparing this agreement for both parties.

County agrees to Purchase the property on the terms and conditions set forth in this Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017.

STOREY COUNTY

\_\_\_\_\_  
By Marshall McBride  
Chairman Board of County Commissioners of Storey County

Attest:

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

School District agrees to sell the property on the terms and conditions as stated in this agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017.

STOREY COUNTY SCHOOL DISTRICT

\_\_\_\_\_  
President  
Storey County School District Board of Trustees



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 17, 2017  
minutes

Estimate of time required: 15

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

1. **Title:** Consideration and Possible Action on approval of contract to purchase real property from Kimberly Neal located at 10 South B Street adjacent to the County Courthouse for approximately \$355,000.00
2. **Recommended motion:** I move to approve the entry into the contract for the purchase of real property belonging to Kimberly Neal and authorize the chairman to sign.
3. **Prepared by:** Keith Loomis

**Department:** District Attorney's Office

**Telephone:** 847-0964

4. **Staff summary:** This contract is for the purchase of the building and land bearing the address of 10 South B Street in Virginia City, Nevada. The property has been appraised by an independent appraiser (Ann Delahay) who valued the property at \$355,000.00 as of August 5, 2017. The County is proposing to purchase the property for use as additional office space and for parking. The County is proposing to allow Ms. Neal to retain possession of the property for up to an additional 90 days after close of escrow for a lump sum rent payment of \$1,000.00. The purpose is to allow Ms. Neal to use the funds received from the sale to obtain storage space in which to place the personal property located within the residence being sold.

5. **Supporting materials:** Agreement for Purchase of Real Property, Appraisal

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: \_\_\_\_\_

## **AGREEMENT FOR PURCHASE OF REAL PROPERTY**

**THIS AGREEMENT** is entered into by and between Kimberly D. Neal, hereafter referred to as “Neal”, and the County of Storey, hereafter referred to as “County” and is entered into as of the date of its execution by the last party signing this Agreement as is hereafter set forth.

WHEREAS, Neal owns real property and an associated residence in Virginia City, Nevada adjacent to the County Courthouse; and,

WHEREAS, County is in need of additional office space and parking for members of the public who desire to utilize County’s Courthouse; and,

WHEREAS, County has had the real property owned by Neal appraised as required by NRS 244.275; which appraisal has valued the property at \$355,000.00 as of August 17, 2017; and,

WHEREAS, County and Neal are willing to purchase and sell the property on the terms hereafter set forth; and

WHEREAS, Neal desires to retain possession of the residence for a period of time after receipt of the purchase funds sufficient to allow her to make provision for storage of the personal property in the residence on the Property not to exceed ninety days; and,

WHEREAS, NRS 244.279 excepts from the appraisal requirement for leasing county real property leases of residential property for less than one year; and

WHEREAS NRS 244.281 excepts from the leasing requirements of NRS 244.283, leases of residential property for less than one year; and,

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

1. Subject Property. Neal does hereby agree to sell and County does hereby agree to buy all that certain real property situate in Virginia City, Nevada and commonly known as 10 South B Street, Virginia City Nevada, Assessor’s Parcel Number 001-081-08, (the Property) which is more particularly described on Exhibit “A”, attached hereto and incorporated herein as if set out in full, together with all improvements thereon and easements appurtenant thereto.

2. Purchase Price. The total purchase price for the real property is the sum of Three Hundred Fifty Five thousand dollars (\$355,000.00).

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

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

5. Escrow. Upon the execution of this Purchase Agreement, the parties shall open an escrow at Ticor Title Company, in Carson City, Nevada, to consummate the purchase in accordance with the terms and provisions hereof. The provisions hereof shall constitute joint instructions to the escrow holder; provided, however, that the parties shall deposit all funds and execute such additional instructions as requested by the escrow holder in order to complete the sale in accordance with the terms set forth herein. Said escrow shall close **on or about December 15, 2017**. County will pay the escrow fee.

6. Possession. Neal agrees to, and shall, deliver possession of the subject property to County no later than ninety days after the close of escrow. All of the personal property of Neal must be removed from the Property when possession of the subject property is turned over to County.

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

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

A. Current taxes against the real property computed on a calendar year basis.

B. Unpaid but not delinquent special assessments for local improvements, but all installments of such assessments due after the closing date shall be assumed and paid by the County.

C. Other prepaid expenses and accrued liabilities which the parties shall agree upon.

9. Inspections. County will accept the Property "as is". County does not request any inspections of the Property.

10. Lease. Following the close of escrow, Neal shall retain possession of the Property for a period not to exceed ninety (90) days upon the payment of rent in the lump sum amount of \$1,000.00. This amount shall be paid from the funds deposited in escrow and be paid to Storey County.

11. Entire Agreement. Neal and County agree that this Agreement contains all of the provisions of the agreement between Neal and County for County's purchase of the Property and its improvements. There are no agreements, warranties or representations, express or implied, except those expressly set forth herein. Neal shall have no liability for agreements, warranties or representations, except those expressly set forth herein, and Neal shall not be liable by reason of any agreement, representation or warranty made by any third party to County. All agreements, representations and warranties contained in this Agreement shall apply as of the closing date and shall survive the closing of this Agreement.

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

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

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

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

The address for County for purposes of this paragraph is:

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

With copy to:

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

The address for Neal for purposes of this paragraph is:

Kimberly D. Neal  
5470 Flora Way  
Sun Valley, NV 89433

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

17. Time for Acceptance. Neal understands that the consummation of this agreement is dependent upon the approval of this agreement by the Board of County Commissioners in a duly noticed public meeting of

the Board. Accordingly Neal agrees that authority of the County to accept this agreement will remain open for a period of thirty days from the date Neal signs this Agreement.

18. Real Estate Agency and Commission County has not utilized the services of a real estate broker or real estate sales person in connection with this transaction, and County shall not be liable for the payment of any commission to any real estate broker or sales person, or to any other person or entity, in connection with this transaction.

19. Interpretation and Representation. No provision in this Agreement is to be interpreted either for or against either Neal or County because that party or that party's legal representative drafted the provision. Neal and County acknowledge that Neal and County have each had the opportunity to consult with independent legal counsel concerning the terms and conditions and consequences of this Agreement prior to signing the Agreement.

County agrees to Purchase the property on the terms and conditions set forth in this Agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017.

STOREY COUNTY

\_\_\_\_\_  
By Marshall McBride  
Chairman Board of County Commissioner of Storey County

Attest:

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

The undersigned Neal agrees to sell the property on the terms and conditions as stated in this agreement.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017.

NEAL:

\_\_\_\_\_  
Kimberly D. Neal

## **EXHIBIT A**

### **Legal Description**

The land referred to herein is situated in the State of Nevada, County of STOREY, described as follows:

THE SURFACE RIGHT IN AND TO

Lots 1, 2, 2-1/2, and 3-1/2, in Block 103, Range A, as shown on the official map of Virginia City, Nevada, filed June 6, 1865, in the office of the County Recorder of Storey County, State of Nevada.

Together with all of Union Street as described by Resolution of Abandonment of October 17, 1977.

EXCEPTING THEREFROM any portion lying within the lands conveyed to PIPER'S OPERA HOUSE PROGRAMS, INC., a Nevada non-profit Corporation by instrument recorded May 15, 1997 in Book 97, page 97, as Document No. 80072 Official Records of Storey County, State of Nevada.

FURTHER EXCEPTING THEREFROM any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances thereto.

ASSESSOR'S PARCEL NO. 001-081-08



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

10 South B St  
Lots 1, 2, 2-1/2, 3-1/2, Block 108, T17N, R21E, M.D.B. & M.  
Virginia City, NV 89433

**FOR:**

Storey County  
P O Box 176  
Virginia City, NV 89440

**AS OF:**

August 5, 2017

**BY:**

Ann Delahay  
Delahay Appraisal & Consulting, Inc.  
2898 Rio Vista Ct  
Minden, NV 89423

2017005

## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 2013043-D

SUBJECT	Property Address: 10 South B St		City: Virginia City		State: NV		Zip Code: 89433																																																																																
	County: Storey		Legal Description: Lots 1, 2, 2-1/2, 3-1/2, Block 108, T17N, R21E, M.D.B. & M.																																																																																				
	Tax Year: 2017		R.E. Taxes: \$ 899		Special Assessments: \$ 0.00		Assessor's Parcel #: 001-081-08																																																																																
	Current Owner of Record: Kimberly D Neal		Occupant: <input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input type="checkbox"/> Vacant																																																																																
ASSIGNMENT	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HQA: \$		<input type="checkbox"/> per year		<input type="checkbox"/> per month																																																																																
	Market Area Name: Virginia City		Map Reference: 39900		Census Tract: 9702.00																																																																																		
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																						
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																						
MARKET AREA DESCRIPTION	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																																						
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																						
	Intended Use: The intended use of this appraisal is to establish a market value in order to negotiate a possible sale to Storey County.																																																																																						
	Intended User(s) (by name or type): The intended users are the owner (Kimberly D Neal), and Storey County (Pat Whitten).																																																																																						
SITE DESCRIPTION	Client: Storey County		Address: P O Box 176, Virginia City, NV 89440																																																																																				
	Appraiser: Ann Delahay		Address: 2898 Rio Vista Ct, Minden, NV 89423																																																																																				
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		One-Unit Housing		Present Land Use																																																																																
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 65		PRICE (\$000)		AGE (yrs)																																																																																
DESCRIPTION OF THE IMPROVEMENTS	Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow		<input checked="" type="checkbox"/> Tenant 35		100 Low 0		One-Unit 70%																																																																																
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)		700 High 145		2-4 Unit 5%																																																																																
	Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		300 Pred 100		Multi-Unit %																																																																																
	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.						Comm'l 25%																																																																																
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The town is built on a steep hillside and streets are narrow. The area has appeal to persons who enjoy the ambiance of the historic community and pre-turn-of-the-century buildings. The Virginia City area is a small, unique market which does not compete with other markets in Northern Nevada. A total of 16 residences sold in the last year, ranging widely in price, age, size, and condition. Given this, any appraisal of a home in the area typically involves the use of comparables that require significant adjustments for these factors.																																																																																							
Please see attached Addenda for Market Conditions.																																																																																							
Dimensions: Not legible on plat map; site area per county records																																																																																							
Site Area: 11,079 sf																																																																																							
Zoning Classification: CR - Commercial/Residential																																																																																							
Description: Please see attached Addenda																																																																																							
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning																																																																																							
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$																																																																																							
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Conversion to office																																																																																							
Actual Use as of Effective Date: Single-family residence Use as appraised in this report: Vacant single family residential site																																																																																							
Summary of Highest & Best Use: Please see attached Addenda.																																																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Topography</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Sierra Pacific</td> <td>Street</td> <td>Two-lane</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Gently to steeply sloping</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Propane</td> <td>Curb/Gutter</td> <td>None (typical)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size Typical</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Sidewalk</td> <td>None (typical)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape Irregular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Street Lights</td> <td>None (typical)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage Appears Adequate</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>None (Typical)</td> <td>Alley</td> <td>None (typical)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View Very Good - Mtns/Town</td> </tr> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sierra Pacific	Street	Two-lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gently to steeply sloping	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane	Curb/Gutter	None (typical)	<input type="checkbox"/>	<input type="checkbox"/>	Size Typical	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	None (typical)	<input type="checkbox"/>	<input type="checkbox"/>	Shape Irregular	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Lights	None (typical)	<input type="checkbox"/>	<input type="checkbox"/>	Drainage Appears Adequate	Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None (Typical)	Alley	None (typical)	<input type="checkbox"/>	<input type="checkbox"/>	View Very Good - Mtns/Town																										
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Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	None (typical)	<input type="checkbox"/>	<input type="checkbox"/>	Shape Irregular																																																																															
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Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																							
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 32029C0250D FEMA Map Date 01/16/2009																																																																																							
Site Comments: The site has mostly gently to moderately sloping with some steeply sloping topography and terracing at the rear that is typical of the area. All normal utilities for the area are available to the site. The site appears to be stable; however, I note that some parts of Virginia City are built over old mines, and any concerns about the stability of the soil should be referred to an expert in the field.																																																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">General Description</th> <th colspan="2">Exterior Description</th> <th colspan="2">Foundation</th> <th colspan="2">Basement</th> <th colspan="2">Heating</th> </tr> <tr> <td># of Units</td> <td>1 <input type="checkbox"/> Acc. Unit</td> <td>Foundation</td> <td>Concrete block</td> <td>Slab</td> <td>None</td> <td>Area Sq. Ft.</td> <td><input checked="" type="checkbox"/> None</td> <td>Type</td> <td>Baseboard</td> </tr> <tr> <td># of Stories</td> <td>1</td> <td>Exterior Walls</td> <td>Wood siding</td> <td>Crawl Space</td> <td>Yes</td> <td>% Finished</td> <td></td> <td>Fuel</td> <td>Electric</td> </tr> <tr> <td>Type</td> <td><input checked="" type="checkbox"/> Det <input type="checkbox"/> Att <input type="checkbox"/></td> <td>Roof Surface</td> <td>Comp Shingle</td> <td>Basement</td> <td>None</td> <td>Ceiling</td> <td></td> <td>Cooling</td> <td>None</td> </tr> <tr> <td>Design (Style)</td> <td>Victorian/Cottage</td> <td>Gutters &amp; Downsp.</td> <td>Overhang</td> <td>Sump Pump</td> <td><input type="checkbox"/> None</td> <td>Walls</td> <td></td> <td>Central</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.</td> <td></td> <td>Window Type</td> <td>Wood Sash</td> <td>Dampness</td> <td><input type="checkbox"/> None noted</td> <td>Floor</td> <td></td> <td>Other</td> <td></td> </tr> <tr> <td>Actual Age (Yrs.)</td> <td>141</td> <td>Storm/Screens</td> <td>Screens</td> <td>Settlement</td> <td>Typical for age</td> <td>Outside Entry</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>15</td> <td></td> <td></td> <td>Infestation</td> <td>None noted</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								General Description		Exterior Description		Foundation		Basement		Heating		# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	Concrete block	Slab	None	Area Sq. Ft.	<input checked="" type="checkbox"/> None	Type	Baseboard	# of Stories	1	Exterior Walls	Wood siding	Crawl Space	Yes	% Finished		Fuel	Electric	Type	<input checked="" type="checkbox"/> Det <input type="checkbox"/> Att <input type="checkbox"/>	Roof Surface	Comp Shingle	Basement	None	Ceiling		Cooling	None	Design (Style)	Victorian/Cottage	Gutters & Downsp.	Overhang	Sump Pump	<input type="checkbox"/> None	Walls		Central		<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.		Window Type	Wood Sash	Dampness	<input type="checkbox"/> None noted	Floor		Other		Actual Age (Yrs.)	141	Storm/Screens	Screens	Settlement	Typical for age	Outside Entry				Effective Age (Yrs.)	15			Infestation	None noted				
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Finished area above grade contains: 5 Rooms 2 Bedrooms 1.1 Bath(s) 1,512 Square Feet of Gross Living Area Above Grade																																																																																							
Additional features: See attached addenda.																																																																																							
Describe the condition of the property (including physical, functional and external obsolescence): The subject was built over 100 years ago but has been totaling remodeled over the last several years. Remodeling included foundation repairs, new siding, new windows, new roof, and new interior finish. Electricity and plumbing were brought to code. The house includes many restored and antiques features and finishes. It is in excellent condition.																																																																																							

# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 2013043-D

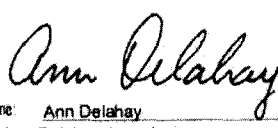
TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal									
	Data Source(s): Storey County records									
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing:							
	Date: None in the last 3 years		There have been no prior sales of the subject property in the last three years. None of the Comparables has previously sold in the last year.							
	Price: N/A									
SALES COMPARISON APPROACH TO VALUE (if developed)	The Sales Comparison Approach was not developed for this appraisal.									
SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
	Address 10 South B St Virginia City, NV 89433		52 S Howard St Virginia City, NV 89433		58 N B Street Virginia City, NV 89433		107 S A St Virginia City, NV 89440			
	Proximity to Subject		0.07 miles W		0.06 miles NE		0.09 miles SW			
	Sale Price		\$ N/A		\$ 345,000		\$ 425,000		\$ 219,000	
	Sale Price/GLA		\$ /sq ft		\$ 211.40 /sq ft		\$ 181.78 /sq ft		\$ 136.88 /sq ft	
	Data Source(s)		Agent		MLS #170002867		MLS #160006993		MLS #160011108	
	Verification Source(s)		County, Inspect		County #125620		County #125620		County #125617	
	VALUE ADJUSTMENTS		DESCRIPTION		+(-) \$ Adjust		DESCRIPTION		+(-) \$ Adjust	
	Sales or Financing		N/A		Conventional		Conventional		Conventional	
	Concessions		N/A		None		None		None	
	Date of Sale/Time		N/A		04/12/2017		04/28/2017		04/12/2017	
	Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
	Location		Good		Good		Good		Good	
	Site		11,079 sf		8,336 sf		6,500 sf		5,227 sf	
	View		VeryGd-Mtns/Town		VeryGd-Mtns/Town		VeryGd-Mtns/Town		VeryGd-Mtns/Town	
	Design (Style)		Victorian/Cottage		Victorian/Cottage		Victorian		Victorian/Cottage	
	Quality of Construction		Average-Good		Average		Average-Good		Average	
	Age		141		117		141		141	
	Condition		Very Good		Good		Very Good		Average	
	Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count		5 2 1.1		7 3 2.0		7 4 4.0		7 3 1.1	
	Gross Living Area		1,512 sq.ft.		1,632 sq.ft.		2,338 sq.ft.		1,600 sq.ft.	
	Basement & Finished		None		None		None		None	
	Rooms Below Grade		N/A		N/A		N/A		N/A	
	Functional Utility		Average		Average		Average		Average	
	Heating/Cooling		Elec BB/None		FA Oil/None		FA Prop/Cntrl AC		Elec BB/None	
	Energy Efficient Items		None		None		None		None	
	Garage/Carport		None		2-car, 630 sf		None		1-car, 210 sf	
	Porch/Patio/Deck		Cvrd prch, deck		Cvrd prch, deck		Cvrd prch, deck		Cvrd prch, deck	
	Other		None		Elec FP, WB stove		None		FP, WB stove	
Extra Parking		+/- 9 spaces		None		None		None		
Landscape		Good		Good		Good		Average		
Net Adjustment (Total)				+ - \$ 11,220		+ - \$ -72,600		+ - \$ 91,580		
Adjusted Sale Price of Comparables				\$ 355,220		\$ 352,400		\$ 310,580		
<p>Summary of Sales Comparison Approach The Virginia City/Gold Hill area is a small, unique market which does not compete with other markets in Northern Nevada. A search of MLS data and Storey County records revealed only 21 sales of single family homes in Virginia City and neighboring Gold Hill in the last year. Sales prices ranged from \$115,000 to \$425,000. Homes ranged in age from 18 years to 142 years and in size from 900 square feet to 2,646 square feet. None of the homes sold is highly comparable to the subject. A search of sales in the previous year revealed no sales of properties more similar to the subject. Because homes sold in any given year are so diverse, it is difficult to quantify changes in market conditions; however, area Realtors indicate that values have increased over the last few years. I have made upward adjustments for market conditions at 0.5% per month to all sales to reflect the improvement in the market. Adjustments for gross living area have been made at \$100/sf. Adjustments for quality and condition are based on exterior inspection, review of available photos on-line and through MLS, and discussions with Realtors. Adjustments for half baths have been made at \$3,000 and adjustment for full baths are \$6,000.</p> <p>All of the comparables have a similar location and views, but all have much smaller lots. Part of the subject lot is on a level with the Storey County court house lot and has been leveled and paved for parking. For a while, the County leased the parking spaces from the owner at a rate of \$1,200 per month. Because parking is always in short supply during special events in Virginia City, there is value to these parking spaces. The valuation will be addressed separately, and an adjustment made for the income potential from the subject's parking. It is my opinion that, since the portion of the subject's lot area is taken up by the parking area, an adjustment for lot size would reflect a double adjustment. Thus, only Comparable 3, which has a lot that is smaller than the other sales, is given a small adjustment for inferior lot size. No adjustments for lot size have been made to Comparables 1, 2, and 4.</p> <p>Comparable 1 is similar in design and style to the subject as well as age, and has been updated and remodeled; however, finishes are slightly inferior in quality and the condition is slightly more worn. Upward adjustments for these factor have been made at \$5/sf each. This property has a detached, 2-car garage. A downward adjustment of \$15,000 is made for this amenity. The house has both an electric fireplace and a wood-burning stove, making a small downward adjustment appropriate.</p> <p>Comparable 2 is also similar to the subject in age, but has more interesting fenestration, including more "gingerbread" in the front, giving it greater appeal to area buyers, who are attracted to the Victorian style. A \$2,500 downward adjustment is made for design and appeal. The house, like the subject, has reportedly been total renovated with historic and antique finishes. The quality of the finishes is slightly lower, but this is offset by the slightly higher quality architectural features. No adjustments for quality or condition are considered necessary. This home has central air conditioning. Only a slight downward adjustment is made for this feature, as it is not commonly expected or frequently needed in Virginia City.</p> <p>Please see page 4 of this report for discussion of Comparable 3 and for adjustment and discussion of Comparable 4.</p>										
Indicated Value by Sales Comparison Approach \$ 355,000										

GP RESIDENTIAL

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# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 2013043-D

<b>COST APPROACH</b>	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations:			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
<b>INCOME APPROACH</b>	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.			
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach			
	Summary of Income Approach (including support for market rent and GRM):			
<b>PUD</b>	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
	Legal Name of Project: _____			
	Describe common elements and recreational facilities: _____			
<b>RECONCILIATION</b>	Indicated Value by: Sales Comparison Approach \$ 355,000      Cost Approach (if developed) \$ _____      Income Approach (if developed) \$ _____			
	Final Reconciliation: Neither the Cost Approach nor the Income Approach was used in this appraisal. The Cost Approach is not deemed to be either reliable or meaningful due to the lack of comparable land sales and the age of the property. The Income Approach is not considered to be appropriate for the property as a whole because the house is not an income property, although the Income Approach was used to determine the value of the parking area. After considering all of the comparables as they relate to the subject and to each other, with total reliance on the Sales Comparison Approach, it is my opinion that the market value for the subject, as of 8/5/17, was \$355,000.			
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: No unusual conditions			
<b>ATTACHMENTS</b>	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 355,000, as of: August 5, 2017, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits:			
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum			
	<input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/>			
	<input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Rent Comparable Addendum <input type="checkbox"/>			
<b>SIGNATURES</b>	Client Contact: Pat Whitten E-Mail: pwhitten@storeycounty.org		Client Name: Storey County Address: P O Box 176, Virginia City, NV 89440	
	<b>APPRAISER</b>   Appraiser Name: Ann Delahay Company: Ann Delahay Appraiser Phone: 775/267-9675      Fax: 775/267-9675 E-Mail: anndelahay@gmail.com Date of Report (Signature): 09/30/2017 License or Certification #: A.0002515-CG      State: NV Designation: Certified Residential Appraiser Expiration Date of License or Certification: 01/31/2019 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: August 5, 2017		<b>SUPERVISORY APPRAISER (if required)</b> <b>or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____      Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____      State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

# ADDITIONAL COMPARABLE SALES

File No.: 2013043-D

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	10 South B St Virginia City, NV 89433	336 N B St Virginia City, NV 89433					
Proximity to Subject		0.37 miles NE					
Sale Price	\$ N/A	\$ 225,000		\$		\$	
Sale Price/GLA	\$ /sq ft	\$ 193.47 /sq ft		\$ /sq ft		\$ /sq ft	
Data Source(s)	Agent	MLS #160008367					
Verification Source(s)	County, inspect	County #124517					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	N/A	Conventional					
Concessions	N/A	None					
Date of Sale/Time	N/A	08/22/2016					
Rights Appraised	Fee Simple	Fee Simple					
Location	Good	Good					
Site	11,079 sf	7,061 sf		0			
View	VeryGd-Mtns/Town	VeryGd-Mtns/Town					
Design (Style)	Victorian/Cottage	Victorian/Cottage					
Quality of Construction	Average-Good	Average					
Age	141	117					
Condition	Very Good	Average					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 1.1	4 1 1.0	+3,000				
Gross Living Area	1,512 sq ft	1,163 sq ft	+34,900	sq ft		sq ft	
Basement & Finished	None	None					
Rooms Below Grade	N/A	N/A					
Functional Utility	Average	Average					
Heating/Cooling	Elec BB/None	FA Prop/None		0			
Energy Efficient Items	None	None					
Garage/Carport	None	None					
Porch/Patio/Deck	Cvrd prch, deck	Cvrd prch, deck					
Other	None	Pellet stove		-1,000			
Extra Parking	+/- 9 spaces	None		+20,000			
Landscape	Good	Average		+2,000			
Net Adjustment (Total)		X + \$ 130,550		\$		\$	
Adjusted Sale Price of Comparables		\$ 355,550		\$ 0		\$ 0	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: Comparable 3 is located on a smaller lot than the subject or the other comparables, and is given a small, \$2,000 upward adjustment for the smaller size of the site. It is similar in age as well as structure and design, but other than slightly superior ornamental door and window frames, it is lower in quality to the subject, with lower ceilings and inferior interior finishes. It is also in somewhat worn condition, as reflected by interior photographs available through MLS. An upward adjustment for both quality has been made at \$20/sf and an upward adjustment of \$30/sf has been made for condition. A downward adjustment of \$6,000 is made for the small, relatively low quality, 1-car garage. A \$2,000 downward adjustment is made for the fireplace and wood-burning stove. This home has minimal landscaping that is inferior to that of the subject. A \$2,000 upward adjustment has been made for this factor.

Comparable 4 is similar in age and overall design, but the quality of the remodeling is inferior with carpeting and flooring that is dated modern and does not complement the Victorian-style wallpaper. An upward adjustment for quality is made at \$30/sf. The condition is also somewhat inferior, for which a \$20/sf upward adjustment has been made. A small downward adjustment has been made for the pellet stove and upward adjustment is made for the inferior landscaping.

As noted, the subject has paved parking located at the front of the property at street grade that can be rented out. The parking area is not striped, but it is my estimate that it could readily accommodate nine vehicles. Because the property is not located on C Street, and because Storey County has a large lot just on the other side of the courthouse from the subject, there is limited demand for parking except during special events. As noted previously, there is nearly always a shortage of convenient parking in the area during these special events. According to the Virginia City Tourist Bureau, there are approximately 35 to 40 days of special events when parking is at a premium each year. Given the subject's location away from C Street, a reasonable daily charge for parking is considered to be \$5. If this rate is multiplied by nine spaces for 40 days, the resultant gross income is \$1,800. It is expected that a space may occasionally be rented twice in the same day. To account for this, I have added 10%, resulting in adjusted gross income of \$1,980. I have applied a 20% expense ratio to this figure, based on discussions with operators of commercial parking lots in Virginia City. This results in a net operating income of \$1,584. Based on a nationwide study of capitalization rates as of the first quarter, 2017 by CBRE, I have capitalized this income by 8.0%. This results in an indicated value to the parking of \$19,800. I have rounded this to \$20,000, and adjustment each sale accordingly.

After adjustments, the comparables reflect a value range from \$310,580 to \$356,220, with all but Comparable 3 in the \$352,400 to \$356,220 range. I was unable to account for the lower sale price of Comparable 3, but because it is out of line with the values reflected by the other comparables, I have given it less consideration in deriving the value conclusion. Comparables 1 and 2 are the most recent sales and required the least adjustment overall. Given this, it is my opinion that market value for the subject, with consideration for the value of the parking area, is \$355,000.

**Supplemental Addendum**

File No. 2013043-D

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				

**• GP Residential : Neighborhood - Marketing Conditions**

Because the community is small, the number of sales is limited, and homes in the market area differ significantly in size, age, quality, and condition, it is difficult to obtain reliable data that reflects market conditions. Based on a comparison of sale prices, it is clear that values in the area increased rapidly from 2003 to late 2006 or early 2007, and then decreased very rapidly until approximately the end of 2009. Values continued to decrease through the end of 2011 and began to stabilize in or about 2012. Realtors report that values have been increasing over the last five years, more or less. Short sales and foreclosures have impacted values of all homes in the area, but these are becoming less prevalent. Adjustments for market conditions have been based on this analysis.

Marketing time for sales listed through the MLS in the last year range from 30 days to 347 days, with the average marketing time being 156 days, and the median time being 159 days, or just over five months.

**• GP Residential : Site Zoning - Highest and Best Use**

According to Storey County officials, this property is zoned CR, Commercial/Residential. This zoning affects most properties in the currently developed portion of historic Virginia City, stretching generally from the east side of A Street to the west side of F Street and including part of G Street. It allows both single- and multi-family residential uses, as well as a broad spectrum of commercial uses, including retail, office, personal services, general services, and auto related uses.

The economy of Virginia City/Gold Hill is currently based on tourism, which is centered along C Street in Virginia City. Although there are specific tourist attractions, including the Chollar Mine, the V & T Railroad, Piper's Opera House, and historic homes and churches, which are not located on C Street, a large percentage of tourists never venture off of C Street. In Gold Hill, commercial development is limited for the most part to the 14-room Gold Hill Hotel, a bar, and a few small businesses typically operated out of residences. The subject is located on B Street, between the Storey County Court House and Piper's Opera House. However, because it is not on C Street, retail use of the subject is not considered feasible. Office use is possible as is residential use. Currently, there is little demand for either in Virginia City. The location adjacent to the court house, however, makes the subject one of the best office sites off of C Street. Based on this, it is my opinion that the highest and best use of the subject, as vacant, is to hold for future office development, when demand warrants. The existing improvements are finished as a single-family home. However, the home could be converted to office use, if ADA requirements can be met. Either residential or office use is considered to be feasible.

**• GP Residential: Description of the Improvements - Additional Features**

The subject has high quality finishes and special features, which include slate flooring in the entry and kitchen, marble flooring in the bathroom, and hardwood in the living room, dining room, and front bedroom. The back bedroom has stained plywood floors. The bathrooms have marble counters and the kitchen counters are high quality Formica with one antique marble counter. The kitchen includes custom cabinets and Jenn-Air appliances, including a glass top range/oven, dishwasher, microwave, and refrigerator. The back bedroom has a very high vaulted ceiling and a larger, built-in antique wardrobe. Other special features include antique fixtures, antique wood trim, antique doors with detailed woodwork, and many with stained glass or etched glass panels. There are antique door knobs and light fixtures, and a detailed ceiling treatment in the living room. An area off the living room has slate flooring and tile surround in preparation for a wood stove, but the stove and piping have not been installed and the area serves as a seating alcove or art display area. A pull-down stairs leads to a large, unfinished attic. The front bedroom and the dining room have bay windows. Exterior features include a covered front porch, a back porch, and a covered porch off the front bedroom. The front yard is extensively landscaped in an English Garden naturalized style. The driveway provides ample parking for two cars plus additional cars tandem style along the house. This area is gated, and does not include the parking considered to be rental parking. Please refer to interior photographs for a visual description.

## Subject Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



### Subject Front

10 South B St  
Sales Price N/A  
Gross Living Area 1,512  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1.1  
Location Good  
View VeryGd-Mtns/Town  
Site 11,079 sf  
Quality Average-Good  
Age 141



### Subject Rear



### Subject Street

## Subject Interior Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				

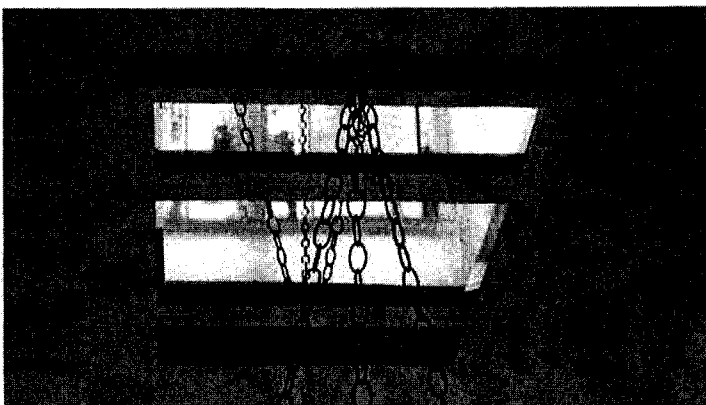


### Subject Interior: Living Rm

10 South B St  
Sales Price N/A  
Gross Living Area 1,512  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1.1  
Location Good  
View VeryGd-Mtns/Town  
Site 11,079 sf  
Quality Average-Good  
Age 141



### Subject Interior: Dining Rm



### Subject Interior: Skylight



## Subject Interior Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



### Subject Interior: Kitchen

10 South B St  
Sales Price N/A  
Gross Living Area 1,512  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1.1  
Location Good  
View VeryGd-Mtns/Town  
Site 11,079 sf  
Quality Average-Good  
Age 141



### Subject Interior: Kitchen



### Subject Interior: Laundry

## Subject Interior Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



### Subject Interior: Bedroom 1

10 South B St  
Sales Price N/A  
Gross Living Area 1,512  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1.1  
Location Good  
View VeryGd-Mtns/Town  
Site 11,079 sf  
Quality Average-Good  
Age 141

Note Built-in historic  
wardrobe



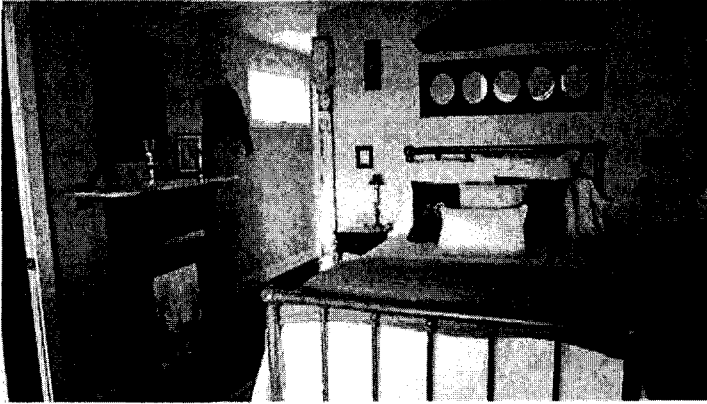
### Subject Interior: Bathroom



### Subject Interior: Bathroom

## Subject Interior Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



### Subject Interior: Bedroom 2

10 South B St  
Sales Price N/A  
Gross Living Area 1,512  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1.1  
Location Good  
View VeryGd-Mtns/Town  
Site 11,079 sf  
Quality Average-Good  
Age 141



### Subject Interior: Half Bath



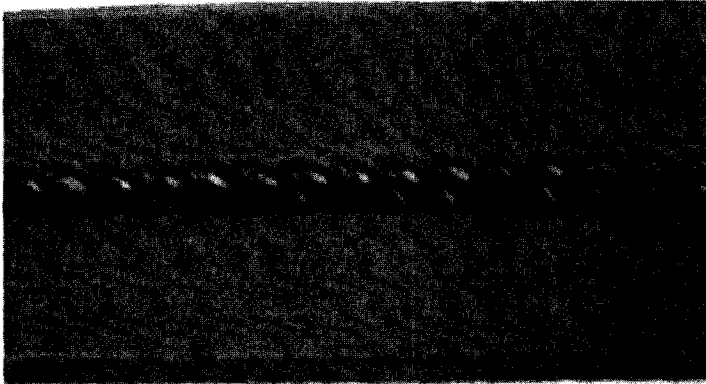
### Subject Interior: Bedroom 2

Nook

Note Patio to the right

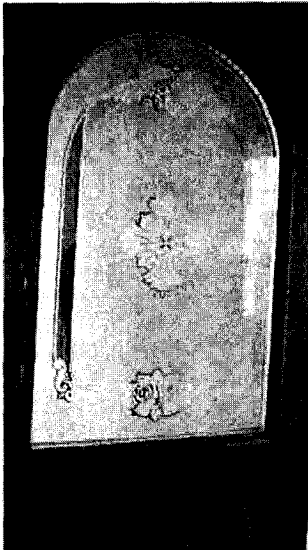
## Subject Interior Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				

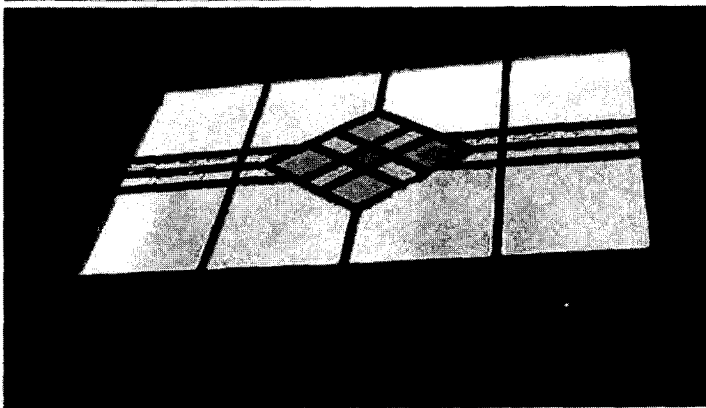


### Subject Woodwork Detail

10 South B St	
Sales Price	N/A
Gross Living Area	1,512
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.1
Location	Good
View	VeryGd-Mtns/Town
Site	11,079 sf
Quality	Average-Good
Age	141



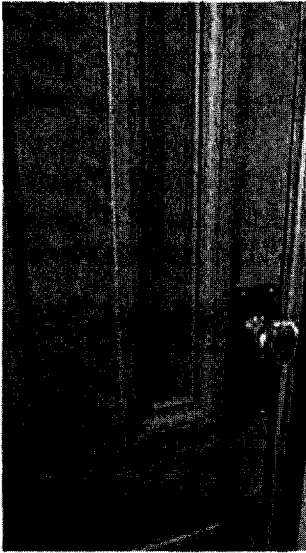
### Subject Etched Glass Door



### Stained Glass Window

## Subject Interior Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				

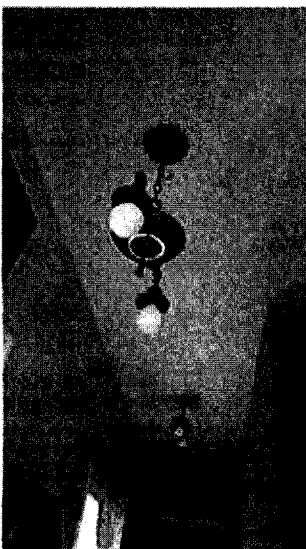


### Subject Antique Door

10 South B St  
Sales Price N/A  
Gross Living Area 1,512  
Total Rooms 5  
Total Bedrooms 2  
Total Bathrooms 1.1  
Location Good  
View VeryGd-Mtns/Town  
Site 11,079 sf  
Quality Average-Good  
Age 141



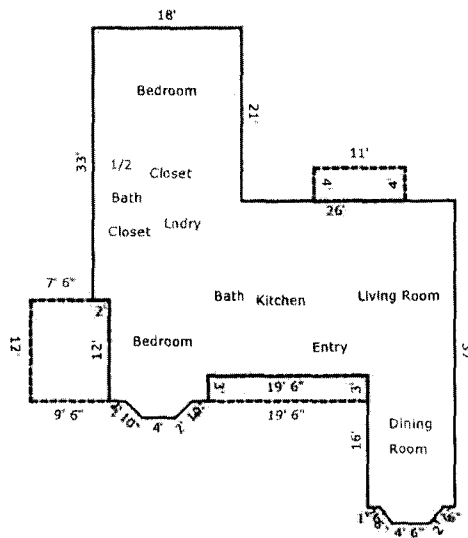
### Subject Ceiling Detail



### Subject Antique Fixtures

## Building Sketch

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



TOTAL Sketch by a la mode, inc

### Area Calculations Summary

Living Area		Calculation Details	
Undefined Area	1512 Sq ft		
		0.5 x 1.5 x 2 =	1.5
		0.5 x 2 x 1.5 =	1.5
		4.5 x 2 =	9
		0.5 x 2 x 2 =	2
		0.5 x 2 x 2 =	2
		4 x 2 =	8
		18 x 21 =	378
		10.5 x 16 =	168
		21 x 30 =	630
		12 x 12 =	144
		12 x 14 =	168
<b>Total Living Area (Rounded):</b>			
<b>Non-Living Area</b>			
Open Porch	58.5 Sq ft	3 x 19.5 =	58.5
Open Porch	44 Sq ft	11 x 4 =	44
Wood Deck	114 Sq ft	12 x 9.5 =	114

## Comparable Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



### Comparable 1

52 S Howard St  
 Prox. to Subject 0.07 miles W  
 Sale Price 345,000  
 Gross Living Area 1,632  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Good  
 View VeryGd-Mtns/Town  
 Site 6,336 sf  
 Quality Average  
 Age 117



### Comparable 2

58 N B Street  
 Prox. to Subject 0.06 miles NE  
 Sale Price 425,000  
 Gross Living Area 2,338  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 4.0  
 Location Good  
 View VeryGd-Mtns/Town  
 Site 6,500 sf  
 Quality Average-Good  
 Age 141



### Comparable 3

107 S A St  
 Prox. to Subject 0.09 miles SW  
 Sale Price 219,000  
 Gross Living Area 1,600  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location Good  
 View VeryGd-Mtns/Town  
 Site 5,227 sf  
 Quality Average  
 Age 141

## Comparable Photo Page

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



### Comparable 4

336 N B St  
Prox. to Subject 0.37 miles NE  
Sale Price 225,000  
Gross Living Area 1,163  
Total Rooms 4  
Total Bedrooms 1  
Total Bathrooms 1.0  
Location Good  
View VeryGd-Mtns/Town  
Site 7,061 sf  
Quality Average  
Age 117

### Comparable 5

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

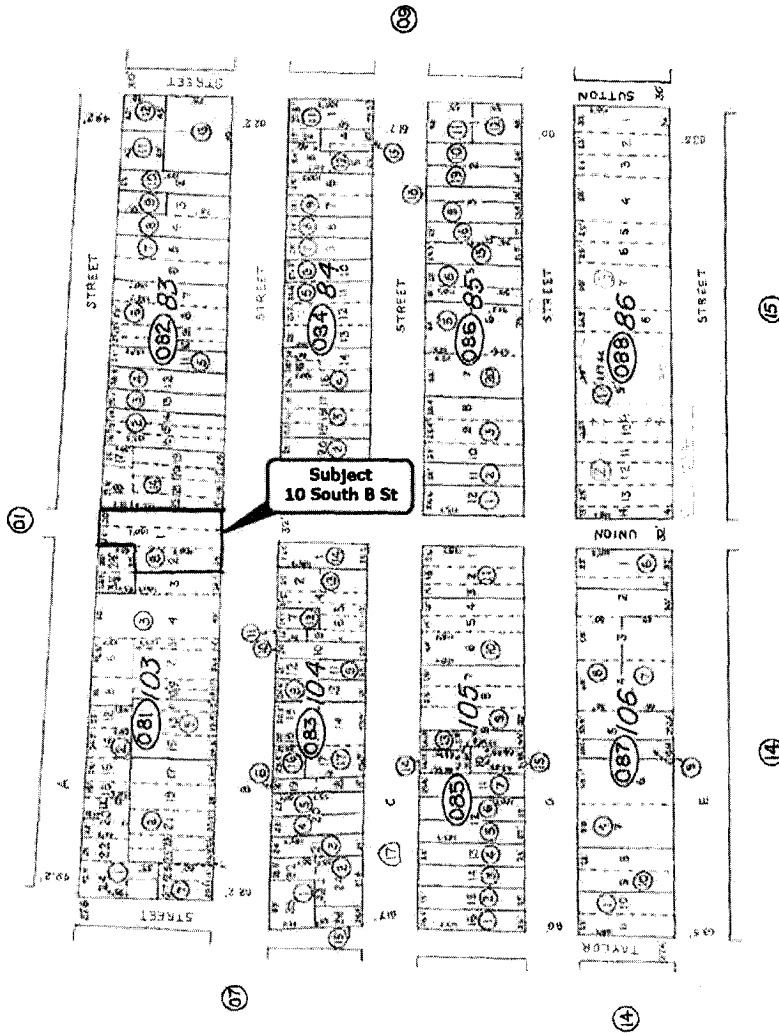
### Comparable 6

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age



01-08

Per N1/2 Sec. 29  
T17N, R21E, M.D.B. & M.



Plat Map



Virginia City  
STOREY COUNTY

NOTE: This plan is for informational use only and does not represent a survey. No liability is assumed as to the accuracy of the data depicted herein. Use of this plan for other than assessment purposes is forbidden unless approved by the Dept. of Taxation, Division of Assessment Standards.

Revised May 2004-JTS

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:**

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:**

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that:

I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:**10 South B St, Virginia City, NV 89433**APPRAISER:**

Signature: \_\_\_\_\_

Name: Ann DelahayDate Signed: 09/30/2017State Certification #: A.0002515-CG

or State License #: \_\_\_\_\_

State: NVExpiration Date of Certification or License: 01/31/2019**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

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

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

☐ Did☐ Did Not Inspect Property

**FIRREA / USPAP ADDENDUM****Borrower**

Property Address 10 South B St

City Virginia City

County Storey

State NV

Zip Code 89433

Lender/Client Storey County

**Purpose**

To estimate the market value of the fee simple interest in the subject property.

**Scope**

The appraiser inspected the subject property and researched sales of properties in the market area to find those most similar to the subject in size, location, age, and condition, as well as market appeal. Information on the comparables was taken from MLS data and county records and in most cases was verified with the Realtor or another party involved in the transaction. Adjustments were made to each comparable based on this data, including comments by the Realtors or buyers. Because the subject has parking area that has been leased to the County and could be used to provide paid parking during special events, the value of the parking has been considered in deriving a value conclusion.

**Intended Use / Intended User**

This report is intended for use deriving market value in or to facilitate a possible sale to Storey County. The report is for the sole use by the client, Storey County (represented by Pat Whitten) and the owner, Kimberly D Neal, and their agents. The report is not intended to be used for any other purpose or by any other entity without express permission by the appraiser.

**History of Property**

Current listing information: According to MLS data, the subject has not been listed for sale in the past 12 months. To my knowledge, the property is not currently listed for sale outside the MLS.

Prior sale: According to County records, the property has not sold in the past three years.

**Exposure Time / Marketing Time**

Based on MLS data for the area and on my knowledge of sales which were not listed through the MLS, I estimate marketing time for the subject to be 3 to 6 months. Exposure time is considered to be the same.

**Personal (non-realty) Transfers**

The valuation does not include any personal property.

**Additional Comments**

The appraiser is not an environmental inspector and is not qualified to make judgments as to the presence of mold, asbestos, or other hazardous substances. The appraiser is not qualified to make judgments as to the stability of the soil. Although no unusual features were noted, it is understood that Virginia City is built over old mines. Any concerns about the stability of the site should be referred to an expert in the field. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects not mentioned in the report. A professional home and/or inspection is recommended.

The signature on this report is a digital signature which is protected through the appraisal software. This is an original signature.

**PRIOR SERVICES:**

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

**Certification Supplement**

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
3. The opinion of value assumes a clear title to the subject property.

Appraiser(s): Ann Delahay

Effective date / Report date:

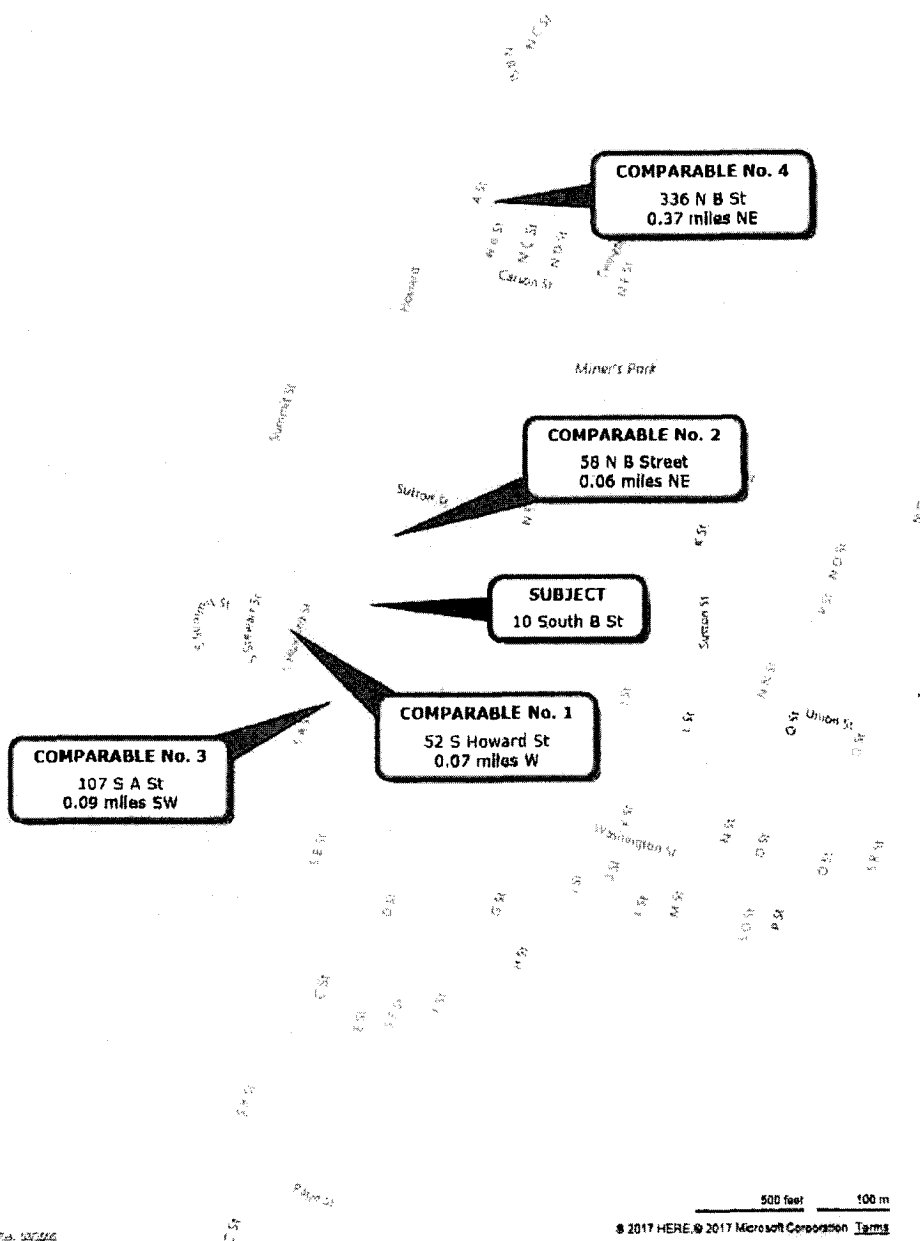
August 5, 2017

Supervisory Appraiser(s):

Effective date / Report date:

# Location Map

Borrower					
Property Address	10 South B St				
City	Virginia City	County	Storey	State	NV Zip Code 89433
Lender/Client	Storey County				



# Storey County, Nevada

## Commissioners' Meeting Agenda Item Request

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

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

Date of Meeting: 10-17-17	Date Request Submitted: 10-6-17
Agenda Item Requested: _____ Payment of Claim _____	
This item is intended for: <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Discussion and Action <i>(at the Board's discretion)</i>	
<input checked="" type="checkbox"/> Supporting documentation is attached <input type="checkbox"/> No supporting documentation is necessary	
Requested by: _____ Rob E. DuFresne _____ <i>(please print name clearly)</i>	
Address: P.O. Box 832 Virginia City NV 89440	
Phone: 775-691-6137	Email <i>(optional)</i> : Cmstckcrtters@yahoo.com

Please submit this completed form to:

or FAX to:

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

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

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

ITEM #15

For Office Use Only		
Date Request Received: 10/6/2017	Received: <input checked="" type="checkbox"/> In Person <input type="checkbox"/> Via FAX	By: (V8)
<input checked="" type="checkbox"/> Supporting documentation attached - # of pages 1		Meeting date of this item: 10/17/17

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

Robert E. DuFresne  
P.O. Box 832  
Virginia City, NV 89440

October 5, 2017

Marshall McBride, Lance Gilman, and Jack McGuffey  
Storey County Commissioners  
26 South B Street  
Virginia City, NV 89440

Dear Commissioners,

I am writing this letter to request that Storey County purchase one year of service credit on my behalf from the Public Employees Retirement System (PERS). I have been an employee for the past 25 years delivering impeccable service. Storey County has purchased year(s) of service for other fire department employees and others.

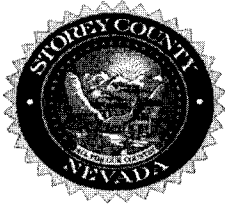
In December 2016, former Fire Chief Gary Hames stated that I would need to talk to the County Manager regarding the purchase of service credit from PERS. In March of 2017 I met with Pat Whitten and he said that if the current Fire Chief agrees he did not see a problem with county buying a year of retirement for me. I had to wait until Chief Nevin was appointed. After that I sent him a written request for the county to buy the year. He directed me to go to the County Manager. Pat was out of town at the time and I was unable to meet with him. He did answer a text message and stated that he no longer had the authority to buy the year of service credit and suggested that I meet with Commissioner McBride and the Chief. I went back to Jeff and he said I would need to talk to Marshal.

I met with Marshal and provided the purchase price from PERS. He stated that he would not be able to act on the request without it going to public meeting. He said that he would talk it over with HR and get back to me. Austin Osborn contacted me a few days later and said that he was working with the DA on this issue. I have postponed my retirement until October 31<sup>st</sup> because the County has to enter into a contract with PERS for purchase of service credit before I can retire.

In the last year the county has purchased years of service credit for 3 people that I know of and provided money into their retirement accounts. I am not asking for anything out of the ordinary or over the top.

I apologize for not being able to attend the meeting on the 17<sup>th</sup>. I will be out of town from the 12<sup>th</sup> to the 30<sup>th</sup>. I was under the impression that this matter was going to be on the October 5<sup>th</sup> agenda.

Sincerely,  
  
Rob DuFresne



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10/17/17

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Modification to the Tahoe-Reno Industrial Center, LLC – Storey County Development Agreement by amending the development agreement master site plan to include certain parcels located within an area previously transferred from Washoe County to Storey County in 2014. The subject parcels include APNs 005-121-01, 005-121-02, 005-121-03, 005-121-04, and 005-121-05.
2. **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to approve modification to the Tahoe-Reno Industrial Center, LLC – Storey County Development Agreement by amending the development agreement master site plan to include APNs 005-121-01, 005-121-02, 005-121-03, 005-121-04, and 005-121-05 as legally described in Exhibit A enclosed herewith.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See Enclosure A Staff Summary Report.
6. **Supporting materials:** Enclosure A, staff summary report and map illustrations; Enclosure B, Modification of Development Agreement with Exhibit A legal descriptions and maps.
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. 17



## STAFF SUMMARY REPORT

### Request

Tahoe-Reno Industrial Center, LLC (TRI) requests modification to the TRI-Storey County Development Agreement by amending the development agreement master site plan to include certain parcels located within an area previously transferred from Washoe County to Storey County in 2014. The subject parcels include APNs 005-121-01, 005-121-02, 005-121-03, 005-121-04, and 005-121-05 (see Table 1 and Figures 1-5 below, and Enclosure B to the agenda request). The requested modification will occur in accordance with Section 4.9 of the TRI development agreement which states:

...real property within the County may be annexed to the property if approved by the Tahoe-Reno Industrial Center, LLC, the County and (if applicable) the Owner of the real property subject to the annexation; provided the real property has at the time of the annexation an industrial or commercial zoning classification under the Code; the [TRI] Master Site Plan has been amended to include the annexed property, and a Notice of Annexation is recorded in the office of the County Recorder, executed by the County, Tahoe-Reno Industrial Center, LLC and (if different) the Owner of the real property subject to annexation. [pp. 10-11]

### Background

In 2003 the Nevada State Legislature enacted Senate Bill 272 which authorized a boundary line adjustment between Storey County and Washoe County by resolution approved by each respective board of county commissioners. On June 17, 2014, the Board of Storey County Commissioners passed Resolution 14-403 approving the boundary line adjustment, and on the same date the Board of Washoe County Commissioners approved a resolution for the same. The boundary line adjustment action resulted in the transfer of 22 parcels and approximately 580 acres at McCarran from Washoe County to Storey County.

On December 2, 2014, the Board of Storey County Commissioners amended the Storey County zoning map to include the subject area, and it applied regulatory zones including F Forestry, NR Natural Resources, P Public, and I-C Industrial Commercial to each respective parcel located therein. The parcels owned by TRI and subject to this request for annexation are zoned I-C Industrial Commercial. The request for annexation only includes the land owned by TRI and zoned I-C Industrial Commercial. The remaining described land will not be annexed.

### Conditions of Approval

As a condition to the request for annexation of certain parcels into the development agreement master site plan, TRI agreed to amend the TRI development agreement to prohibit within the industrial center all land uses involving marijuana and medical marijuana, and to require special use permitting for uses involving junk yards, outdoor storage, outdoor inoperable motor vehicle storage, and auction facilities involving these outdoor uses. The formal adoption of these restrictions will occur by action by the Board of Storey County Commissioners and TRI subsequent to this annexation request.

**Table 1 – Parcels Subject to Annexation and Land Use Characteristics**

<b>Figures</b>	<b>Exhibit to Enc. B</b>	<b>APN</b>	<b>Owner</b>	<b>Acres 225 (+/-)</b>	<b>Regulatory Zone</b>
1	A	005-121-01	Tahoe-Reno Industrial Center	36	IC Industrial Commercial
2	A	005-121-02	Tahoe-Reno Industrial Center	104	IC Industrial Commercial
3	A	005-121-03	Tahoe-Reno Industrial Center	65	IC Industrial Commercial
4	A	005-121-04	Tahoe-Reno Industrial Center	3	IC Industrial Commercial
5	A	005-121-05	Tahoe-Reno Industrial Center	17	IC Industrial Commercial



**Figure 1 – APN 005-121-01**



Figure 2 – APN 005-121-02





Figure 3 – APN 005-121-03



Figure 4 – APN 005-121-04





**MODIFICATION TO DEVELOPMENT AGREEMENT**

This MODIFICATION TO DEVELOPMENT AGREEMENT (the “Agreement”) is made and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017 (“Effective Date”), by and between Tahoe-Reno Industrial Center, LLC (“Developer”) and County of Storey, a political subdivision of the State of Nevada (“County”).

**RECITALS**

WHEREAS, that certain Development Agreement dated February 1, 2000 (the “Development Agreement”) was entered into by and between the County of Storey, a political subdivision of the State of Nevada. Tahoe-Reno Industrial Center, LLC (“Developer”), and DP Operating Partnership, L.P., a Delaware limited partnership; and

WHEREAS, Developer desires to annex certain parcels of property into the Property (as that term is defined in the Development Agreement) in accordance with the terms of Section 4.9 of the Development Agreement; and

WHEREAS, Annexation of property not included in the Annexation Property (as that term is defined in the Development Agreement) requires a modification to the Master Site Plan (as defined in the Development Agreement); and

WHEREAS, County desires to approve the modification of the Master Site Plan, as a modification to the Development Agreement.

NOW THEREFORE, in consideration of the foregoing recitals and the respective representations, warranties, agreements and promises contained herein, the parties, intending to be legally bound, agree as follows:

1. In accordance with the terms of Section 4.3 of the Development Agreement, County hereby agrees to approve the annexation of certain property to the Property in accordance with Section 4.9 of the Development Agreement (“Annexation”). This Annexation shall include the five parcels of property as described in Exhibit A attached hereto and included herein.
2. This Annexation shall require a change to the Master Site Plan and shall be considered a modification to the Development Agreement.
3. With the exception of the modifications set forth herein, the Development Agreement has not been modified and all other terms and conditions thereof remain in full force and effect.
4. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, except that none of the parties shall have the right to assign its respective rights or obligations hereunder or any interest herein without complying with the provisions of the Agreement and any amendments thereto.



5. This Agreement may be signed in any number of counterparts, each of which shall be an original and, when taken together, shall constitute one agreement.

IN WITNESS WHEREOF, the Developer and County have executed this Agreement on the day and year first written above.

**DEVELOPER:**

**COUNTY:**

**TAHOE-RENO INDUSTRIAL CENTER,  
LLC, a Limited liability company.**

**THE COUNTY OF STOREY, a political  
Subdivision of the State of Nevada**

By: Norman Properties, Inc. a California  
corporation, Managing Member

\_\_\_\_\_  
Marshall McBride, Chairman

By: \_\_\_\_\_  
Lance L. Gilman, Representative

**EXHIBIT A**  
**DESCRIPTION OF PROPERTY**



*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

October 6, 2017  
Job No. 14167.01.RM

**Exhibit "A"**  
**APN 005-121-01**

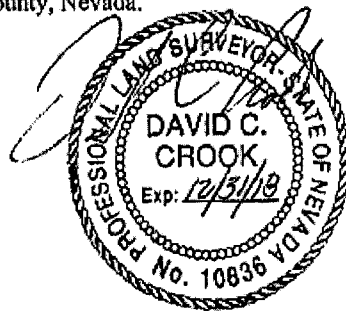
All that certain parcel situate within portions of the East One-Half (W1/2) of Section Thirty-One (31) and the Northwest One-Quarter (NW1/4) of Section Thirty-Two (32), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Storey County, Nevada, said Parcel being all of Parcel A as shown and so designated on Parcel Map No. 3899, File No. 2724290 in the Official Records of Washoe County, Nevada.

**APN 005-121-02**

All that certain parcel situate within portions of the Northwest One-Quarter (NW1/4) of Section Six (6), Township Nineteen (19) North, Range Twenty-Two (22) East, Mount Diablo Meridian and the South One-Half (S1/2) of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Storey County, Nevada, said Parcel being all of Parcel C as shown and so designated on Parcel Map No. 3900, File No. 2724291 in the Official Records of Washoe County, Nevada.

**APN 005-121-03**

All that certain parcel situate within portions of the Northeast One-Quarter (NE1/4) of Section One (1), Township Nineteen (19) North, Range Twenty-One (21) East, Mount Diablo Meridian, the Northwest One-Half (N1/2) of Section Six (6), Township Nineteen (19) North, Range Twenty-Two (22) East, Mount Diablo Meridian and the South One-Half (S1/2) of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Storey County, Nevada, said Parcel being all of Parcel E as shown and so designated on Parcel Map No. 3901, File No. 2724292 in the Official Records of Washoe County, Nevada.



Date 10/06/2017  
David C. Crook, P.L.S.  
Nevada Certificate No. 10836



*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

February 4, 2015  
Job No. 14167.01.RM

### **Exhibit "A"** **APN 005-121-04**

All that certain parcel situate within a portion of the of the Northeast One-Quarter (NE1/4) of Section one (1), Township Nineteen (19) North, Range Twenty-One (21) East, a portion of Lot 4 of Section Six (6), Township Nineteen (19) North, Range Twenty-Two (22) East, a portion of the Southwest One-Quarter (SW1/4) of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-Two (22) East and a portion of the Southeast One-Quarter (SE1/4) of Section Thirty-Six, (36), Township Twenty (20) North, Range Twenty-one (21) East, Mount Diablo Meridian, Storey County, Nevada, said Parcel being more particularly described as follows:

**BEGINNING** at a point on the line common to the above mentioned Sections 31 and 36, from which the southwest corner of said Section 31 bears South 06°46'06" West, 145.93 feet;

**THENCE** leaving said Section line, along the westerly line of Parcel C, as shown and so designated on Parcel Map No. 3900, File No. 2724291 in the Official Records of Washoe County, Nevada, North 64°57'32" East, 241.93 feet;

**THENCE** continuing along said westerly line, South 20°41'28" East, 304.22 feet;

**THENCE** continuing along said westerly line, South 71°43'56" West, 358.16 feet to the Section line common to the above mentioned Sections 1 and 6;

**THENCE** leaving said westerly line and said Section line, and continuing South 71°43'56" West, 94.90 feet;

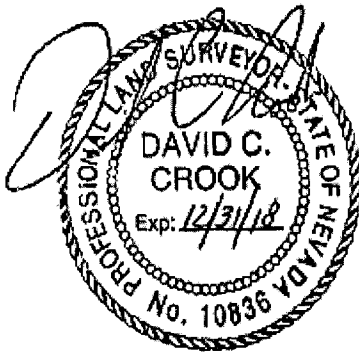
**THENCE** North 25°47'22" West, 249.93 feet;

THENCE North 64°57'32" East, 234.31 feet to the POINT OF BEGINNING.

Said Parcel contains 2.95 acres of land, more or less.

**BASIS OF BEARINGS:**

The BASIS OF BEARINGS for this plat is the North American Datum of 1983/94 HARN EXTENSION, Nevada State Plane Coordinate System, West Zone Modified, as shown on Parcel Map No. 3900, File No. 2724291 in the Official Records of Washoe County, Nevada.



Date 10/06/2017  
David C. Crook/P.L.S.  
Nevada Certificate No. 10836

**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

*Land Information Solutions*February 4, 2015  
Job No. 14167.01.RM**Exhibit "A"**  
**APN 005-121-05**

All that certain parcel situate within a portion of the of the Northeast One-Quarter (NE1/4) of Section One (1), Township Nineteen (19) North, Range Twenty-One (21) East, and a portion of the Southeast One-Quarter (SE1/4) of Section Thirty-Six, (36), Township Twenty (20) North, Range Twenty-one (21) East,, Mount Diablo Meridian, Storey County, Nevada, said Parcel being more particularly described as follows:

BEGINNING at the intersection of the northerly line the Right-of-way depicted on the RIGHT OF WAY AND TRACK MAP, MAIN LINE, SOUTHERN PACIFIC COMPANY, Map V-2, Page 4 and the east line of said Section 1, from which the northeast corner of said Section 1 bears North 01°26'32" West, 246.94 feet, said point also being the beginning of a non-tangent curve to the right, having a radial bearing of North 15°52'08" West;

THENCE leaving said east line, along said northerly right-of-way line, 2357.10 feet along the arc of a 11308.92 foot radius, through a central angle of 11°56'32" to the intersection with the southerly right-of-way line of Interstate 80;

THENCE along said southerly right-of-way line, North 76°01'00" East, 162.13 feet to the beginning of a non-tangent curve to the left, having a radial bearing of North 19°09'35" West;

THENCE continuing along said southerly right-of-way line, 1971.44 feet along the arc of a 10150.00 foot radius curve, through a central angle of 11°07'43";

THENCE continuing along said southerly right-of-way line, North 59°42'42" East, 487.06 feet to the east line of the above mentioned Section 36;

THENCE leaving said southerly right-of-way line, along said east Section line, South 06°46'06" West, 314.07 feet;

THENCE leaving said east Section line, South 64°57'32" West, 234.31 feet;

THENCE South 25°47'22" East, 249.93 feet;

THENCE North 71°43'56" East, 94.90 feet to the above mentioned east line of Section 1;

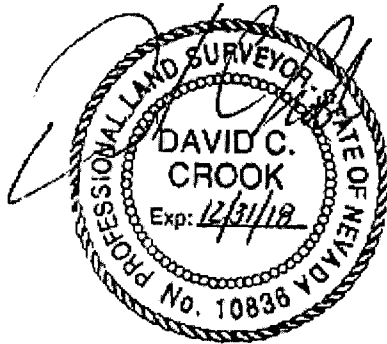
**Exhibit A continued**

THENCE along said east Section line, South 01°26'32" East, 97.34 feet to the POINT OF BEGINNING.

Said Parcel contains 16.14 acres of land, more or less.

**BASIS OF BEARINGS:**

The BASIS OF BEARINGS for this plat is the North American Datum of 1983/94 HARN EXTENSION, Nevada State Plane Coordinate System, West Zone Modified, as shown on Parcel Map No. 3900, File No. 2724291 in the Official Records of Washoe County, Nevada.

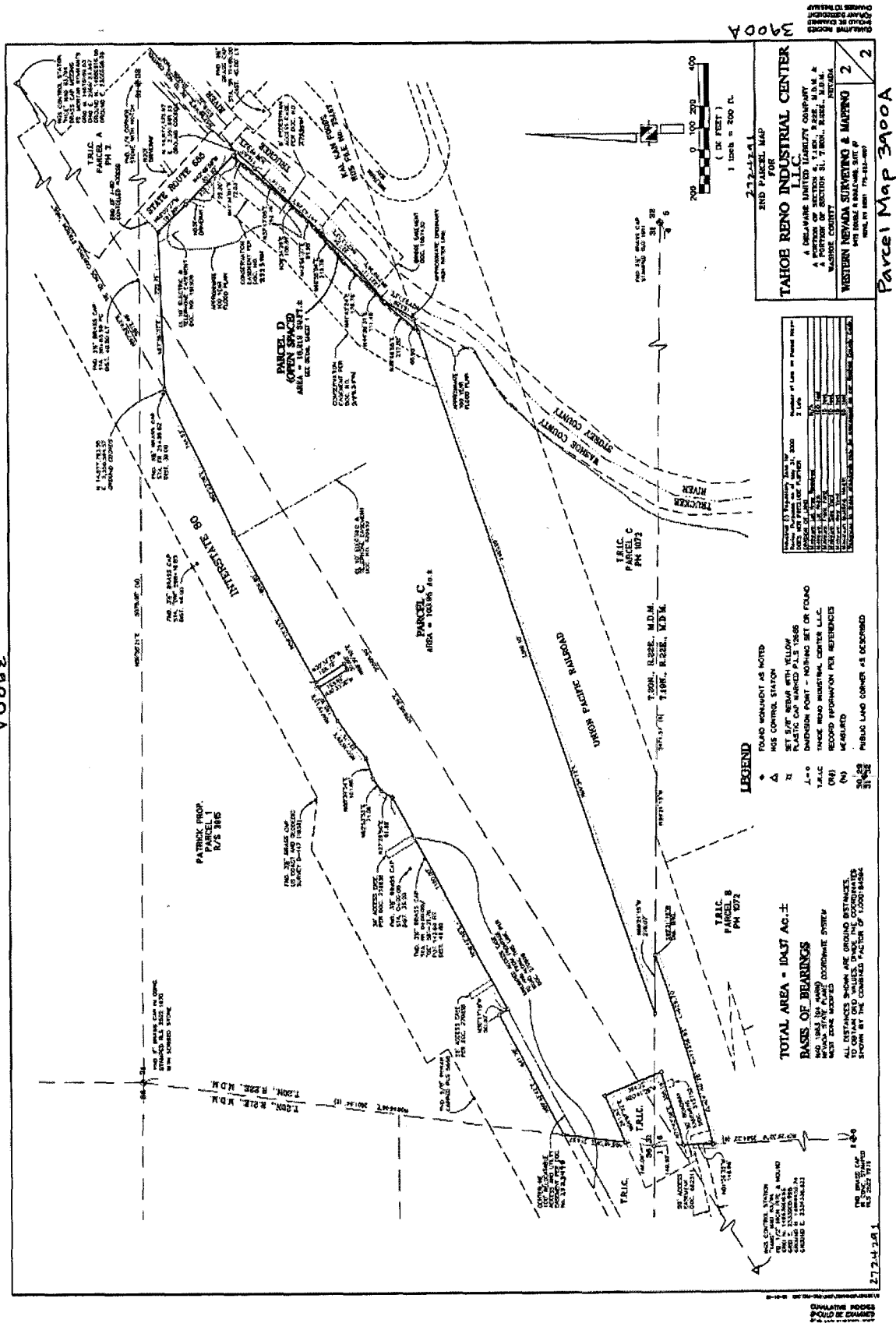


Date 10/06/2017  
David C. Crook, P.L.S.  
Nevada Certificate No. 10836



# Exhibit "A"

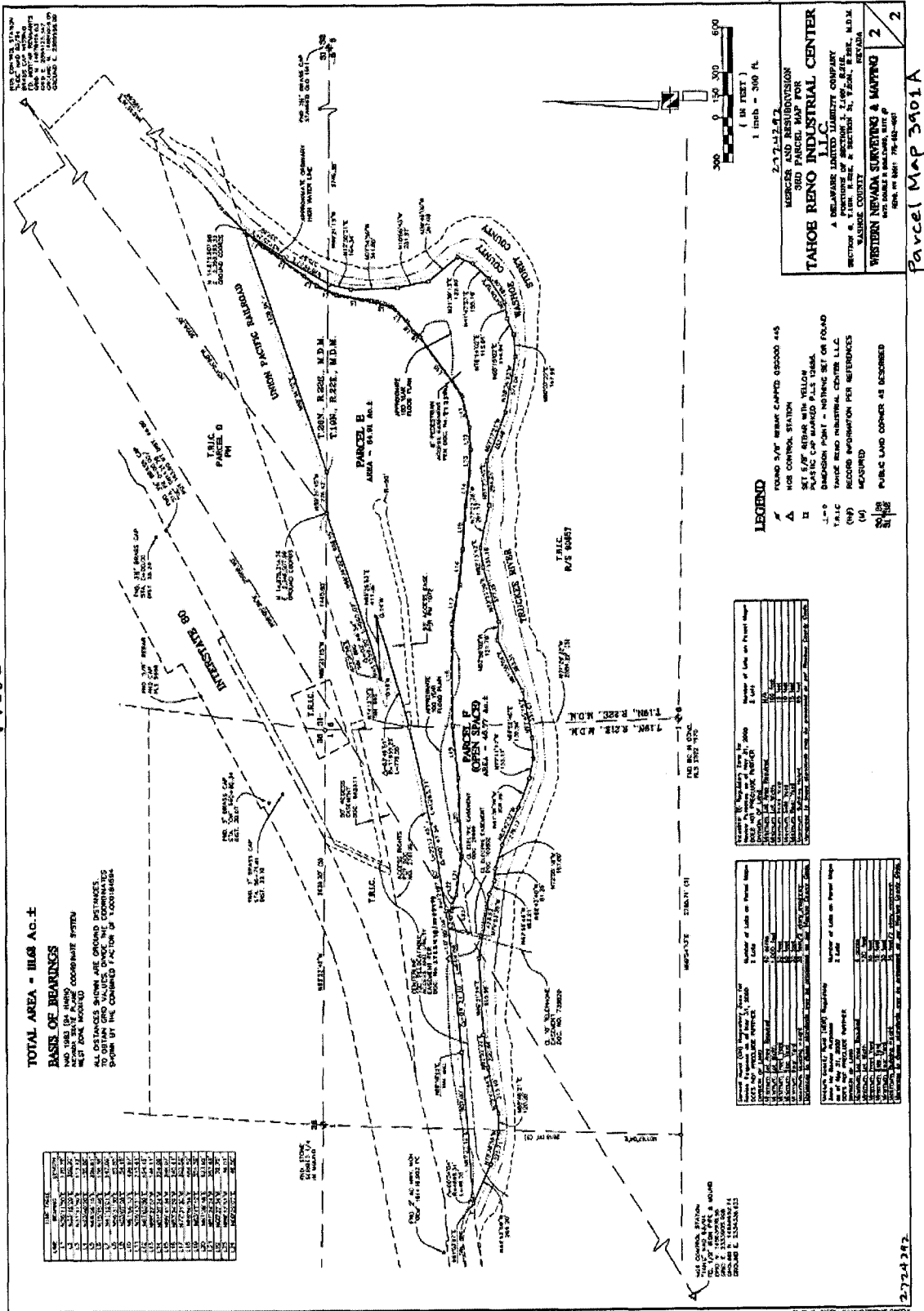
3900A





## Exhibit "A"

3901A



WHEN RECORDED, RETURN TO:

Storey County Clerk  
26 S. B Street  
Drawer D  
Virginia City, NV 89440

APNs: 005-121-01 through 05

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

### NOTICE OF ANNEXATION

NOTICE IS HEREBY GIVEN that certain real property in Storey County, Nevada has been annexed to, and is now subject to, the provisions of that certain Development Agreement dated February 1, 2000, by and between the COUNTY OF STOREY, a political subdivision of the State of Nevada, TAHOE-RENO INDUSTRIAL CENTER, LLC, a Nevada limited liability company, and DP OPERATING PARTNERSHIP, L.P., a Delaware limited partnership. Attached hereto and incorporated herein by reference, is that certain Modification of Development Agreement, in which the newly annexed real property is more particularly described.

**TAHOE-RENO INDUSTRIAL CENTER,  
LLC, a Nevada limited liability company**

**THE COUNTY OF STOREY, a political  
subdivision of the State of Nevada**

By: Norman Properties, Inc., a California  
corporation, Manager

By: \_\_\_\_\_  
MARSHALL MCBRIDE  
Chairman of the Storey County Board of  
Commissioners

By: \_\_\_\_\_  
L. LANCE GILMAN  
Authorized Representative

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE     )

This instrument was acknowledged before me on \_\_\_\_\_, 2017 by L. LANCE GILMAN, Authorized Representative of NORMAN PROPERTIES, INC., a California corporation, Manager of TAHOE-RENO INDUSTRIAL CENTER, LLC, a Nevada limited liability company.

\_\_\_\_\_  
Notary Public

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE     )

This instrument was acknowledged before me on \_\_\_\_\_, 2017 by MARSHALL MCBRIDE, as Chairman of the Board of County Commissioners of the COUNTY OF STOREY, a political subdivision of the State of Nevada.

\_\_\_\_\_  
Notary Public



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 10/17/17

**Estimate of time required:** 20 min.

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

---

1. **Title: Discussion/Possible Action:** Modification to the Tahoe-Reno Industrial Center, LLC – Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving the application of the amendments made to Title 17 of the Storey County Code set forth in Storey County Ordinance 17-275 (see Enclosure B) within the Tahoe-Reno Industrial Center, amendments which prohibit the use of land within the Tahoe-Reno Industrial Center as a marijuana cultivation facility, as a marijuana testing facility, as a marijuana manufacturing facility, as a marijuana distributor, as a retail marijuana store or as a facility from which a facility or organization from which a person may obtain marijuana and marijuana related products.

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

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.1144

5. **Staff summary:** Storey County and the Tahoe-Reno Industrial Center, LLC (TRI) have agreed to amend the TRI development agreement by prohibiting uses involving marijuana and medical marijuana within the Tahoe-Reno Industrial Center.

6. **Supporting materials:** Enclosure A, Recommend Motion; Enclosure B, Notice of Acceptance of Land Use Restrictions; and Enclosure C, Ordinance 17-275.

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

**Enclosure A: Recommended Motion**

In accordance with the recommendation by staff, I [commissioner] motion to approve modification to the Tahoe-Reno Industrial Center, LLC – Storey County Development Agreement in accordance with Section 5.2 by accepting and approving the application of the amendments made to Title 17 of the Storey County Code set forth in Storey County Ordinance 17-275 within the Tahoe-Reno Industrial Center, amendments prohibiting the use of land within the Tahoe-Reno Industrial Center as a marijuana cultivation facility, as a marijuana testing facility, as a marijuana manufacturing facility, as a marijuana distributor, as a retail marijuana store or as a facility from which a facility or organization from which a person may obtain marijuana and marijuana related products.

**NOTICE TO STOREY COUNTY OF ACCEPTANCE OF LAND USE  
REGULATION**

The Tahoe-Reno Industrial Center, LLC hereby gives notice pursuant to Section 5.2 of the Development Agreement Between The County of Storey and Tahoe-Reno Industrial Center, LLC and DP Operating Partnership, LP that it approves of and accepts the application of the amendments made to Title 17 of the Storey County Code set forth in Storey County Ordinance 17-275 (see Exhibit A) within the Tahoe-Reno Industrial Center, amendments prohibiting the use of land within the Tahoe-Reno Industrial Center as a marijuana cultivation facility, as a marijuana testing facility, as a marijuana manufacturing facility, as a marijuana distributor, as a retail marijuana store or as a facility from which a facility or organization from which a person may obtain marijuana and marijuana related products. Said amendments will be apply to the 1999 Storey County Zoning Ordinance as applicable to land within the Tahoe-Reno Industrial Center.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**DEVELOPER:**

**TAHOE-RENO INDUSTRIAL CENTER,  
LLC, a Limited liability company.**

By: Norman Properties, Inc. a California  
corporation, Managing Member

By: \_\_\_\_\_  
Lance L. Gilman, Representative

**COUNTY:**

**THE COUNTY OF STOREY, a  
political Subdivision of the State of  
Nevada**

\_\_\_\_\_  
Marshall McBride, Chairman



"EXHIBIT A"  
**ORDINANCE NO. 17- 275**

Summary

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

Title

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

## **SECTION 1**

Section 17.10.030 is hereby amended by adding the following definitions:

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

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

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

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

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

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

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

## **SECTION 2**

Section 17.12.100 is hereby amended as follows:

### **17.12.100 General provisions for all zones.**

This section applies to all zones unless otherwise stated:

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

B. Marijuana

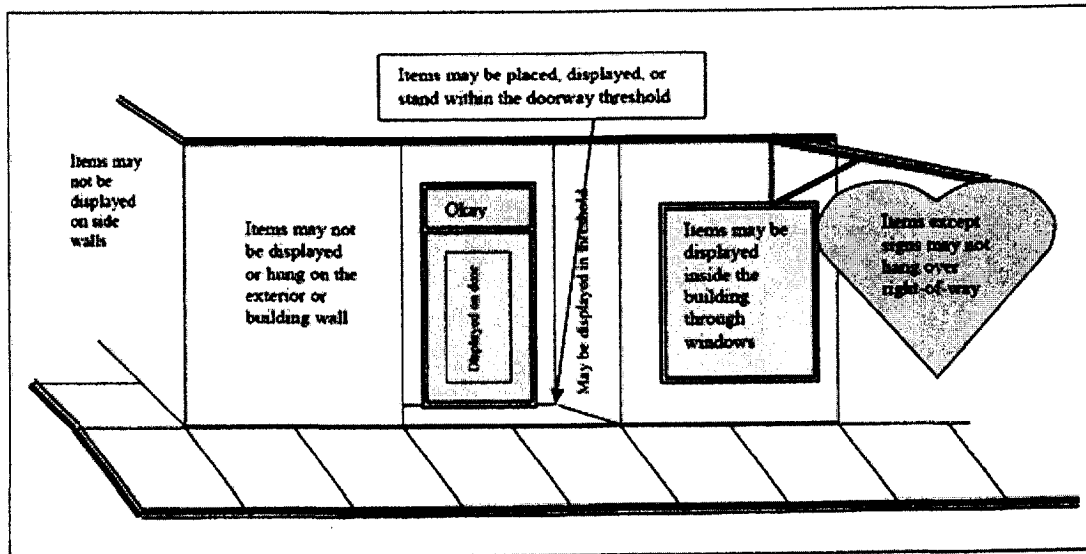
1. Uses involving the sale, display, dispensing, ~~or commercial~~ cultivation, or use of marijuana, ~~regardless of whether the marijuana is for medicinal, recreational or any other purpose~~ or illegal drugs or paraphernalia commonly used or associated with the use of marijuana or any illegal drug,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

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

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

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

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



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

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

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

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

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

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

apply to the A agriculture zone. (Ord. No. 15-269, § 1, 10-20-2015; Ord. No. 12-244, § 1, 12-4-2012)

### **SECTION 3**

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

Proposed on June 6, 2017.  
Proposed by Commissioner All  
Passed on: June 20, 2017

Vote:

Ayes: Commissioners

Nays: Commissioners

Absent: Commissioners

McBride  
McGuffey  
Gilman  
None  
None  
None

Marshall McBride  
Marshall McBride, Chairman

Attest:

Vanessa Stephens  
Vanessa Stephens, County Clerk

This ordinance shall be in force and effect from and after the 30<sup>th</sup> day of the month of June of the year 2017.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10/17/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Second reading for General Business License. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.
2. **Recommended motion:** Motion to approve the second reading, a General Business License for Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.
3. **Prepared by:** Brandy Gavenda, Admin. Asst.

**Department:** Storey County Sheriff's Office

**Telephone:** 775-847-0959

4. **Staff summary:** Second reading for General Business License. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C St, Virginia City, NV 89440.

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



\_\_\_\_ County Manager

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

9. **Board action:**

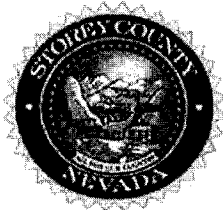
☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 20



# Storey County Board of County Commissioners

## Agenda Action Report

### LIQUOR BOARD

Meeting date: 10/17/17

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Second 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:** Motion to approve the second 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, Admin. Asst.
- Department:** Storey County Sheriff's Office **Telephone:** 775-847-0959
4. **Staff summary:** Second reading for On-sale Liquor & Cabaret License. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C St, Virginia City, NV 89440.
  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

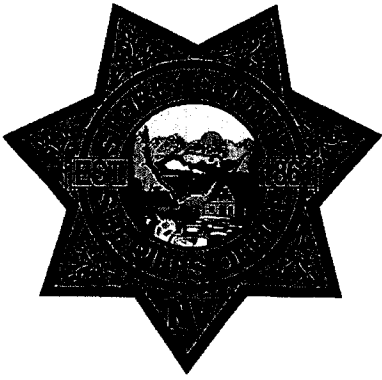
Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 22



## **STOREY COUNTY SHERIFF'S OFFICE**

Gerald Antinoro  
**Sheriff**

October 9, 2017

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### **Storey County Liquor Board**

#### **RE: Virginia City Cigar & Bar– Michele Haley, Second Reading. SCSO #17-708**

In regards to the above entitled action, the applicant was found to have no disqualifying history. The applicant is well thought of by personal and professional references and associates. There was some concern over the lack of financial resources but it was not stated her finances were at a level that caused the background investigator concern over her ability to successfully run said establishment. The applicant has been operating on a temporary license since September 19, 2017. Spot checks of the business during the interim period have found it to be respectable.

The applicant has a six (6) year lease on the building from the property owner who is listed as EHE, LP (Debra Dannenfelser). The lease appears to be a standard lease with no undue encumbrances by the property owner. No irregularities were seen in review of the lease agreement. All fire, health, and safety approvals have been obtained.

As such, I recommend approval of this liquor license application.

A handwritten signature in black ink, appearing to read "Gerald Antinoro", written in a cursive style.

Gerald Antinoro





## Storey County Board of County Commissioners Agenda Action Report

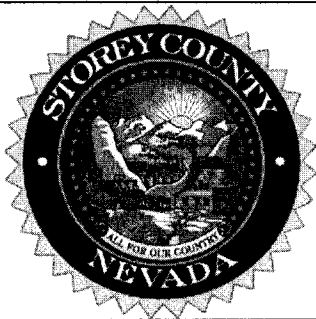
Meeting date: 10/17/17

Estimate of time required: 15 min.

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

1. **Title: Discussion/Possible Action:** Letter to Congressman Mark Amodei, Senator Dean Heller, and Senator Catherine Cortez-Masto supporting Congressional bill action which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership, as well as any other Congressional bill which serves to convey said lands from federal ownership to Storey County.
2. **Recommended motion:** I [commissioner] motion to send this letter to Honorable Congressman Mark Amodei, Honorable Senator Dean Heller, and Honorable Senator Catherine Cortez-Masto supporting Congressional bill action which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership, as well as any other Congressional bill which serves to convey said lands from federal ownership to Storey County.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** County Commission support will assist the efforts being made in Washington D.C. to get necessary clarification or other action on the Storey County Lands Bill.
6. **Supporting materials:** Letter to Congressman Mark Amodei, Senator Dean Heller, and Senator Catherine Cortez-Masto.
7. **Fiscal impact:** None on local government.  
Funds Available: \_\_\_\_\_ Fund: \_\_\_\_\_ Comptroller
8. **Legal review required:** \_\_\_\_\_ District Attorney
9. **Reviewed by:**  
\_\_\_\_@\_\_\_\_ Department Head Department Name: Planning  
\_\_\_\_ County Manager Other agency review: \_\_\_\_\_
10. **Board action:**  
[ ] Approved [ ] Approved with Modifications  
[ ] Denied [ ] Continued

Agenda Item No. 24



## STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse  
26 South "B" Street  
P.O. Box 176 Virginia City, Nevada 89440  
Phone (775) 847-0968 Fax (775) 847-0949  
[commissioners@storeycounty.org](mailto:commissioners@storeycounty.org)

October 17, 2017

### **Re: Letter Supporting Storey County Lands Bill**

Dear Honorable Senator Catherine Cortez-Masto:

The Storey County Board of County Commissioners hereby expresses full support for a Congressional bill which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership. The Board also supports any other Congressional bill which serves to convey said lands from federal ownership to Storey County.

Thank you for your consideration in this important matter.

Respectfully submitted,

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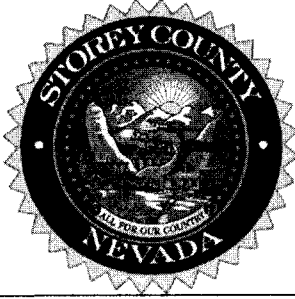
Marshall McBride  
Commission Chairman

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Jack McGuffey  
Commission Vice-Chairman

---

Lance Gilman  
Commissioner



## STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse

26 South "B" Street

P.O. Box 176 Virginia City, Nevada 89440

Phone (775) 847-0968 Fax (775) 847-0949

*commissioners@storeycounty.org*

October 17, 2017

### **Re: Letter Supporting Storey County Lands Bill**

Dear Honorable Senator Dean Heller:

The Storey County Board of County Commissioners hereby expresses full support for a Congressional bill which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership. The Board also supports any other Congressional bill which serves to convey said lands from federal ownership to Storey County.

Thank you for your consideration in this important matter.

Respectfully submitted,

\_\_\_\_\_  
Marshall McBride  
Commission Chairman

\_\_\_\_\_  
Jack McGuffey  
Commission Vice-Chairman

\_\_\_\_\_  
Lance Gilman  
Commissioner



## STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse

26 South "B" Street

P.O. Box 176 Virginia City, Nevada 89440

Phone (775) 847-0968 Fax (775) 847-0949

*commissioners@storeycounty.org*

October 17, 2017

### **Re: Letter Supporting Storey County Lands Bill**

Dear Honorable Congressman Mark Amodei:

The Storey County Board of County Commissioners hereby expresses full support for a Congressional bill which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership. The Board also supports any other Congressional bill which serves to convey said lands from federal ownership to Storey County.

Thank you for your consideration in this important matter.

Respectfully submitted,

---

Marshall McBride  
Commission Chairman

---

Jack McGuffey  
Commission Vice-Chairman

---

Lance Gilman  
Commissioner



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 17, 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 December 19, 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:** See 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:**  

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

Agenda Item No.

25

**Storey County  
Planning Department**

Storey County Courthouse  
26 South B Street, PO Box 176, Virginia City, Nevada 89440  
Phone 775-847-1144 – Fax 775-847-0949  
[planning@storeycounty.org](mailto:planning@storeycounty.org)

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**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** October 17, 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:** Storey County staff and the applicant have been in discussions regarding this project application and request this agenda item be continued to the December 19, 2017, Board of County Commissioners meeting.

**Recommended Motion:** I, (*county commissioner*) move to continue Variance request File 2017-008 to the December 19, 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: October 17, 2017

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Special Use Permit 2017-034 request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08..
2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of the staff report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), recommend approval of Special Use Permit 2017-034, a request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.

3.

4. **Prepared by:** Kathy Canfield

4. **Department:** Planning

**Telephone:** 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2017-034

6. **Supporting materials:** Enclosed Staff Report No. 2017-034

7. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_\_ Comptroller

8. **Legal review required:** \_\_\_\_ District Attorney

9. **Reviewed by:**

A Department Head

\_\_\_\_ Department Name: Planning

\_\_\_\_ County Manager

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

10. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 26

**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:** October 17, 2017 at 10:00 a.m.

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

**Staff Contact:** Kathy Canfield

**File:** Special Use Permit File 2017-034

**Applicant:** CEMEX Materials Pacific

**Property Owner:** Tahoe-Reno Industrial Center, LLC

**Property Location:** 1000 Peru Drive, McCarran, Storey County, Nevada

**Request:** Special Use Permit 2017-034 request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.

**1. Background**

- A. Site Location and Characteristics.** This property is located within the Tahoe-Reno Industrial Center at the intersection of Peru Drive and Ireland Drive. The site is undeveloped and slopes gradually to the west. Surrounding land uses include vacant land to the east, south and west, and an oil refinery and paint manufacturer to the north. The Storey County McCarran Government Complex is located approximately a half mile to the southeast of the property.

The property contains a dirt access way to a graded portion of land on the adjacent parcel. There is nothing located on the graded portion at this time, and access to Peru Drive right-of-way is available from that parcel. Construction of this project will not limit access to the adjacent property.





Vicinity map



Surrounding properties



*Existing Site*

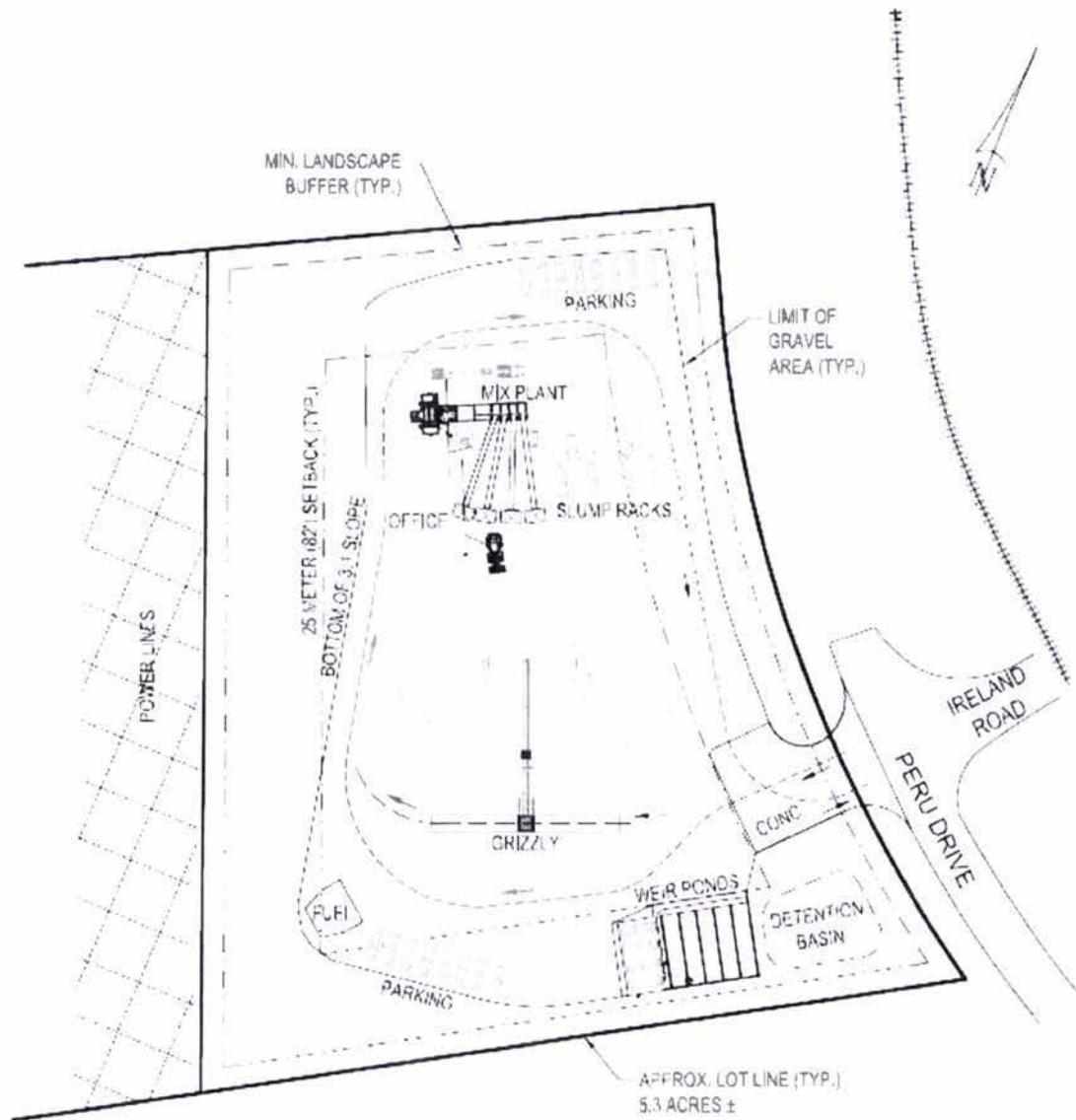
- B. Proposed Use.** CEMEX plans to operate a ready mix batch plant located on approximately 5.08 acres at the intersection of Ireland Drive and Peru Drive. The batch plant will provide concrete for the surrounding communities. General plant operation will be 10 hours per day Monday through Friday.

Concrete batching at the proposed plant will consist of several basic steps. Aggregates of various sizes are delivered by truck and stored in aggregate stockpiles. Front end loaders move aggregates from stockpiles to ground storage bunkers which then feed overhead storage bunkers on the plant. Cement supplements (fly ash and iron slag) are delivered to silos by highway transit trucks via pneumatic tubes. As cement supplements enter the silos, emissions are abated by a reverse air type baghouse. As needed, cement and cement supplements are conveyed into weigh hoppers and measured out for mixing. Cement/supplements mix then load directly from the weigh hoppers into the mixer drum along with a measured quantity of water. The central mixer drum mixes the material than then is loaded directly to a mixer truck which then leaves the site for delivery to the customer. During the process, air/dust control measures are in place to control the plant emission sources.

All process water from the concrete batching is contained on-site in concrete weir ponds. The process water is generated during concrete batching, washout of the mixer trucks, and truck washing. The weir ponds allow fine particles to settle out so that the water can be recycled back into the batching process. All sludge material that accumulates in the ponds is periodically removed with loaders and allowed to dry. Added to this is any return concrete remaining after a delivery. After the material has fully dried, it is considered inert and is stockpiled for future re-crushing. The re-crushed concrete can be sold as a secondary product for use in non-spec (such as road base) products.



An onsite diesel fuel island will be installed using a 10,000 gallon above ground storage tank to be utilized for fueling mixer trucks. The fuel island will be fully contained within a secondary containment structure to catch any leaks or spills.



*Proposed Development*



	Land Use	Master Plan Designation	1999 Tri Center Zoning Code	2015 Zoning Code
Applicant's Land	Ready mix concrete plant	Industrial	I-2 Heavy Industrial	I2 Heavy Industrial
Land to the North	vacant	Industrial	I-2 Heavy Industrial	I2 Heavy Industrial
Land to the East	Petroleum to gasoline/diesel refining facility	Industrial	I-2 Heavy Industrial	I2 Heavy Industrial
Land to the South	vacant	Industrial	I-2 Heavy Industrial	I2 Heavy Industrial
Land to the West	vacant	Industrial	I-2 Heavy Industrial	I2 Heavy Industrial

- B. **Compliance with required height limitations.** The 1999 Storey County Zoning Ordinance Section 17.37.080 states: "No building shall have a height greater than six (6) stories or seventy-five (75) feet, not including silos, stacks, or equipment." Based on the submitted drawings, it appears that all equipment and structures comply with this requirement.
- C. **Compliance with required setbacks.** The 1999 Storey County Zoning Ordinance Section 17.37.080 states: No building shall be located closer than fifty (50) feet to any property line. As a condition of the building permit, the applicant will be required to demonstrate that no structure will encroach into the required 50 foot setback.
- D. **General use allowances and restrictions.** The 1999 Storey County Code Section 17.62, Special Uses (which refers to Section 17.60) identifies the administration for the Board and Planning Commission for allowing special use permits. Approval of a Special Use Permit "may only be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any ordinance or resolution and under such conditions as the board may deem necessary to assure that the general purpose and intent of this ordinance will be observed, public safety and welfare secured and substantial justice done." The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

In addition to conformance with the 1999 Storey County Code, the proposed project shall comply with all regulations stated forth by the TRI-Storey Development Agreement; the Tahoe-Reno Industrial Park Architectural Review Committee; and all applicable Covenants, Conditions, and Restrictions (CC&Rs).

- E. **Conformance with the 2016 Storey County Master Plan.** This project is located within the Tahoe-Reno Industrial Center which the Master Plan states "provides for light industrial, heavy industrial, commercial, and industrial commercial uses and zones pursuant to the Development Agreement between Storey County and the Tahoe-Reno Industrial Center, LLC." The property and the Tahoe-Reno Industrial Center are located in the McCarran Area Plan which the Master Plan states "depicts a homogenous



planned industrial center located toward the north-central part of Storey County nine miles east of Lockwood. It is home to the Tahoe-Reno Industrial Center and is dedicated solely to manufacturing, utility power production, warehousing and distribution, and other heavy- and light-industrial, and commercial uses. The industrial center has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries.” The proposed use is consistent with these statements.

### **3. Findings of Fact**

- A. Motion for approval.** The following Findings of Fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.
- (1) This approval is for a Special Use Permit (File 2017-034) for applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor’s Parcel Number (APN) 005-051-08.
  - (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 is based on the 1999 Storey County Zoning Ordinance which identifies this property as I-2 Heavy Industrial. The proposed ready mix batch plant 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 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial and 17.62 Special Uses.
  - (7) Granting of the Special Use Permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons working in the neighborhood or area of the subject property and will

not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

- B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.
- (1) This denial is for the applicant's request for a Special Use Permit (File 2017-034) by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.
  - (2) The conditions under the Special Use Permit conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial, 17.62 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 (File 2017-034) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08. This Special Use Permit is limited to cement and concrete manufacturing and distribution. Asphalt and other petroleum or polymer type material manufacturing and distributing is not authorized with this Special Use Permit.
- B. **Requirements.** The Permit Holder must 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. **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, grading and/or other permits. 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 Applicant by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Permit Holder's compliance with all conditions and stipulations of the Special Use Permit.



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.

D. **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.

E. **Emergency Management Plan.** The Permit Holder must submit an emergency plan to the Storey County Fire Protection District and the Emergency Management Department 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. 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
- 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
- Dust control and hazard mitigation
- Documenting and reporting of emergency situations, including spills
- Post disaster management, cleanup, and material disposal
- Documenting and reporting of NDEP and other environmental permits and notices
- Stormwater drainage and detention



- Facility closure

- F. **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 2017-034 shall be advised in writing to Storey County Planning Department 90 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 2017-034.
- G. **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.
- H. **Closure.** The Permit Holder shall be responsible for the cost for the closure of this facility as permitted under Special Use Permit 2017-034. Complete closure shall consist of providing reclamation that would eliminate all materials or environmental damage to the existing site or adjacent areas contaminated by operations.
- I. **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.
- J. **Setbacks.** Any proposed buildings and storage tanks shall setback 50-feet from the property line as required by Section 17.37.060 of the 1999 Storey County Zoning Ordinance.
- K. **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.
- L. **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 air quality control permit must be obtained for the project. A copy of the NDEP air quality permit shall be forwarded to the Planning Department for inclusion with 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.

- M. **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.
- N. **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.
- O. **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 a operate a ready mix batch; 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.
- P. **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 Special Use Permit 2017-034 for a minimum amount of \$1,000,000.00 (one million dollars).
- Q. **Security/Screening.** An aesthetically acceptable security barrier/screening device of a minimum 6' fence (chain-link or vertical bars) shall enclose all developed portions of the property.
- R. **Landscaping.** A landscaping plan consistent with, but not limited to, the minimum standards set forth in Subsection 4 of the Tahoe-Reno Industrial Center's CC&R's and Architectural Committee, as well as Storey County approval, shall be implemented onsite.
- S. **Outdoor Lighting.** 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.
- T. **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.
- U. **Emergency Training.** The Permit Holder shall provide and/or pay for any and all special training for the Storey County Fire Protection District that is required due to the



operation of the facility.

- V. **Fluid Containment.** The Permit Holder shall construct containment systems in areas where fuels 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 Building 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, cooling water and foam that may typically be applied during an emergency event as determined by the Storey County Fire Protection District.
- W. **Water & Sewer Connection.** The Permit Holder shall provide a 'Will Serve' letter from Tahoe-Reno Industrial Center G.I.D. to the Storey County Building Department for the necessary water and sewer to operate the facility.
- X. **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 Building Department for approval.
- Y. **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.
- Z. **Drainage Protection.** All process drains around each unit and site drainage shall be designed to prevent the discharge of oils to the sewer or septic system and or storm drain systems. All site drainage shall be designed as not to adversely impact surrounding property owners.
- AA. **Incident Reporting.** Any hydrocarbon or environmental spill incidents involving 25 gallons or more of any petroleum product (i.e., gasoline, diesel, and hydraulic fluid) or 3 or more cyds of contaminated material, or any presence of such material on or in ground/surface water shall be required to be reported immediately to Storey County Emergency Dispatch 9-1-1. Additionally, under Nevada State law, the incident shall be immediately reported to Storey County Building and Planning Departments and the Nevada Division of Environmental Protection (NDEP). 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.

**BB. 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.

**CC. Driveway Access.** The proposed driveway shall be aligned with the intersection of Peru Drive and Ireland Drive. Off-setting this driveway is not permitted with this Special Use Permit. In addition, the driveway shall include track out measures to ensure onsite material is not tracked offsite.

## **5. Public Comment**

As of October 6, 2017, Staff has not received any comments from the public.

## **6. Power of the Board**

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision. The decision of the Board of County Commissioners must consider the report and recommendation and must make such a decision thereon as it deems warranted.

## **7. Proposed Motions**

This section contains two motions from which to choose. The motion for approval is recommended by staff and the Planning Commission 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 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 the staff 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 2017-034, a request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.

**B. Alternative motion for denial**

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.2 of the staff report, and other findings deemed appropriate by the Board of County Commissioners, I (*county commissioner*), move to deny Special Use Permit 2017-034, a request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.






## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** October 17, 2017

**Estimate of time required:** 20 min.

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

1. **Title: Discussion/Possible Action:** 2017-040 Road Abandonment. The applicants are requesting an abandonment of a portion of "O" Street. The applicant requests that the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet be abandoned to accommodate proposed construction of a garage. The property is located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.
2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [County Commissioner], move to approve an abandonment of the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet and the area of abandonment be combined with the property located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-040
6. **Supporting materials:** Enclosed Staff Report No. 2017-040
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. 27

## 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:** October 17, 2017 at 10:00 a.m.

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

**Staff Contact:** Kathy Canfield

**File:** 2017-040 Road Abandonment Request

**Applicant:** Daniel and Debra Burns

**Property Owners:** Daniel and Debra Burns

**Property Location:** 97 South "O" Street, Virginia City, Storey County, Nevada

**Request:** 2017-040 Road Abandonment. The applicants are requesting an abandonment of a portion of "O" Street. The applicant requests that the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet be abandoned to accommodate proposed construction of a garage. The property is located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.

### 1. Background & Analysis

- A. Site Location.** The proposed abandonment is located at the northeast corner of "O" Street and Taylor Street. The property is developed with an existing residence. The applicant desires to construct an addition to the existing residence to allow for an additional two-car garage.

The applicants received a permit from the Storey County Building Department to begin the construction of the garage. The construction commenced and the area for the proposed garage was graded and the concrete foundation walls have been completed. After construction began, it was determined that the property line as depicted on the plans, and where it was thought to be at the site, was incorrect. After researching property surveys for



past projects in the area, it was determined that the proposed garage extended into the "0" Street right-of-way. Work on the garage has been halted.

The submittal of this abandonment request, and related Variance request (File 2017-041), is the applicant's proposal for a solution to allow for the garage to go forward in the location the foundation has been constructed.



*Vicinity map*



*Approximate location*

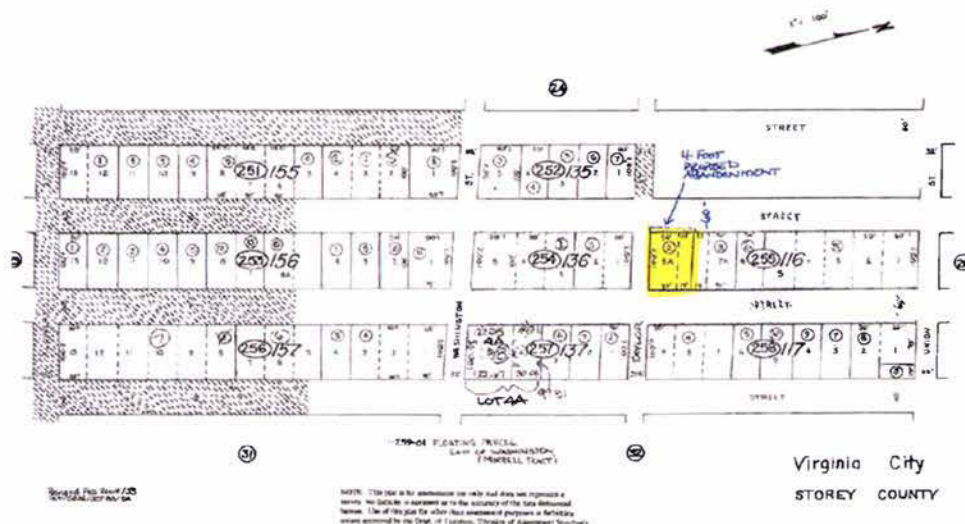




Project Site

Por NE 4 SE 4, Sec 29  
T17N, R21E, MBBM

01-25



Existing parcel map

- B. Proposed Project.** The Property Owner is requesting an abandonment of four feet for the length of the 75 foot frontage along "O" Street. As the existing foundation is constructed, the garage will extend three feet into the right-of-way, and with the additional one foot roof eave, a total of four feet is requested to be abandoned.

The existing conditions have the proposed garage approximately 13-feet from the edge of pavement of "O" Street. The applicant has requested an abandonment of four feet to allow for the minimum needed for the garage and one foot additional to allow for the roof eave overhang. If approved, this would put the garage at one foot from the new property line

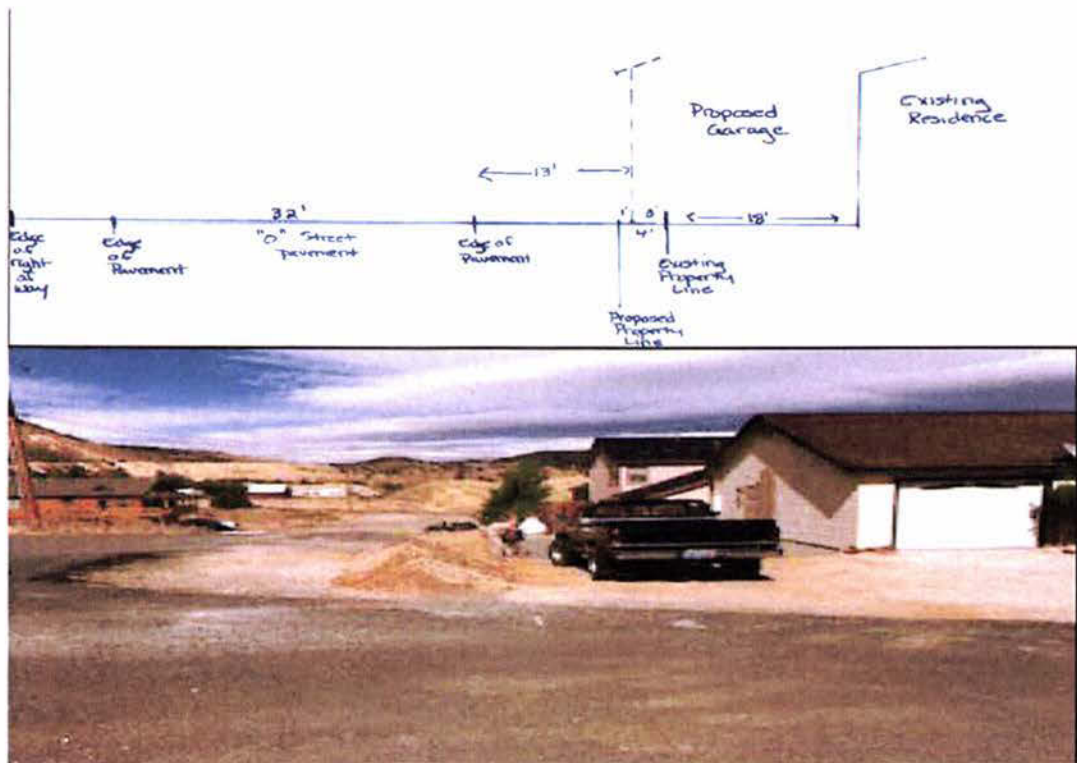
and 13-feet from the pavement of "O" Street.

If approved, the Property Owner will be required to record a Record of Survey documenting the abandoned portion of land has been consolidated into the adjacent parcel identified as Lot 9A on the Assessor's Map. The abandoned strip of land cannot be a stand-alone parcel.

This permit request is for the abandonment only. A separate application for a setback variance (File 2017-041) is also being requested by the applicant. The side yard setback from "O" Street is 10 feet. File 2017-041 is requesting a one-foot setback from the property line for the proposed garage.

- C. **Site Conditions.** The right-of-way for "O" Street is 60-feet wide. Within the 60-foot right-of-way, the actual pavement is approximately 32-feet wide at the location adjacent to the proposed abandonment. The edge of the pavement is not the edge of the right-of-way and typically streets are located within the right-of-way but do not encompass the entire width. Other improvements, such as sidewalks, utilities and street lighting are typically located between the edge of pavement and the private property lines. In this case, no such additional improvements are located in this area for "O" Street, nor are there any such improvements proposed at this time nor anticipated in the near future. At this location, there are no known utility lines within the right-of-way.

The following illustration and photograph documents the location of the existing residence, the proposed garage and the distances to property lines, both existing and proposed, and the location of the pavement within the "O" Street right-of-way.





- D. **Abandonments.** Nevada Revised Statutes (NRS) 278.480 defines requirements for abandonment of a street or easement. Storey County has not adopted its own process and therefore follows the NRS process.

Storey County has followed a recent policy to not encourage any further abandonment of roadways within the Virginia City area. In the past, some roadways were abandoned and impacts to circulation for the town have been identified as the town has grown. Staff acknowledges the importance of keeping right-of-way for the public. In this specific case, it does not appear that the overall circulation patterns or public needs will be impacted by the abandonment of the 4-foot by 75-foot strip of land. No changes to the street pavement are proposed and no identified future improvements have been identified as impacted. The overall street right-of-way is 60-feet, with the pavement being approximately 32-feet at this location.

- E. **Noticing.** NRS 278.480 requires additional noticing of the public beyond the typical noticing procedures of Storey County per NRS 278. In addition to noticing a minimum of properties within 300-feet of the project, and a minimum of 30 unique property owners, NRS required the project to be advertised in the newspaper (Comstock Chronicle, September 22, 2017) and to notify each property owner abutting the proposed abandonment with a notice method that provides confirmation of delivery and does not require the signature of the recipient. In addition, each public utility and video service provider (NV Energy, Comstock Cable) serving the affected area was notified with a written notice.

- E. **Adjacent Properties Existing Land Uses.** The properties are located within Virginia City and are zoned R1. The surrounding properties are also zoned R1 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 abandonment and Storey County Title 17 Zoning or the 2016 Master Plan.

	Land Use	Master Plan	Zoning
Applicant's Land	Residential	Single Family Residential	R1 Residential
Land to the north	Residential	Single Family Residential	R1 Residential
Land to the east	Residential	Single Family Residential	R1 Residential
Land to the south	vacant	Single Family Residential	R1 Residential
Land to the west	vacant	Single Family Residential	R1 Residential

- B. **Compliance with the Storey County Code.** Chapter 17.12.090 discusses Access and Right-of-Ways. This chapter states that "No commercial, industrial, or dwelling construction may be permitted on any parcel or lot not served by a public right-of-way of at least 50 feet in width, with a minimum public traveled way of 24 feet in width. "

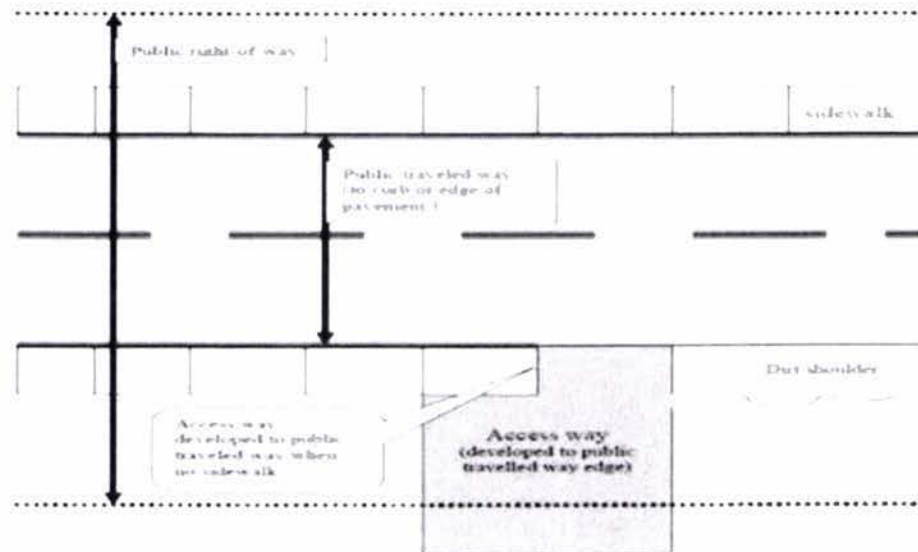


Figure 12.7: The public right-of-way encompasses much more land than the traveled way. While public utilities such as power, sanitary sewer, and water may be located above or below the traveled way, they are oftentimes located within the outer edges of the public right-of-way.

If the proposed abandonment is approved, the resulting width of the right-of-way for the 75-foot abandoned section would be 56-feet which is consistent with this requirement. No change to the existing 32-foot pavement width is proposed.

### C. Compliance with 2016 Storey County Master.

The proposed abandonment is consistent with the 2016 Storey County Master Plan. The Master Plan does not specifically mention abandonments of roadways. This proposal is for the abandonment of a 4-feet by 75-feet strip of roadway right-of-way. The land use will conform to the overall R-1 zoning of the surrounding area. The abandonment will not change the circulation pattern of the town and no changes to the actual paved access are proposed.

## 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 Abandonment 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 Abandonment 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 an abandonment of a portion of "O" Street. The applicant requests that the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet be abandoned to



accommodate proposed construction of a garage. The property is located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.

- (2) The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.
- (3) The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.
- (4) The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Abandonment will not cause the public to be materially injured by the proposed abandonment.
- (5) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provision – Access and Right-of-Ways, or any other Federal, State, or County regulations.

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

- (1) Substantial evidence shows that the Abandonment with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.12.090, General Provision, Access and Rights-of-Ways, or any other Federal, State, or County regulations, including NRS 278.480.
- (2) The Recommended Conditions of Approval for the Abandonment 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. Record of Survey.** The Permit Holder shall submit to the Storey County Planning Department a Record of Survey for review and approval before the final map is recorded. The Map must comply with Nevada Revised Statutes (NRS) 278.475 through 278.477 relating to the change in location of boundary line and must comply with Federal, State, and County regulations. 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.

**B. Access and Easements.** All existing streets, easements, and utility easements, whether public or private, except that which is approved for abandonment, must remain in effect and be delineated clearly on the Final Map.

- C. **Taxes Paid.** Prior to the recording of the proposed Final Map, the Applicants shall submit to the Planning Department evidence that property taxes on APN 001-255-02 have been paid in full for the fiscal year.
- D. **Duties of the Parcel Map Preparer.** The preparer of the proposed Map shall meet all requirements pursuant to NRS 278.475 through 278.477.
- E. **Final Map.** The Final Parcel Map must meet the form and contents pursuant to NRS 278.477.
- F. **Null and Void.** The Final Map 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.
- G. **Indemnification.** The Property Owner warrants 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.
- H. **Utility Notification.** The Permit Holder shall submit evidence from NV Energy and Comstock Cable that they have no objections to the proposed abandonment.

## 5. **Public Comment**

The Storey County Planning Department received two comments prior to the Planning Commission meeting on this project.

Ms. Elaine Young, 125 South "N" Street and 120 South "O" Street stated she was against the abandonment. No specific reason was given in her email statement. Planning staff replied to her email that we received her comment and forwarded a copy of the staff report. No further comment on the staff report was provided by Ms. Young.

Mr. Ron Gallagher, 80 South "O" Street, phoned the Planning Department and stated he had no concerns about the abandonment.

At the Planning Commission meeting of October 5, 2017, Mr. Rich Bacus spoke in favor of the abandonment, and suggested Storey County investigate the potential abandonment for other areas of right-of-way within Virginia City.

Also at the Planning Commission meeting of October 5, 2017, Mr. Gil Gladding spoke in favor of the abandonment. He stated he had talked to some of the neighbors and nobody opposed the abandonment that he knows of.

## 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. The Board of County Commissioners must consider the report and recommendation and must make such a decision thereon as it deems warranted.

**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 Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [*County Commissioner*], move to approve an abandonment of the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet and the area of abandonment be combined with the property located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.

**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 Planning Commission, I [*County Commissioner*], move to deny an abandonment of the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet. The property is located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.



**APPENDIX 1**  
**NRS 278.480**

**NRS 278.480 Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.**

1. Except as otherwise provided in subsections 11 and 12, any abutting owner or local government desiring the vacation or abandonment of any street or easement owned by a city or a county, or any portion thereof, shall file a petition in writing with the planning commission or the governing body having jurisdiction.

2. The governing body may establish by ordinance a procedure by which, after compliance with the requirements for notification of public hearing set forth in this section, a vacation or abandonment of a street or an easement may be approved in conjunction with the approval of a tentative map pursuant to NRS 278.349.

3. A government patent easement which is no longer required for a public purpose may be vacated by:

(a) The governing body; or

(b) The planning commission, hearing examiner or other designee, if authorized to take final action by the governing body,

without conducting a hearing on the vacation if the applicant for the vacation obtains the written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation.

4. Except as otherwise provided in subsection 3, if any right-of-way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall, not less than 10 business days before the public hearing described in subsection 5:

(a) Notify each owner of property abutting the proposed abandonment. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient.

(b) Cause a notice to be published at least once in a newspaper of general circulation in the city or county, setting forth the extent of the proposed abandonment and setting a date for public hearing.

5. Except as otherwise provided in subsection 6, if, upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to NRS 278.3195.

6. In addition to any other applicable requirements set forth in this section, before vacating or abandoning a street, the governing body of the local government having jurisdiction over the street, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall provide each public utility and video service provider serving the affected area with written notice that a petition has been filed requesting the vacation or abandonment of the street. After receiving the written notice, the public utility or video service provider, as applicable, shall respond in writing, indicating either that the public utility or video service provider, as applicable, does not require an easement or that the public utility or video service provider, as applicable, wishes to request the reservation of an easement. If a public utility or video service provider indicates in writing that it wishes to request the reservation of an easement, the governing body of the local government having jurisdiction over the street that is proposed to be vacated or abandoned, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall reserve and convey an easement in favor of the public utility or video service provider, as applicable, and shall ensure that such easement is recorded in the office of the county recorder.

7. The order must be recorded in the office of the county recorder, if all the conditions of the order have been fulfilled, and upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the governing body may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the city or county. If the governing body sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his or her property, but no action may be taken by the governing body to force the owner to purchase that portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

8. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the governing body determines to be reasonable.



If the governing body determines that the vacation has a public benefit, it may apply the benefit as an offset against a determination of reasonable consideration which did not take into account the public benefit.

9. If an easement for light and air owned by a city or a county is adjacent to a street vacated pursuant to the provisions of this section, the easement is vacated upon the vacation of the street.

10. In any vacation or abandonment of any street owned by a city or a county, or any portion thereof, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may reserve and except therefrom all easements, rights or interests therein which the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, deems desirable for the use of the city or county.

11. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of an easement for a public utility owned or controlled by the governing body.

12. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of a street for the purpose of conforming the legal description of real property to a recorded map or survey of the area in which the real property is located. Any such simplified procedure must include, without limitation, the requirements set forth in subsection 6.

13. As used in this section:

(a) "Government patent easement" means an easement for a public purpose owned by the governing body over land which was conveyed by a patent.

(b) "Public utility" has the meaning ascribed to it in NRS 360.815.

(c) "Video service provider" has the meaning ascribed to it in NRS 711.151.

[30:110:1941; 1931 NCL § 5063.29]—(NRS A 1967, 268, 696; 1969, 588; 1973, 1830; 1975, 164; 1977, 1506; 1979, 600; 1981, 165, 580; 1987, 663; 1993, 2580; 1997, 2436; 2001, 1451, 2815, 2822; 2007, 992; 2013, 700)

## 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)

### APPENDIX 3

#### NRS 278.240

**NRS 278.240 Approval required for certain dedications, closures, abandonments, construction or authorizations.** Whenever the governing body of a city, county or region has adopted a master plan, or one or more elements thereof, for the city, county or region, or for a major section or district thereof, no street, square, park, or other public way, ground, or open space may be acquired by dedication or otherwise, except by bequest, and no street or public way may be closed or abandoned, and no public building or structure may be constructed or authorized in the area for which the master plan or one or more elements thereof has been adopted by the governing body unless the dedication, closure, abandonment, construction or authorization is approved in a manner consistent with the requirements of the governing body, board or commission having jurisdiction over such a matter.

[12:110:1941; 1931 NCL § 5063.11]—(NRS A 1997, 2419; 2013, 1508)



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** October 17, 2017

**Estimate of time required: 20 min.**

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

1. **Title: Discussion/Possible Action:** Variance 2017-041. The applicants are requesting a variance to the side yard setback for the construction of a one-story garage attached to the existing residence. The applicants request the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.
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 Variance 2017-041 to reduce the side yard setback from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2017-040
6. **Supporting materials:** See enclosed Staff Report No. 2017-040
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. 28

**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:** October 17, 2017 at 10:00 a.m.

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

**Staff Contact:** Kathy Canfield

**File:** 2017-041

**Applicant:** Daniel and Debra Burns

**Property Owner:** Daniel and Debra Burns

**Property Location:** 97 South "O" Street, Virginia City, Storey County, Nevada, APN 001-253-07.

**Request:** Variance 2017-041. The applicants are requesting a variance to the side yard setback for the construction of a one-story garage attached to the existing residence. The applicants request the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.

**1. Background & Analysis**

- A. Abandonment.** This Variance application is based on the approval of Street Abandonment No. 2017-041. The staff report has been written with the assumption that the Abandonment is recommended for approval. If the Abandonment is not approved, this Variance application cannot be considered and will be withdrawn.
- B. Site Location and Characteristics.** The existing 7,800 square foot residential parcel is located on Taylor Street between "O" and "P" Streets. The parcel contains an existing single family residence with a driveway/parking area along the west side of the parcel adjacent to "O" Street. The residence is located within a residential neighborhood, with the residences to the north and east, and vacant residential land to the south and west. The residence faces Taylor Street, while residences to the north face "O" Street. The



subject property is zoned R1 which has required 20-foot front and rear yard setbacks and 10-foot side corner yard setbacks adjacent to "O" and "P" Streets.



Location Map



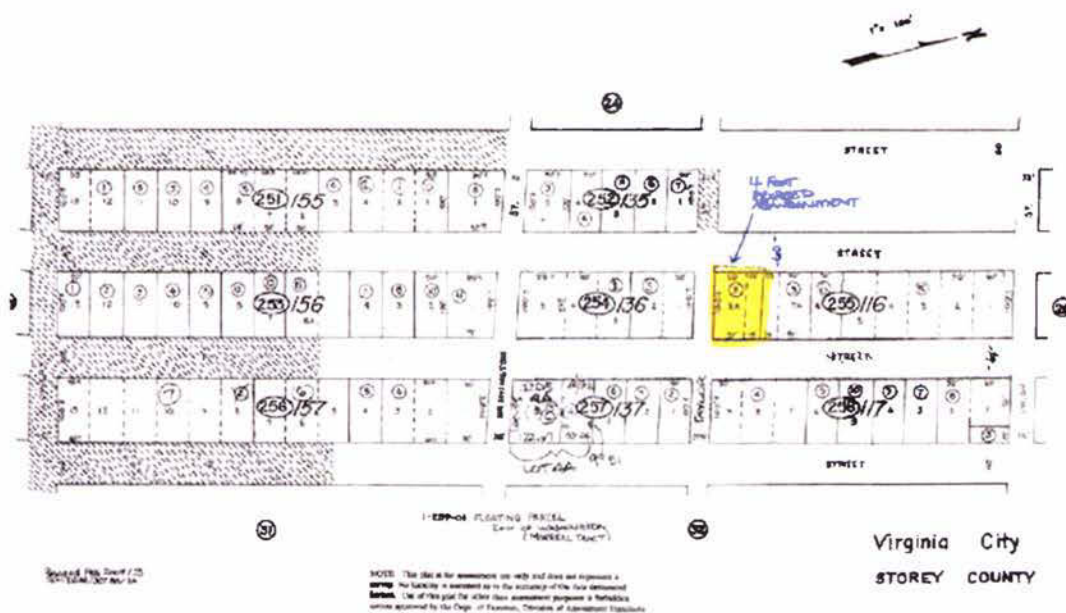
Surrounding Properties Map



Project Site

Por NE 43E4, Sec 29  
T17N, R21E, M083M

01-25



Assessor's Parcel Map

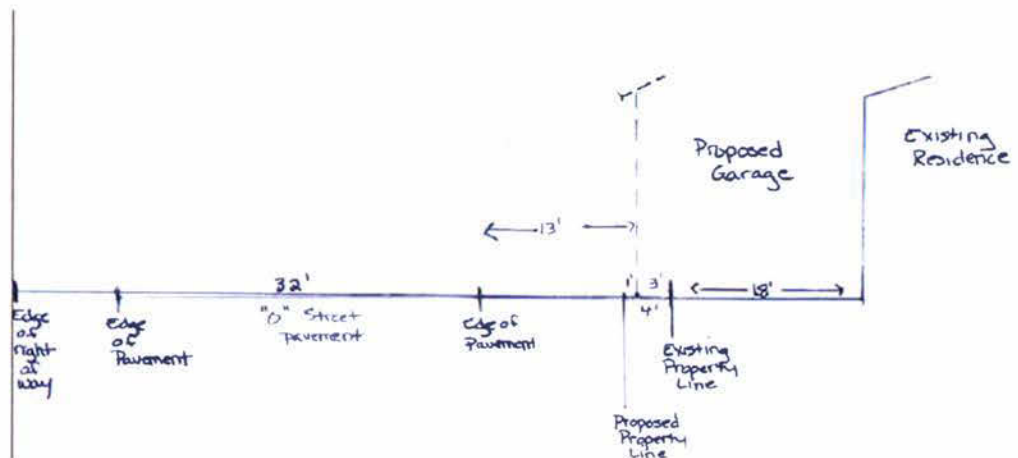
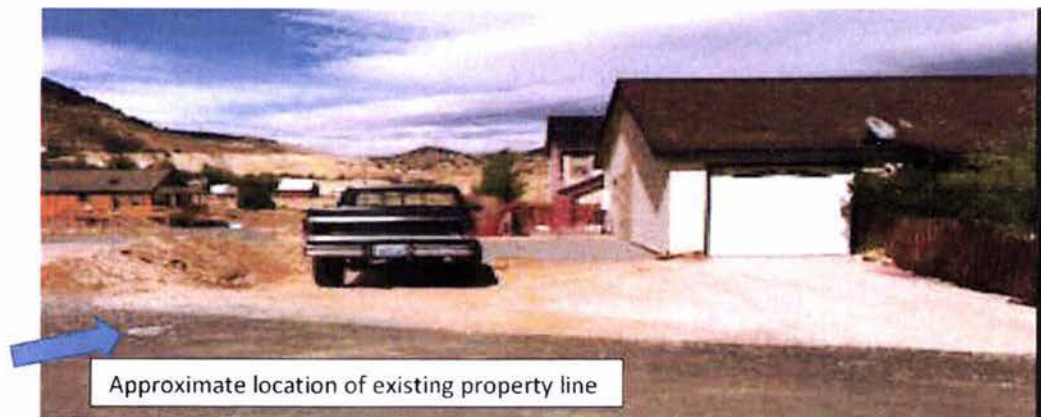


- C. **Proposed Project.** The applicant is proposing to construct an attached one-story two-car garage addition to an existing residence. The area of the proposed garage addition is currently used as parking along the west property line.

The applicant received a permit from the Storey County Building Department to begin the construction of the garage addition. The construction commenced and the area for the proposed garage was graded and the concrete foundation walls have been completed. After construction began, it was determined that the property line as depicted on the plans, and where it was thought to be at the site, was incorrect. After researching property surveys for past projects in the area, it was determined that the proposed garage extended into the "O" Street right-of-way approximately four feet. Work on the garage has been halted.

The submittal of this Variance request, and related Abandonment request (File 2017-040), is the applicant's proposal for a solution to allow for the garage to go forward in the location the foundation has been constructed.

If the Abandonment request is not approved, this variance request will be withdrawn.







*Proposed Garage Location*

- C. **Variance.** The applicant has requested a variance to the west side yard setback. The side yard setback is proposed to be 1-foot versus the required 10-foot corner for the R1 zoning. Section 17.03.140 of the Storey County Code identifies the process for Variances. The applicant and this report follow the requirements outlined in the Code.

## 2. **Compatibility and Compliance**

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

	Land Use	Master Plan	Zoning
Applicant's Land	Residential	Single Family Residential	R1 Residential
Land to the north	Residential	Single Family Residential	R1 Residential
Land to the east	Residential	Single Family Residential	R1 Residential
Land to the south	vacant	Single Family Residential	R1 Residential
Land to the west	vacant	Single Family Residential	R1 Residential

- B. Variances.** The SCC 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission) where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within Section SCC 17.03.140 (F) it states: The Board's approval, approval with conditions, or denial of a Variance must be based on Findings that indicate that the proposed use is appropriate in the location for which it is approved. The Findings listed in this subsection are the minimum to be cited in an approval; the body may include additional Findings in their decision. The Board and Planning Commission must cite Findings of fact in the motion for approval, approval with conditions, or denial.

At a minimum, an approval must be based on Findings that the proposal:

- (1) **That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.**

The proposed variance would allow for an additional two car garage to be connected to the existing residence. The parcel is approximately 7,800 square feet (after abandonment approval) and contains an existing residence. Options for the garage location are limited on the parcel and the applicant has proposed a location where existing parking currently occurs. The existing residence is setback 22-feet from the west property line where the garage will be located. Because of mistakes made on plans and onsite measurements, the foundation for the garage has already been constructed in the proposed location. This variance is a request not based on a particular hardship of the property, but because of mistakes made by both the applicant's representative and County staff, and therefore, may be considered for approval.



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

The existing property contains a one-car attached garage. The proposed two-car garage addition will be added where historically cars have been parked at the property. The applicant desires to have interior parking for vehicles. As the foundation for the garage has been constructed, the applicant desires to keep the proposed garage in the current location.

- (3) **That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.**

The proposed garage will be located on an area of the parcel where existing parking occurs. The garage will be a one-story, two-car design, will match and be attached to the existing residence and will comply with the Comstock Historic District requirements. The garage addition will extend closer to "O" Street than other residences in the neighborhood, however the addition will be setback 13-feet from the edge of pavement and is not expected to be materially injurious to property or improvements in the neighborhood. Storey County Public Works Department has confirmed that no above-ground or below-ground utilities exist in the area subject to the variance request.

- C. **Storey County Zoning Code.** The property is located within R1 Residential zoning. The Storey County Zoning Code states "The R1 residential zone is established to provide for the development of single-family residential uses and to prohibit the development of uses that are incompatible and detrimental to the residential environment." Single family residences are an allowed use for the zoning and the proposed garage addition is a permitted accessory use to the residence. The 7,800 square foot parcel size is consistent with the required minimum lot size and the proposed garage will be located 13 feet from the edge of pavement of "O" Street. The garage will be one-story and the required 10-foot side yard setback is requested to be 1-foot with this Variance application.
- D. **2016 Storey County Master Plan.** Chapter 3, Land Use, of the Storey County Master Plan identifies that the historic use patterns on the Comstock should be maintained. To maintain these historic use patterns, one objective to implement zoning, regulations, and practices and to maintain conformance with historic use patterns. Approval of this variance is not expected to impact the historic patterns of land use.

### 3. Findings of Fact

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

- (1) The applicants are requesting a variance (Variance 2017-041) to the side yard setback for the construction of a one-story garage attached to the existing residence. The applicants are requesting the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.
- (2) An abandonment of 4-feet by the 75-foot length of the west property line (Abandonment File 2017-040) has been approved for the applicant which permits this Variance application to proceed.
- (3) Because of errors made on submitted plans and measurements at the site, the granting of this Variance resolves the inadvertent construction of a garage foundation encroaching onto public right-of-way, without requiring the removal of the constructed foundation.
- (4) The subject property is located within R1 Residential zoning with an existing residence as a primary use and the proposed garage as attached allowed accessory use.
- (5) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (6) The Storey County Public Works Department reviewed the site and determined that no above-ground or below-ground public utilities exist in the area subject to the variance.
- (7) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (8) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (9) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.16 R1 Residential Zones when all Conditions of Approval are met.
- (10) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

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

- (1) This denial is for the applicant requests for a variance (Variance 2017-041) to the side yard corner setback for the construction of a one-story garage attached



to the existing residence. The applicant requests the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.

- (2) There are no special circumstances applicable to the subject property, including errors made on submitted plans and measurements at the site, that the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (3) The granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (4) That the granting of the application will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (5) The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations.
- (6) The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan.
- (7) The conditions of approval under the Variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for the surrounding uses.
- (8) No reasonable level of conditions of approval imposed on this Variance would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.

#### 4. Recommended Conditions of Approval

- A. **Variance.** This permit authorizes a variance (Variance 2017-041) to the side yard corner setback for the construction of a one-story garage attached to the existing residence. The applicant requests the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.
- B. **Abandonment.** Street Abandonment No. 2017-040 must be approved by the Board of County Commissioners with action by the Planning Commission, and the Final Map of the abandonment must be recorded prior to any further construction of development occurring on the area subject to this variance.

- C. **Compliance.** The Variance must comply with Storey County Codes, and submitted plans and reports, as approved. The Applicant must provide the Building Department revised site plans drawn to scale prior to obtaining a Building Permit.
- D. **Null and Void.** If the Variance is not exercised within 12 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no non-conforming development activity may be made on the property except on the granting of a new Variance.
- D. **Comstock Historic District Commission.** The Applicant must obtain a Certificate of Appropriateness from the Comstock Historic District and submit the Certificate to the Building Department prior to obtaining the associated Building Permit.
- E. **Hold Harmless.** The Property Owners agree to hold Storey County, its Officers and Representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Variance.
- F. **Permits and Expiration.** The Applicant shall apply for all Building and Fire permits for the structure within 12 months from the date of Board approval for this Variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
- G. **Taxes Paid.** Before obtaining a Building Permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
- H. **Distances.** The reduced side yard (west) setback is approved to be 1 foot. All other setbacks for the proposed and existing structures must be in compliance with the Storey County Code.
- I. **Building and Fire Requirements.** The Storey County Building Department and Storey County Fire Protection District may require additional construction requirements. All existing and proposed infrastructure must comply with Building and Fire Codes.
- J. **Easement.** The granting of this Variance will not affect any existing easements on the subject property. No building may be constructed over an easement, ROW within a building setback area not otherwise allowed by this Variance.

## 5. **Public Comment**

The Storey County Planning Department received two comments prior to the October 5, 2017, Planning Commission meeting on this project.

Ms. Elaine Young, 125 South "N" Street and 120 South "O" Street stated she was against the variance. No specific reason was given in her email statement. Planning staff replied to her email that we received her comment and forwarded a copy of the staff report. No further comment on the staff report was provided by Ms. Young.

Mr. Ron Gallagher, 80 South "O" Street, phoned the Planning Department and stated he had no concerns about the variance and he supported the construction of the garage.

No public comments regarding the variance were provided at the Planning Commission meeting.

**6. Power of the Board**

At the conclusion of the hearing, the Board of County Commissioner 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. The decision of the Board of County Commissioners must consider the report and recommendation and must make such a decision thereon as it deems warranted.

**7. Proposed Motions**

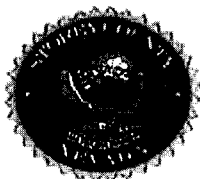
This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more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

**A. Recommended motion for approval**

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), move to approve Variance 2017-041 to reduce the side yard setback from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.

**B. Alternative motion for denial**

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.2 of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*county commissioner*), move to deny Variance 2017-041 to reduce the side yard setback from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10-17-17 Estimate of time required: 0 - 5 Agenda: Consent [ ]

Regular agenda [X] Public hearing required [ ]

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

2. **Recommended motion:** Approval

3. **Prepared by:** 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.



# 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

October 2, 2017  
Via email

Please add the following item(s) to the **October 17, 2017** COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

### LICENSING BOARD SECOND READINGS

- A. **AHAUS TOOL & ENGINEERING, INC** – General / 200 Industrial Parkway ~Richmond, IN
- B. **BAUMBACH ENTERPRISES, LLC.** –General / 1700 Marietta Way ~ Sparks
- C. **GLOBAL ASI, INC** – General / 17870 New Hope St., Fountain Valley ~ CA
- D. **GRANITE PROPANE**– General / 2685 Almond Dr. Silver Springs, NV
- E. **INTERSTATE CONCRETE PUMPING**–General/ 11180 Vallejo Ct. French Camp ~ CA
- F. **LEADEC ES, INC.** – General / 9595 Kenwood Ave, Cincinnati ~ OH
- G. **LELAC'S FILIPINO BAKERY.** – General/ 720 Baring Blvd, Sparks ~ NV
- H. **MASTER SERVICE PLUMBING, INC.** – Contractor / 325 Sunshine Lane, Reno ~ NV
- I. **ONSTREET CONCESSIONS** – General / 385 Freeport Blvd. 21, Sparks, NV
- J. **STRAIGHT UP! PLUMBING** – Contractor / 260 Freeport Blvd ~ Sparks ~ NV
- K. **SUPERIOR DRAIN SVC & HOME REPAIR** –Home Business / 266 N C Street, VC ~ NV VC
- L. **THE BURNT ORANGE.** – General / 1630 Elk Run Trail ~ Reno ~ NV
- M. **TRUCKEE MEADOWS OFFICE CLEANING INC** –General / 820 E Second Street, Reno~ NV
- N. **UNARCO MATERIAL HANDLING** – Contractor/ 701 16<sup>th</sup> Ave E., Springfield ~ TN
- O. **UTICA ENTERPRISES, INC.** –General/ 5750 New King Drive #200, Troy ~ MI
- P. **WOODPECKERS** – General / 2160 Alamo Square Way, Reno ~ NV
- Q. **4D SYSTEMS, LLC.** – General / 4130 Market Place, Flint ~ MI

cc: Community Development  
Assessor's Office  
Tourism Office

Planning Department  
Fire Department  
Comptroller's Office

Sheriff's Office  
Commissioners' Office  
Dispatch