



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/7/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

JACK MCGUFFEY  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

VANESSA STEPHENS  
*CLERK-TREASURER*

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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 November 7, 2017.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for September 19, 2017.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for October 3, 2017.

6. **CONSENT AGENDA**

- I For possible action, approval of payroll claims in the amount of \$584,285.09 and accounts payable claims in the amount of \$2,738,451.98.
- II For possible action, authorize the County Manager to sell approximately 154 sections of 12 foot "K-Rail" on an "as is; where is" condition to Ames Construction in the amount of \$27,720.00.
- III For possible action, approval of Resolution 17-476, a resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the County pursuant to NRS 361.300(3).
- IV For possible action, approval of Assessor's Recommended Corrections to 2017-18 Secured Tax Roll for Exemptions.
- V For possible action, approval of general business license first reading, applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
- VI For possible action, approval of cancellation of the November 21<sup>st</sup> meeting.
- VII For possible action, approval of Business License First Readings:
  - A. **BARRY-WEHMILLER DESIGN GROUP** - General/ 8020 Forsyth Blvd ~ Roseville, CA
  - B. **WTD HOLDINGS, INC.** - Contractor / 2255 Justin trail ~ Alpharetta, GA
  - C. **INTERNATIONAL WORKERS GROUP** - General / 26 Center Rd ~ LaGrange, GA
  - D. **MOUNTAIN MUNCHIES VENDING CO.** - General/ ~ Truckee, CA
  - E. **MARLOWE HEINZ** - General / 355 N "F" St. ~ Virginia City, NV
  - F. **EDEGARDO CANDIDO** - HandyMan HB / ~ Virginia City, NV
  - G. **MITSUBISHI ELECTRIC AUTOMATION** - General/ 500 Corporate Woods Pkwy ~ Vernon Hills, CA
  - H. **CHROMALOX INC.** - General/ 103 Gamma Dr ~ Pittsburgh, PA
  - I. **BOART LONGYEAR CO.** - Contractor/ 2455 South 3600 West ~ West Valley City, UT
  - J. **CALLE TACOS** - General/ 2880 Kieztke Ln ~ Reno, NV
  - K. **TESLA ENERGY, DBA: SOLARCITY** - General/ 3055 Clearview Way ~ SanMateo, CA



- L. ADECCO USA, INC - General/ 10151 Deerwood Pk ~ Jacksonville, FL
- M. COBALT CONTRACTING LLC - General/ 5669 Courtney Plummer Rd ~ Oshkosh, WI
- N. ACME CONSTRUCTION SUPPLY - General/ 330 se Salmon St ~ Portland, OR
- O. DIANDA CONSTRUCTION INC - Contractor/ 5485 Reno Corporate Dr ~ Reno, NV
- P. THERMOLD INSULATION - Contractor/ 2995 White Pine Dr ~ Washoe Valley, NV
- Q. REYNOLDS BATTERY SVC, INC - General/ 1390 N. McDowell ~ Petaluma, CA
- R. SAKANA, LLC - General/ 7655 Town Square Ln ~ Reno, NV
- S. TECH PLUMBING & HEATING INC - Contractor/ 2601 Warm Springs Ct ~ Carson City, NV
- T. BDE ENGINEERING GMBH - General/ 10 Industrie Strasse ~ Germany
- U. ISLAND ICE, LLC - General/ 6137 Torrington ~ Reno, NV
- V. AMERICA RENTS - General/ 10450 S. Virginia St ~ Reno, NV
- W. INFERNO PIZZA TRAILER, LLC - General/ 5885 Wishbone Ct ~ Sun Valley, NV
- X. TECHNICOAT MANAGEMENT, INC - Contractor/ 6879 Speedway Blvd ~ Las Vegas, NV
- Y. SUMMIT LINE CONSTRUCTION, INC - Contractor/ 441 W. Power Line Rd ~ Heber City, UT
- Z. TRUE NORTH SOLUTIONS LP - General/ 8822 S. Ridgeline Blvd ~ Highlands Ranch, CO
- AA. ENCORE STEEL, INC - General/ 3420 S. 39<sup>th</sup> Ave ~ Phoenix, AZ
- BB. BANGKOK CUISINE, LLC - General/ 55 Mt. Rose St ~ Reno, NV
- CC. MIDWEST ENGINEERED SYSTEMS, INC - General/ W238 N. 1800 Rockwood ~ Waukesha, WI
- DD. DEVIN GALLOWAY, DBA: IN THE ROUGH RECDORDS - General/ 333 Territory Rd ~ Dayton, NV
- EE. CHEF YORKEY, LLC. -General/ 881 Golfers Pass Rd. ~ Incline Village, NV
- FF. TECHNOSOFT SERVICES, INC. - General/ 13400 Bishops Lane ~ Brookfield WI

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

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

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

Update of the Devnet and Tyler software/hardware installation.

0. **DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to move and/or dispose of pending personal property located at 141 North C Street in Virginia City, NV (more commonly known as the Fire Department Training Room/ Building) by the following sequential steps:

- Move the main portion of the existing building from its current location to a location to be determined down at the County Jail property located at 911 Highway 341 in Virginia City for possible use as County office workspace. Estimated cost of moving the building has been quoted at \$18,000. with the rear "tag" portion being demolished. Ball park estimated cost of placing on a foundation, building additional office square footage and making the building compliant with the Americans with Disabilities Act of 1990 are \$82,000.00 for a maximum out-of-pocket cost not to exceed \$100,000 for the shell building. Future use will create additional tenant improvement cost which will depend on the ultimate tenant. Relocation location would be subject to approval by the Comstock Historic District Commission. If this is unsuccessful, we would then;

- Take bids for the sale of the structure with the provision that if a bid is accepted, the County will sever the structure from the foundation. Buyer will pay the cost of moving the structure subject to requiring relocation within the Comstock Historic District conditioned upon approval by the Comstock Historic District Commission. A recommended minimum bid would be \$6,000 to cover the cost of severing the building. If this is unsuccessful, we would then;

- Dispose of the personal property unit (building) thru a public bid process with the proviso that if a bid is accepted, the County will sever the structure from the foundation requiring removal to a location outside the Comstock Historic District conditioned upon approval by the Comstock Historic District Commission. A recommended minimum bid would be \$6,000 to cover the cost of severing the building with the buyer paying for the actual move of the building. If this is unsuccessful, we would then;

- Make application to the Comstock Historic District Commission to demolish the building.

#### **11. DISCUSSION/POSSIBLE ACTION:**

Resolution No. 2017-477, acceptance of quitclaim deed of dedication between EP Minerals, LLC, a Delaware limited liability company, to Storey County, a political subdivision of the State of Nevada, where EP Minerals, LLC is to dedicate, release, remiss, and quitclaim to Storey County to have and hold for public use as a public street, including rights, title, and interest in the real property located at McCarran, Storey County, Nevada and described in Enclosure A hereto.

#### **12. DISCUSSION/POSSIBLE ACTION:**

Approval of Voting System Agreement by and between Dominion Voting Systems, Inc. and Storey County, NV for the purchase of a voting system, licenses and related services with a total purchase price of \$127,217.

**13. DISCUSSION/POSSIBLE ACTION:**

Approval of Memorandum of Understanding between the Comstock Historic District Commission, Storey County and the Nevada State Preservation Office.

**14. DISCUSSION/POSSIBLE ACTION:**

Approval of revised County Manager's job description and discussion on enacting complimentary county policies on agreements and contracts.

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

**16. DISCUSSION/POSSIBLE ACTION:**

First reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

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

**18. DISCUSSION/POSSIBLE ACTION:**

Continue to December 5, 2017, First Reading of: Ordinance No. 17-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage; Ordinance No. 17.280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards; Ordinance No. 17.278 amending Storey County Code 17.56 Planned Unit Developments to revise the procedure for approval of planned unit developments; and approval of Resolution No. 17-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses; Resolution No. 17-461 to the Board of County Commissioners with recommendation by the Planning Commission determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution. In addition to provisions of the NRS, any person may complete and return to the board or planning commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance.

**19. DISCUSSION/POSSIBLE ACTION:**

Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

**20. DISCUSSION/POSSIBLE ACTION:**

Approval of Business License Second 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, NV
- H. SISSYS BBQ & MORE, DBA** - General/ 1378 S. Spruce ~ Tulare, CA
- I. REBECCAS WILD KITCHEN, LLC.** - General/ 257 Artesia Rd. ~ Wellington, NV
- J. RENO TAHOE CATERING COMPANY** - General/ 313 Flint St ~ Reno, NV

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

**22. 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, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

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

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

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

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**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 11/1/2017; 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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## Storey County Board of County Commissioners

### Agenda Action Report

Meeting date: November 7, 2017		Estimate of Time Required: 0 -5
Agenda: Consent <input type="checkbox"/>	Regular agenda <input checked="" type="checkbox"/>	Public hearing required <input type="checkbox"/>

1. **Title:** Approval of minutes for September 19, 2017.
2. **Recommended motion:** Approve as submitted.
3. **Prepared by:** Vanessa  
  
**Department:** Clerk **Telephone:** 847.0969
4. **Staff Summary:** Minutes of the September 19, 2017 meeting are attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** None
7. **Legal review required:** No
8. **Reviewed by:**

VB Department Head

**Department Name:** Clerk

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

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

9. **Board Action:**

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

Item 4



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 19, 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, County Manager Pat Whitten, Comptroller Hugh Gallagher, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Administrative Officer/Planning Director Austin Osborne, Sheriff Gerald Antinoro, Acting Public Works Director Jason Wierzbicki, Community Relations Coordinator, Cherie Nevin, Director of Security Melanie Keener, Recorder Jen Chapman, Emergency Management Director Joe Curtis, Fire Chief Jeff Nevin, Community Development Director Gary Hames, Community Chest/Library Director Erick Schoen, Fourth Ward School Director Lara Mather

Absent: Commissioner Gilman

**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 19, 2017.

Deputy District Attorney requested item 4VI of the Consent Agenda be continued to the October 3, 2017 meeting to be agendized before the Liquor Board.

Chairman McBride: Planning has requested Item 19 be continued to the October 17<sup>th</sup> meeting.

Public Comment:

None

**Motion:** Approve Agenda for September 19, 2017 with continuance of Items 4 VI to the October 3<sup>rd</sup> meeting and Item 19 to October 17<sup>th</sup> meeting, **Action:** Approve, **Moved by:** Vice Chairman

McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote,  
(**Summary:** Yes=2)

#### 4. CONSENT AGENDA

I For possible action: Approval of payroll claims in the amount of \$485,226.91 and accounts payable claims in the amount of \$280,765.23.

III Assessor's Recommended Corrections to 2017-2018 Secured Tax Roll for Exemptions.

IV For possible action, Business License First Readings:

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

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

Public Comment:

None

**Motion:** Approve Consent Agenda with continuance of item 4 VI to the October 3, 2017 meeting,

**Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride,

**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

**Sheriff Gerald Antinoro:**

- The County has the opportunity to obtain a couple of dual-sport motorcycles from Washoe County. This item will be on the next agenda for approval.

**Community Chest Director, Erik Schoen:**

- Fundraising for a kitchen in the new Community Center is underway.
- Construction of the Community Center is on track for completion in February, and great advances are being made for the library.
- Enrollment in the youth program has set an attendance record.
- The "Second Annual Halloween Benefit Show" will be held on October 27<sup>th</sup> at Piper's Opera House. The theme is "Alice Through the Looking Glass".

**Fourth Ward School Director, Lara Mather:**

- The building is in need of extensive restoration. Work needs to be done on the roof and building exterior. The work will begin with the installation of roof anchors will provide safety for scaffolding. Work will begin on the mansard section of the roof where the most extensive work needs to be done. Funds will come State Historic Preservation Office grants, private donations, and members, which will provide for the initial work.
- Funds will also be raised through an event – the first annual "Steppin' Back in Time" highlighting the year 1910. The Fourth Ward School had stored many old desks from 1910. This event will be held October 14<sup>th</sup>, 5 to 8PM. The Fourth Ward School building is the only one of its kind in existence in the United States. Information is on the website.

**Emergency Management Director, Joe Curtis:**

- A number of sinkholes developed around town after the winter weather events. None major.
- The Division of Abandoned Mines will be fencing off a sinkhole area near cemetery and other areas.
- Anyone who comes across a sinkhole should call dispatch immediately and they will advise the proper authority.

**Recorder, Jen Chapman:**

- A notice of Recorder fee structure changes have sent out on in notifications and on the website. The new fees are also posted in the Recorder's Office. This affects fees charged for recording documents.

**Fire Chief Jeff Nevin:**

- Three small "lightning caused" fires occurred in the area during the last week. These fires were suppressed quickly.
- A red flag warning is expected for tomorrow.

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

- Next Planning Commission meeting is scheduled for October 5<sup>th</sup> at the Courthouse. A non-action workshop will be held at this meeting regarding Title 16 and 17.
- Working with Community Development on the FEMA National Flood Insurance Map Community System rating updates providing FEMA with information on mitigation and action taken throughout the year to not build in the flood plain, comply with flood ordinances, and the sort. This helps maintain a good CRS rating which enables residents in the Lockwood flood zone to get a beneficial insurance premium.
- Working with Carson Water Subconservancy District on a regional, flood plain ordinance model. This would be a unified type ordinance for numerous counties. This ordinance could be translated to this County's needs – maybe giving a better CRS rating. Anything done to help the flood plain translates to getting a better rating.

- Work continues on the flood study RFQ with Carson Water Subconservancy. This will include the Mark Twain areas of Lyon and Storey Counties. This study will enable the counties to look at mitigation conditions for that area.
- A quarterly up-date has been received regarding health insurance benefits. Currently the County is running about 200% - this does happen, there are ebbs and flows. This could result in changes - maybe significant - to the County's premium and to the health benefits plan. This is being watched closely. Department heads have been notified to advise employees this may be the time to get something done if there are issues to be taken care as next year it may be different.

**County Manager Whitten:**

- A flu-shot clinic will be held October 4<sup>th</sup>, 11AM to 2PM in Mark Twain.
- For many years the County has "kicked around" the idea of purchasing the Freight Depot. Discussions have been held with the principal owners - one partner has agreed, however the other partner has gone back and forth. The partner in agreement has supported the concept of using County statutory authorities under eminent domain to conclude this transaction. This process is not considered lightly and will require close work with the District Attorney's office. Additional public meetings will be held to discuss this matter.

**Deputy District Attorney Keith Loomis:**

- Update on the Sutro Springs Road lawsuit in Federal Court:
  1. A preliminary injunction was denied finding this road was a historic road.
  2. A final ruling is pending.
  3. PoolPact has advised the County that this is not covered under the insurance policy.
  4. The attorney for the Pool, Charlie Bertram, has offered to continue representing the County at the same rate charged to the Pool.
  5. It looks like this may soon be resolved in favor of the County, in one way or another.

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

**Vice Chairman McGuffey:**

- Both of the Highlands Homeowners Associations have requested access to the \$10,000 available to the districts. Funds will be used to finish and repaint the mailboxes, and add solar lighting. They would like to have this done before winter.
- Parking at the mailboxes is congested when school buses are picking up children. Public Works will work with the homeowners to create off-street parking.

Mr. Whitten: Discussed the request for funds with the Comptroller and suggests the Homeowners Associations get two quotes in order to get an idea of how much is needed. The lowest, acceptable bid will be paid by the County rather than having to reimburse the Associations.

**Chairman McBride:**

- Great turn-out for the camel races with almost sold-out crowds. The use of school buses this year enabled the event to move people around town efficiently.
- The Ferrari races were held last weekend - a lot of visitors were in town who were also attending the air races.
- Street Vibrations will be next weekend.
- Attending NACO next week along with other elected officials.
- Noted the passing of Mary Jane Rule, long-time native resident, County employee, and elected official of Virginia City.

**7. DISCUSSION ONLY/POSSIBLE ACTION:** 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.

Austin Osborne presented this item. Mr. Osborne acknowledged the work of Pamela Smith, who is leaving the Planning Commission. A lot of time was spent in consideration of this appointment. Two applicants were interviewed – the decision was not easy. The recommendation is for Summer Pellett. Ms. Pellett was a Planner for the City of Sparks along with other experience. The skills Ms. Pellett brings will help the County prepare for what's currently happening and also for change. Ms. Pellett is very versed in the 2016 Master Plan.

Vice Chairman McGuffey: Appreciation and thanks goes to Pam Smith for her involvement and work on the Board.

Public Comment:

**Tom Taormina, Virginia City Highlands resident:** Applauds the recommendation. Ms. Pellett brings an extraordinary amount of experience and talent, and will support her in any way. The Nevada Space Center opened this year at the National Automobile Museum. Mr. Taormina requests everyone to visit to help support this new center.

Chairman McBride: Thanked Mr. Taormina for his support of the Planning Commission and for the application to serve as a Planning Commissioner.

**Motion:** I, Commissioner Jack McGuffey, make a motion to appoint Summer Pellett to fill and serve the remaining term of the vacant Precinct Five Highlands position of the Planning Commission,  
**Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride,  
**Vote:** Motion carried by unanimous vote, **(Summary: Yes=2)**

County Manager Whitten requested items 18 and 20 be heard next.

**Motion:** I make a motion to appoint to move items 18 and 20 to follow item 7, **Action:** Approve,  
**Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=2)**

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

Planner Kathy Canfield: This is a request for a boundary line adjustment of three property's owned by Mr. Staples to facilitate development on one of the parcels. Existing buildings will meet the setback requirements. Ms. Canfield reviewed the three parcels. A previous boundary line adjustment for two of the parcels required applicant to grant an easement for a roadway segment, which has not been done. As part of this request, the applicant will provide that easement.



Public Comment:

None

Ms. Canfield read the findings of fact:

The Applicant requests approval of a Boundary Line Adjustment between Assessor's Parcel Numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels.

The Boundary Line Adjustment complies with NRS 278.475 through 278.477 relating to the change in location of boundary line.

The Boundary Line Adjustment complies with all Federal, State, and County regulations pertaining to Parcel Maps, BLA and allowed land uses.

The Boundary Line Adjustment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.

The conditions of approval for the requested Boundary Line Adjustment do not conflict with the minimum requirements in Storey County Code Chapters 17.30 Commercial Residential Zone or any other Federal, State, or County regulations.

**Motion:** In accordance with the recommendation by staff and the Storey County Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I, Commissioner Jack McGuffey, hereby move to approve a boundary line adjustment between Assessor's Parcel numbers (APNS) 001-131-17, 001-131-19, and 001-131-20 in order to facilitate additional construction on one or more parcels. Each parcel will still conform to the 5,000 square foot minimum parcel size. Property locations are 417 South "D" Street, 412 South "E" Street, and 395 South "D" Street, Virginia City, Storey County, Nevada. **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

Planner Kathy Canfield presented this item. This is a Special Use application for property zoned I-2, Heavy Industrial. This company makes and distributes chemical products for the microelectronics industry. The process involves the use of hazardous and non-hazardous materials. Because of the hazardous materials use, additional noticing is required by NRS. Notices were placed in the newspaper and sent to the State Fire Marshal, NDEP, Nevada Department of Conservation Natural Resources, and the Nevada Division of Industrial Relations. No comments were received from anyone. The County contracted a third-party consultant to help with expertise needed to review the project. The County makes the ultimate decision. Applicant has prepared various risk analysis scenarios with proposed mitigation measures, which was also reviewed by the consultants. The Fire District has

been coordinating with the Quad-County Emergency Response team and applicant to insure they are comfortable in responding to any incident that might occur. Applicant must demonstrate that all State permits are in place. Applicant has proposed a deed restriction on three additional properties owned by applicant to limit uses that could be built on those properties to compatible uses. Applicant is coordinating with Homeland Security because of the hazardous materials. Whatever condition is needed to satisfy Homeland Security must be provided to the County.

Morgan Cawthon, President/General Manager of Asia Union Electronic Chemicals-Reno, Inc. and Curtis Dove, President of Asia Union Electronic Chemical Corporation: Mr. Cawthon and Mr. Dove gave a slide-show presentation with an overview of the company, the planning for the facility located in Storey County, and explanation of the process. See printout of the Slide Show Presentation on the County website.

Public Comment:

**Sam Toll, Gold Hill resident:** Has been contacted by people on condition of anonymity expressing extreme concern about the chemistry and types of products that will be in Storey County and the ability of (the County) to handle an accident should it occur. Given the proximity to the Truckee River and TRI there is potential for an extremely impactful situation. It was mentioned that third-party responders would be employed in addition to Quad-County Emergency response and Storey County's limited ability to respond to an incident. Mr. Toll asked AUECC to give information regarding the responders being contracted and what the County should prepare for in order to accommodate this facility.

Mr. Cawthon: The third party contractors will have the same capabilities as AUECC as well as what tri-County hazmat teams. Confirmation has been received from both companies regarding their capabilities and are currently contracted by Union Pacific and the DOT to respond to incidents along Highway 80 and this area. AUECC wants to be the first responder being intimately knowledgeable about the chemistry but also wants to rehearse with Quad-County and the others so that it is "second nature" if anything were to happen. All carriers that haul the products, are very reputable third-party carriers, licensed DOT drivers, very familiar with carrying hazardous materials. No one is used that risky, that is not fully trained or insured, or does not have an impeccable safety record. AUECC cannot assume that risk either.

Mr. Toll: These folks are contractually obligated to respond to you, and have timelines and staffing requirements? If there is an incident, these folks as well as Quad-County and Storey County personnel would be responding?

Mr. Cawthon: That is a fair statement. The contracts cover all those points - response time, hours of operation - it is 24/7 - 365. This has been discussed with Chief Nevin - the Peru Station would be the first response from the County, and AUECC will always have a first responder on site.

Mr. Toll: What sort of financial impact will this have on the Peru Station and the capabilities of the fire personnel? Will this cost (the County) a lot of money to respond?

Fire Chief Jeff Nevin: Does not believe there would be any financial impact. An incident would be responded to just like at any other facility. There are many facilities out there (TRI) with light chemicals that the Fire District has no problem responding to and who don't have the process

controls that AEUCC plans to have in place. Chief Nevin feels AEUCC has gone above and beyond with the controls that are in place and their safety record shows that.

Chairman McBride: Is the Fire Department going to have to buy any additional equipment to respond specifically to this type of problem?

Chief Nevin: No. Any of the treatment processes needed will be provided to the Fire District by the company as well as having on site. All of the suits, training, and equipment are in place in Storey County as well as with the Quad-County team.

Mr. Whitten: If ever needed, the agreement with Quad-County is anything utilized will be billed back to the company. Question to AEUCC: response kits will be provided at your cost to the responders?

Mr. Cawthon: Yes.

Mr. Dove: Discussed additional information regarding environment impact – passive and engineering controls. Passive control would be the building is in place, a room is in place, a containment is in place and there is no activity that someone needs to do to get that to happen. Engineering controls are the automatic things that if power failure happens, the seismic detector goes off, or any kind of process control identification – it closes all the valves and turns on scrubbers before humans intervene.

Austin Osborne: The NDEP has a Chemical Action Prevention Program (CAPP). The oversight is the NDEP will look at all processes the company and/or what Quad County and the others come up with for response, prevention, and the public right to know. Everything discussed today will be reviewed by the CAPP. With approval, the Special Use Permit goes to the NDEP for full review where NDEP will conduct its own investigation periodically of any company meeting the CAPP specifications. The objective is to provide independent review of these types of uses throughout the state.

Mr. Whitten: Commended staff Gary Hames and Chief Nevin, Austin Osborne and Kathy Canfield for their work, and Mr. Toll for the comments. Thank you to Mr. Dove and Mr. Cowthan. This item was approached cautiously and Mr. Cowthan was always calm, patient, and very accommodating. At AEUCC's expense, not Storey County, a team of two was flown to Taiwan. In addition, AEUCC paid for the private contractor to retained review this project. The County has been sensitive and aware of the safety to the Industrial Park, the river, first responders and staff – thank you AEUCC for being stellar applicants.

Chair McBride: In the event the Quad County and other agencies that signed on, failed to respond or to say that they were no longer participate, would the Special Use Permit be suspended? If the Board votes in favor of this Special Use Permit, it is understood that (the County) does not have the final say, that NDEP will have the final word.

Ms. Canfield: Yes, this is a condition that must be met in order to have the Special Use Permit. This company needs several different permits to operate in addition to the Special Use Permit. Without NDEP's approval, the Special Use Permit would not be activated. In answer to Mr. Toll, Condition W

states "permit holder shall provide for and or pay for any and all special training and or equipment needed for the Storey County Fire Protection District..." There is also a condition regarding anything that comes up immediately.

Mr. Osborne: To clarify, if Quad-County was not able to respond or provided a letter to that effect, the company can work with a third party person or come up with another way that would provide an equal or better level of response.

Mr. Osborne noted an addition to the Staff Report, Exhibit C - Deed Restriction condition stating that the property owned next to the property in question, has agreed to a deed restriction for uses that would not be in conflict with AEUCC, and vice versa. Mr. Osborne reviewed items to be removed from the list of deed restriction uses. The property owner, Bob Coat, owns the subject property - which will be leased to AEUCC - and all the properties north, east, and west, all of which will be deed restricted as long as the Special Use Permit is effective.

Vice Chairman McGuffey: There is no opposition to these deed restrictions?

Mr. Cowthan: Has met with Storey County Planning and the owner, Bob Coat (Waltham Way Industrial) who is very supportive and has agreed to the deed restrictions.

Mr. Whitten: Staff recommendation is to approve the Special Use Permit with the conditions stated and Findings of Fact.

Planner Kathy Canfield read the Findings of Fact:

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

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;

The subject property is located within an existing industrial neighborhood in the McCarran area of Storey County. The zoning based on the 2015 Storey County Zoning Ordinance identifies this property as I2 Heavy Industrial. The property is adjacent to but is not a part of the Tahoe Reno Industrial Center. The proposed production, distribution and use of hazardous and non-hazardous chemical products requires a Special Use Permit;

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;

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;

The conditions under the Special Use Permit do not conflict with the minimum requirements in the 2015 Storey County Zoning Ordinance Sections 17.35 I2 Heavy Industrial and 17.03 Special Uses;

Granting of the Special Use Permit will not, under the circumstances of the particular case with the proposed design and safety mitigation measures implemented, adversely affect to a material degree the health or safety of persons working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

Mr. Osborne: Commended Kathy Canfield on a thorough job with very complex circumstances.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), move to approve Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals – Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

Chairman McBride called for recess at 12:13 PM  
Meeting reconvened at 12:20 PM

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

County Manager Whitten: Due to the absence of Commissioner Gilman, research was done to determine if Commissioner McGuffey can vote on this item. Commissioner McGuffey does not have a pecuniary interest. The okay to vote has been given by the District Attorney's Office.

SB57 restructured the Nevada Commission for the Reconstruction of the V & T Railway Board. The Board includes a Storey County Commissioner, or designee, along with representatives from Carson City, Virginia City and Carson City Convention groups, and a Governor appointee. The VCTC did appoint Deny Dotson.

Staff is proud to recommend Commissioner McGuffey for this appointment. Mr. McGuffey has been very critical in his role on the Rail Commission blending the interests of the County and the Rail Commission.

Chairman McBride: Jack McGuffey is very suitable for this position.

**Motion:** I move to appoint Commissioner Jack McGuffey to serve as the representative to the Commission for Reconstruction of the V & T Railway, effective October 1<sup>st</sup>, **Action:** Approve, **Moved by:** Chairman McBride, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**9. DISCUSSION/POSSIBLE ACTION:** Set a date for a workshop related to Property Tax Relief.

County Manager Whitten: The County's tax analyst, Tom Gransbery, has been reviewing this item. In addition to Mr. Gransbery, Jeremy Aguero, Marty Johnson, and Mary Walker – all three highly respected in the tax field – have been asked to assist.

- The issue is property tax caps and abatements.
- A rate roll-back will have two undesirable effects: one, this will provide all of the tax relief to those paying the most taxes. On a centrally assessed basis, it will hit us with NVEnergy and the power company.
- Comptroller Gallagher and Mr. Gransbery, focusing on the General Fund, indicates it has about \$2 million surplus in any given year. Keeping \$1 million to "play with", leaves \$1 million of which TRI-based businesses would receive about \$650,000 back. Centrally assessed – mostly the power company with a few others – would get 22%. Meaning 87% of any tax relief would take it to those entities and not to the average taxpayer.
- There is concern about reducing the rate. Everyone is advising to be very careful with rate-roll backs because of the lack of flexibility.
- A workshop to discuss this is suggested. It is staff's recommendation to set that for October 17<sup>th</sup>.

Public Comment:  
None

Chairman McBride: Looking at this further there are other things to be considered. When Tesla "comes on line" there will be substantial revenue coming into the County. A roll-back on most tax bills will be a couple of dollars.

Mr. Whitten: When there is a down-turn, property taxes plummet as values go down. How much it goes up has a limit of 3%. In addition, the County has one – possibly two – fire stations to be staffed in the next couple of months. There are lots of layers to this.

**Motion:** I make a motion to set a workshop to set a workshop for property tax relief on October 17, 2017, 10:00AM in this courtroom , **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

Mr. Loomis presented this item. Dean Haymore, retired Community Development Director, was formerly Administrator of the Capital Improvement Plan. Under this Plan, the Administrator reviews applications from TRI for reimbursement of costs for private infrastructure constructed by TRI, later dedicated to the County for eligibility and completeness. Mr. Loomis reviewed all other duties of the Administrator specified in the Capital Improvement Plan. This has become more of a financial issue than an infrastructure issue. It proposed that Pat Whitten fill the position of Administrator with assistance from Hugh Gallagher, Gary Hames, and Public Works, as necessary.

Mr. Whitten: There will be some fine-tuned changes.

Public Comment:

**Nicole Barde, Highlands Resident:** Why move this function out of Community Development? Where are the checks and balances? And from a transparency standpoint?

Mr. Whitten: These are public records – nothing “closed door” about the process. A routine has been developed whereby the Commission pre-approves. These are staff functions. What was learned having this in Community Development, was that some details in the process extend beyond the expertise of that department and there is need to utilize services of other departments as explained by Mr. Loomis. The County’s Agreement requires that the County have an Administrator. This is a staff function rather than approval – everything will come before this Board.

Ms. Barde: This does not answer checks and balances. In an organization the decisions should be pushed down to a level that actually has the knowledge and interaction. How was it that Mr. Haymore was able to coordinate between the other functions and get it done, and now Mr. Hames – who’s getting a great deal of money – is not capable of doing this.

Mr. Whitten: For the record, Mr. Hames is paid substantially less than Mr. Haymore. At the time Mr. Haymore was assigned, there was no County Manager or Comptroller. There is no one central place that will do this – for example, when looking at road design, we will be looking at the Public Works Director.

**Kris Thompson, Tahoe Reno Industrial Center Project Manager:** Confirmed with TRI counsel, Bob Sader – this is a clean-up issue, required by the Contract. It makes sense to have someone other than Community Development – when approving vouchers it involved more than that department. There are financial and contractual issues in addition to planning and development. It makes sense to have someone who has reach to all those areas. There are no transparency issues. Mr. Whitten is a “check” when it comes to TRI.

Mr. Loomis: The voucher process is designed to determine how much is owed to TRI for the infrastructure. Mr. Whitten will head this up, but it will go through the Comptroller who reviews to make sure the vouchers are appropriate. It will be up to the Board whether or not to approve those vouchers.



**Sam Toll, Gold Hill Resident:** There is difficulty in obtaining Public Records. In this instance, knowing what questions to ask – if these transactions were broadcast it would be a better display of transparency. In this case, Mr. Gallagher, the person who has direct, fiduciary responsibility to the taxpayers, would be more appropriate.

Mr. Whitten: Mr. Gallagher's office will be a key part. As will Public Works for roads and drainage, Community Development in terms of coordination, along with others.

Mr. Loomis read the Resolution: Appointing Administrator to Administer Provisions of the TRI Public Private Partnership Capital Improvement Plan Addressing the Reimbursement of Costs Incurred by the Tahoe Reno Industrial Center in Constructing Public Infrastructure Dedicated to Storey County:

WHEREAS, The Development Agreement between the County of Storey, the Tahoe Reno Industrial Center LLC (TRI) and DP Operating Partnership LP includes as Exhibit E the TRI Public Private Partnership Capital Improvement Plan (CIP); and,  
WHEREAS, The CIP requires the Board of County Commissioners to select a county official as the Administrator to administer the process by which TRI is reimbursed for the costs of constructing public infrastructure which is dedicated to and accepted by the County and to perform other duties as set forth in the CIP; and,  
WHEREAS, Previously the position of Administrator was filled by Dean Haymore whom has recently retired, leaving the position vacant,  
NOW THEREFORE IT IS HEREBY RESOLVED,  
That County Manager Pat Whitten be appointed as the new Administrator with the authority to perform all of the functions set forth in the CIP. In acting as the Administrator, County Manager Whitten is authorized to call upon and receive assistance from the Community Development Department, the Public Works Department and the Comptroller's Office.

**Motion:** I move to approve Resolution No. 17-473, appointing Pat Whitten as the Administrator over the process of reimbursing TRI Center for public infrastructure built by TRI and dedicated to County and authorize the chairman to sign, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**11. DISCUSSION/POSSIBLE ACTION:** Second reading for General Out-of-County Business License. Applicant is Universal Protection Service, LLC.

Sheriff Antinoro presented this item. This is a national company and have met all State requirements. Approval is recommended.

Public Comment:

None

**Motion:** I make a motion to approve the General Out-of-County Business License for Universal Protection Service, LLC. Corporate address is 161 Washington St., #600, Conshohocken, PA 19428. DBA: Allied Universal Security Services: PO Box 800 Monsey, NY 10962. Location of operations: 4000 South Eastern Ave., #100, Las Vegas, NV 89119, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)



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

Deputy District Attorney Keith Loomis: The Sheriff's Office has decided to go to a single vendor for the services indicated. Swanson, a current vendor, has fairly onerous damage provisions if the County is deemed to be in breach of the contract. The amount of those damages has been calculated to be around \$2,000, not including interest or attorney's fees if requested. Notice of termination was sent to an address no longer good. Contact has been made with a representative of the company that took over Swanson, who indicated he would advise upper-management. There is a 90-day termination notice, which would be October 20<sup>th</sup>. There has been no contact from the company or the local representative. This item is presented to see if the Board wants to make the change in light of potential liability if Swanson perceives this as a breach of contract.

Sheriff Antinoro: The current contract with Swanson expires in 2019. This contract is from 2008 or 9, with an automatic renewal. The services were lacking. This (TurnKey) contract provides for a single provider and expands services to inmates who foot the bill. There is no fee to the County with TurnKey - it is based on the users of the system which includes video conferencing paid by the user or the inmate. This is an expansion of services.

Chairman McBride: Maximum damages would be \$2,000?

Mr. Loomis: That is the estimate.

Public Comment:  
None

**Motion:** I move to approve the agreement for inmate services with TurnKey Corrections and authorize the Sheriff to sign, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

Austin Osborne presented this item regarding a property within the Tahoe-Reno Industrial Center. This property is about 11 acres. Mr. Osborne described the area of the subject property which is adjacent to property owned by TRI. TRI wants to grade this area and fill a slope area. Storey County would reconvey property back to TRI. This property undeveloped and is a natural drainage area and is part of the overall drainage plan. The property will be developed and become property subject to tax revenue.

Chairman McBride: How did Storey County acquire this property originally?

Mr. Osborne: TRI purchased the land. Then for drainage, improvements, and other things, the property was dedicated to Storey County to maintain it. It is very steep, unusable land utilized as part of the overall drainage system. TRI wants to develop this property, which will benefit the County - taking unusable property, giving it taxable value. There is no TRI payback or improvements on this parcel.

Mr. Whitten: No debt was asked for or assumed for this property. The benefit will be that the property will be under TRI ownership and able to be developed, therefore taxable.

Public Comment:

Ms. Barde: Asked what is with the term "it is an undue burden to the County", why is this language always use? This has been mentioned on other land issues in TRI.

Mr. Loomis: NRS 244.290 states that a reconveyance dedicated to the party who made the original reconveyance to the County, can be made if the property is an undue burden to maintain or it's in the best interest of the County. Typically both are included in Resolutions providing for reconveyance.

Mr. Toll: Does this property have any monetary value? Mr. Toll feels a value should be assigned and that the amount be removed from the debt to TRI and not allow TRI to take advantage of taxpayers.

Mr. Osborne: Suggests the location of this property on a steep slope and the back-end of a natural canyon drainage area, it is landlocked, making this an undevelopable property.

Chairman McBride: There is a benefit to the taxpayer by putting this property back on the tax roll.

Mr. Thompson: Economic development has to be a partnership between the private sector and government. This slope is for a buyer who has a grading plan for those parcels and is needed for the deal to close. By transferring this slope to the buyers, maintenance of the slope falls on the buyer not on the County.

Mr. Osborne read Resolution No. 17-472:

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

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

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

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

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

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

WHEREAS, the real property adjacent to the Slope Area, Assessor's Parcel No. 005-061-36 ("Hilltop"), is owned by TRI. This parcel is a hill which TRI or a successor purchaser must grade flat in order to develop an industrial or commercial building thereon. The grading of the Hilltop will necessitate construction of a fill slope on the Sloped Area, potentially causing Storey County additional costs if not properly maintained.

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

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

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

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

**Motion:** In accordance with the recommendation by staff, I Commissioner Jack McGuffey motion to approve Resolution No. 17-472, a resolution pursuant to NRS 244.290 determining that maintenance of a portion of Assessor's Parcel Number 005-061042 ("Slope Area") 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 Slope Area to the Tahoe Reno Industrial Center, LLC ("TRI") and if said offer is accepted, to execute a deed which will reconvey said real property; and cause said deed to be recorded, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

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

Deputy District Attorney Loomis: The Fire District is in the process of moving fire inspection services to the Community Development Department. It was anticipated that a person would be moved from the Fire District to Community Development - that did not happen. By ordinance, commercial inspections are performed by the Fire District until the time this service moved over. In the meantime, fire inspection services are needed. The Agreement with OnQGlobal will provide a fire inspector until the County hires someone for this position. The Fire District will assign this person to Community Development on a temporary basis, acting under the supervision of that department.

Public Comment:

**Mark Joseph Phillips, Virginia City Resident:** Who owns OnQGlobal LLC? There's a non-registered commercial agent in Las Vegas. What is the benefit to the County to deal with people in southern Nevada. Who is Michael Shutt?

Mr. Whitten: Mr. Shutt is the President of OnQGlobal.

Mr. Loomis: John Gillenwater has been hired to work at Community Development in this position. Mr. Gillenwater previously served as the Chief of Central Lyon County Fire Protection District. OnQGlobal is a domestic corporation authorized to conduct business in Nevada.

Mr. Whitten: Mr. Gillenwater been working as an independent inspector at Tesla.

Mr. Osborne: This is being done because the County Fire Marshal is no longer a Fire Marshal, so one needed to be hired immediately. The companies at the Industrial Park cannot wait for 90 days. This is a "patch" for up to 90 days. Mr. Gillenwater has been working for OnQ at Tesla and can work at other companies under this contract.

Sam Toll: When hired, will the permanent employee be County employee or employee of Battle Born Consulting?

Mr. Whitten: The person will be an employee of the Fire Protection District or an employee of the County, depending on whether the Memorandum of Understanding between the Fire District and the County has been signed - but not with Battle Born Consulting, LLC. Not on a private contract basis.

Mr. Loomis: The creating Ordinance puts the authority to do inspections with the Fire District. It is proposed to transfer that authority to the County under an Interlocal Agreement. The County will hire an employee to conduct fire inspections through Community Development.

Mr. Osborne: The question keeps coming up whether the County will be having employees work for Battle Born Consulting, LLC. For the record, there is no plan, no discussion - this is not going to happen. The union and employees have been informed of this. Battle Born has expressed no interest in taking over employees.

**Motion:** I move to approve the contract between Storey County and OnQGlobal, LLC, and authorize the Chairman to sign, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride  
**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

**17. DISCUSSION/POSSIBLE ACTION:** Review and approve low bid for the 2017 Road Rehabilitation Project to Intermountain Slurry Seal, Inc. in the total amount of \$377,500.

Acting Public Works Director, Jason Wierzbicki: Bids were received for the slurry seal project. Intermountain Slurry Seal was the low bid at \$377,500. Mr. Wierzbicki and Farr West Engineering recommend this bid be approved. The bid includes a lot of work in Mark Twain Estates.

Mr. Whitten: This low bid leaves a decent amount of money to be used for unanticipated projects, which may include paving of O Street and improvements on County-owned portions of Cartwright Road, among others.

Public Comment:  
None

**Motion:** I, Commissioner Jack McGuffey, move to approve and award the low bid for the 2017 Road Rehabilitation Project to Intermountain Slurry Seal, Inc., in the total amount of \$377,500. This amount encompasses the base bid and bid alternate "A" which extended work to include Mary Way in the Mark Twain Estates, **Moved by:** Vice Chairman McGuffey; **Seconded by:** Chairman McBride,  
**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

Continued to October 17, 2017

**21. DISCUSSION/POSSIBLE ACTION:** Approval of Business License Second Readings:

- A. ALLIED BUILDING PRODUCTS GEN 15 E UNION AVE-E, RUTHFRD, NJ
- B. AMERI PRIDE SERVICES, INC GEN 10801 WAYZATA BLVD, MIN, MN
- C. AUTOMATED INTELLIGENCE GMBH&COK. PRO G,LL12, AUSBURG, DE
- D. BOLLHOFF INC GEN 2705 MARION DR, KENDALLVILLE, IN
- E. DELTA PRODUCT CORP GEN 46101 FREMONT BLVD, FREMONT, CA
- F. DETROIT RESOURCES INC GEN 1601 STAR BATT DR, R HILLS, MI
- G. ELECTRIC POWER SYSTEM GEN 15 MILPARK MO, MLAND HGTS, MO
- H. ENGEL MACHINERY, INC GEN 3740 BOARD RD, YORK, PA
- I. ENTEGEE, INC. CON 10151 DR WOOD PK BLVD, J VILLE, FL
- J. ENTERPRISE LANDSCAPING, INC GEN 10615 CEDERBEND COURT, RENO, NV

K. EVERWORKS INC GEN 39035 WEBB DR, WESTLAND, MI  
 L. FASTENAL COMPANY GEN 1 ELECTRIC AVE, MCCARRAN, NV  
 M. FIVES DYAG CORP GEN 23400 HALSTED, FMNGTN HILLS, MI  
 N. HAYWARD BAKER, INC CON 6115 BOULDER HWY, LAS VEGAS, NV  
 O. INTERNATIONAL INDUSTRIAL CON CORP CON 35900 MOUND RD, STERLING HGTS, MI  
 P. KFC BUILDING CONCEPTS CON 5635 RIGGINS CT # 20, RENO, NV  
 Q. LABOR FINDERS OF KENTUCKY, INC GEN 601 HERITAGE DR 106, JUPITER, FL  
 R. LINDE, LLC GEN 200 SOMERSET CORP BLVD, BRWTR, NJ  
 S. LORD CORPORATION GEN 111 LORD DRIVE - CARRY NC, CARRY, NV  
 T. MEE INDUSTRIES INC GEN 16021 ADELANTE STREET, IRWINDALE, CA  
 U. NATIONAL PROPERTY SOLUTIONS GROUP GEN UP555 MILAN DR, SPARKS, NV  
 V. NIDEC INDUSTRIAL AUTOMAITON USS LLC CON 7078 SHADY OAK, EDN PRAIRIE, MN  
 W. PANASONIC ENERGY OF NORTH AMERICA GEN 2777 USA PARKWAY 115, MCCARREN, NV  
 X. PIPE VIEW INSPECTION SERVICES GEN 770 E MAINT ST 321, LEHI, UT  
 Y. RACK-N-MOTION GEN 1227 CYPRESS DR, CANYON LAKE, TX  
 Z. SEL ENGINEERING SREVICES INC GEN 2350 NE HOPKINS COURT, PULLMAN, WA  
 BB. SIERRA CONTROLS GEN 940 MALLORY WAY, CARSON CITY, NV  
 CC. SOUTHWEST ELECTRITECH SERVICES LLC GEN 3711 REGULUS AVE, LAS VEGAS, NV  
 DD. STARKEYS - TAHOE, LLC GEN 13201 S VIRGINIA ST, RENO, NV  
 EE. SUPER SWIRL GEN 500 GOULD ST, RENO, NV  
 FF. SUSTAINABLE TRANSPORT INTERSTATE GEN 5855 GRN VALLEY CR, CULVER C, CA  
 GG. TECHNIQUX SPECIALTY FLOORING INC CON 9035 PIMA CNTR PKWY, S DALE, AZ  
 HH. TOYO HITEC CO., LTD PRO 320 KITA-OSAKA BLDG, OSAKA, JP  
 II. TRIPLE Z LOGISTICS, INC CON 2601 ELLIOTT AVE 200, SEATTLE, WA  
 JJ. TURNER & TOWNSEND INC GEN 10777 WESTHEIMER 1160, HOUSTON, TX  
 KK. UNITED STATES CORPORATION AGENTS INC GEN 500 N RAINBOW BLVD, VEGAS, NV  
 LL. VALLEY GROUP INC GEN 77 TINKLING SP RD, FISHERSVILLE, VA  
 MM. VENTURE RESEARCH, INC GEN 3001 SUMMIT AVE, PLANO, TX  
 NN. VISCOM, INC GEN 1775 BRECKINRIDGE PKWY, DULUTH, GA  
 OO. YVONNE'S HOT DOGS GEN 605 E MAIN ST, FERNLEY, NV  
 PP. CAPSULE MANUFACTURING INC GEN 1304 LOGAN AVE F, COSTA MESA, CA  
 QQ. CHEVALIER'S CUSTOM AUTO RESTORATION HOM 790 S A ST, VIRGINIA CITY, NV  
 RR. CITISTAFF INC GEN 5607 NEW KING DR 230, TROY, MI  
 SS. COMPUTYPE, INC GEN 2285 COUNTRY RD C WEST, ST PAUL, MN  
 TT. CREATIVE ELECTRON INC GEN 253 PAWNEE ST, SAN MARCOS, CA

County Manager Whitten, on behalf of Community Development, requested all items A. through TT. be approved.

Public Comment:  
None

**Motion:** I move to approve Items A through TT, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## 22. PUBLIC COMMENT (No Action)

**Mark Joseph Phillips, Virginia City Resident:** Referring to NRS 244.15, Department of Public Works – Storey County Commissioners may or may not appoint a Director of Public Work – there's no Public Works Director in Storey County. It would be good to get this cleared up. Second, NRS 393.030 – School District Property. It's impossible for property to be in the name of the Storey County School District, it has to be in the name of the Board of Trustees for the School District.

**Sam Toll, Gold Hill Resident:** Mr. Whitten used the term "eminent domain" as a solution for the County to take ownership of the property on D Street. The County owns a number of historic buildings and guesses the County has plans for the depot. What is the plan and what will be done with that (property). How is taking of that property, whether both partners want to sell or not, in the best interest of all county residents. Before the authority of the State of imposed, to remove personal property for a cost, there be a compelling reason and a plan for that property. Without a plan, it is inappropriate for the County to wield that authority on private property.

Mr. Whitten: Intentionally limited comments, this item was not on the agenda and was only intended to alert staff that there are things that may be discussed down the road. Specific plans will be part of the process.

## 23. ADJOURNMENT

The meeting was adjourned by the Chair at 1:40 PM.

Respectfully submitted,

By: Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer







## Storey County Board of County Commissioners

### Agenda Action Report

**Meeting date:** November 7, 2017

**Estimate of Time Required:** 0 -5

**Agenda:** Consent ☐

Regular agenda ☒

Public hearing required ☐

1. **Title:** Approval of minutes for October 3, 2017.

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

3. **Prepared by:** Vanessa

**Department:** Clerk **Telephone:** 847.0969

4. **Staff Summary:** Minutes of the October 3, 2017 meeting are attached.

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** None

7. **Legal review required:** No

8. **Reviewed by:**

8

Department Head

**Department Name:** Clerk

\_\_\_\_ County Manager

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

9. **Board Action:**

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

Item 5



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, OCTOBER 3, 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, Deputy District Attorney Keith Loomis, Administrative Officer/Planning Director Austin Osborne, Sheriff Gerald Antinoro, Community Relations Director Cherie Nevin, Management Analyst Jessie Fain, Director of Security Melanie Keener, Erik Schoen with Community Chest, Virginia City Senior Center Director Stacey Gilbert, Acting Public Works Director Jason Wierzbicki

### **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 October 3, 2017

County Manager Whitten stated there may be an issue on the tabs of the agenda and some of the names on the Business Licenses may be scrambled.

Vice Chairman McGuffey said Consent Agenda, item I - line V, should read Cobb Mansion.

Public Comment:

None.

**Motion:** Approve Agenda for October 3, 2017, **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 15, 2017.

Public Comment:

None

**Motion:** Approve Minutes for August 15, 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 Business Licensing First Readings:

A. AHAUS TOOL & ENGINEERING, INC 200 INDUSTRIAL PKWAY, RICHMOND, IN GEN

B. B STREET HOUSE BED & BREAKFAST 58 N B SREET, VC, NV GEN

C. BAUMBACH ENTERPRISES LLC 1700 MARIETTA WAY, SPARKS, NV GEN

D. GLOBAL ASI, INC 17870 NEW HOPE ST, FOUNTAIN VALLEY, CA GEN

E GRANITE PROPANE 2685 ALMOND DR, SILVER SPRINGS, NV GEN

F. HELLFIRE SALOON 3372 S MCCARRAN, RENO, NV GEN

G. INTERSTATE CONCRETE PUMPING 11180 VALLEJO CT, FRENCH CAMP, CA GEN

H. LEADEC ES, INC 9595 KENWOOD AVE, CINCINNATI, OH GEN

I. LELAC'S FILIPINO BAKERY 720 BARING BLVD, SPARKS, NV GEN

J. MASTER SERVICE PLUMBING, INC. 325 SUNSHINE LN, RENO, NV CON

K. ONSTREET CONCESSIONS 385 FREEPORT BLVD 21, SPARKS, NV GEN

L. RENO TAHOE CATERING CO 313 FLINT ST, RENO, NV GEN

M. ROLL BOX, DBA 1729 AUTUMN GLEN, FERNLEY, NV GEN

N. SISSYS BBQ & MORE 1378 S SPRUCE, TULARE, CA GEN

O. STRAIGHT UP! PLUMBING 6419 MILWOK CT, SUN VALLEY, NV CON

P. SUPERIOR DRIAN SERVICE & HOME REPAIR 266 N "C" ST, VC, NV GEN

Q. THE BURNT ORANGE 1630 ELK RUN TRL, RENO, NV GEN

R. TRUCKEE MEADOWS OFFICE CLEANING INC 820 E SECOND ST, RENO, NV GEN

S. UNARCO MATERIAL HANDLING 701 16TH AVENUE EAST, SPRINGFIELD, TN CON

T. UTICA ENTERPRISES, INC. 5750 NEW KING DR 200, TROY, MI GEN

U. WOODPECKERS 2160 ALAMO SQUARE WAY, RENO, NV GEN

V. COBB ? ? SION BED & BREAKFAST 18 S A ST, VIRGINIA CITY, NV GEN

W. 4D SYSTEMS, LLC 4130 MARKET PLACE, FLINT, MI GEN

II For possible action, approval of correction to tax bill for Cody Wissenbach APN 003-381-02

III For possible action, approval of First 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

IV For possible action, approval of payroll claims in the amount of \$620,516.26 and accounts payable claims in the amount of \$1,596,571.06

**Motion:** Approve Consent Agenda for October 3, 2017, **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**

**Sheriff Gerald Antinoro:**

- The possibility of a grant for the motorcycles from Washoe County is still on.
- There were very few incidents with the Street Vibrations event.
- Commented about the incident in Las Vegas. Wait for the investigation to make decisions about or regarding the events.

**John Miller, Louise Peri Park caretaker:**

- The sprinklers and bathrooms at Louise Peri Park will be shut down soon for the season.
- The community garden will be closed November 11<sup>th</sup>. Residents wishing to plant winter crops can do so but will need to provide their own water.
- Children are making ornaments for the Christmas tree.

**Merilee Miller, Lockwood Community Center:**

- Open House is set for October 24<sup>th</sup> at 12:30 PM. Lunch will be served at 11:45 AM and must be ordered by October 23<sup>rd</sup>. Contact Alicia for reservations.
- The annual "Lunch at the Dump" was held at the Landfill in Lockwood. Chris Anderson cleaned the maintenance building – over 100 people attended, including school children who were given a tour of the facility.

**Deny Dotson, Virginia City Tourism Director:**

- In regards to Las Vegas, this is a sad day.
- This weekend C Street will be closed from Taylor to Union during the Outhouse Races – for the majority of both Saturday and Sunday.
- The following weekend, October 14<sup>th</sup>, the Redrun event will be held. C Street will be closed from Taylor to Union for the start of the event. This will be a scavenger hunt event this year.
- The V&T workshop will be held this Thursday in Carson City. Anyone interested is welcome to attend. Looking for input in what is and what is not working.

**Bum Hess, Lobbyist:**

- Commented about the cowardly act in Vegas.
- Will be in Vegas attending caucus meetings put on by the Democrats and will keep the Commission updated.
- Assemblyman Jim Wheeler was elevated to "minority whip".

**Mike Northan, Project Manager:**

- Updates:
  - The Highlands mailboxes – has consulted with Jay Carmona, Virginia City Highlands Property Owners Association. A preliminary scope of work and drawing has been drafted and sent out for review/comments. This will be used to obtain bids.
  - Permits have issued for repair work on the Canyon Way bridges and work has begun;
  - Balfour is providing quotes for various sites around the County. A schedule is being drawn up as there is a timeframe in which the work has to be done.

- Experiencing difficulty in getting contractors interested in work in regards to the Courthouse roof.

Vice Chairman McGuffey: Has been asked many times why the GID bridge (in Lockwood) hasn't been fixed. What is the (County's) role in this?

Mr. Northan: Has offered any help he can provide – including review and amendments to the contracts. The insurance adjuster initially assumed Mr. Northan was handling this. This has been handed off to the GID to pursue.

Mr. Whitten: The GID team has been offered full resources of the County – as the County is more experienced and actively involved in FEMA, as well as the insurance process.

**Cherie Nevin, Community Outreach Director:**

- All FEMA funding is currently on hold with no estimate on when money may come in. The County has submitted everything and is just waiting for funds. The County is competing with much larger disasters. The State is good about keeping the County informed.
- The last flu shot clinic will be held tomorrow in Mark Twain – 10AM to 12PM
- The Senior Center's lasagna cook-off is this Friday. Tickets are \$10.
- Community Chest's annual Halloween party/concert is set for October 27<sup>th</sup> at Pipers Opera House. Tickets are \$30.
- The quad-county health care coalition is being hosted in Virginia City today.
- Will be attending "family reunification" training in November.

Mr. Whitten: Isn't the Circle de Ceresse bridge insured by the POOL?

Ms. Nevin: Believes so, but not sure of the level of funding.

Mr. Whitten: The County's insurance adjusters have been remarkable.

Ms. Nevin: It is easier on everyone to make sure to insure everything the County can. You cannot go to FEMA on something that is not insured.

**Acting Public Works Director, Jason Wierzbicki:**

- Met with Jay Carmona of Virginia Highlands HOA regarding parking around the mailboxes. A survey has been ordered for the property abutting this area.
- New, historic-looking street signs have ordered to be installed in Virginia City. The signs will "north" and "south" addresses.

Vice Chairman McGuffey: Suggested flashing speed signs be installed in the area of the Highlands mailboxes.

**Wastewater Improvement Project Coordinator, Mike Nevin:**

- The project has begun with a great team effort.
- Very pleased with the way Ames Construction is working with the County and citizens.
- Thank you to Cherie Nevin and the Fire Department for their efforts on the groundbreaking ceremony.

- The project starts at the low end and works uphill, and is moving slowly as the current pipes are 10 to 12 feet deep in areas. Safety is of the utmost importance.
- Archaeologists are on site.
- Abandoned vehicles on County roads will have to be moved.
- Questions can be directed to Mr. Nevin. The number is on social media.

**Community Development Director Gary Hames:**

- A business plan is being developed for Community Development. Computers have been updated and can be taken to TRI.
- Working on updating building and fire codes. Also work flows, policies and procedures.
- All zoning and planning information will be in one document and be sent to potential applicants.
- The business license process is also being updated.
- Plan review and permits currently holding to 30 days. Will try to make this 14 days.
- Electronic plan reviews are in the works.
- Residential and commercial plan reviews through Nevada Blue are cutting time by 30-50%.

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

- Met with the Porter Group regarding the Lands Bill to tighten up language and make adjustment for what works in Congress. This should be heard by Congress in 2018.
- At the recent NACO conference, Mr. Whitten met with Kathy Benedetto, Special Assistant to the Secretary of the Interior, on getting a mutual position on how to get this project done. The BLM recognizes Virginia City to not necessarily be owned by BLM or the Federal Government and would like to see this "clouded title" straightened out.
- Anticipates work to begin on the County's Strategic Plan - working with the public, the Planning Commission, as well as each County Department Head, and the Board.
- The County is in the final stages of getting a Fire Marshal in place.

**Comptroller Hugh Gallagher:**

- 1st Quarter findings will be presented at the October 17<sup>th</sup> meeting along with possible augmentations for the first quarter.

**Deputy District Attorney Keith Loomis:**

- Sutro Springs Road litigation: The plaintiff has returned ownership of this property to the previous owner, and through counsel, has requested the County to stipulate to a dismissal of the lawsuit. The Stipulation would state Sutro Springs is a public road.

**County Manager Pat Whitten:**

- The County has approached the owner of the 1876 house next to Pipers regarding purchase of the house. An appraisal was received and was given to the current owner. Staff will be asking the Commission to approve purchase, which has been anticipated, now that there is a price.
- Use of this location is being discussed with several departments.
- The house next to the Fire Station, previously used as a training center has serious environmental issues that would be expensive to mitigate and is not usable. Options are being discussed with the Comstock Historic District. The Commission will be asked to authorize staff to work with the Historic District Commission on a solution for this building. One solution would be to sell it, but an appraisal would probably cost more than what would come

from a sale. If sold, it would mostly likely be moved off the foundation (where the issues are) and re-located somewhere either in or out of the Historic District. Lastly, would be to demolish it.

- Both items, purchase of the house next to Pipers and the training center building, will be brought back to the Board on October 17<sup>th</sup>.
- The Regional Representative for Senator Heller, Michael Lienhard, will be at the Courthouse on the first and third Tuesdays, 1PM to 3PM, of the month to meet with residents and business owners.
- The Porter Group has also provided an update on the "Remote Transactions Parity Act" and Marketplace Fairness Acts". These Acts are integral to sales tax collections, both out-of-state and internet purchases.
- Zip Code issue is moving through Congress at a slow pace. Other legislation has more priority. Congressman Amodei's office is dedicated to this issue and is doing everything they can.

Mr. Whitten asked that Items 16 and 17 be pulled. The Sheriff has indicated that Item 17 has been resolved.

Chairman McBride called for Public Comment:  
None

**Motion:** I make a motion to pull Items 16 and 17 from today's agenda **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Commissioner Gilman recused from discussion or vote on Item 17.

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

### **Commissioner Gilman:**

- Spent time looking at infrastructure damage in Lockwood, including flood control and drainage issues, and a major portion of a roadway that is washing out. Requested to meet with staff in the next few days to look at the area and identify work to be done - before there is winter damage.

### **Vice Chairman McGuffey:**

- The underground mine tour was a highlight at the recent NACO convention in Winnemucca.
- The topics covered and speakers at NACO were great.

### **Chairman McBride:**

- A "Go-Fund Me" account has been set up for the victims in Las Vegas. Blood can be given at United Blood Services in Carson City.
- This was the first time at a Nevada NACO conference that the National NACO President attended. It was impressive to have someone from the national stage present.
- Congratulations to: Cherie Nevin and Jack McGuffey, receiving a Certified Public Official Certificate from UNR. Vice Chair McGuffey received this Certificate in "Storey County record time". POOL PACT and NACO give each person \$500 as it is anticipated that by being better

educated and trained, the County is less likely to be involved in litigation by mis-steps of officials.

Vice Chair McGuffey: Chairman McBride also received his Certificate.

**8. DISCUSSION/POSSIBLE ACTION:** Approval Fire Prevention Week Proclamation, October 8-14, 2017.

Fire Chief Jeff Nevin summarized this item. October 8 through 14 has been designated Fire Prevention Week throughout the nation. The Board is requested to approve this Proclamation in support of Fire Prevention Week. Chief Nevin read the Proclamation.

Public Comment:

None

**Motion:** I make a motion to proclaim October 8 through 14, 2017 as Fire Prevention Week throughout Storey County, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**9. DISCUSSION/POSSIBLE ACTION:** Approval of Interlocal Agreement for access to Nevada's business portal (Silver Flume) between Nevada Secretary of State's Office and StoreyCounty.

Gary Hames, Community Development Director, said this is a request to the Board to approve access to Nevada's business licensing portal - Silver Flume. This will enable automation of the business license process. It takes 3 - 4 days to manually send out renewals. IT was approached for a solution to automate this program and came across the Silver Flume process. This is a no-cost opportunity to automate the process that vertically automates into the system. This allows new companies coming in to the State to obtain a State business license, and depending on where the work is being done, routed into Storey County business license portal. After this first year, everything will be done electronically. It can still be done in person by coming to the office. This automates the system internally and will integrate into the Devnet system once that is in use in the County.

Chairman McBride: Is there no fee for the first year or is that for the full term of the contract? Years ago, the County stayed away from this due to the huge expense in getting in to this system.

County Manager Whitten: That has been fixed. Sometimes there are questions why Gary is doing this job - this is an example of why sometimes change is good. This program has been around for several years and Gary has seized the opportunity.

Mr. Hames: The State has already funded this (program) and has said that agencies can partner with the State at no cost. There are 15 to 30 local governments who are participating. Initially the revenue was routed through the State, but now is directly processed into the County's system.

Commissioner Gilman: It looks like 20 to 30 business licenses are being processed each month becoming very impactful.

Public Comment:



**John Miller, Rainbow Bend resident:** Would like a list of people licensed to work in Storey County. People are being "ripped off" by un-licensed workers. How do we get this information?

Mr. Whitten: This information can be provided, but there are so many it would be hard to sort out who is and who is not. Best to call Community Development and ask if "so and so" has a license. Not only is a County license required, but also a State of Nevada contractor's license is required.

Mr. Loomis: The State of Nevada Contractor's Board has a list of all licensed contractors on its website.

Mr. Hames: Call the Community Development office and they can check.

**Motion:** I, Commissioner Jack McGuffey, move to approve Interlocal Agreement between Nevada Secretary of State's Office and Storey County to access Nevada's business portal known as Silver Flume, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**10. DISCUSSION/POSSIBLE ACTION:** Review and possible action to reapprove the payment of \$200,000.00 to the Bucket of Blood for the purchase of lots next to the County Courthouse.

Chairman McBride, having a pecuniary interest, recused from discussion and vote on this item. To clarify, this is for the purchase of the parking lot next door (to the courthouse) and was approved last year - without my vote. The payment was made to Ticor Title (not the Bucket of Blood).

Deputy District Attorney Keith Loomis: The payment of \$200,000 towards the purchase of the lot was on the July 18<sup>th</sup> Consent Agenda:

- Chairman McBride voted to approve that Consent Agenda.
- The contract had been reviewed by the Ethics Commission - approval was granted with condition that an independent appraisal be obtained. The appraisal was \$200,000.
- The County entered into the contract, absent vote from Chairman McBride.
- The Board (absent Chairman McBride) is being requested to rescind the payment and to approve payment.
- This is a housekeeping issue.

Mr. Whitten: The original payment was to Ticor Title.

Public Comment:  
None

**Motion:** I, Commissioner Lance Gilman, move to rescind that part of the motion by which the consent agenda of July 18, 2017 was approved pursuant to which the payment of \$200,000 to the Bucket of Blood for the purchase of the lots next to the County Courthouse was approved, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**Motion:** I, Commissioner Lance Gilman, further move that the payment of \$200,000 to the Bucket of Blood for the purchase of the Courthouse lots be approved, **Action:** Approve, **Moved by:**

Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**11. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action regarding an interlocal agreement between the Storey County Fire Protection District placing the responsibility for administering and enforcing the provisions of the 2012 Edition of the International Fire Code as amended with the Storey County Department of Community Development.

Deputy District Attorney Loomis: The Board previously granted authority to conduct commercial inspections to the Storey County Fire Protection District. An Interlocal Agreement is proposed which would place this responsibility with the Storey County Community Development Department. This will create a "one stop shop" and provide greater efficiencies in administration and enforcement. This is a two-year contract that renews automatically unless the County or the Fire Protection District decides to end it.

Chairman McBride: If Community Development did not have staff available, would the Fire Protection District be able to still conduct investigations.

Mr. Loomis: The contract could be cancelled at that point, giving the authority back to the Fire Protection District.

Public Comment:

**Nicole Barde, Highlands Resident:** This function is being moved from the Fire Department to Community Development – correct? What about the third party – OnQGlobal?

Mr. Loomis: The Fire Protection District entered into a contract with OnQGlobal to provide a fire inspection officer on a temporary basis. This contract allows this person to act under the authority of Community Development, and has already moved over there.

Mr. Whitten: The contract with OnQGlobal will terminate once a Fire Marshal is hired.

Ms. Barde: The agenda states no financial impact. If this function is moving to Community Development – \$800,000 is a number that is being kicked around. Is there any transfer of budget?

Mr. Whitten: Yes. The Comptroller, Fire Chief, and Community Development Director are working on transfers between the County's general fund and the (Fire) District's operating fund. There is no net cost gained, in fact there are some savings.

Ms. Barde: Will this be done by augmentation or agenda item?

Mr. Whitten: There will be public notice on how and when this will be done.

**Motion:** I move to approve the Interlocal Agreement between Storey County Fire Protection District and Storey County placing the responsibility for administering and enforcing the 2012 Edition of the International Fire Code, as amended, with the Storey County Department of Community Development and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey,

**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**12. RECESS TO CONVENE AS THE STOREY COUNTY 474 FIRE PROTECTION DISTRICT BOARD**

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action regarding an interlocal agreement between the Storey County Fire Protection District and Storey County placing the responsibility for administering and enforcing the provisions of the 2012 Edition of the International Fire Code as amended with the Storey County Department of Community Development.

This is the "flip side" of the motion approved by the County. The Storey County 474 Fire Protection District is a separate entity and must also approve.

Public Comment:  
None

**Motion:** I make a motion to approve interlocal agreement between the Storey County Fire Protection District and Storey County placing the responsibility for administering and enforcing the provisions of the 2012 Edition of the International Fire Code as amended with the Storey County Department of Community Development, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

**15. DISCUSSION/POSSIBLE ACTION:** First reading for on-sale liquor & cabaret license. Applicant is Michelle Haley, owner of Virginia City Cigar and Bar and located at 69 C Street, Virginia City, NV 89440

Sheriff Gerald Antinoro presented this item. This is a first reading. There is nothing in applicant's background that would preclude receiving these licenses. Approval is recommended.

Public Comment:

Mr. Whitten: It is amazing what applicant has done with this property and is a great addition to the town.

Chairman McBride disclosed that he is holder of a liquor license in proximity to this establishment. His vote on this item would not affect this establishment any more than anyone else in this area holding a liquor license.

Commissioner Gilman disclosed that he is holder of a liquor license in proximity to this establishment. His vote on this item would not affect this establishment any more than anyone else in this area holding a liquor license

**Motion:** I make a motion to approve first reading, an on-sale Liquor and Cabaret License for Virginia City Cigar Bar and Bar located at 69 C Street, Virginia City, NV 89440, **Action:** Approve, **Moved by:**

Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (Summary: Yes=3)

**16. ADJOURN TO CONVENE AS THE STOREY COUNTY BROTHEL LICENSE BOARD**

**17. DISCUSSION/POSSIBLE ACTION:** Work card denial appeal of Sarah Cohen.

Items 16 and 17 pulled from agenda.

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

**19. DISCUSSION/POSSIBLE ACTION:** Business Licenses Second Readings:

A.	AMERICAN CHILLER SERVICE, INC	5580 MILL STREET 400, RENO, NV	CON
B.	APPLIED STAFFING SOLUTIONS, LLC	890 E PATRIOT BLVD E, RENO, NV	GEN
C.	EVERWORKS INC	39035 WEBB DR, WESTLAND, MI	GEN
D.	FOREVER CHRISTMAS, INC.	88 N C ST, VC, NV	GEN
E.	IN-CYCLE AUTOMATION INC	12699 FARLEY, REDORD, MI	GEN
F.	INTEGRITY STAFFING SOLUTIONS	700 PRIDES CROSSING 300, NEWARK, DE	GEN
G.	MADOLE CONSTRUCTION	305 US HWY 395, WASHOE VALLEY, NV	CON
H.	NEVADA SEAL & PUMP	980 GREG ST, SPARKS, NV	GEN
I.	NPSG CONSTRUCTION, LLC	2105 BARRETT PK 107, KENNESAW, GA	CON
J.	SANCHEZ RANCH MEAT COMPANY	1734 HWY 395 #B, MINDEN, NV	GEN
K.	SIERRA NEVADA TELECOM SERVICES	55 PRONGHORN CT, RENO, NV	GEN
L.	SILVER STATE PERSONNEL INC	3940 SPRING DR 5, RENO, NV	GEN
M.	SUPPLIER LINK SERVICES	3527 MT DIABLO BLVD, LAFAYETTE, CA	GEN
N.	THE WHITING-TURNER CONTRACTING CO	300 E JOPPA ROAD, BALTIMORE, MD	CON
O.	VALEO NORTH AMERICA, INC	150 STEPHENSON HWY, TROY, MI	GEN
P.	VERTICAL IRON WORKS, INC	307 MORRILL AVE, RENO, NV	CON
Q.	CONTROL INSTALLATION SPECIALISTS	1953 HYMER AVE, SPARKS, NV	CON

County Manager Whitten, on behalf of Community Development, requested that all items A through Q be approved.

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

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

**Merilee Miller, River District resident:** Who is responsible for dredging the Lagomarsino creek?. It is really serious before going in to the Truckee River. It is almost dammed up. Would like an answer by the end of November.

Mr. Whitten: Would like to research this issue and talk to Acting Public Works Director about the County's capabilities, and ask to look at this to assess the situation before commenting.

**Louise Pena, Rainbow Bend resident:** When she was on the Board, volunteers used to clean up the riverbank. Since then she has been given the runaround about cleaning up the rivers – including from the HOA. The weeds on the river are “way high”. She would like to see in writing where the Corps of Engineers has refused to help. She has been told for years that as long as the weeds are not left in the river, it is okay to clean the weeds off of the riverbank – leaving the roots to protect the riverbank. At the last HOA meeting, she was told to check with Storey County for approval to clean up the riverbank. The homeowners are asking for the County’s “blessing” to do this. There is a possibility Waste Management will provide dumpsters to be put on the riverbank – this would have to be in November to get “free dumpsters”. The Corps of Engineers has always said this can be done as long as it is hauled away. Next year she would like something done with the weeds and dandelions in Louise Peri Park which have been horrible the last two years. Thank you to the Fire Department – the rumor is that they are cleaning up the area between Peri Ranch Road and the homes. The area of the garden is a fire hazard with the overgrown weeds. It is believed this section is owned by the County. A few things need to be done at the Senior Center before the open house. Thank you Lance Gilman and TRI, and the Commission, for the growth in the County, without which she would be paying a lot of taxes to Washoe County.

Mr. Whitten: Clearly the river is under the auspices of the Army Corps of Engineers. The work being done is doing all of the groups, including the Corps of Engineers, a favor. Mr. Whitten suggests turning this issue over to staff to work with Ms. Pena and whatever group is going to handle this.

**Nicole Barde:** At a Reno City Council meeting, a question was asked about the effluent pipeline that if funding doesn’t come through - do the taxpayers (in Reno) have to foot the bill? Who is on the hook? The answer, from the Switch representative, was the TRI GID. Since it is part of Storey County, then is the County on the hook for \$30 million if the money does not materialize for the GID. They were not talking about the pipeline or the bond, but the money for the GID. Is this true, is Storey County the backstop for that money and the agreement that the GID will be signing with the Reno City Council?

Chairman McBride: Didn’t see any of this. Was someone was suggesting that if the \$30 million in improvements in the industrial park never took place, than Storey County would have to pay for those improvements?

Ms. Barde: Apparently Roger (Norman) is funding the GID improvement. It is part of the effluent agreement both for the pipeline and bond the taxpayers will have to pay, and the \$30 million for the GID...there’s an agreement...

Mr. Loomis: This is public comment and not the time for discussion. Mr. Loomis saw the same program and will be happy to answer privately.

Mr. Whitten: Assuming it was Adam Kramer from Switch, Mr. Kramer does not speak for Storey County in any way. No agreements have been finalized – the matter is still being researched from a fiscal standpoint.

Ms. Barde: If the TRI GID is a governmental agency, is it subject to Open Meeting Laws?

Mr. Loomis: Yes.

Ms. Barde: Therefore when Board meetings are held would have to be posted? And agendas and minutes of meetings?

Mr. Loomis: They have to post when meetings will be held and the agenda. Not sure if minutes have to be posted but they have to be made available.

**Kris Thompson, TRI Project Manager:** Thank you to Jason Wierzbicki and Public Works staff for fixing several water line breaks. The TRI crew reports that Jason and his crew were out there for long hours and that they were integral in part for getting this done so fast.

## **21. ADJOURNMENT**

The meeting was adjourned by the Chair at 12:07 AM

Respectfully submitted,

By: \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 7, 2017

Estimate of Time Required: 0 -5

Agenda: Consent ☒

Regular agenda ☐

Public hearing required ☐

1. **Title:** For possible action, approval of payroll claims in the amount of \$584,285.09 and accounts payable claims in the amount of \$2,738,451.98..
2. **Recommended motion:** Approve claims as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens  
  
**Department:** Clerk & Treasurer      **Telephone:** 847.0969
4. **Staff Summary:** None
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

A handwritten signature in blue ink, appearing to be "VS", is written over a horizontal line.

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

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9  
Check Date: 10/20/17  
Period-end Date: 10/15/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			59,939.13
Total Deductor Checks:			15,026.72
Total Employee Checks:			899.88
Total Employee Direct Deposit:			277,413.10
Total Employee Deds Xferd on Dir Dep File:			18,874.25
Total User Transfer to Deductor:			3,881.25
Total Disbursed:			376,034.33

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

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



STOREY COUNTY PAYROLL SYSTEM  
Check Register

Rept: PR051.  
Run: 10/23/17 13:08:26

Payroll Type: Deductor      Check Date: 10/23/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			66,218.64

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Rept: PRO510A  
Run: 10/23/17 13:03:49

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Payroll Type: Deductor  
Check Date: 10/23/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			142,032.12

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Report No: .315  
Run Date : 10/12/17

STOREY COUNTY  
CHECK REGISTER 10/13/17

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90167	ADVANCED DATA SYSTEMS INC						
90168	AIRGAS NGN INC	HARDWARE MAINT AGREEMENT		10/13/17	82274	2,288.38	
90169	ALERT	MONTHLY SUPPORT AGREEMENT		10/13/17	82274	5,725.00	8,013.38
90170	ALL COMSTOCK LLC	EMS SUPPLIES		10/13/17	82247	147.54	147.54
90171	ALSCO INC	READINESS - M KEENER		10/13/17	82315	425.00	425.00
		WATER IMPROVEMENT PUCT		10/13/17	82243	4,500.00	4,500.00
		SHOP		10/13/17	82282	74.74	
		SHOP		10/13/17	82282	84.94	
		ST 71 LAUNDRY		10/13/17	82248	13.80	
		ST 72 LAUNDRY		10/13/17	82248	8.77	
		COURTHOUSE		10/13/17	82282	41.25	
		ST 75 LAUNDRY		10/13/17	82248	18.58	
		ST 74 LAUNDRY		10/13/17	82248	10.52	252.60
90172	AMES CONSTRUCTION	USDA 92-07		10/13/17	82364	616,651.93	616,651.93
90173	ARC HEALTH AND WELLNESS	ANNUAL PHYSICAL		10/13/17	82266	447.65	447.65
90174	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICES		10/13/17	82310	12.13	12.13
90175	BATTLE BORN CONSULTING SE	COMM DEVELOP OVERSIGHT		10/13/17	82262	11,354.00	11,354.00
90176	BERGER BLDG SUPPLY CO INC	WALL BRACKETS		10/13/17	82271	92.30	92.30
90177	BERRY ENTERPRISES	PHENS		10/13/17	82318	1,013.00	1,013.00
90178	BOURNS PRODUCTIONS INC.	V&T W/EVENTS		10/13/17	82330	3,600.00	3,600.00
90179	BOYD, WHITNEY JOLYN			10/13/17	82316	250.00	250.00
90180	BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		10/13/17	82356	60.00	60.00
90181	BURRELL, SCOTT LEWIS	SEPT 21-OCT 4, 2017		10/13/17	82331	262.50	262.50
				10/13/17	82331	22.50	285.00
90182	BURTON'S FIRE INC	FIRE42552 O-RING		10/13/17	82281	53.28	53.28
90183	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		10/13/17	82304	435.63	
		GARNISHMENT DISBURSED		10/13/17	82304	172.35	607.98
90184	CANYON GENERAL IMPROVEMEN	LOCKWOOD SUB SEWER/WATER		10/13/17	82302	46.50	46.50
90185	CAPITOL REPORTERS	BLACK 16137CR		10/13/17	82358	1,353.60	1,353.60
90186	CARSON DODGE CHRYSLER INC	AUTO MAINTENANCE		10/13/17	82263	281.16	281.16
90187	CASELLE INC	NOV SUPPORT		10/13/17	82229	202.00	202.00
90188	CENTRAL SANITARY SUPPLY	REFUND POMBERRY HANDWASH		10/13/17	82332	47.84	
		RESTROOM SUPPLIES		10/13/17	82332	77.48	29.64
90189	CITY OF CARSON TREASURER	STOREY CO DRUG COURT FEES		10/13/17	82226	40.00	

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STOREY COUNTY  
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VENDOR

90190 CMC TIRE INC

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
FIRE 56340 TIRES/ALIGN		10/13/17	82230	2,085.94
BUILDINGS 68216 TIRES		10/13/17	82230	696.80
SERVICE 6405 TIRES		10/13/17	82230	999.06
COM DEV 68215 TIRES		10/13/17	82230	666.04
COMMISSIONERS 65583 TIRES		10/13/17	82230	707.88
PLUMBER- TIRES		10/13/17	82230	707.88
SERV56405- TIRES		10/13/17	82230	907.26
SERVICE 56405 TIRES		10/13/17	82230	999.06
SO- TIRES		10/13/17	82230	666.04
ASSESSOR TIRES		10/13/17	82230	666.04
				7,103.88

90191 COLLECTION SERVICE OF NEV

370.41

90192 COMMUNITY CHEST INC

250.00

250.00

100.00

600.00

243.32

500.00

306.00

2,227.76

17.92

250.90

73.95

30.95

36.95

30.95

51.90

25.95

25.95

82.85

243.60

800.00

50.04

9,880.87

91.37

15.90

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71.01

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VENDOR

INVOICE DESCRIPTION P/O # DATE TRANS#

AMOUNT

FIRE56340 THERMOSTAT  
FIRE56340 COOLR GSKT  
FIRE56340 SWITCH/ HOSE  
SC HEAD BOLTS/GASKET  
SO62214 AIR FILTER  
SC GASKET  
COMDEV 68241/68215/68216  
FIRE56340 HOSE/ANTIFREEZE

10/13/17 82285 33.48  
10/13/17 82285 48.68  
10/13/17 82285 165.79  
10/13/17 82285 116.51  
10/13/17 82285 11.99  
10/13/17 82285 7.74  
10/13/17 82285 35.97  
10/13/17 82285 105.50

90206 EWING IRRIGATION PRODUCTS

90207 FARR WEST ENGINEERING

10/13/17 82231 52.35

90208 FERRELLGAS LP

REPLACE USDA 92-07  
REPLACE USDA 92-07

10/13/17 82363 26,035.88  
10/13/17 82363 47,218.20

73,254.08

90209 FIELD, MELISSA

PROPANE JAIL  
PROPANE JAIL  
PROPANE SC50 BIZ OFFICE

10/13/17 82303 140.63  
10/13/17 82303 310.73  
10/13/17 82303 102.30

553.66

90210 FLAG STORE OF NEW INC-THE

CORK BOARD

10/13/17 82362 23.99

23.99

90211 GOLDEN GATE/SET PETROLEUM

FLAG POLE

10/13/17 82250 76.90

76.90

90212 GRANSBERRY, TOM

LCWD 175 DIS  
TRI 256 REG 257 DIS  
LCWD 158 REG 64 DIS  
TRI 150 REG

10/13/17 82233 362.36  
10/13/17 82233 1,012.95  
10/13/17 82233 451.22  
10/13/17 82233 307.72

2,134.25

90213 GTP INVESTMENTS LLC

9.5 X 45  
POND PEAK 3 TOWER  
POND PEAK RENT  
POND PEAK UTILITIES

10/13/17 82373 427.50  
10/13/17 82367 608.33  
10/13/17 82289 355.83  
10/13/17 82290 40.00

1,004.16

90214 HAT, LTD

ROADS D. COLE

10/13/17 82234 1,357.44

1,357.44

90215 HISTORIC FOURTH WARD SCHO

SEPT 21-OCT 4, 2017

10/13/17 82335 45.00  
10/13/17 82335 157.50  
10/13/17 82335 16.00

218.50

90216 HOME DEPOT CREDIT SERVICE

IT SERVER RM CH  
SNOW MKKS CH LOT  
IT TOOLS

10/13/17 82235 144.78  
10/13/17 82235 19.90  
10/13/17 82368 186.19

350.87

90217 IRON MOUNTAIN INFO MGT IN

NT147/STOREY STG OCT 2017  
SHRED BIN CONSOLE 1/2

10/13/17 82326 232.98  
10/13/17 82260 278.14

511.12

90218 IT1 SOURCE LLC

IT BACKUP HPE EXTEND SER

10/13/17 82369 833.19

833.19

90219 JBP LLC

BRUSH TRUCK  
NAVISTAR 42551  
PW57793 BREATHER  
PW57793 DUSTSHIE  
PW57793 TRNSMTR  
FIRE66215 SWITCH

10/13/17 82258 117,462.63  
10/13/17 82265 1,315.98  
10/13/17 82265 7.89  
10/13/17 82265 48.59  
10/13/17 82265 98.59  
10/13/17 82265 158.59

119,092.67

90220 JUDSON, KEITH S

10/13/17 82317 250.00

250.00

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STOREY COUNTY  
CHECK REGISTER 10/13/17

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90221	JWC ENVIRONMENTAL	SEWER BRUSH KIT		10/13/17	82236	1,500.41	1,500.41
90222	L N CURTIS & SONS	EQUIPMENT MAINT		10/13/17	82251	630.00	630.00
90223	LIFE-ASSIST INC	EMS SUPPLIES		10/13/17	82252	1,683.23	
		EMS SUPPLIES		10/13/17	82252	672.40	
		EMS SUPPLIES		10/13/17	82252	870.00	3,225.63
90224	MA LABORATORIES INC	TCURTIS COMPUTER EQUIP		10/13/17	82366	31.00	
		TCURTIS COMPUTER EQUIP		10/13/17	82366	1,432.10	1,463.10
90225	MACKAY MANSION	SEPT 21-OCT 4, 2017		10/13/17	82336	55.00	
				10/13/17	82336	225.50	280.50
90226	MCCARTHY, TIMOTHY			10/13/17	82323	50.00	50.00
90227	MEITZ, FRANK & JEANNETTE	OVERPAYMENT OF TAXES		10/13/17	82279	291.57	291.57
90228	METRO OFFICE SOLUTIONS IN	BATTERIES		10/13/17	82264	17.70	
		WRITING PAD		10/13/17	82264	24.88	
		CLASSIFICATION FOLDERS		10/13/17	82264	51.40	93.98
90229	MICHAEL HOHL MOTOR CO	GM N-CAP		10/13/17	82240	87.10	
		COMM65584 LAMP		10/13/17	82240	614.77	
		SO62212 N-LAMP		10/13/17	82240	134.44	
		COMM65584 N-LINK		10/13/17	82240	29.50	
		COMM65584 RECALL		10/13/17	82240	107.50	914.31
90230	MORRIS, ROBERT T	SEPTEMBER 2017 BILLING		10/13/17	82359	7,600.00	7,600.00
90231	MOUND HOUSE TRUE VALUE	CABLE/COUPLER/ EARPLUGS FOR RANGE TRAIN		10/13/17	82365	23.56	
				10/13/17	82314	8.88	32.44
90232	NEV ADMIN BLDG & GROUNDS	SEPT WATER PUR		10/13/17	82288	7,862.82	7,862.82
90233	NEV COMPTROLLER	POPULATION FEES		10/13/17	82241	561,640.14	561,640.14
90234	NEV COMPTROLLER	DIVORCE FEES		10/13/17	82228	442.00	442.00
90235	NEV COMPTROLLER			10/13/17	82328	100.00	
		FEES		10/13/17	82328	929.00	
				10/13/17	82328	1,255.00	
				10/13/17	82328	7,533.00	9,817.00
90236	NEV DEPT HUMAN RESOURCES	JULY COUNTY MATCH		10/13/17	82239	2,931.37	
		AUG COUNTY MATCH		10/13/17	82239	3,298.17	6,229.54
90237	NEV DEPT PUBLIC SAFETY	FP & BACKGROUNDS		10/13/17	82301	797.50	797.50
90238	NEV DEPT TAXATION	VIRGINIA CITY TOURISM		10/13/17	82337	77.18	77.18
90239	NEV DIV OF HEALTH BUREAU	PERMIT# ST-0240-TP01		10/13/17	82238	250.00	
		PERMIT# ST-0240-C		10/13/17	82238	790.50	1,040.50
90240	NEV DIV OF MINERALS	MINING CLAIM FEES/STOREY		10/13/17	82327	3,890.00	

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90241	DPBH-ENVIRONMENTAL HEALTH	CONSUMER HEALTH PROTEC		10/13/17	82261	8,338.40	3,890.00
90242	NEV TREASURER			10/13/17	82329	25.00	8,338.40
90243	NEVADA BLUE LTD (RNO)	CERT DIGITAL STAMP PORTAL MONTHLY MAINT		10/13/17	82360	320.00 100.00	25.00
90244	NEVADA LEGAL SERVICE INC	FEES COLLECTED		10/13/17	82227	89.00	420.00
90245	NEVADA OCCUPATIONAL HLTH	DOT PHYSICAL		10/13/17	82312	100.00	89.00
90246	NEVADA SPEEDOMETER SERVIC	WT 72 REPAIRS FIRE WT72		10/13/17	82253 82237	315.95 315.95	100.00
90247	NEXTTEL OF CALIFORNIA INC	PLANNING		10/13/17	82270	1,129.51	631.90
90248	NV DEPT OF TRANSPORTATION	CST PERMIT FEE		10/13/17	82286	100.00	1,129.51
90249	O'REILLY AUTO ENTERPRISES	IT28155 BWD STOCK WHEEL WEIGHTS PW48224 OIL SEAL CRD SO48325 AIR FILTER PW67075 12 V RELAY FIRE B172 MSTR DISK SERVICE WORK LIGHT SC54234 SEALANT		10/13/17	82244 82244 82244 82244 82244 82244 82244 82244	43.92 69.65 16.28- 11.80 11.97 25.99 25.99 17.98	100.00
90250	OFFICE DEPOT INC	KEYBOARD TRAY, THUMB DR RETURN THUMB DRIVES		10/13/17	82224 82224	195.10 30.71-	191.02
90251	OFFSITE DATA DEPOT, LLC	CLERK OFFICE		10/13/17	82311	247.53	164.39
90252	OUTFRONT MEDIA LLC	10/16/17-11/12/17		10/13/17	82354	633.60	247.53
90253	OXBORROW TRUCKING, INC	TRIPLE MIX VC PARK		10/13/17	82245	462.00	633.60
90254	PETRINI, ANGELO D	SEPT 21-OCT 4, 2017		10/13/17	82338 82338	2.00 20.00 134.00	462.00
90255	PITNEY BOWES INC	POSTAGE INK		10/13/17	82307	122.38	156.00
90256	MEDICAL PRIORITY DISPATCH	EMD/EPD MAINT		10/13/17	82293	5,826.00	122.38
90257	PROTECTION DEVICES INC	PUBLIC WRKS ALRM		10/13/17	82291	75.00	5,826.00
90258	PUBLIC EMPLY RETIREMENT	AFRICA, T		10/13/17	82242	2,669.99	75.00
90259	RAD STRATEGIES INC	DATABASE CONSULT, SOC MEDIA, TRI RELATIONS, SOC MKTG VIRGINIA CITY GIN		10/13/17	82246 82246 82246 82246	375.00 2,000.00 2,000.00 500.00	2,669.99
90260	RAPID SPACE LLC	10/13-11/09 RENTAL 10/13-11/09 RENTAL		10/13/17	82259 82259	140.00 140.00	4,875.00

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90261	RAY MORGAN CO INC (CA)	ST 71 COPIER		10/13/17	82371	161.01	
		PLOTTER ASSESSOR GIS		10/13/17	82370	165.91	
		SCSO LOCKWOOD		10/13/17	82370	25.28	352.20
90262	REFUSE, INC	LCKWOOD WASTE		10/13/17	82277	214.13	214.13
90263	REPORTING SYSTEMS, INC	FIRE/EMS REPORTING SYSTEM		10/13/17	82254	644.00	644.00
90264	RESERVE ACCOUNT	RES. ACCT 45839842		10/13/17	82355	100.00	100.00
90265	RUPPCO INC	EMS SUPPLIES		10/13/17	82255	207.00	207.00
90266	SAINT MARYS ARTCENTER INC	SEPT 21-OCT 4, 2017		10/13/17	82339	4.00	4.00
90267	SANI-HUT COMPANY INC	ST VIBE BARRIERS		10/13/17	82340	330.00	330.00
90268	SANS, PAUL & SANDRA	WATER REFUND		10/13/17	82287	100.00	100.00
90269	SHERMARK DISTRIBUTORS INC	INMATE MILK		10/13/17	82309	53.20	
		INMATE MILK		10/13/17	82309	53.20	106.40
90270	SHOAF, BRIAN ALLEN	SEPT 21-OCT 4, 2017		10/13/17	82341	22.50	
		SEP 7-20, 2017		10/13/17	82341	3.00	25.50
90271	SIERRA PEST CONTROL INC	PEST CONTROL LOCKWOOD		10/13/17	82306	50.00	
		PEST CONTROL LOCKWOOD		10/13/17	82306	50.00	
		PEST CONTROL LOCKWOOD		10/13/17	82306	50.00	150.00
90272	SMITHS FOOD & DRUG CENTER	INMATE MEDICAL		10/13/17	82308	1,319.24	1,319.24
90273	SOUTHERN GLAZERS WINE & S	GIFT SHOP MERCHANDISE		10/13/17	82342	825.40	825.40
90274	SPALLONE, DOMINIC J III	BLDG MAINT/CLEANING SUPP		10/13/17	82256	794.05	794.05
90275	ST CO SCHOOL DISTRICT	PROPERTY TAX RECEIVED		10/13/17	82222	641,516.58	
		SEPT 21-OCT 4, 2017		10/13/17	82343	26.00	641,542.58
90276	ST CO WATER SYSTEM	VCTC		10/13/17	82267	128.59	
				10/13/17	82344	176.91	
				10/13/17	82267	188.99	
				10/13/17	82267	140.67	
				10/13/17	82267	128.59	
				10/13/17	82267	128.59	
				10/13/17	82267	74.62	
				10/13/17	82267	228.66	
				10/13/17	82267	164.83	
				10/13/17	82267	128.59	
				10/13/17	82267	772.09	
				10/13/17	82267	146.71	
				10/13/17	82267	66.82	
				10/13/17	82267	441.22	
				10/13/17	82267	117.52	
				10/13/17	82267	128.59	
				10/13/17	82267	128.59	
				10/13/17	82267	66.82	
				10/13/17	82267	66.82	

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STOREY COUNTY  
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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90277 SUN PEAK ENTERPRISES	GH DEPOT		10/13/17	82267	34.96	
			10/13/17	82344	78.20	3,470.56
90278 SUNBELT PUBLICATIONS, INC	SEPT 21-OCT 4, 2017		10/13/17	82345	287.00	
			10/13/17	82345	1,232.00	
			10/13/17	82345	75.00	1,594.00
90279 SUNRIDGE SYSTEMS INC	GIFT SHOP MERCHANDISE		10/13/17	82346	331.55	331.55
	DISP CAD SFTWRE		10/13/17	82292	5,747.00	
	RIMS ANNUAL SUPPORT SVCS		10/13/17	82300	5,449.00	11,196.00
90280 TERRY, SHIRLEY	SEPT 21-OCT 4, 2017		10/13/17	82347	16.00	
			10/13/17	82347	864.00	880.00
90281 TEST NOTICE LLC	RGES		10/13/17	82319	30.00	30.00
90282 THE ANTOS AGENCY	NEW WEBSITE DSGN&PROGRAM		10/12/17	82375	5,000.00	5,000.00
90283 THE TOMBSTONE COWBOYS	SEPT 21-OCT 4, 2017		10/13/17	82348	168.00	
			10/13/17	82348	24.00	192.00
90284 THERMATEMP	SHEET ROCK REPAIR JAIL		10/13/17	82295	460.00	
	JAIL FREEZER REPAIR		10/13/17	82295	200.00	
	LIGHT REPAIR JAIL		10/13/17	82295	186.72	846.72
90285 THOMAS PETROLEUM LLC	TOLL 500 REG 320 DIS		10/13/17	82272	1,853.29	
	TOLL RD 595 REG 200 DIS		10/13/17	82272	1,776.90	
	TOLL RD 396 REG 252 DIS		10/13/17	82272	1,450.79	
	CART 60 REG 230 DIS		10/13/17	82272	658.44	5,739.42
90286 TRI GENERAL IMPROVEMENT	1705 PERU -W/S		10/13/17	82273	342.91	
	1705 PERU -IRR		10/13/17	82273	305.07	647.98
90287 UNIFORMITY OF NEVADA LLC	SHIRT TORN INLINEOFDUTYF		10/13/17	82298	79.99	79.99
90288 UNITED SITE SERVICES OF N	100 MI ENDURANCE HORSE RA		10/13/17	82349	76.21	76.21
90289 VIDEO VELOCITY	GIFT SHOP MERCHANDISE		10/13/17	82350	200.00	200.00
90290 VIRGINIA & TRUCKEE RR CO	SEPT 21-OCT 4, 2017		10/13/17	82352	63.00	
			10/13/17	82352	2,385.00	2,448.00
90291 VIRGINIA CITY TOURS INC	SEPT 21-OCT 4, 2017		10/13/17	82353	164.00	
			10/13/17	82353	32.00	
			10/13/17	82353	984.00	1,180.00
90292 VIRGINIA CITY VENTURES	VPD SUPPORT		10/13/17	82351	917.04	917.04
90293 VIRGINIA HIGHLANDS VFD	ALCOHOL & DRUG SCREEN		10/13/17	82257	1,250.00	1,250.00
90294 WASHOE CO SHERIFFS OFFICE	MEALS- LOCKWOOD CENTER		10/13/17	82294	200.00	200.00
90295 WASHOE COUNTY SENIOR SERV	DNA TESTING NRS 176.0915		10/13/17	82269	1,389.53	1,389.53
90296 WASHOE COUNTY, NEVADA			10/13/17	82223	540.00	

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STOREY COUNTY  
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90297	WEDCO INC	DECORA/ EXIT		10/13/17	82278	171.29	171.29
90298	WESTERN ENVIRONMENTAL LAB	QUANT TRAY		10/13/17	82275	58.60	108.60
		TOTAL COLIFORM		10/13/17	82275	50.00	
90299	WESTERN NEVADA SUPPLY CO	MAIN VLV/HOUSING REPAIR		10/13/17	82276	1,620.69	1,620.69
						CHECKS TOTAL	2,194,795.45

AO EDWIN INDUSTRY	AWARDS 2017 AO	10/13/17	1215	30.00
AO PILOT, WINNEMUCCA	GAS - NACO	10/13/17	1215	42.17
AO SHRM ONLINE STORE	MEMBERSHIP RENEWAL	10/13/17	1215	199.00
BLAKELY 7092457Y	NFPA	10/13/17	1224	1,345.50
BUFFALO WILD WINGS	LUNCH JANA JAD SESSION	10/13/17	1517	12.11
C.NEVIN- ATT	INTERNET- 372 S C STRE	10/13/17	1517	75.88
C.NEVIN- ATT	INTERNET- LOCKWOOD CEN	10/13/17	1517	86.00
C.NEVIN-BEST WESTERN	HOTEL- NACO 2017	10/13/17	1517	203.84
CANFIELD	USPS CERT MAIL PUBLIC	10/13/17	1210	30.72
CHEVRON GAS	TRAVEL HOME ASSESSOR	10/13/17	1517	33.84
CNI35802	IT HELP DESK SOLAR WIN	10/13/17	1222	1,946.00
CURTIS, TRACY	NUISANCES CERT MAIL	10/13/17	1219	13.18
CW FRANKLINCOVEYPROD	DAY PLANNERS FOR DD &	10/13/17	1218	70.31
DD SQ THE ROASTING H	DD/P.WHTTN/S.JOLC/R.GA	10/13/17	1218	38.74
DILLON	CREDIT FRAUD CHRG	10/13/17	1219	94.41
DILLON, SARAH	FRAUDULENT CHARGES	10/13/17	1219	16.47
HOOD, CHRIS	HOTEL CET BLDG/CODES	10/13/17	1219	896.57
INV #...7044205	CALCL/PRNTR	10/13/17	1216	34.98
IRV- HD	CONCRETE	10/13/17	1213	188.65
JASONW- DMV	CDL PERMIT RENEWAL	10/13/17	1213	58.25
JASONW-LOWES	SHOP- NUTS & BOLTS	10/13/17	1213	27.08
JEFFH- HD	DUST MASKS,, ANCHORS	10/13/17	1213	107.39
JEFFH-HD	SWITCHES & COVERS	10/13/17	1213	9.60
JEFFH-HD	VC PARK- TREE PRUNER	10/13/17	1213	89.97
JF WINNERS HOTEL	NACO MM	10/13/17	1215	156.68
JF AMAZON.COM WRITE	UPS 4 DOCUMENTING AO	10/13/17	1215	31.13
JF PIONEER EMPORIUM	SILENT AUCTION NACO	10/13/17	1215	160.00
JF WINNERS HOTEL	NACO AO	10/13/17	1215	78.34
JM PILOT, FERNLEY	NACO JF	10/13/17	1215	67.14
JM WINNERS HOTEL	GAS - NACO	10/13/17	1215	47.00
JP OFFICE SUPPLIES	NACO	10/13/17	1215	156.68
KD PAYPAL NEVADA DAY	VC PARADE ENTRY	10/13/17	1217	77.86
KD STARBUCKS	D.D/K.D./SIERRA SCOTT	10/13/17	1218	60.00
KD USPS	MAILED VISITOR GUIDES	10/13/17	1218	18.84
KD VISAPR	GIFT SHOP MERCHANDISE	10/13/17	1218	13.30
MARYILYNS CAFE BRKET	JANA JAD SESSION DAY	10/13/17	1221	160.67
MCCULLOUGH RELM		10/13/17	1221	12.14
MCCULLOUGH UPS STORE		10/13/17	1221	352.32
MK LA POLICE GEAR	HOLSTER	10/13/17	1221	17.23
MM VIRGINIA CITY STA	GAS NACO	10/13/17	1215	40.38
NV SOS NOTARY TRAIN.	NEVIN, DORE	10/13/17	1215	59.99
PERSONAL PURCHASE	REPAID 10/11/17 RCPT	10/13/17	1211	45.00
PW ORMACHEAS NACO	TM BLDG MM JM PW AO	10/13/17	1223	10.47
PW WINNERS HOTEL	NACO	10/13/17	1215	412.76
RENAUD, PETE	TAX REFUND	10/13/17	1215	156.68
RUSSELL VC PO	DESK KEYS	10/13/17	1219	10.33
SHREY- EASY KEY	TRAVEL HOME ASSESSOR	10/13/17	1221	53.33
SHELL GAS	FIRE CREDIT	10/13/17	1213	27.80
SKRETTA- SUMMIT	PLASTIC FOR SLASH	10/13/17	1213	21.25
SMITH UPS	FOOD	10/13/17	1221	29.97
SNYDER HD SUPPLY	FOOD	10/13/17	1221	6.90
SPELTZ WA SHE SHU	JANA TRAVEL HOME ASSES	10/13/17	1221	125.98
SPELTZ JACK IN BOX		10/13/17	1221	5.31
STARBUCKS BRKET		10/13/17	1221	14.91
		10/13/17	1517	11.91



Report No: 380CH  
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Register for Electronic Checks 10/13/17

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Check Number 6 Vendor PORTER GROUP LLC Invoice OCT 2017 SERVICES

Description INV 17-SC-10 Date Voucher# 14 Amount 6,000.00

Check Total

6,000.00  
6,000.00

Checks Total

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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

STOREY COUNTY  
PURCHASE CARD REGISTER

CARD  
TOTAL

AMOUNT

TRANS#

DATE

DESCRIPTION

FUND-DEPT INVOICE #

VENDOR

120	WELLS ONE COMMERCIAL CARD	PAYMENT	ANTINORO - SCSO	GAS FOR NVSCA 2017	10/26/17	1228	127.33
			C.NEVIN- COSTCO	WATER FOR ECC	10/26/17	1231	5.98
			C.NEVIN- ROADPOST	SATELLITE PHONE	10/26/17	1231	52.42
			C.NEVIN- SURF THRU	CAR WASH-EX62268	10/26/17	1231	7.00
			C.NEVIN-FIRESHOWS	HMEP GRANT REG D.CURTILLO	10/26/17	1231	780.00
			CONF #QIDNOL	GFOA TRANSPRTN CHAPMAN	10/26/17	1235	241.47
			CURTIS	USPS NUISANCE LETTER	10/26/17	1233	6.59
			DD RED DOG	ENT 16 TRAVEL WRITERS	10/26/17	1226	178.46
			DOSEN - SCSO	GAS FOR NVSCA/CVSA 2011	10/26/17	1228	78.30
			DOSEN - SCSO	WINCO FOOD - INMATES	10/26/17	1228	1,769.60
			FIELD	RC WILLEY 20% DOWN CARLO	10/26/17	1233	757.17
			INV #KCJYQ91WN8Z	DROPOX FY18	10/26/17	1235	99.00
			INV #15747	PRIA MEMBERSHIP FY18	10/26/17	1235	60.00
			JASON W	TRENCH PLATE	10/26/17	1227	4,673.66
			JC THE LED LIGHT INC	LIGHTS FOR SLAMMER MUS	10/26/17	1229	272.90
			JEFF H	B/G MAINT	10/26/17	1227	28.47
			JEFF H	CH SLAMMER	10/26/17	1227	121.77
			JEFF H	HIGHLANDS PARK	10/26/17	1227	117.80
			JEFF H	VCSO	10/26/17	1227	59.68
			JEFF H	WATER	10/26/17	1227	9.97
			JEFF H	FIRE	10/26/17	1227	43.07
			JF AMAZON STANCHIONS	FOR REDRUN EVENT	10/26/17	1229	239.92
			JF AMAZON TAX REFUND	FOR #112-5072796-06850	10/26/17	1229	2.20
			KD AMAZON.COM	DRINK PITCHER - GIN	10/26/17	1226	19.39
			KD BISCOTTIS RESTAUR	ANNUAL EVENT MEETING	10/26/17	1226	161.29
			KD HOSTGATOR.COM	WEBSITE HOSTING	10/26/17	1226	143.40
			KD SECURI	VC WEBSITE FIREWALL	10/26/17	1226	39.96
			MCCULLOUGH BLACK BEA	TRAVEL MEAL	10/26/17	1230	15.49
			MCCULLOUGH CHEVRON	FUEL	10/26/17	1230	63.78
			MCCULLOUGH JIMMY JOH	TRAVEL MEAL	10/26/17	1230	4.99
			MCCULLOUGH JOHNNY CA	TRAVEL MEAL	10/26/17	1230	19.78
			MCCULLOUGH LITTLE FI	TRAVEL MEAL	10/26/17	1230	9.00
			MCCULLOUGH OKANES	TRAVEL MEAL	10/26/17	1230	14.25
			MCCULLOUGH PAPA J	TRAVEL MEAL	10/26/17	1230	11.50
			MCCULLOUGH RED LION	LODGING	10/26/17	1230	589.05
			MCCULLOUGH SQ TACO	TRAVEL MEAL	10/26/17	1230	6.50
			METRO CAR WASH	WASH JEEP	10/26/17	1232	6.00
			MK HOME DEPOT	PAINT 4 SECURITY CAMER	10/26/17	1229	17.56
			MK LA POLICE GEAR	DUTY JACKET	10/26/17	1229	92.62
			NEVIN DMV 101217	BRUSH TRUCK REG	10/26/17	1230	7.00
			NEVIN SOUTHWEST AIR	TRAVEL TO MEETING	10/26/17	1230	347.95
			ORDER #520451	GFOA TRN ERP IMP CHAPM	10/26/17	1235	522.00
			PW BUS INDEPENDENT	APPRAISING PW,JS,MS	10/26/17	1229	50.17
			SANCHEZ BLACK BEAR	TRAVEL MEAL	10/26/17	1230	21.07
			SANCHEZ CHEVRON	FUEL	10/26/17	1230	31.29
			SANCHEZ JIMMY JOHNS	TRAVEL MEAL	10/26/17	1230	13.00
			SANCHEZ JOHNNY CARIN	TRAVEL MEAL	10/26/17	1230	24.78
			SANCHEZ PILOT	FUEL	10/26/17	1230	67.16
			SANCHEZ SQ TACO DEL	TRAVEL MEAL	10/26/17	1230	9.75
			SANCHEZ TACO BELL	TRAVEL MEAL	10/26/17	1230	13.46
			SMITH UPS	POSTAGE REFUND	10/26/17	1230	6.90
			STEPHENS GFOA	ERP CLASS JANUARY	10/26/17	1225	522.00
			CL3352	BATTERY BACKUP COMDEV	10/26/17	1234	159.99
			CL3352	BATTERY BACKUP DA	10/26/17	1234	159.99
			CL3352	IT INVISIBLESHIELDS	10/26/17	1234	70.98

STOREY COUNTY  
PURCHASE CARD REGISTER

NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
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013352				BATTERY BACKUP X 2	10/26/17	1234	91.98	
064727				STORAGE RENEWAL	10/26/17	1234	139.95	
5M87MYW9W032VZ4				VCCC DSL	10/26/17	1234	86.76	
5M87MYW9W0338H6				COMDEV DSL	10/26/17	1234	96.88	

13,372.18

13,372.18

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

DATE

COMPTROLLER	
TREASURER	
CHAIRMAN	
COMMISSIONER	
COMMISSIONER	

Report No: PB1315  
Run Date : 10/25/17  
CHECK  
NUMBER

STOREY COUNTY  
CHECK REGISTER 10/26/17

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90300 A BEEP LLC	A2 REPLACEMENT RADIO		10/26/17	82462	49.80	49.80
90301 ADVANCED DATA SYSTEMS INC	FY18 ANN PROFOUND UI MAIN		10/26/17	82514	700.00	700.00
90302 AIRGAS NCN INC	EMS SUPPLIES		10/26/17	82475	26.70	
	EMS SUPPLIES		10/26/17	82475	100.76	127.46
90303 CAPITAL 1 EQUIP FINANCE	V&T INTEREST(5002-00410)		10/26/17	82422	72,920.00	72,920.00
90304 ALSCO INC	ST 71 LAUNDRY		10/26/17	82476	13.80	
	ST 72 LAUNDRY		10/26/17	82476	8.77	
	ST 75 LAUNDRY		10/26/17	82476	18.58	
	ST 74 LAUNDRY		10/26/17	82476	10.52	51.67
90305 ARC HEALTH AND WELLNESS	D8 - BLOOD WORK		10/26/17	82458	80.00	
	D19 - PRE EMPLOY PHYSICAL		10/26/17	82458	275.00	355.00
90306 ARCADIA PUBLISHING INC	GIFT SHOP MERCHANDISE		10/26/17	82431	369.43	
	GIFT SHOP MERCHANDISE		10/26/17	82431	335.83	705.26
90307 AT&T MOBILITY II LLC	WIRELESS		10/26/17	82497	109.28	109.28
90308 AUTO & TRUCK ELECTRIC, INC	VACTOR- MINI RELAY		10/26/17	82380	18.00	18.00
90309 AVS DEVELOPMENT LTD	OFFICE SUPPLIES		10/26/17	82477	83.50	83.50
90310 BOB BARKER COMPANY INC	INMATE HYGEINE & SPRAY		10/26/17	82460	146.99	146.99
90311 BREYLLINGER, SUSAN LYNN	STAND FOR OFFICE		10/26/17	82387	60.89	60.89
90312 BURRELL, SCOTT LEWIS	OCT 5-18, 2017		10/26/17	82432	30.00	
			10/26/17	82432	18.00	
			10/26/17	82432	630.00	678.00
90313 BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		10/26/17	82470	397.17	
	GARNISHMENT DISBURSED		10/26/17	82469	66.39	463.56
90314 SHAW, BRIAN	VCTC HOSTED RTT MEETING		10/26/17	82440	60.00	60.00
90315 JAMSAB REALTY CORP	V&T INTEREST(5002-4011)		10/26/17	82424	59,875.00	59,875.00
90316 CELCO PARTNERSHIP	INV9794284828 COMM RELATI		10/26/17	82427	40.01	
	INV9794284828 IT		10/26/17	82427	40.01	
	INV9794001407 ASSESSOR		10/26/17	82427	40.01	
	INV9794337010 COMPTROLLER		10/26/17	82427	368.17	
	INV9794337011 JW IPAD		10/26/17	82427	154.46	
	IPAD DATA		10/26/17	82490	40.01	682.67
90317 CENTRAL SANITARY SUPPLY	SOAP AND AEROSOL SPRAY		10/26/17	82461	74.63	74.63
90318 CMC TIRE INC	PW36545- TIRES		10/26/17	82381	603.84	
	FIRE 59722 MOUNT/SEAL		10/26/17	82381	160.00	763.84
90319 COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		10/26/17	82468	370.41	370.41
90320 COMMUNITY CHEST INC						



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90321	COMPLETE DOCUM MNGMNT SOL	VSU STOP GRANT SEPT., 2017		10/26/17	82473	522.95	
				10/26/17	82486	175.00	
				10/26/17	82486	100.00	
				10/26/17	82498	14,743.99	15,547.94
90322	COMSTOCK CHRONICLE (VC)	NOV 2017 PROGRAM SUPPORT					
		IMG-FLM RED/UR 126331-482		10/26/17	82513	214.90	214.90
		PUBLIC NOTICE RD ABNDNMNT					
		PUBLIC NOTICE ZONE TXT		10/26/17	82496	126.75	
		FULL PAGE ADVENTURE GUIDE		10/26/17	82433	156.00	
		FLOOD INS INFO		10/26/17	82504	400.00	
				10/26/17	82504	253.50	
		II		10/26/17	82426	104.00	
				10/26/17	82426	123.50	
		OFCR		10/26/17	82426	81.25	
				10/26/17	82426	84.50	1,329.50
90323	COMSTOCK GOLD MILL LLC	OCT 5-18, 2017		10/26/17	82434	144.00	
				10/26/17	82434	21.00	155.00
90324	COONS, WES	REIMBURSEMENT FOR UNIFORM					
90325	COUNTY OF SACRAMENTO	SACTO 16001CR STUTTS		10/26/17	82471	188.12	188.12
90326	COURSON EQUIPMENT CO INC	BOMAG TAMPER		10/26/17	82428	1,452.02	1,452.02
90327	CROP PRODUCTION SERV INC	FERTILIZER		10/26/17	82400	3,250.00	3,250.00
90328	DISH DBS CORPORATION	800 PERI RANCH LOCKWOOD		10/26/17	82383	89.50	89.50
90329	DOSEN, TONY	REIMBURSE TRAVEL - FOOD		10/26/17	82455	82.03	82.03
90330	ELLIOTT AUTO SUPPLY INC	SC54234		10/26/17	82382	148.00	148.00
		STOCK FILTER		10/26/17	82382	31.02	
		PW57793 LUBE FILTER		10/26/17	82382	12.48	
		FR56340- CREDIT		10/26/17	82382	21.04	
		DOUBLE CREDIT TAKEN		10/26/17	82382	343.48-	
		FR56340- RAD HOSE		10/26/17	82382	713.40	
		SO66025 BREAKS		10/26/17	82382	76.96-	
		SO66025 OIL PLUG, FLUID		10/26/17	82382	187.13	
		ROCKER NUT		10/26/17	82382	105.91	
		HEATER HOSE		10/26/17	82382	2.08	
		PW57772- C850 R150		10/26/17	82382	10.12	
		SO58704 C850 R150		10/26/17	82382	229.30	
		SO48326 ACTUATOR		10/26/17	82382	114.65	
		SO56310 SCREEN ASY		10/26/17	82382	36.62	
		SHOP FILTERS		10/26/17	82382	17.22	
		FR51844 FLEET PERF		10/26/17	82382	38.06	
		FR51844 CALIPERS		10/26/17	82382	75.82	
		SO66023 VALVE ASM		10/26/17	82382	119.24	
		FUEL WATER SEPERATOR		10/26/17	82382	31.20	
		SC54234- LUBE FILTER		10/26/17	82382	12.77	
		FR67832 RELAY		10/26/17	82382	3.70	
		SO66023 EXT WEAR		10/26/17	82382	27.06	
90331	EVERBANK COMMERCIAL FIN	CONTRACT 20266919		10/26/17	82501	49.71	1,418.09
				10/26/17	82478	201.54	
				10/26/17	82478	84.66	

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90332	EWING IRRIGATION PRODUCTS	LCKWD RYEGRASS 1705 PERU		10/26/17 10/26/17	82385 82385	522.08 15.39	537.47
90333	FARR WEST ENGINEERING	CREDIT FOR DUPLICATE PMT GH SEPTIC-PW SOILS TRI-PW STOREY CO ROAD IMPROV-PW		10/26/17 10/26/17 10/26/17 10/26/17	82386 82386 82386 82386	2,192.50- 13,269.29 430.00 3,006.25	14,513.04
90334	FASTENAL COMPANY	SERV-BATTERIES TAPER TAP TAPER TAPS TAPERS		10/26/17 10/26/17 10/26/17 10/26/17	82388 82388 82388 82388	34.99 43.13 150.07 150.15	378.34
90335	FERGUSON ENTERPRISES INC	HYDRANT PARTS 10" MARLETTE PIPE-REPAIR TOP BRACE		10/26/17 10/26/17 10/26/17	82389 82389 82389	753.06 463.60 112.04	1,328.70
90336	FERRELIGAS LP	100 TOLL RD 1/4		10/26/17	82390	240.64	240.64
90337	FLEET HEATING & AIR INCOR	ST 71 HEATING SYS MAINT		10/26/17	82479	444.00	444.00
90338	GLADDING, EDWARD A.	EMPL INVESTIGATION EMPL INVESTIGATION HR MATTER 17-470		10/26/17 10/26/17 10/26/17 10/26/17	82420 82420 82420 82474	7,848.00 8,796.00 2,640.00 7,380.00	26,664.00
90339	GOLDEN GATE/SET PETROLEUM	LW- UNL 210 / DSL 111 TRI- UNL 300 / DSL 222		10/26/17 10/26/17	82430 82430	677.11 1,098.33	1,775.44
90340	GRAINGER	JANITORIAL SUPPLIES SAFETY VEST SAFETY VESTS		10/26/17 10/26/17 10/26/17	82391 82391 82391	2,078.18 25.55 59.74	2,163.47
90341	HAT, LTD	ROADS ROADS		10/26/17 10/26/17	82392 82392	1,018.08 1,357.44	2,375.52
90342	HD SUPPLY CONST SUPPLY LT	WACKER-BELLOWS RAMMER		10/26/17	82405	102.63	102.63
90343	HD SUPPLY FACIL MAINT LTD	PROFLEX WTRPRF/ JACKET TURBIDIMETER		10/26/17 10/26/17	82466 82429	333.52 2,476.26	2,809.78
90344	HIGH SIERRA BUSINESS	COPIER DA		10/26/17	82506	1,839.15	1,839.15
90345	HISTORIC FOURTH WARD SCHO	OCT 5-18, 2017		10/26/17 10/26/17	82435 82435	243.00 16.00	259.00
90346	HOME DEPOT CREDIT SERVICE	LAMP REPLACEMENTS TYLER / DEVNET TABLE REPLACEMENTS BATTERIES AND SUPPLIES		10/26/17 10/26/17 10/26/17 10/26/17	82508 82508 82508 82508	122.00 354.93 560.54 151.90	1,189.37
90347	HOMETOWN HEALTH			10/26/17	82417	14,424.54	14,424.54
90348	HOT SPOT BROADBAND INC	INTERNET SERVICE SCFSO 2		10/26/17	82509	82.50	82.50
90349	INTERNATIONAL CODECOUNCIL						

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90350	IT1 SOURCE LLC	MEMBERSHIP FOR CERTS		10/26/17	82503	135.00	135.00
		DEVNET		10/26/17	82507	89.50	
		TYLER DEV REORDER		10/26/17	82507	933.02	
		CABLE ADAPTER		10/26/17	82507	54.00	
		DEVNET		10/26/17	82507	591.76	
		TYLER		10/26/17	82507	14,892.28	
		TYLER LICENSES		10/26/17	82507	2,882.08	
		DEVNET		10/26/17	82507	331.73	19,774.37
90351	JAMES C MCLENNAN MDPC	NOV 2017 HEALTH OFFICER		10/26/17	82499	500.00	500.00
90352	KIMBALL MIDWEST	MISC HARDWARE		10/26/17	82393	375.02	375.02
90353	LANGUAGE LINE SERVICES IN	ERVICES		10/26/17	82489	7.70	7.70
90354	LIFE-ASSIST INC	EMS SUPPLIES		10/26/17	82480	445.25	
		EMS SUPPLIES		10/26/17	82480	133.96	
		CREDIT FOR RETURNS		10/26/17	82480	844.45	
		EMS SUPPLIES		10/26/17	82480	95.20	
		EMS SUPPLIES		10/26/17	82480	54.28	
		EMS SUPPLIES		10/26/17	82480	954.89	
		EMS SUPPLIES		10/26/17	82480	41.15	
		EMS SUPPLIES		10/26/17	82480	40.66	920.94
90355	CAO, LIJUN			10/26/17	82485	120.00	120.00
90356	LINCOLN NATIONAL LIFE	RETIREE LIFE		10/26/17	82419	18.33	18.33
90357	LIQUID BLUE EVENTS LLC	NOVEMBER RETAINER		10/26/17	82436	2,285.00	2,285.00
90358	MA LABORATORIES INC	JEN CHAPMAN COMPUTER		10/26/17	82510	1,367.46	
		RO MARTINONI COMPUTER		10/26/17	82510	1,323.46	2,690.92
90359	MACKAY MANSION	OCT 5-18, 2017		10/26/17	82437	187.00	
				10/26/17	82437	59.50	
				10/26/17	82437	423.50	670.00
90360	MARK TWAIN COMMUNITY CTR	NOV 2017 PROGRAM SUPPORT		10/26/17	82500	1,666.67	1,666.67
90361	METRO OFFICE SOLUTIONS IN	STAPLES		10/26/17	82423	57.54	
		OFFICE SUPPLIES		10/26/17	82492	105.63	
		STICKY NOTES/PAPER		10/26/17	82502	47.72	
		WHITE OUT		10/26/17	82502	12.82	223.71
90362	MICHAEL HOHL MOTOR CO	GM-N-CAP		10/26/17	82394	87.10	
		COMM65584 LAMP		10/26/17	82394	614.77	
		SO62212 N LAMP		10/26/17	82394	134.44	
		SO65025 PAN, GASKETS		10/26/17	82394	210.15	
		COMM65584 RECALL		10/26/17	82394	107.50	1,153.96
90363	MOUND HOUSE TRUE VALUE	OPERATING SUPPLIES		10/26/17	82481	293.51	
90364	NEV DIV OF HEALTH BUREAU	SO56311 - HOLE PLUGS		10/26/17	82399	12.16	305.67
90365	NEV LEGISLATIVE COUNSEL	OF2598 DISTRIB 1		10/26/17	82395	30.00	30.00

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90366	NEV RURAL REGIONAL CENTER					
	CITE BOOKS		10/26/17	82456	960.01	960.01
90367	NORTHERN NV INTERNATIONAL					
	OCT MEDICAID MORRISON		10/26/17	82505	118.71	128.60
	JULY MEDICAID MORRISON		10/26/17	82505	9.89	
90368	NORTON CONSULTING LLC					
	BLUE TRAFFIC PAINT		10/26/17	82487	340.00	340.00
90369	NV DEPT OF TRANSPORTATION					
	ATTN: MARLENE REVERA		10/26/17	82406	87.00	87.00
90370	NV DEPT OF TRANSPORTATION					
	C ST TIE IN /// ADDL		10/26/17	82396	100.00	100.00
90371	O'REILLY AUTO ENTERPRISES					
	SO STOCK- DRAIN PLUGS		10/26/17	82397	500.00	500.00
	S066025- DRAIN PLUG		10/26/17	82398	14.64	
	S066025- DRAIN PLUGS		10/26/17	82398	4.99	
	WHEEL WEIGHTS		10/26/17	82398	9.28	
	S048326 TPMS SENSOR		10/26/17	82398	84.86	
	S066025 GSK MAKR		10/26/17	82398	97.40	
			10/26/17	82398	16.99	228.16
90372	OCCUPATIONAL HEALTH CENTE					
	STROUPE VPD PHYSICAL		10/26/17	82482	273.00	273.00
90373	ON THE SIDE GRAPHICS & SI					
	HAUNTOBER SNIPE		10/26/17	82438	90.00	90.00
90374	ONOGLOBAL INC					
	8/16- 8/31/2017		10/26/17	82495	6,600.00	
	9/1-9/15/2017		10/26/17	82495	7,300.00	
	9/16-9/30		10/26/17	82495	8,000.00	
	10/2-10/29/2017		10/26/17	82495	6,700.00	28,600.00
90375	PAPE MACHINERY					
	JD LDR- LATCH,PINS		10/26/17	82404	40.67	40.67
90376	PETRINI, ANGELO D					
	OCT 5-18, 2017		10/26/17	82439	158.00	
			10/26/17	82439	174.00	332.00
90377	PUBLIC AGENCY COMPENSATIO					
90378	RAY MORGAN CO INC (CA)					
	FIRE DEPT VOLUNTEERS		10/26/17	82493	139,663.25	139,663.25
90379	REDWOOD TOXICOLOGY LAB,IN					
	ST 71 CANON/IR		10/26/17	82511	130.79	
	ASSESSOR CANON/IR		10/26/17	82511	26.15	156.94
90380	RENO GREEN LANDSCAPING IN					
	1705 PERU-MAINT		10/26/17	82488	21.00	21.00
90381	RENOWN REGIONAL MEDICAL C					
	INMATE APPT.		10/26/17	82401	373.00	373.00
90382	STEVE CHOQUETTE					
	PW57792 SEAL, GASKET		10/26/17	82464	155.00	155.00
90383	SBC GLOBAL SERVICES IN LD					
	85708 4522		10/26/17	82402	162.78	162.78
	FIRE/TRI		10/26/17	82494	.05	
	CLERK		10/26/17	82494	6.01	
	REORDER		10/26/17	82494	4.74	
	FIRE (VC)		10/26/17	82494	2.89	
	PUBLIC WORKS		10/26/17	82494	2.71	
	SHERIFF		10/26/17	82494	1.69	
	JP		10/26/17	82494	.25	
	SHERIFF		10/26/17	82494	2.71	
			10/26/17	82494	4.39	



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90389	SIERRA PEST CONTROL INC		10/26/17	82463	110.00
			10/26/17	82463	108.17
			10/26/17	82463	1,374.72
			10/26/17	82463	60.40
			10/26/17	82463	158.30
			10/26/17	82463	172.72
			10/26/17	82463	32.32
			10/26/17	82463	33.14
			10/26/17	82463	63.34
			10/26/17	82463	97.00
			10/26/17	82463	565.73
			10/26/17	82463	191.48
			10/26/17	82441	55.00
			10/26/17	82457	150.00
90390	SLICK INDUSTRIES LLC DBA		10/26/17	82421	35.00
			10/26/17	82421	250.00
			10/26/17	82421	45.00
			10/26/17	82421	40.00
90391	SMITHS FOOD & DRUG CENTER		10/26/17	82465	1,550.62
90392	SOUTHERN GLAZERS WINE & S		10/26/17	82442	825.40
90393	SPB UTILITY SERVICES INC		10/26/17	82407	430.44
90394	ST CO SCHOOL DISTRICT		10/26/17	82443	1.00
			10/26/17	82443	40.00
90395	STEM LLC		10/26/17	82446	750.00
90396	SUN PEAK ENTERPRISES		10/26/17	82444	203.00
			10/26/17	82444	1,421.00
			10/26/17	82444	66.00
90397	TERRY, SHIRLEY		10/26/17	82445	36.00
			10/26/17	82445	999.00
			10/26/17	82445	38.00
90398	THE ROASTING HOUSE		10/26/17	82447	203.00
90399	THE TOMBSTONE COWBOYS		10/26/17	82448	450.00
90400	THOMAS PETROLEUM LLC		10/26/17	82408	1,729.53
			10/26/17	82408	1,449.98
			10/26/17	82408	317.75
90401	TILLISCH, CHRIS		10/26/17	82484	594.00
90402	TYLER TECHNOLOGIES, INC		10/26/17	82491	15,235.50
			10/26/17	82491	10,080.00
90403	UNIFORMITY OF NEVADA LLC		10/26/17	82459	68.49
90404	UNITED SITE SERVICES OF N		10/26/17	82449	2,435.60
			10/26/17	82449	2,435.60

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90405	UNITEDHEALTHCARE INS CO	LANGER RETIREE DENTAL OCT		10/26/17 10/26/17	82416 82416	102.71 1,142.71	2,435.60
90406	UNIVERSITY OF CHICAGO	REFUND-FORGOT DISCOUNT GIFT SHOP MERCHANDISE		10/26/17 10/26/17 10/26/17	82450 82450 82450	1,469.13- 1,469.13 873.31	1,245.42
90407	USA CASH SERVICES MGT INC	GARNISHMENT DISBURSED		10/26/17	82467	388.22	873.31
90408	VCTC	SUPPLIES DECORATOINS DIMARZO, A. VISITOR GUIDES		10/26/17 10/26/17 10/26/17 10/26/17	82451 82451 82451 82451	7.98 63.75 150.00 13.30	388.22
90409	VIRGINIA & TRUCKEE RR CO	OCT 5-18, 2018		10/26/17 10/26/17 10/26/17	82452 82452 82452	981.00 130.50 3,375.00	235.03
90410	VIRGINIA CITY TOURS INC	OCT 5-18, 2017		10/26/17 10/26/17 10/26/17 10/26/17	82453 82453 82453 82453	4.00 176.00 1,192.00 14.00	4,486.50
90411	VISION SERVICE PLAN, INC	30 048047 0001 RETIREE		10/26/17	82418	250.82	1,386.00
90412	WALKER & ASSOCIATES	LOBBYIST SERVICES		10/26/17	82425	2,167.00	250.82
90413	WALTON'S INC	LAMA17		10/26/17	82409	500.00	2,167.00
90414	WASHOE COUNTY SENIOR SERV	LOCKWOOD MEALS SEPT 2017		10/26/17	82384	1,113.83	500.00
90415	WATERS SEPTIC TANK SV DBA	GH SEPTIC PUMP		10/26/17	82411	2,560.00	1,113.83
90416	WEDCO INC	IT SERVER ROOM		10/26/17	82412	77.42	2,560.00
90417	WESTERN ENVIRONMENTAL LAB	BIS PHTHALATE		10/26/17	82414	180.00	77.42
90418	WESTERN NEVADA SUPPLY CO	411 CPLG EPOXY PLATE HYDRANT C & MILL SENSUS TS FLXNT		10/26/17 10/26/17 10/26/17	82415 82415 82415	2,487.52 152.49 2,437.42	180.00
CHECKS TOTAL						511,866.73	5,077.43

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL      511,866.73      CHECK DATE 10/26/17

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



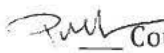


## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/07/17

Estimate of time required: 10 min.

Agenda: Consent ☒ Regular agenda ☒ Public hearing required ☐

1. **Title: DISCUSSION/POSSIBLE ACTION:** Authorize the County Manager to sell approximately 154 sections of 12 foot "K-Rail" on an "as is; where is" condition to Ames Construction in the amount of \$27,720.00
2. **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to approve the sale of approximately 154 sections of 12 foot "K-Rail" on an "as is; where is" condition to Ames Construction in the amount of \$27,720 and authorize the County Manager to execute any documentation related thereto.
3. **Prepared by:** Pat Whitten
4. **Department:** County Manager **Telephone:** 775.847.0968
5. **Staff summary:** See next page
6. **Supporting materials:** Various emails evidencing bid responses from Ames Construction, Miles Construction and Farr West Engineering as well as a picture depicting rail condition
7. **Fiscal impact:** None on local government.  
Funds Available: \_\_\_\_\_ Fund: \_\_\_\_\_ Comptroller
8. **Legal review required:** Yes \_\_\_\_\_ District Attorney
9. **Reviewed by:**  
\_\_\_\_ Department Head Department Name: County Manager  
 County Manager Other agency review: \_\_\_\_\_
10. **Board action:**  
☐ Approved ☐ Approved with Modifications  
☐ Denied ☐ Continued

Agenda Item No. 6 II

4. **Staff summary:** Sometime in the early 2000's, a bulk lot of "K-Rail" was purchased by the TRI Industrial Center for temporary use at various locations throughout the Park. Since these were to be used primarily on roads and storm water drainage which was ultimately dedicated to Storey County, we agreed to include the acquisition cost as an allowed expense to be reimbursed under the terms of our developer agreement. This agreement was also conditioned on the fact that ownership of the K-Rail would transfer to Storey County. Comptroller records indicate we paid \$65 to \$70 in this agreement. For many years, they have been stored on unsold land owned by the Developer. That land has now been sold and we have been asked to move them to our own property which would prove costly and cumbersome. Public Works/Road Department has no interest in storing and maintaining them. Ames Construction has inventoried the rail, found there to be 154 twelve foot pieces. Some of them are in pretty well used condition as evidenced by the accompanying picture. Ames has offered to purchase them in bulk from us on a "as is-where is" basis at \$180 each which is over 2x what we initially agreed to pay for a total sales price of \$27,720. At the direction of our District Attorney's Office, I also solicited bids or interest from 2 additional companies we routinely work with. Those results were:

- i. Miles Construction - \$100 each for a total of \$15,400.
- ii. Farr West Engineering - Declined to bid.

Staff recommends approving the sale of all sections at their bid price of \$27,720.

## Pat Whitten

---

**From:** Seth Alexander <SethAlexander@amesco.com>  
**Sent:** Tuesday, September 05, 2017 7:44 AM  
**To:** Pat Whitten  
**Subject:** RE: K- rail at the old shooting range  
**Attachments:** IMG\_0963.jpg

Hi Pat

I visited the site and counted 154 EA 12' K-rails. Some of them are a little beat up (see attached) but I think they can be patched up. For my needs I would need to purchase them as they will be installed in a permanent location.

A fair price in my mind would be \$15/LF, this is about 50% of the new cost but I will have to put some money into them prior to use. Total owed to the County would be \$27,720.

I'm open to partial trade out or just writing a check. I would like to know if this is a go in the next week or so, but don't need to pick them up until December 1.

 <b>Ames Construction</b> 3737 West 2100 South West Valley City, UT 84120 Western: 801-977-8012	<b>Seth Alexander, P. E.</b> Project Manager <a href="mailto:SethAlexander@amesco.com">SethAlexander@amesco.com</a> Mobile: 801-910-6008
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**From:** Pat Whitten [<mailto:pwhitten@storeycounty.org>]  
**Sent:** Friday, September 01, 2017 9:08 AM  
**To:** Kris Thompson <[kpthompson2011@yahoo.com](mailto:kpthompson2011@yahoo.com)>  
**Cc:** Seth Alexander <[SethAlexander@amesco.com](mailto:SethAlexander@amesco.com)>; Austin Osborne <[aosborne@storeycounty.org](mailto:aosborne@storeycounty.org)>; Gary Hames <[ghames@storeycounty.org](mailto:ghames@storeycounty.org)>; Lance Gilman <[lgilman@storeycounty.org](mailto:lgilman@storeycounty.org)>; Jason Wierzbicki <[jwierzbicki@storeycounty.org](mailto:jwierzbicki@storeycounty.org)>  
**Subject:** Re: K- rail at the old shooting range

Hi Seth. If Ames is interested in purchasing some or all of the K-Rail, please let me know quantity and price. I will need to clear thru Public Works and our DA's Offices on proper process and availability but if you want to, also provide a suggestion for a bridge "loan" of them and am open to alternatives such as a partial trade-out on work we need including the TRI tower pad and road. I'm in Denver but please feel free to call me at (775) 721-7001 if talking direct helps to keep this moving smoothly. Many thanks...

Pa

Sent from my iPad

On Aug 31, 2017, at 8:39 PM, Kris Thompson <[kpthompson2011@yahoo.com](mailto:kpthompson2011@yahoo.com)> wrote:

Perfect Dean, and that's what Roger remembered as well.

Gary and Austin, we would appreciate it greatly if you could coordinate selling that K-Rail to Ames in an expedited manner....I'm copying Seth from Ames with this email. Thanks....

Kris

On Thursday, August 31, 2017 7:21 PM, Dean Haymore <[ddean.haymore@gmail.com](mailto:ddean.haymore@gmail.com)> wrote:

Kris

Yes the county was charged for them when Roger completed the USA Freeway interchange. I have a map showing where they are and how many we got charged for from Roger. I gave the map to Public Works and Hugh.

Dean

On Aug 31, 2017 8:13 PM, "Kris Thompson" <[kpthompson2011@yahoo.com](mailto:kpthompson2011@yahoo.com)> wrote:

Dean and Gary - there is a bunch k- rail stored at the old shooting range in Comstock. Ames would like to buy it. Roger believes he bought it for the interchange project. He thinks the county may have reimbursed him for it but wanted me to see what Dean's memory is on this. We'd like to get it to Ames quickly.

Thanks.

Kris

Sent from my iPhone

## Pat Whitten

---

**From:** Cary Richardson <[crichardson@milesconst.com](mailto:crichardson@milesconst.com)>  
**Sent:** Wednesday, October 25, 2017 11:32 AM  
**To:** Pat Whitten  
**Subject:** RE: K-Rail Bid Request

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Pat,

We appreciate the opportunity to purchase 154 K-Rail sections. Given the age and varied condition of the K-Rail we feel a fair offer would be \$100 per each 12' section for a total cost/proposal of \$15,400.

Please let me know if you need any additional information.

Take care.

Cary Richardson  
V.P. Business Operations



61 Industrial Parkway, Carson City, Nevada, 89706  
Phone: 775.246.3722 x122

[www.milesconst.com](http://www.milesconst.com)

NV License B #0023686A C14 #0063354 A #0065971

CA License B #899189 C51 #899189 A #899189



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**From:** Pat Whitten [<mailto:pwhitten@storeycounty.org>]  
**Sent:** Wednesday, October 25, 2017 9:13 AM  
**To:** Cary Richardson <[crichardson@milesconst.com](mailto:crichardson@milesconst.com)>  
**Subject:** K-Rail Bid Request

Good Morning Cary. Thanks for returning my call yesterday. As we discussed, Storey County owns approximately 154 twelve foot sections of K-Rail which we are looking to sell. Their condition ranges from good to somewhat beat up with a picture of

the latter attached. We do have an interested bidder but Statute requires that we solicit at least one additional bid. If Miles Construction has any interest in purchasing these in the entire bulk quantity as is and subject to your pickup where they are currently stored in the Tahoe-Reno Industrial Center, please shoot me your offer as expeditiously as possible. I would hope to place this matter on our November 7th Commission agenda authorizing sale and would hope to hear back from you by the end of this week in order to do so. As always, many thanks for your partnership and support. If you have any questions, please don't hesitate to contact me. Best regards...

Pat Whitten  
Storey County Manager  
[pwhitten@storeycounty.org](mailto:pwhitten@storeycounty.org)  
(775) 847-0968 (Office)  
(775) 721-7001 (Cell)



## Pat Whitten

---

**From:** Brent Farr <brent@farrwestengineering.com>  
**Sent:** Wednesday, October 25, 2017 2:41 PM  
**To:** Pat Whitten  
**Subject:** RE: K-Rail Bid Request

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Pat, thank you for the opportunity to submit a bid for the County's K-Rail. I have reviewed this information and would like to respond by stating that we are not in need of the K-Rail at this time and therefore we don't be submitting a bid.

Thank you for considering us.

Regards,

Brent

Work: (775) 853-7255  
Cell: (775) 530-9996

**From:** Pat Whitten [<mailto:pwhitten@storeycounty.org>]  
**Sent:** Wednesday, October 25, 2017 9:16 AM  
**To:** Brent Farr <[brent@farrwestengineering.com](mailto:brent@farrwestengineering.com)>  
**Subject:** K-Rail Bid Request

Good Morning Brent. Thanks for returning my call yesterday. As we discussed, Storey County owns approximately 154 twelve foot sections of K-Rail which we are looking to sell. Their condition ranges from good to somewhat beat up with a picture of the latter attached. We do have an interested bidder but Statute requires that we solicit at least one additional bid. If Farr West Engineering has any interest in purchasing these in the entire bulk quantity as is and subject to your pickup where they are currently stored in the Tahoe-Reno Industrial Center, please shoot me your offer as expeditiously as possible. I would hope to place this matter on our November 7th Commission agenda authorizing sale and would hope to hear back from you by the end of this week in order to do so. As always, many thanks for your partnership and support. If you have any questions, please don't hesitate to contact me. Best regards...

Pat Whitten  
Storey County Manager  
[pwhitten@storeycounty.org](mailto:pwhitten@storeycounty.org)  
(775) 847-0968 (Office)  
(775) 721-7001 (Cell)

## Pat Whitten

---

**From:** Keith Loomis  
**Sent:** Friday, September 15, 2017 3:10 PM  
**To:** Pat Whitten  
**Cc:** Anne Langer  
**Subject:** RE: K- rail at the old shooting range

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Pat:

NRS 332.185 provides that sales of personal property by local governments must be made, as nearly as possible, under the same conditions and limitations as required by Chapter 332 in the purchase of property. In this case it appears that the value of the transaction is less than \$50,000.00. Under NRS 332.029(1)(b) the County is not required to advertise for bids for a contract of a value less than \$50,000.00. NRS 332.029(1)(c) then provides:

(c) If the estimated annual amount required to perform the contract is more than \$25,000 but not more than \$50,000, requests for bids must be submitted or caused to be submitted by the governing body or its authorized representative to two or more persons capable of performing the contract, if available. The governing body or its authorized representative shall maintain a record of all requests for bids and all bids received for the contract for at least 7 years after the date of execution of the contract.

In this case it appears that the proposed sale would be for more than \$25,000 but less than \$50,000. Under this provision, it is my opinion that you as the County Manager, having administrative authority over the County, would be an "authorized representative" who can request an additional bid or bids from at least one other person whom may be interested in purchasing the K – rails. Once obtained the sale should be made to the highest bidder by authorization of the Board of County Commissioners.

Keith Loomis  
Deputy District Attorney  
Storey County District Attorney's  
Office  
P.O. Box 496, 201 South C Street  
Virginia City, NV 89440  
(775) 847-0964

### **Storey County is an equal opportunity provider**

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**From:** Pat Whitten  
**Sent:** Thursday, September 14, 2017 3:21 PM  
**To:** Keith Loomis  
**Cc:** Anne Langer  
**Subject:** FW: K- rail at the old shooting range

Here's the additional background on our approach to valuing this. If you can provide a legal structure, I'd like to ink this with Ames and get them out of our hair. TRI is pressing us to get them off their property. Thanks...

Pat



**Pat Whitten**  
County Manager  
Storey County  
  
(775) 847-0968 (Office)  
(775) 721-7001 (Cell)  
[PWhitten@StoreyCounty.org](mailto:PWhitten@StoreyCounty.org)

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provider and  
employer.

**From:**

Pat Whitten  
**Sent:** Thursday, September 14, 2017 9:54 AM  
**To:** Hugh Gallagher; Jason Wierzbicki  
**Subject:** RE: K- rail at the old shooting range

Hugh's done the research and math. We paid about \$65 - \$70 each back in the day. He researched new and they price out at about \$100/each for a 12' section. Ames is offering \$27,720 for the remaining 154 which comes out to \$180/each. I say "sold" as long as Jason doesn't want them and even if he did, we can buy new ones at a lower price. Your thoughts JW???



**Pat Whitten**  
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Storey County  
  
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[PWhitten@StoreyCounty.org](mailto:PWhitten@StoreyCounty.org)

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**From:**

Pat Whitten  
**Sent:** Thursday, September 14, 2017 9:43 AM  
**To:** Hugh Gallagher; Jason Wierzbicki  
**Subject:** FW: K- rail at the old shooting range

Here's the offer from Ames. Jason, I need to know if you want/need any of these. I believe they are stored on TRI property so we would have to move them somewhere else if that answer is yes. Hugh is researching what we initially

paid for these. After I get both answers, I'll work with the DA's office on how we legally do this. There is some sense of urgency to get them off TRI's property so please expedite your responses. Thanks...

Pat



**Pat Whitten**  
County Manager  
Storey County

(775) 847-0968 (Office)  
(775) 721-7001 (Cell)  
[PWhitten@StoreyCounty.org](mailto:PWhitten@StoreyCounty.org)

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**From:**

Seth Alexander [<mailto:SethAlexander@amesco.com>]

**Sent:** Tuesday, September 05, 2017 7:44 AM

**To:** Pat Whitten

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**Ames Construction**  
3737 West 2100 South  
West Valley City, UT 84120  
Western: 801-977-8012

**Seth Alexander, P. E.**  
Project Manager  
[SethAlexander@amesco.com](mailto:SethAlexander@amesco.com)  
Mobile: 801-910-6008

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**Cc:** Seth Alexander <[SethAlexander@amesco.com](mailto:SethAlexander@amesco.com)>; Austin Osborne <[aosborne@storeycounty.org](mailto:aosborne@storeycounty.org)>; Gary Hames <[ghames@storeycounty.org](mailto:ghames@storeycounty.org)>; Lance Gilman <[lgilman@storeycounty.org](mailto:lgilman@storeycounty.org)>; Jason Wierzbicki <[jwierzbicki@storeycounty.org](mailto:jwierzbicki@storeycounty.org)>

**Subject:** Re: K- rail at the old shooting range

Hi Seth. If Ames is interested in purchasing some or all of the K-Rail, please let me know quantity and price. I will need to clear thru Public Works and our DA's Offices on proper process and availability but if you want to, also provide a suggestion for a bridge "loan" of them and am open to alternatives such as a partial trade-out on work we need including the TRI tower pad and road. I'm in Denver but please feel free to call me at (775) 721-7001 if talking direct helps to keep this moving smoothly. Many thanks...

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Sent from my iPad

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Kris

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Kris

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On Aug 31, 2017 8:13 PM, "Kris Thompson" <[kpthompson2011@yahoo.com](mailto:kpthompson2011@yahoo.com)> wrote:

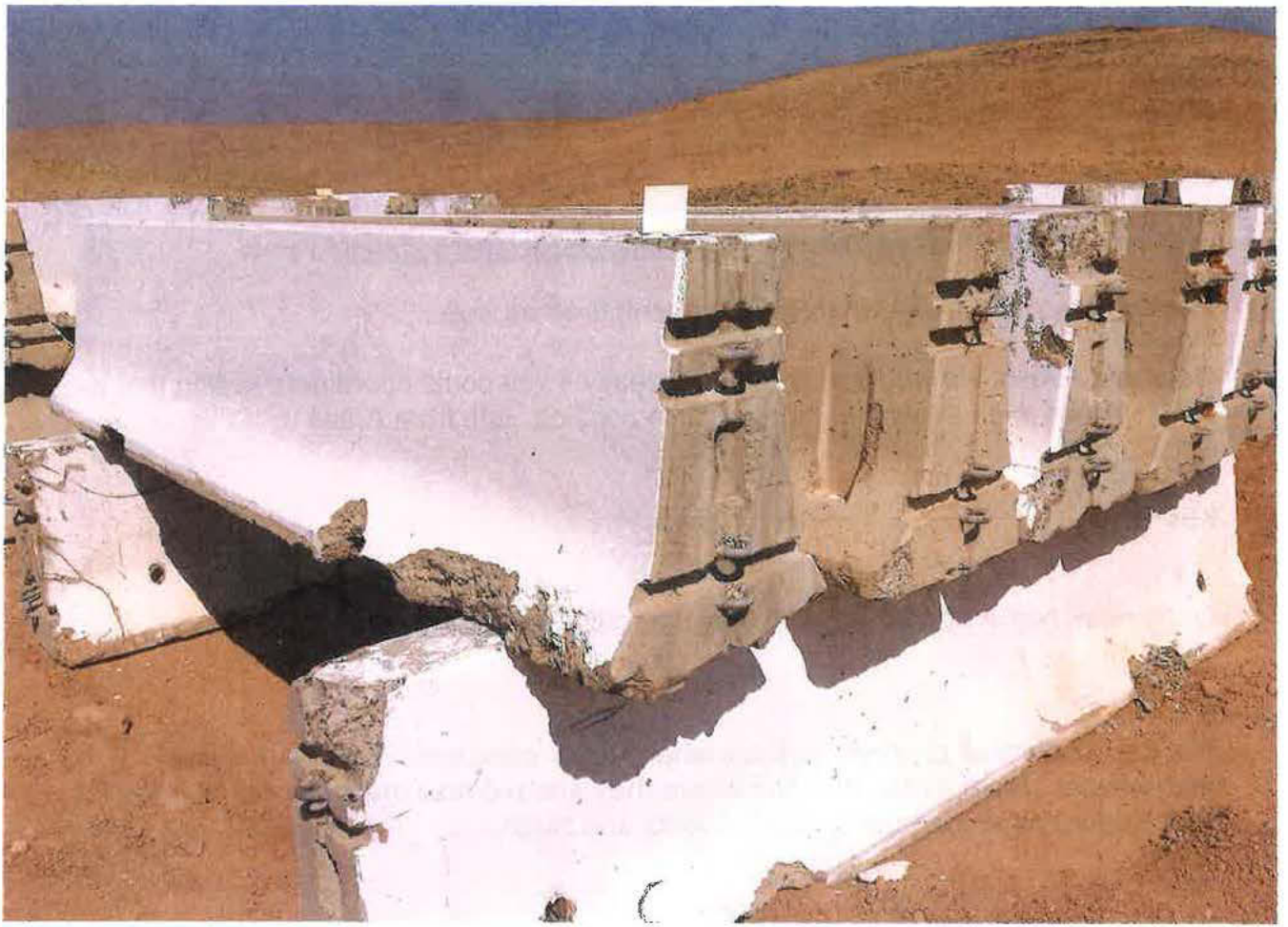
Dean and Gary - there is a bunch k-rail stored at the old shooting range in Comstock. Ames would like to buy it. Roger believes he bought it for the interchange project. He thinks the county may have reimbursed him for it but wanted me to see what Dean's memory is on this. We'd like to get it to Ames quickly.

Thanks.

Kris

Sent from my iPhone







## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** November 7, 2017

**Estimate of time required:** 5 minutes

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

1. **Title:** Approval of Resolution 17-476, a resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the County pursuant to NRS 361.300 (3)

2. **Recommended motion - Approval**

3. **Prepared by:** Tobi Whitten

**Department:** Assessor's Office

**Telephone:** 847-0961

4. **Staff summary:** Please see attached proposed resolution. There are significant cost savings in providing the tax roll per NRS 361.300(3) via an internet website vs. publication of the list in a local newspaper or mailing the list to each taxpayer in the County.

5. **Supporting materials:** NRS 361.300 Time and manner for completion of secured tax roll; list of taxpayers and valuations; notice of assessed valuation. [Effective July 1, 2016.]

6. **Fiscal impact:**

Funds Available:


Fund:

\_\_\_\_ Comptroller


7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: **Assessor's Office**

 County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 6 III

## **RESOLUTION 17-476**

### **A RESOLUTION REQUIRING THE COUNTY ASSESSOR TO PREPARE A LIST OF ALL TAXPAYERS ON THE SECURED ROLL IN STOREY COUNTY AND THE TOTAL VALUATION OF PROPERTY ON WHICH THEY SEVERALLY PAY TAXES**

WHEREAS, pursuant to NRS 361.300, each board of county commissioners shall by resolution, before December 1 of any fiscal year in which assessment is made, require the county assessor to prepare a list of all taxpayers on the secured roll in the County and the total valuation of property on which they severally pay taxes and direct the county assessor to cause, on or before January 1 of the fiscal year in which assessment is made, such list and valuations to be: printed and delivered by the county assessor or mailed by him or her to each taxpayer in the county; or published once in a newspaper of general circulation in the county; or published on an internet website that is maintained by the county assessor or, if the county assessor does not maintain an internet website, on an internet website that is maintained by the county; and to cause such list and valuations to be posted in a public area of the public libraries and branch libraries located in the county, to be posted at the office of the county assessor; and, if the list and valuations are printed and delivered or mailed to each taxpayer in the county or published in a newspaper of general circulation in the county, then the list and valuations must be published on an internet website that is maintained by the county assessor or, if the county assessor does not maintain an internet website, on an internet website that is maintained by the county. The county assessor shall further be directed, in a county whose population is less than 100,000, to make not fewer than 10 copies of such list and valuations available to the public free of charge during normal business hours at the main administrative office of the county for at least 60 days after the date on which the list and valuations are made available to the public as provided above; and if the county assessor publishes the list and valuations on an Internet website that is maintained by the county assessor or the county, to provide notice in a newspaper of general circulation in the county, which:

1. Indicates that the list and valuations have been made available to the public on the Internet website maintained by the county assessor or the county;
2. Provides the address of the internet website on which the list and valuations may be accessed or retrieved; and
3. Is displayed in the format used for advertisements and printed in at least 10-point bold type or font.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Storey County as follows: That the County Assessor prepare a list of all taxpayers on the secured roll in the County and the total valuation of property on which they severally pay taxes and cause such list and valuations to be printed and delivered by the County Assessor or mailed by her on or before January 1, 2018, to each taxpayer in the County; or published once on or before January 1, 2018, in a newspaper of general circulation in the County; or published on the Storey County website; and to cause such list and valuations to be posted in a public area of the public libraries and branch libraries located in Storey County, to be posted at the office of the County Assessor; and if the list and valuations are printed and delivered or mailed or published in a newspaper of general circulation, to be published on the Storey County website. The Assessor is further directed to make not fewer than 10 copies of such list and valuations available to the public free of charge during normal business hours at the main administrative office of the County, i.e., the Storey County Courthouse located at 26 S. B Street in Virginia City, Nevada for at least 60 days after the date on which the list and valuations are made available to the public; and

if the county assessor publishes the list and valuations on the Storey County website, to provide notice in a newspaper of general circulation in the County, on or before January 1, 2018 which:

1. Indicates that the list and valuations have been made available to the public on the Internet website maintained by Storey County;
2. Provides the address of the Internet website on which the list and valuations may be accessed or retrieved; and
3. Is displayed in the format used for advertisements and printed in at least 10-point bold type or font.

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

BOARD OF COMMISSIONERS OF STOREY COUNTY

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

ATTEST:

\_\_\_\_\_  
Vanessa Stephens, County Clerk/Treasurer

**NRS 361.300 Time and manner for completion of secured tax roll; list of taxpayers and valuations; notice of assessed valuation. [Effective July 1, 2016.]**

1. On or before January 1 of each year, the county assessor shall transmit to the county clerk, post at the front door of the courthouse and publish in a newspaper published in the county a notice to the effect that the secured tax roll is completed and open for inspection by interested persons of the county. A notice issued pursuant to this subsection must include a statement that the secured tax roll is available for inspection as specified in paragraph (b) of subsection 3. The statement published in the newspaper must be displayed in the format used for advertisements and printed in at least 10-point bold type or font.

2. If the county assessor fails to complete the assessment roll in the manner and at the time specified in this section, the board of county commissioners shall not allow the county assessor a salary or other compensation for any day after January 1 during which the roll is not completed, unless excused by the board of county commissioners.

3. Except as otherwise provided in subsection 4, each board of county commissioners shall by resolution, before December 1 of any fiscal year in which assessment is made, require the county assessor to prepare a list of all the taxpayers on the secured roll in the county and the total valuation of property on which they severally pay taxes and direct the county assessor:

(a) To cause, on or before January 1 of the fiscal year in which assessment is made, such list and valuations to be:

(1) Printed and delivered by the county assessor or mailed by him or her to each taxpayer in the county;

(2) Published once in a newspaper of general circulation in the county; or

(3) Published on an Internet website that is maintained by the county assessor or, if the county assessor does not maintain an Internet website, on an Internet website that is maintained by the county; and

(b) To cause, on or before January 1 of the fiscal year in which assessment is made, such list and valuations to be:

(1) Posted in a public area of the public libraries and branch libraries located in the county;

(2) Posted at the office of the county assessor; and

(3) If the list and valuations are printed and delivered or mailed pursuant to subparagraph (1) of paragraph (a) or published in a newspaper of general circulation pursuant to subparagraph (2) of paragraph (a), published on an Internet website that is maintained by the county assessor or, if the county assessor does not maintain an Internet website, on an Internet website that is maintained by the county;

(c) In a county whose population is less than 100,000, to make not fewer than 10 copies of such list and valuations available to the public free of charge during normal business hours at the main administrative office of the county for at least 60 days after the date on which the list and valuations are made available to the public pursuant to paragraph (b); and

(d) If the county assessor publishes the list and valuations on an Internet website that is maintained by the county assessor or the county pursuant to subparagraph (3) of paragraph (a), to provide notice in a newspaper of general circulation in the county, on or before January 1 of the fiscal year in which assessment is made, which:

(1) Indicates that the list and valuations have been made available to the public on the Internet website maintained by the county assessor or the county;

(2) Provides the address of the Internet website on which the list and valuations may be accessed or retrieved; and

(3) Is displayed in the format used for advertisements and printed in at least 10-point bold type or font.

4. A board of county commissioners may, in the resolution required by subsection 3, authorize the county assessor not to deliver or mail the list, as provided in subparagraph (1) of paragraph (a) of



subsection 3, to taxpayers whose property is assessed at \$1,000 or less and direct the county assessor to mail to each such taxpayer a statement of the amount of his or her assessment. Failure by a taxpayer to receive such a mailed statement does not invalidate any assessment.

5. The several boards of county commissioners in the State may allow the bill contracted with their approval by the county assessor under this section on a claim to be allowed and paid as are other claims against the county.

6. Whenever:

(a) Any property on the secured tax roll is appraised or reappraised pursuant to NRS 361.260, the county assessor shall, on or before December 18 of the fiscal year in which the appraisal or reappraisal is made, deliver or mail to each owner of such property a written notice stating the assessed valuation of the property as determined from the appraisal or reappraisal. A notice issued pursuant to this paragraph must include a statement that the secured tax roll will be available for inspection on or before January 1 as specified in paragraph (b) of subsection 3 and subparagraph (3) of paragraph (a) of subsection 3, if applicable, and must specify the locations at which the secured tax roll will be available for inspection, including the address of the Internet website on which the secured tax roll may be accessed or retrieved. If such a statement is published in a newspaper, the statement must be displayed in the format used for advertisements and printed in at least 10-point bold type or font.

(b) Any personal property billed on the unsecured tax roll is appraised or reappraised pursuant to NRS 361.260, the delivery or mailing to the owner of such property of an individual tax bill or individual tax notice for the property shall be deemed to constitute adequate notice to the owner of the assessed valuation of the property as determined from the appraisal or reappraisal.

7. If the secured tax roll is changed pursuant to NRS 361.310, the county assessor shall mail an amended notice of assessed valuation to each affected taxpayer. The notice must include:

- (a) The information set forth in subsection 6 for the new assessed valuation.
- (b) The dates for appealing the new assessed valuation.

8. Failure by the taxpayer to receive a notice required by this section does not invalidate the appraisal or reappraisal.

9. In addition to complying with subsections 6 and 7, a county assessor shall:

(a) Provide without charge a copy of a notice of assessed valuation to the owner of the property upon request.

(b) Post the information included in a notice of assessed valuation on a website or other Internet site, if any, that is operated or administered by or on behalf of the county or the county assessor.

[13:344:1953; A 1955, 327] — (NRS A 1967, 957; 1975, 67; 1981, 791; 1991, 1425; 2003, 2762; 2005, 1506; 2009, 1218; 2011, 3522; 2015, 2711, 2714, effective July 1, 2016)





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** November 7, 2017

**Estimate of time required:** 0-5 mins

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

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

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

**Department:** Assessor's Office

**Telephone:** 847-0961

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

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

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Assessor's Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 6IV

**Jana Seddon**

STOREY COUNTY ASSESSOR

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

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

October 25, 2017

Memo to: Storey County Commissioners

Re: Corrections for Exemptions

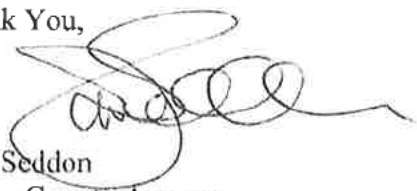
The owner(s) of the property(ies) listed below should have had a personal exemption applied to their property for the **2017-18 tax year**. For various reasons, the taxpayer was either unaware of their eligibility for the exemption, an unforeseen situation prevented them from timely filing, a clerical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

<u>APN</u>	<u>Current Net Assessed</u>	<u>Exemption Amount</u>	<u>Exemption NRS</u>	<u>Adjusted Net Assessed</u>	<u>Current Year Net Assessed Value Override</u>
3-315-11	16,587	13,200	361.091-C	3,387	<b>3,387*</b>

*\*Override amount does not include Personal Property Bill attachment*

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

Thank You,

  
Jana Seddon  
Storey County Assessor



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/7/17

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** First reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, General Business License for Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

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

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** First reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

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

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

A handwritten signature in blue ink, appearing to read "Gerald Antinoro", is written over a horizontal line.

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 6V



## STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro  
**Sheriff**

October 25, 2017

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

Fr: Brandy Gavenda

Please add the following item(s) to the November 7, 2017 Commissioners Consent Agenda:

### LICENSE BOARD

#### First Reading:

- A. General Business License – Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

---

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



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11-07-17

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

\_\_\_ County Manager

Department Name:

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

9. **Board action:**

☐ Approved

☐ Denied

☐

Approved with Modifications

☐

Continued

Agenda Item No. 6 VII

# 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 30, 2017

Via email

Fr: Melissa Field

Please add the following item(s) to the **November 7, 2017**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD

#### FIRST READINGS:

- A. **BARRY-WEHMILLER DESIGN GROUP** - General/ 8020 Forsyth Blvd ~ Roseville, CA
- B. **WTD HOLDINGS, INC.** - Contractor / 2255 Justin trail ~ Alpharetta, GA
- C. **INTERNATIONAL WORKERS GROUP** - General / 26 Center Rd ~ LaGrange, GA
- D. **MOUNTAIN MUNCHIES VENDING CO.** - General/ ~ Truckee, CA
- E. **MARLOWE HEINZ** - General / 355 N "F" St. ~ Virginia City, NV
- F. **EDEGARDO CANDIDO** - HandyMan HB / ~ Virginia City, NV
- G. **MITSUBISHI ELECTRIC AUTOMATION** - General/ 500 Corporate Woods Pkwy ~ Vernon Hills, CA
- H. **CHROMALOX INC.** - General/ 103 Gamma Dr ~ Pittsburgh, PA
- I. **BOART LONGYEAR CO.** - Contractor/ 2455 South 3600 West ~ West Valley City, UT
- J. **CALLE TACOS** - General/ 2880 Kieztke Ln ~ Reno, NV
- K. **TESLA ENERGY, DBA: SOLARCITY** - General/ 3055 Clearview Way ~ SanMateo, CA
- L. **ADECCO USA, INC** - General/ 10151 Deerwood Pk ~ Jacksonville, FL
- M. **COBALT CONTRACTING LLC** - General/ 5669 Courtney Plummer Rd ~ Oshkosh, WI
- N. **ACME CONSTRUCTION SUPPLY** - General/ 330 se Salmon St ~ Portland, OR
- O. **DIANDA CONSTRUCTION INC** - Contractor/ 5485 Reno Corporate Dr ~ Reno, NV
- P. **THERMOLD INSULATION** - Contractor/ 2995 White Pine Dr ~ Washoe Valley, NV
- Q. **REYNOLDS BATTERY SVC, INC** - General/ 1390 N. McDowell ~ Petaluma, CA
- R. **SAKANA, LLC** - General/ 7655 Town Square Ln ~ Reno, NV
- S. **TECH PLUMBING & HEATING INC** - Contractor/ 2601 Warm Springs Ct ~ Carson City, NV
- T. **BDE ENGINEERING GMBH** - General/ 10 Industrie Strasse ~ Germany
- U. **ISLAND ICE, LLC** - General/ 6137 Torrington ~ Reno, NV
- V. **AMERICA RENTS** - General/ 10450 S. Virginia St ~ Reno, NV
- W. **INFERNO PIZZA TRAILER, LLC** - General/ 5885 Wishbone Ct ~ Sun Valley, NV
- X. **TECHNICOAT MANAGEMENT, INC** - Contractor/ 6879 Speedway Blvd ~ Las Vegas, NV
- Y. **SUMMIT LINE CONSTRUCTION, INC** - Contractor/ 441 W. Power Line Rd ~ Heber City, UT
- Z. **TRUE NORTH SOLUTIONS LP** - General/ 8822 S. Ridgeline Blvd ~ Highlands Ranch, CO
- AA. **ENCORE STEEL, INC** - General/ 3420 S. 39<sup>th</sup> Ave ~ Phoenix, AZ
- BB. **BANGKOK CUISINE, LLC** - General/ 55 Mt. Rose St ~ Reno, NV
- CC. **MIDWEST ENGINEERED SYSTEMS, INC** - General/ W238 N. 1800 Rockwood ~ Waukesha, WI
- DD. **DEVIN GALLOWAY, DBA: IN THE ROUGH RECDORDS** - General/ 333 Territory Rd ~ Dayton, NV
- EE. **CHEF YORKEY, LLC.** - General/ 881 Golfers Pass Rd. ~ Incline Village, NV
- FF. **TECHNOSOFT SERVICES, INC.** - General/ 13400 Bishops Lane ~ Brookfield WI





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/07/17

Estimate of time required: 10 min.

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

1. **Title:** Authorize the County Manager to move and/or dispose of pending personal property located at 141 North C Street in Virginia City, NV (more commonly known as the Fire Department Training Room/ Building) by the following sequential steps:
  - Move the main portion of the existing building from its current location to a location to be determined down at the County Jail property located at 911 Highway 341 in Virginia City for possible use as County office workspace. Estimated cost of moving the building has been quoted at \$18,000. with the rear "tag" portion being demolished. Ball park estimated cost of placing on a foundation, building additional office square footage and making the building compliant with the Americans with Disabilities Act of 1990 are \$82,000.00 for a maximum out-of-pocket cost not to exceed \$100,000 for the shell building. Future use will create additional tenant improvement cost which will depend on the ultimate tenant. Relocation location would be subject to approval by the Comstock Historic District Commission. If this is unsuccessful, we would then;
  - Take bids for the sale of the structure with the proviso that if a bid is accepted, the County will sever the structure from the foundation. Buyer will pay the cost of moving the structure subject to requiring relocation within the Comstock Historic District conditioned upon approval by the Comstock Historic District Commission. A recommended minimum bid would be \$6,000 to cover the cost of severing the building. If this is unsuccessful, we would then;
  - Dispose of the personal property unit (building) thru a public bid process with the proviso that if a bid is accepted, the County will sever the structure from the foundation requiring removal to a location outside the Comstock Historic District conditioned upon approval by the Comstock Historic District Commission. A recommended minimum bid would be \$6,000 to cover the cost of severing the building with the buyer paying for the actual move of the building. If this is unsuccessful, we would then;
  - Make application to the Comstock Historic District Commission to demolish the building.
2. **Recommended motion:** In accordance with the recommendation by staff, I [Commissioner] move to approve the relocation and/or disposal of pending personal property located at 141 North C Street in Virginia City by the outlined sequential steps.
3. **Prepared by:** Pat Whitten

Item #10

4. **Department:** County Manager

**Telephone:** (775) 847-0968

5. **Staff summary:** See next page.

6. **Supporting materials:**

- Assessor's Parcel Package
- Property Condition Assessment by Dube Group Architecture
- Property Condition Assessment by Storey County Community Development
- Hazardous Materials Inspections and Mitigation Estimates for Mold, Asbestos, Radon and Lead in the Training Center Building

7. **Fiscal impact:** Maximum cost would not exceed \$100,000 without additional Commission approval if the building is moved to the Jail site and repurposed. . Minimum cost could be as low as \$0.00 if sold at bid for \$6,000 which would cover the cost our severing the building prior to sale.

Funds Available: Yes

Fund: General - Cap Projects \_\_\_Comptroller

8. **Legal review required** Yes      Note: Legal review to date limited to agenda language. Additional review will be sought based on which step of the process we enter.

9. **Reviewed by:**

\_\_\_ Department Head

Department Name: County Manager

 County Manager

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

10. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 10

5. **Staff summary:** The building generally referred to as the Fire Department Training Center has had a long and interesting life. Thought to be located there in the late 1930's as part of the then Nevada Highway Department's project to reroute and improve Geiger Grade, it has also served to house multiple medical offices, our Fire & Sheriff Dispatch, Fire and General Government Training Center, Emergency Coordination Center for multiple events and even as a residence. The last function to occupy the building was our IT Department. Late last year and into this year, it was determined that there was mold, asbestos and radon issues, primarily in the basement of the property. Upon discovery, our IT staff was moved to alternate workspace accommodations in the Saint Mary's Art Center and the building has generally been vacant except for Fire Department Training which was mostly limited to the top floor at street level which has little to no environmental concerns beyond some minor mold where the baseplate sits on the basement foundation. For the most part, this building has outlived its functional use with the possible exception of being moved to the Jail site for possible repurposing as other office workspace requiring approximately 500 square feet of open space. While no costs are firm except for the quote to move the building, the projected cost of moving and adding on should come in well less than the cost of building new. Additionally, our insurance adjuster has tentatively suggested a payout of up to \$76,000 in conjunction with storm damage recovery. This first option is the most attractive in that it best preserves the history and nostalgia of the building.

The remaining options follow a structure that is conceptually approved by the Comstock Historic District although we would still need to obtain the Commission's approval if we proceed with any of those.

The next question would be what our plan for the vacant lot is. The highest priority would be to mitigate the environmental issues in the basement in accordance with acceptable standards. This could be as simple as filling and compacting, essentially entombing our challenges in some level of sealed protection, if it is deemed a method of mitigation consistent with being an acceptable practice. Once mitigated, there are at least two potential uses under consideration but again, our highest priority is to mitigate the hazard. Staff recommends approval of this agenda item which facilitates forward movement. The Commission and the public will be informed of future steps as they become more definitive.



# Property Condition Assessment



**141 North C Street, Virginia City, NV  
September 21, 2017**

**Prepared for:  
Mr. Pat Whitten, County Manager  
Storey County, NV**





September 21, 2017

Mr. Pat Whitten, Storey County Manager  
26 South B Street  
Virginia City, NV 89440

Re: Property Condition Assessment  
Storey County Training Center  
141 North C Street, Virginia City, NV 89440  
APN 001-094-03

Dear Mr. Whitten:

Dubé Group Architecture is pleased to present the following report of a property condition assessment for the property located at 141 North C Street in Virginia City, Nevada.

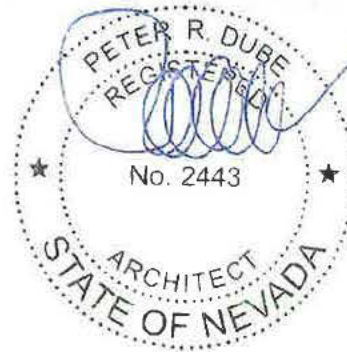
The work was authorized by Storey County on August 22, 2017. We appreciate the opportunity to provide this service and look forward to answering any questions you may have.

Sincerely,

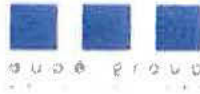
**Dubé Group Architecture**

Peter R. Dubé, NCARB, AIA, LEED GA, Principal  
458 Court Street, Reno, NV 89501  
(775) 323-1001  
[pete@thedubegroup.com](mailto:pete@thedubegroup.com)

NV Architect License No. 2443

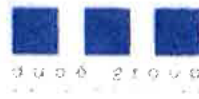


9/21/2017



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## 1. GENERAL INFORMATION

### 1.1 GENERAL INFORMATION

Dubé Group Architecture (DGA) performed a "walk-through" condition study of the Storey County Training Center located at 141 North C Street, Virginia City, Nevada on Tuesday, August 22, 2017. Present and representing Storey County during the initial visit were Mr. Pat Whitten (county manager), Mr. Dave Ballard (director of emergency communications) and Mr. Jason Wierzbicki (acting director of public works). Pete Dubé, a licensed architect (NV 2443), represented DGA.

### 1.2 PURPOSE AND SCOPE

The purpose of the condition study is to evaluate the general condition of the building to determine whether it remains suitable for the county to continue to occupy the facility for its current use, and if not, identify other potential uses if any. The scope of services include a summary review of major building systems, accessibility, and life safety issues on behalf of the owner.

## 2. DESCRIPTION AND OBSERVATIONS

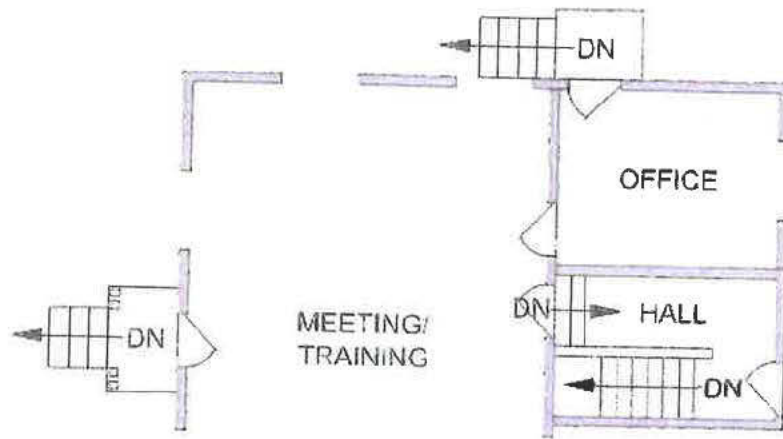
### 2.1 BACKGROUND

The single story structure is one of three buildings situated on a 24,711 square foot parcel (APN 001-094-03) (*see Appendix 4.7*). The other two buildings are due north of the subject building and house the fire department administrative offices and fire apparatus bays. The subject building is oriented with the front entry facing west towards North C Street. The building was constructed as a residence in the mid-1930s and was subsequently converted to a medical clinic until the late 1980s when the fire department acquired the building for use as offices and meeting space. More recently, the building functioned as an emergency coordination center (ECC) on the main level that doubled as a meeting and training center. The basement housed the Emergency Management office and Information Technology (IT).

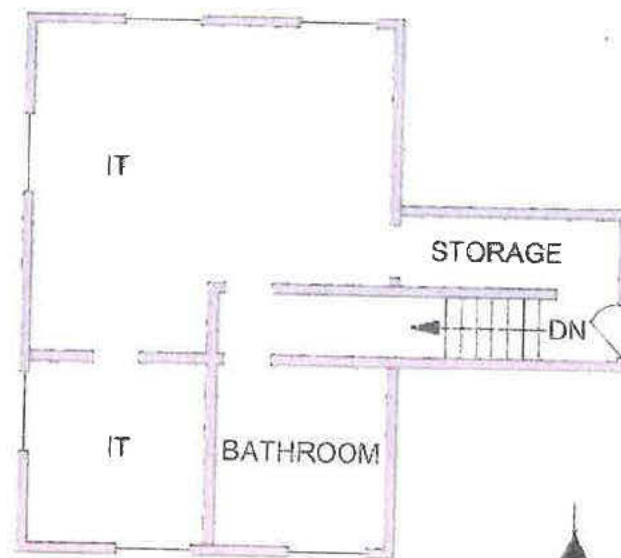
### 2.2 OVERALL GENERAL DESCRIPTION

The Virginia City Inventory 1985 (*see Appendix 4.6*) described the building as a "1-story, rectangular-in-plan, wood framed, residential building with brick-like tarpaper siding and an asphalt shingled, clipped gable roof". According to Joe Curtis, Storey County Emergency Management Director, the exterior received new metal siding after the fire department took ownership (*see Appendix 4.8*). The main level consists of a large meeting space, approximately 28 feet wide by 20 feet deep with an addition to the rear measuring approximately 18 feet wide by 12 feet deep. The front, rear and side exterior doors are contemporary prefinished metal doors and the 1 over 1 single hung vinyl windows appear to be contemporary replacement windows.





MAIN LEVEL FLOOR PLAN



BASEMENT FLOOR PLAN





The interior appears to have suffered through numerous remodels during the progression of uses and owners and there is little evidence of the original residence or even the more recent medical clinic. The large meeting space has been substantially altered including removal of all interior walls and the addition of a raised floor to accommodate underfloor wiring. The addition includes a small private office and a hallway that leads to the basement and rear exit. The basement level aligns with the large meeting space above and includes a hallway, small restroom, IT closet, and large office area.

There doesn't appear to be original trim, fixtures, or finishes present on the interior. The flooring on the main level is primarily carpet with 12x12 resilient vinyl tiles in the hallway with 4 inch rubber base throughout; the basement features 12x12 resilient vinyl tiles throughout. The walls are paint over textured wallboard. Interior doors are prefinished hollow core wood panel doors.

The mechanical, plumbing and electrical systems are a mix of original piping and wiring with modifications and upgrades over the years. The plumbing fixtures and appurtenances appear to be more recent vintage. The HVAC system for the main building is supplemented with a Sanyo inverter ductless split A/C unit to cool the IT equipment in the basement. The electrical system has been upgraded to accommodate the IT equipment; artificial lighting is supplied by surface mounted strip florescent fixtures. The switches, outlets and receptacles are surface-mounted in the main level office and throughout the basement.

In general, the overall condition of the building is fair to poor. On the exterior, the siding needs repair and the building needs a new roof; at the rear addition the siding is at or below grade and in contact with the earth. The building systems – mechanical, plumbing and electrical – are outdated, under capacity, and in need of upgrades.

### 2.3 ENVIRONMENTAL CONCERNS

The building has been negatively impacted by the harsh Comstock winters and most recently the building experienced heavy flooding in the winter of 2016-17. The county hired experts to test for the presence of mold; their findings and recommendations include mitigation measures to protect occupants (*see Appendices 4.1 and 4.2*). In the spring of 2017, PF Consulting LLC was retained to develop water damage repair drawings in an attempt to protect the IT equipment in the basement (*see Appendix 4.9*).

Other environmental issues include asbestos containing material (*see Appendix 4.4*) and radon gas (*see Appendices 4.3 and 4.5*).



## 2.4 BUILDING CODE ANALYSIS

The International Building Code (IBC) 2012 edition classifies the building use as Business Group B. The meeting / training room is used for assembly but can be classified as a Group B occupancy provided the occupant load is less than 50 persons or is less than 750 square feet in area and accessory to another occupancy. The building is considered Type V-B construction with an allowable area of 9,000 square feet with no separations required.

### Occupancy and Area

The following chart summarizes the area, use, occupancy and number of occupants:

#### **Area and Occupancy – Basement & Main Level**

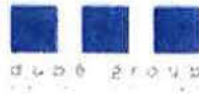
Space	Area (SF)	Use	Occupancy	Occupant Load (SF/Occupant)	Number of Occupants
IT	450 gross	Business	B	100 gross	5
Bathroom	110 gross	Accessory	-	-	-
<b>Basement Total</b>	<b>560 SF</b>	-	-	-	<b>5</b>
Meeting / Training	503 net	Assembly	B	7 net*	72
Office	110 gross	Business	B	100 gross	1
Circulation	100 gross	Accessory	-	-	-
<b>First Floor Total</b>	<b>770 SF</b>	-	-	-	<b>73</b>
<b>Building Area Total</b>	<b>1,330 SF</b>	-	-	-	<b>78</b>

\*Concentrated (chairs only – not fixed)

### Exit Requirements

The main level meeting / training room requires two accessible exit doors based on occupant load. When the raised access door was installed, the interior door at the hallway leading to the rear door was shortened to approximately 6 feet and is no longer a legal exit (the door width is also non-compliant); in addition, there are three steps down to the hallway and this would have to be modified to accommodate a ramp. The front and rear doors do not meet the exit width requirement and the openings will have to be enlarged to accommodate a 3 foot wide door.





### Plumbing Fixtures

IBC Table 2902.1 provides the minimum number of plumbing fixtures required based on the type of occupancy and number of occupants. To determine the occupant load for each sex, the building total occupant load must be divided in half and separate facilities provided for each sex.

**Minimum Number of Required Plumbing Fixtures**

Occupancy	Toilet Male	Toilet Female	Lavatory Male	Lavatory Female	Other
Business B 78 occupants equals 39 male 39 female	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	1 drinking fountain 1 service sink
Subtotal	1	1	1	1	1 each
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1 each</b>

Currently, there is a single, non-accessible restroom located in the basement. The building requires (1) men's and (1) women's restroom, ADA-compliant, accessible from the main level.

### Accessibility

As of March 15, 2012, all newly constructed or altered State and local government facilities must follow the requirements of the 2010 ADA Standards for Accessible Design, including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.

In addition to federal regulations, IBC Section 3411.9 requires accessibility in historic buildings that undergo alterations or a change in occupancy except where it is deemed technically infeasible by the governing authority. If compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, the following minimum alternatives requirements must be met:

- At least one accessible route from a site arrival point to an accessible entrance shall be provided
- An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided
- At least one main entrance shall be accessible with appropriate signage
- Where toilet rooms are provided, at least one accessible family or assisted-use toilet room shall be provided

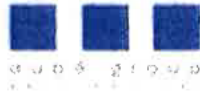


A detailed accessibility review of the building is beyond the scope of this report but we noted the following deficiencies that must be addressed:

- Provide an accessible ramp at the front entry
- Widen the front door to achieve minimum 32 inch clear opening
- Provide a second accessible exit from the main level meeting / training room
- Replace door knobs with accessible hardware
- Provide accessible restroom

#### Exit Sign & Egress Lighting

The building code requires a minimum level of illumination (1 foot candle) along exit pathways throughout the building with illuminated exit signs either with internal battery backups (or other approved means of emergency building power such as a backup generator). The exit signs are not compliant and the exit pathways did not appear to have adequate lighting.



### 3. CONCLUSIONS AND RECOMMENDATIONS

#### 3.1 CONCLUSIONS

The building is not suitable for continued use as the county IT center. Even with expensive repairs and mitigation, there is no guarantee the basement won't experience another flood event which would be potentially catastrophic to emergency operations. Relocating the department to the main level is also not without risks, including intrusion / entry by unauthorized persons through multiple door and window openings as well as the lack of fire suppression and smoke detection typical in emergency operations centers.

It is our opinion that the building is similarly not suitable for continued use as a meeting / training center without substantial modifications including ADA ramps, code-compliant egress doors, and accessible restrooms. Structural upgrades would likely be required as well to limit the county's liability if the building will continue to be used for assembly purposes. Even if the building was brought up to current codes with the interior spaces renovated, the size and layout isn't large enough to accommodate a county department or function seeking new office space and the building no longer serves the county's needs.

In conclusion, the building appears to have outlived its usefulness as a county facility and the cost of repairs and improvements are well in excess of the value of the building.

#### 3.2 RECOMMENDATIONS

While we can't make the finding that the structure poses an immediate life safety threat to the public which would warrant condemnation followed by demolition - a finding which would not require approval from the Comstock Historic District Commission - we recommend the county seek approval from the Comstock Historic District Commission to:

- Offer the building for sale to the public to be relocated with the District, or
- If there is no response, offer the building for sale to the public to be relocated outside the District, or
- If there is no response, demolish the structure and pave the site for use as additional county parking

[Stamp]

**ENVIRONMENTAL TESTING & CONSULTING INC**  
**14640 Toll Rd • Reno, Nevada 89521-8466**

December 29, 2016  
ETC Project No. 12-16-1509

Storey County Public Works  
PO Box 435  
Virginia City, NV 89440  
Attn: Jason VanHavel, Public Works Director  
[jvanhavel@storeycounty.org](mailto:jvanhavel@storeycounty.org)

**Re: FUNGAL PRESENCE INVESTIGATION**  
**141 North C St, Virginia City, NV**

Ladies and Gentlemen:

Per your request, a representative from Environmental Testing & Consulting (ETC) collected air samples\* in the spatial cavity at the perimeter wall in the lower level bathroom and in the upper level occupied space. The samples were analyzed for atypical microbial presence. The requested scope of work involved testing potential environmental sources using state of the art industry standard collection and analytical procedures, and applying professional judgment.

*\*The occupant indicated the areas of concern.*

## **SUMMARY**

- **Based on the air sampling results, ETC did not identify evidence of an atypical fungal (mold) presence in the upper level occupied space \*.**
- **Based on the sampling results, ETC identified an atypical fungal presence (mold) in the spatial cavity at the perimeter wall in the lower level bathroom in the above-mentioned facility. Therefore, microbial remediation is recommended.**

## **METHODS**

### **1) Data Gathering / Visual Inspection**

Background information is obtained by interviewing the occupant, tenant, homeowner, building manager, maintenance personnel, contractor, insurance agent, realtor, etc., to determine the history of the issue of concern. A comprehensive visual examination is then performed in the targeted areas. The investigator gathers observational information (i.e., condition of the physical structure, potential sources of biological agents, possible mechanisms for bioaerosol generation and transport, evidence of current or past water damage or excess moisture, etc.) and then environmental data.

## **2) Air Sampling**

Air sampling is used to determine the bioaerosol type and concentration in the air stream of the sampled location. Typically, air samples are collected in the abated area of the building to determine the effectiveness of the remediation effort. Additionally, samples are taken in the ambient outdoors environment or negative control area to use as a baseline.

### **a) Nonculturable Bioaerosols**

Air is drawn toward a vacuum pump through a spore trap cassette. Typically samples are collected for 5 minutes from the indoor and ambient outdoor environment and using a vacuum pump with a flow rate calibrated to a primary standard of approximately 15 liters per minute to obtain a volume of 75 liters. Airborne particles (i.e., bioaerosols) are separated from the air stream through inertial impaction onto an adhesive-coated microscope slide. The air samples are collected in a sterile manner, sealed, labeled and submitted to a microbiological laboratory for microbial identification. The laboratory uses direct microscopic examination of the cassettes to identify the type and concentration of nonculturable bioaerosols in the air. The results include any airborne fungi, as well as any other airborne particulates (e.g., pollen, fibers, skin cell fragments or insect parts) that will be collected during the sampling period.

## **3) Surface Sampling**

Surface sampling can be used to confirm the nature of suspected microbial growth on environmental surfaces, measure the relative degree of biological contamination and identify the types of microorganisms and other biological agents present. Surface sampling is preferred over bulk sampling when a less destructive method of sample collection is desired. It may be possible to collect samples from the surfaces of valuable furnishings or materials of sentimental value without damaging the original items.

### **a) Tape Lifts**

Tape samples are taken from visibly affected surfaces using clear vinyl acetate adhesive tape. At the laboratory, the samples are placed onto slides and stained to improve visibility. Analysis is performed directly via light microscopy. The examination is used to determine the presence or absence of fungal spores as well as fungal structures such as hyphae (growth structures) and mycelia (filaments). Identification of the organisms is to the genera level but not the species level. The results are reported as total, meaning they include viable and non-viable fungal spores.

## **4) Moisture Detection**

The moisture content of building materials and % relative humidity measurements is collected using the Protimeter® Surveymaster SM Moisture Meter and Fluke 971 Temperature Humidity Meter.

The sampling was conducted by ETC on December 27, 2016.



## OBSERVATIONS, RESULTS AND DISCUSSION

### Inspection Observations

On the day of our investigation, the following conditions were observed or information recorded:

- The exterior ground was partially covered with snow.
- The occupant indicated the following:
  - Water had leaked into the perimeter wall in the lower level bathroom.
- Absence of observable staining/discoloration typical of uncharacteristic fungal growth on the building materials (gypsum board, etc.) at the perimeter wall in the lower level bathroom. Surface samples were not collected.
- The moisture content of the above-mentioned building materials was dry (<6% WME).
- The relative humidity throughout (31% & 64°F) was ordinary.
- Atypical fungal presence (mold) was detected in the following areas:
  - In the spatial cavity at the perimeter wall in the lower level bathroom.

### Non-Culturable Bioaerosol Samples

Air samples were collected at the site. The following table summarizes the sample data. The microbiology laboratory analytical results are attached to this report.

Sample Date	Sample No.	Location	Spore Type & Concentration (Spores/M <sup>3</sup> )
12-27-16	1	Exterior (Baseline)	Basidiospores: 53 Ascospores: 27 Cladosporium: 27 Penicillium/Aspergillus: 27 Smuts/Myxomycetes: 13 <b>Total Spore Concentration: 147</b>
12-27-16	2	Lower Level Bathroom – Spatial Cavity at Perimeter Wall	Penicillium/Aspergillus: 1,300 Unidentified conidia: 67 <b>Total Spore Concentration: 1,367</b>
12-27-16	3	Lower Level Bathroom – Spatial Cavity at Perimeter Wall	Penicillium/Aspergillus: 2,100 Basidiospores: 67 Smuts/Myxomycetes: 67 Ulocladium: 67 <b>Total Spore Concentration: 2,301</b>

**Storey County Public Works**Fungal Presence Investigation  
141 North C St, Virginia St, NV

ETC Project No. 12-16-1509

December 27, 2016

Page 4 of 8

Sample Date	Sample No.	Location	Spore Type & Concentration (Spores/M <sup>3</sup> )
12-27-16	4	Upper Level Office	Basidiospores: 270 Smuts/Myxomycetes: 93 Cladosporium: 67 Aureobasidium: 13 Rusts: 13 <b>Total Spore Concentration: 456</b>
12-27-16	5	Upper Level Main Area/Conference Room	Basidiospores: 270 Cladosporium: 130 Ascospores: 67 Smuts/Myxomycetes: 40 <b>Total Spore Concentration: 507</b>

**Indoor Bioaerosol Sample Interpretation:** At the present time, there are no regulations or established acceptable exposure limits to indicate safe or normal fungal spore levels indoors. Thus, when interpreting data, it is often necessary to use a baseline or comparison standard from the ambient outdoor environment or from the same environment under normal or anticipated low exposure conditions. The sample results are evaluated based on the latest criteria published by leading occupational hygiene and public health organizations. Typically, if no uncharacteristic fungal amplification is occurring indoors, airborne fungal spore levels will average anywhere from 10% to sometimes greater than 100% of the ambient outdoors level with the same representative distribution of genera. Indoor concentrations exceeding the ambient outdoors concentration can still be regarded as reasonable as long as the genera distribution is consistent. For example, circumstances that may contribute to increased airborne fungal spore levels indoors, without the presence of atypical fungal proliferation, include housekeeping practices, traffic patterns, activity levels, occupancy, infiltration of ambient air, environmental (climate, weather, seasonal) variations, HVAC system filtration, etc. Also, when making comparisons, it is prudent to consider that the samples collected are single 'grab' samples and characterize genera and relative quantities of fungi present at a certain time and place and that the number and types of spores accounted for may change significantly over time.

**Spatial Cavity Bioaerosol Sample Interpretation:** Airborne fungal spore concentrations in spatial cavities are expected to be different than fungal air samples taken in other locations at a site, because the environmental conditions are dissimilar in the interstitial spaces of buildings. Consider the following when evaluating airborne fungal spore concentrations in a spatial cavity:

- Spatial cavities are generally not cleaned as part of daily housekeeping or maintenance responsibilities.
- The air in a spatial cavity is normally not filtered by the HVAC system, and may be more influenced by the outdoor fungal level, which is directly affected by climate and weather.

- Ventilation is usually considerably less in the interstitial spaces than the occupied space of a building.

Therefore, spatial cavities will tend to accumulate dust and debris and certainly fungal genera over time and may show increased airborne fungal levels without the presence of uncharacteristic microbial amplification. Nevertheless, air samples in the interstitial spaces of a building can be used to determine if atypical fungal proliferation, due to past or present sufficient and excess moisture, is causing evidently increased airborne spore concentrations that may degrade the air quality of the living space in the occupied building or perhaps structural damage if the current situation is chronic. Interpretation of the sample results requires a thorough knowledge of the site conditions and microbial growth means. Also, when making comparisons, it is prudent to consider that the samples collected are single 'grab' samples and characterize genera and relative quantities of fungi present at a certain time and place and that the number and types of spores accounted for may change significantly over time.

The air sample results in the upper level occupied space did not have significant total fungal spore concentrations or remarkable genera compared to the baseline sample collected in the ambient environment outdoors and are consistent with other air samples collected in similar situations under comparable circumstances.

The air sample results in the spatial cavity beneath the kitchen sink and at the kitchen ceiling indicated an ***uncharacteristic presence of Penicillium/Aspergillus*** compared to the baseline sample collected in the ambient environment outdoors.

### **Discussion**

Fungi are ubiquitous in the environment, particularly in soil, and many are also part of the normal gastrointestinal and skin flora in humans and animals. In nature, they can be found in the air, on plants, foods, dry leaves and other organic material. They are needed for breaking down dead material. And because they are such lightweight microscopic organisms, they can travel through the air and get inside homes and buildings through windows, doors, HVAC systems, on persons, cracks or faults in the exterior, etc. Accordingly, there will almost always be fungi present in the indoor environment. This can become a problem indoors, as molds develop from fungal spores when conditions for proliferation are appropriate and there is an available nutrient source. Many building materials (wood, wood products, paper, paper products, etc.) provide this needed nutrient source. Other materials that also support fungal growth include dust, debris, gypsum board, insulation materials, grease, fabric, carpet, etc. If these materials become wet and are not dried properly or in a timely manner they are suitable for fungal amplification.

Microbial growth in unoccupied areas such as the interstitial spaces or crawlspaces/attics of a residence may eventually impact the air quality of the living space. Specifically, building pressurization relationships may produce air movement resulting in the development of dissemination pathways from hidden microbiological

reservoirs into an occupied area. The concern with this migration is that, over time, significant accumulation of spores may occur in porous materials such as carpets and furniture, and disruption of the buildup may result in occupant exposures.

If visible microbial growth, unusual airborne fungal spore levels or a buildup of uncharacteristic fungal genera not consistent with typical ambient genera have occurred in a residence / building, then it should be remediated, regardless of what species are present and whether samples are taken. Because exposure to the atypical fungal presence in the residence / building may compromise the health of building occupants. Furthermore, the remediation process also requires reduction of moisture to levels that do not support microbial growth.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon our site inspection observations and information gathered, we have established the following:

- **There is an atypical fungal presence (mold) in the spatial cavity at the perimeter wall in the lower level bathroom.**
- **Considering the evident conditions (uncharacteristic airborne fungal presence, etc.) currently existing, it appears that the building materials became wet and were not dried properly or in timely manner and unusual microbial amplification began to proliferate.**
- **The air quality conditions in the upper level occupied space are consistent with the ambient outdoor levels and none water impacted spaces and give no indication of an uncharacteristic airborne fungal presence.**

***Therefore, we recommend the procedures listed below be completed to resolve the apparent fungal issues. Additionally, we also recommend a qualified contractor perform the work.*** The contractor should follow the specific procedures listed below and all applicable guidelines and protocol suggested by the leading occupational hygiene and public health organizations such as the New York City Department of Health and Mental Hygiene (NYC DOHMH), Environmental Protection Agency (EPA), American Conference of Governmental Industrial Hygienists (ACGIH), American Industrial Hygiene Association (AIHA), Institute of Inspection, Cleaning and Restoration Certification (IICRC) and the Occupational Safety and Health Administration (OSHA).

### **General**

- **Make certain that all sources of water/moisture intrusion have been identified and repaired.**

**Impacted areas (lower level bathroom)**

- Create containments using polyethylene sheeting and duct tape isolating the impacted areas from the remainder of the facility/residence.
- Establish a negative air pressure system in the work areas. The system will utilize a high efficiency particulate air (HEPA) unit exhausted to the outside of the facility/residence.
- Conduct HEPA filtered air scrubbing throughout the work area while maintaining negative pressure.
  - *Place a HEPA air scrubber directly outside the containment in the adjacent occupied space.*
- Prior to beginning any removal and/or cleaning and disinfecting work, clean and/or disinfect all salvable contents and move to clean storage area.
  - HEPA vacuum and wet wipe all non-porous contents.
  - HEPA vacuum all porous contents (upholstered furniture, fabrics, clothing, etc.).
- Remove the building materials in the following area:
  - Impacted building materials (walls, etc.) at the perimeter wall in the lower level bathroom.
  - *Expose all impacted spatial cavities.*
  - *Make sure to remove the impacted building materials at least 1.5 to 2 feet beyond any visible growth and or staining.*
- Remove all fungal contaminated materials, including insulation and any debris in the exposed spatial cavities, from the work areas.
  - *Be advised that it may be necessary to remove additional building materials depending on the extent of any hidden fungal contamination.*
- Clean, sand and/or blast, disinfect and HEPA vacuum all remaining structural building materials throughout work areas, including all framing/flooring that had been previously exposed.
- Damp wipe all surfaces throughout the work areas.
- Ensure that all structural building materials are dry and relative humidity is normal. If necessary, employ drying and dehumidification equipment to accomplish this.
- Pass validation inspection and sampling by industrial hygienist/certified microbial consultant to confirm the remediation has been successful in bringing fungal presence in the impacted areas of this site to normal levels.

Fungal contamination is a complicated matter. We recommend that the most experienced and competent professional companies are sought to perform the work. Licensing or regulations do not yet exist, but education and training, fungal remediation project experience and certifiable credentials can evince proficiency.

## Storey County Public Works

Fungal Presence Investigation  
141 North C St, Virginia St, NV

ETC Project No. 12-16-1509

December 27, 2016

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## CLOSURE

Our services and this report have been performed using a degree of skill and care ordinarily exercised under similar circumstances by industrial hygienists practicing on similar projects, in a similar period, and in this or similar localities. The inspection and testing described in this report relate specifically to the circumstances present at the locations sampled on the date and time the sampling was conducted. The conclusions are strictly professional opinion and expressly do not constitute a certification, warranty or guarantee of any type.

We appreciate the opportunity to assist with this project. Please contact us if you have any questions regarding this report.

Submitted by,

Jack Goshaw, Senior Industrial Hygienist, CMC™  
Council Certified Microbial Consultant™  
Board-awarded by the American Indoor Air Quality Council™  
NV Asbestos Consultant #IJPM-865  
CA Certified Asbestos Consultant (CAC) #13-5052  
IICRC Water Restoration Technician



## Analytical Laboratory Report

Bioaerosol, non-culturable

Fungal Microscopic Exam

**39638-R01**

### FINAL REPORT

Project/PO: **141 N. C St**

Control ID # **39638**

Received: **12-27-2016**

**December 29, 2016**

Sean P. Abbott, Ph.D.

Analytical Director, Natural Link MOLD LAB, Inc.

AIHA (EMPAT) Lab ID 162969

Texas Department of State Health Services, Mold Analysis Laboratory License Number: LAB0146

Report submitted to:

Jack Goshow

Environmental Testing & Consulting, Inc.

14640 Toll Road

Reno, Nevada 89521

Ph. (775) 691-5506

**Analytical Laboratory Report**Fungal Microscopic Exam  
Bioaerosol, non-culturable

Account Name: Environmental Testing &amp; Consulting, Inc.

Control ID #: 39638

Project PO: 141 N. C St

Date Received: 12-27-2016

Submitter: Jack Goshow

Date Reported: 12-29-2016

**Sample Identification:** 1, Ext (base); Allergenco-D Spore-trap; 75L; 12-27-2016 [S147196AA103193]

<u>Fungi Identified</u>	<u>Sample Count (spores/sample)</u>	<u>Calculated Count (spores/m<sup>3</sup>)</u>
Basidiospores	4	53
Ascospores	2	27
Cladosporium	2	27
Penicillium/Aspergillus	2	27
Smuts/Myxomycetes	1	13
<b>TOTAL</b>	<b>11</b>	<b>147</b>

<u>Other Airborne Particles</u>	<u>Detected /None Detected</u>	<u>Particle Density (1-5)</u>
Hyphal fragments	None Detected	
Pollen	None Detected	
Insect/arthropod parts	None Detected	
Fiberglass particles	None Detected	
Total biological particles		2
Total non-biological particles		3

**Summary of Findings**

- Dominant fungal spores detected on the sample: Basidiospores.
- Sensitivity: 13 spores/cubic meter.
- See Summary Table (39638-R01A).

Report #:39638-R01 Analysis Date: 12-29-2016

Laboratory Results authorized by Sean P. Abbott, Ph.D., Analytical Director



Natural Link MOLD LAB, Inc. reports sample results as a record of the microbes identified by our analytical staff. Any guidance given with regards to sampling methods, interpretation of results, remediation, health effects, or other information given to the client, beyond microbial identification, is given as general information from published sources and is not an extension of liability to Natural Link MOLD LAB, Inc. Natural Link MOLD LAB, Inc. establishes responsibility over analysis completed in the laboratory but cannot establish responsibility for activities completed in the field by the client, other personnel associated with the samples submitted, or other activities beyond the laboratory. All reports are confidential and are not to be reproduced, except in whole, without the permission of Natural Link MOLD LAB, Inc.

Natural Link MOLD LAB, Inc., 4900 Mill Street, Suite 3, Reno, NV 89502 phone: (775) 356-6653



**Analytical Laboratory Report**

Fungal Microscopic Exam

Bioaerosol, non-culturable

Account Name: Environmental Testing &amp; Consulting, Inc.

Control ID #: 39638

Project PO: 141 N. C St

Date Received: 12-27-2016

Submitter: Jack Goshow

Date Reported: 12-29-2016

**Sample Identification:** 2, Low lvl bth, perim wall sp cav; Allergenco-D Spore-trap; 15L; 12-27-2016 [S147197AA103194]

<u>Fungi Identified</u>	<u>Sample Count (spores/sample)</u>	<u>Calculated Count (spores/m<sup>3</sup>)</u>
Penicillium/Aspergillus	20	1 300
Unidentified conidia	1	67
<b>TOTAL</b>	<b>21</b>	<b>1 367</b>

<u>Other Airborne Particles</u>	<u>Detected /None Detected</u>	<u>Particle Density (1-5)</u>
Hyphal fragments	None Detected	
Pollen	None Detected	
Insect/arthropod parts	None Detected	
Fiberglass particles	Detected	
Total biological particles		2
Total non-biological particles		4

**Summary of Findings**

- Dominant fungal spores detected on the sample: Penicillium/Aspergillus.
- Clusters/chains of up to 15 spores detected; clusters/chains may be an indicator of growth near this site.
- Sensitivity: 67 spores/cubic meter.
- See Summary Table (39638-R01A).

Report #:39638-R01 Analysis Date: 12-29-2016

Laboratory Results authorized by Sean P. Abbott, Ph.D., Analytical Director



Natural Link MOLD LAB, Inc., reports sample results as a record of the microbes identified by our analytical staff. Any guidance given with regards to sampling methods, interpretation of results, remediation, health effects, or other information given to the client, beyond microbial identification, is given as general information from published sources and is not an extension of liability to Natural Link MOLD LAB, Inc. Natural Link MOLD LAB, Inc., establishes responsibility over analysis completed in the laboratory but cannot establish responsibility for activities completed in the field by the client, other personnel associated with the samples submitted, or other activities beyond the laboratory. All reports are confidential and are not to be reproduced, except in whole, without the permission of Natural Link MOLD LAB, Inc.

**Analytical Laboratory Report**Fungal Microscopic Exam  
Bioaerosol, non-culturable

Account Name: Environmental Testing &amp; Consulting, Inc.

Control ID #: 39638

Project PO: 141 N. C St

Date Received: 12-27-2016

Submitter: Jack Goshow

Date Reported: 12-29-2016

**Sample Identification:** 3, Low lvl bth, perim wall sp cav; Allergenco-D Spore-trap; 15L; 12-27-2016 [S147198AA103195]

<u>Fungi Identified</u>	<u>Sample Count (spores/sample)</u>	<u>Calculated Count (spores/m<sup>3</sup>)</u>
Penicillium/Aspergillus	32	2 100
Basidiospores	1	67
Smuts/Myxomycetes	1	67
Ulocladium	1	67
<b>TOTAL</b>	<b>35</b>	<b>2 301</b>
<u>Other Airborne Particles</u>	<u>Detected /None Detected</u>	<u>Particle Density (1-5)</u>
Hyphal fragments	Detected	
Pollen	Detected	
Insect/arthropod parts	None Detected	
Fiberglass particles	Detected	
Total biological particles		2
Total non-biological particles		4

**Summary of Findings**

- Dominant fungal spores detected on the sample: Penicillium/Aspergillus.
  - Penicillium conidiophore and clusters/chains of up to 21 spores detected; conidiophores and clusters/chains may be an indicator of growth near this site.
- Sensitivity: 67 spores/cubic meter.
- See Summary Table (39638-R01A).

Report #:39638-R01 Analysis Date: 12-29-2016

Laboratory Results authorized by Sean P. Abbott, Ph.D., Analytical Director



Natural Link MOLD LAB, Inc. reports sample results as a record of the microbes identified by our analytical staff. Any guidance given with regards to sampling methods, interpretation of results, remediation, health effects, or other information given to the client, beyond microbial identification, is given as general information from published sources and is not an extension of liability to Natural Link MOLD LAB, Inc. Natural Link MOLD LAB, Inc. establishes responsibility over analysis completed in the laboratory but cannot establish responsibility for activities completed in the field by the client, other personnel associated with the samples submitted, or other activities beyond the laboratory. All reports are confidential and are not to be reproduced, except in whole, without the permission of Natural Link MOLD LAB, Inc.

Account Name: Environmental Testing &amp; Consulting, Inc.

Control ID #: 39638

Project PO: 141 N. C St

Date Received: 12-27-2016

Submitter: Jack Goshow

Date Reported: 12-29-2016

**Sample Identification:** 4, Upp lvl, office; Allergenco-D Spore-trap; 75L; 12-27-2016 [S147199AA103196]

<u>Fungi Identified</u>	<u>Sample Count (spores/sample)</u>	<u>Calculated Count (spores/m<sup>3</sup>)</u>
Basidiospores	20	270
Smuts/Myxomycetes	7	93
Cladosporium	5	67
Aureobasidium	1	13
Rusts	1	13
<b>TOTAL</b>	<b>34</b>	<b>456</b>

<u>Other Airborne Particles</u>	<u>Detected /None Detected</u>	<u>Particle Density (1-5)</u>
Hyphal fragments	Detected	
Pollen	Detected	
Insect/arthropod parts	Detected	
Fiberglass particles	None Detected	
Total biological particles		3
Total non-biological particles		4

**Summary of Findings**

- Dominant fungal spores detected on the sample: Basidiospores.
- Sensitivity: 13 spores/cubic meter.
- See Summary Table (39638-R01A).

Report #:39638-R01 Analysis Date: 12-29-2016

Laboratory Results authorized by Sean P. Abbott, Ph.D., Analytical Director



Natural Link MOLD LAB, Inc., reports sample results as a record of the microbes identified by our analytical staff. Any guidance given with regards to sampling methods, interpretation of results, remediation, health effects, or other information given to the client, beyond microbial identification, is given as general information from published sources and is not an extension of liability to Natural Link MOLD LAB, Inc. Natural Link MOLD LAB, Inc., establishes responsibility over analysis completed in the laboratory but cannot establish responsibility for activities completed in the field by the client, other personnel associated with the samples submitted, or other activities beyond the laboratory. All reports are confidential and are not to be reproduced, except in whole, without the permission of Natural Link MOLD LAB, Inc.

**Analytical Laboratory Report**Fungal Microscopic Exam  
Bioaerosol, non-culturable

Account Name: Environmental Testing &amp; Consulting, Inc.

Control ID #: 39638

Project PO: 141 N. C St

Date Received: 12-27-2016

Submitter: Jack Goshow

Date Reported: 12-29-2016

**Sample Identification:** 5, Upp lvl, main; Allergenco-D Spore-trap; 75L; 12-27-2016 [S147200AA103197]

<u>Fungi Identified</u>	<u>Sample Count (spores/sample)</u>	<u>Calculated Count (spores/m<sup>3</sup>)</u>
Basidiospores	20	270
Cladosporium	10	130
Ascospores	5	67
Smuts/Myxomycetes	3	40
<b>TOTAL</b>	<b>38</b>	<b>507</b>

<u>Other Airborne Particles</u>	<u>Detected /None Detected</u>	<u>Particle Density (1-5)</u>
Hyphal fragments	Detected	
Pollen	None Detected	
Insect/arthropod parts	None Detected	
Fiberglass particles	Detected	
Total biological particles		3
Total non-biological particles		4

**Summary of Findings**

- Dominant fungal spores detected on the sample: Basidiospores.
- Sensitivity: 13 spores/cubic meter.
- See Summary Table (39638-R01A).

Report #: 39638-R01 Analysis Date: 12-29-2016

Laboratory Results authorized by Sean P. Abbott, Ph.D., Analytical Director



Natural Link MOLD LAB, Inc. reports sample results as a record of the microbes identified by our analytical staff. Any guidance given with regards to sampling methods, interpretation of results, remediation, health effects, or other information given to the client, beyond microbial identification, is given as general information from published sources and is not an extension of liability to Natural Link MOLD LAB, Inc. Natural Link MOLD LAB, Inc. establishes responsibility over analysis completed in the laboratory but cannot establish responsibility for activities completed in the field by the client, other personnel associated with the samples submitted, or other activities beyond the laboratory. All reports are confidential and are not to be reproduced, except in whole, without the permission of Natural Link MOLD LAB, Inc.

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Project/P.O.: 141 N. C St

Date Reported 12-29-2016

Natural Link MOLD LAB, Inc., 4900 Mill Street, Suite 3, Reno, NV 89502



NELAC NY 11769  
NRPP 101193 AL  
NRSB ARL0017

EPA Method #402-R-92-004  
Liquid Scintillation  
NRPP Device Code 8088  
NRSB Device Code 12193

Laboratory Report for:

Property Tested:

ETC

14640 Toll Road  
Reno NV 89521

141 North C Street  
Virginia City NV 89440

Log Number	Device Number	Area Tested	Result (pCi/L)
2022793	2777472	Lower Floor SW-LLVL	9.2
2022794	2777462	Lower Floor SE- LLVL	6.8
2022795	2777485	Lower Floor NE- LLVL	6.8

Radon test results are above the EPA action level of 4 pCi/L. The EPA recommends that action be taken to reduce radon levels if the result is 4 pCi/L or higher in a livable area. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

**Comment:** AMENDED REPORT for 2777472, 2777462 & 2777485 on 1/5/2017 to add the beginning date. A copy of this report was emailed to goshow@775.net.

Distributed by: National Safety Products

Test Began: 12/27/2016 10:00 am Date Received: 01/03/2017 Date Analyzed: 01/04/2017  
Test Ended: 12/29/2016 11:23 am Date Logged: 01/03/2017 Date Reported: 01/04/2017  
Test Exposure Duration: 49.4 Hours

Report Reviewed By: [Signature] Report Approved By: [Signature]

**Disclaimer:**

The uncertainty of this radon measurement is  $\sim \pm 10\%$ . Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown in this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NELAC NY 11769  
NRPP 101193 AL  
NRSB ARL0017

EPA Method #402-R-92-004  
Liquid Scintillation  
NRPP Device Code 8088  
NRSB Device Code 12193

Laboratory Report for:

Property Tested:

ETC

14640 Toll Road  
Reno NV 89521

141 North C Street  
Virginia City NV 89440

Log Number	Device Number	Area Tested	Result (pCi/L)
2022796	2777469	Lower Floor NW-LLVL	6.9
2022797	2777475	Lower Floor Center-LLVL	7.0

Radon test results are above the EPA action level of 4 pCi/L. The EPA recommends that action be taken to reduce radon levels if the result is 4 pCi/L or higher in a livable area. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

**Comment:** AMENDED REPORT for 2777469 & 2777475 on 1/5/2017 to add the beginning dates. A copy of this report was emailed to goshow@775.net.

Distributed by: National Safety Products

Test Began: 12/27/2016 10:00 am Date Received: 01/03/2017 Date Analyzed: 01/04/2017  
Test Ended: 12/29/2016 11:37 am Date Logged: 01/03/2017 Date Reported: 01/04/2017  
Test Exposure Duration: 49.6 Hours

Report Reviewed By: [Signature] Report Approved By: [Signature]

**Disclaimer:**

The uncertainty of this radon measurement is  $\pm 10\%$ . Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.





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JAMES DEANE  
141 N C STREET  
VIRGINIA CITY, NV 89440

## CERTIFICATE OF BULK ASBESTOS ANALYSIS

Prepared for: JAMES DEANE  
Phone Number: (775) 847-1152  
Fax Number:  
Email Address: it@storeycounty.org  
Test Location: JAMES DEANE  
141 N C STREET  
VIRGINIA CITY, NV 89440  
Report Number: 030416-0656  
Date Sampled: Mar 1, 2016  
Date Analyzed: Mar 15, 2016  
Report Date: Mar 16, 2016

Andrew Pittman, QA/QC Manager

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**NVLAP**<sup>®</sup>  
NVLAP Lab Code 200790-0

**If you have questions or comments, please contact PRO-LAB at (954) 384-4446**

**PREPARED FOR**JAMES DEANE  
141 N C STREET  
VIRGINIA CITY, NV 89440**TEST LOCATION**JAMES DEANE  
141 N C STREET  
VIRGINIA CITY, NV 89440

CHAIN OF CUSTODY #: 929365  
TEST ID NUMBER: 030416-0656  
SAMPLING DATE: Mar 1, 2016  
DATE RECEIVED: Mar 4, 2016  
DATE ANALYZED: Mar 15, 2016  
REPORT DATE: Mar 16, 2016  
SAMPLE LOCATION: IT BUILDING  
COLOR / DESCRIPTION: BROWN FLOOR TILE  
SERIAL #

SAMPLE LAYER: 1

All percentages are visually estimated by volume**ASBESTOS FIBERS**

Chrysotile: 5%  
Amosite: ND  
Crocidolite: ND  
Anthophyllite: ND  
Tremolite: ND  
Actinolite: ND

**NON-ASBESTOS FIBERS**

Synthetics: ND  
Mineral Wool: ND  
Fiberglass: ND  
Cellulose: ND  
Animal Hair: ND  
Antigorite: ND

**NON-FIBROUS MATERIALS**

Vermiculite: ND  
Biotite: ND  
Mica: ND  
Perlite: ND  
Aggregates: 20%  
Styrofoam: ND

**OTHERS**

Aluminum: ND  
Bitumen: 5%  
Resilient Material: ND  
Glue: ND  
Binders: 70%

**COMMENTS:**

TILE AND BLACK MASTIC CONTAIN 5% CHRYSOTILE.

Note: Limit of Quantification (LOQ) = 1%. 'Trace' indicates the presence of asbestos below the LOQ. 'ND'=None Detected.

*Andrew Pittman*  
Andrew Pittman, PLM Analyst

*Andrew Pittman*  
Andrew Pittman, QA/QC Manager

**NVLAP®**  
NVLAP Lab Code 200790-0

The EPA requirement for analyzing and reporting asbestos is as follows: A substance that contains less than 1% is not considered to have asbestos even though this may still contain traces of asbestos (just less than 1%). For further information please visit the EPA website at [www.epa.gov/iaq/asbestos.html](http://www.epa.gov/iaq/asbestos.html).

All analyses are performed in accordance with the EPA 600/M4-82-020 method. This report must not be reproduced except in full, without written approval from PRO-LAB/SSPTM, Inc. These test results apply only to the samples actually tested. Floor tile is non-homogeneous and results reflect sample content. All samples will be stored for a period of thirty (30) days. The refractive index was determined by using 'Rapidly and Accurately Determining Refractive Indices of Asbestos Fibers by Using Dispersion Staining Method', by S-C. Su. The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. This report must not be used by the client to claim product endorsement by NVLAP, NIST or any other agency of the U.S. Government.

**PREPARED FOR**JAMES DEANE  
141 N C STREET  
VIRGINIA CITY, NV 89440**TEST LOCATION**JAMES DEANE  
141 N C STREET  
VIRGINIA CITY, NV 89440

CHAIN OF CUSTODY #: 929365  
TEST ID NUMBER: 030416-0656  
SAMPLING DATE: Mar 1, 2016  
DATE RECEIVED: Mar 4, 2016  
DATE ANALYZED: Mar 15, 2016  
REPORT DATE: Mar 16, 2016  
SAMPLE LOCATION: IT BUILDING  
COLOR / DESCRIPTION: BLUE FLOOR TILE  
SERIAL #

SAMPLE LAYER: 2

All percentages are visually estimated by volume

**ASBESTOS FIBERS**

Chrysotile: ND  
Amosite: ND  
Crocidolite: ND  
Anthophyllite: ND  
Tremolite: ND  
Actinolite: ND

**NON-ASBESTOS FIBERS**

Synthetics: ND  
Mineral Wool: ND  
Fiberglass: ND  
Cellulose: ND  
Animal Hair: ND  
Antigorite: ND

**NON-FIBROUS MATERIALS**

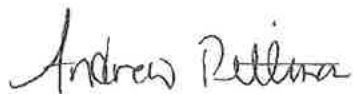
Vermiculite: ND  
Biotite: ND  
Mica: ND  
Perlite: ND  
Aggregates: 30%  
Styrofoam: ND

**OTHERS**

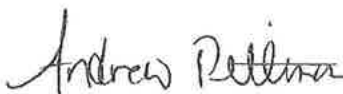
Aluminum: ND  
Bitumen: ND  
Resilient Material: ND  
Glue: 2%  
Binders: 68%

**COMMENTS:**

Note: Limit of Quantification (LOQ) = 1%. 'Trace' indicates the presence of asbestos below the LOQ. 'ND'=None Detected.



Andrew Pittman, PLM Analyst



Andrew Pittman, QA/QC Manager

  
NVLAP Lab Code 200790-0

The EPA requirement for analyzing and reporting asbestos is as follows: A substance that contains less than 1% is not considered to have asbestos even though this may still contain traces of asbestos (just less than 1%). For further information please visit the EPA website at [www.epa.gov/iaq/asbestos.html](http://www.epa.gov/iaq/asbestos.html).

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# ALPHA ENERGY LABORATORIES

## UNIVERSITY OF NEVADA

c/o Alpha Energy Labs  
2501 Mayes Road Ste 100  
Carrollton, TX 75006  
www.DrHomeAir.com  
(800) 324-5928

### Report & Sample Dates

DATE RECEIVED: 3/9/2016

REPORT DATE: 3/16/2016

### Laboratory Certification Info

NEHA ID#: 101132 AL

STATE ID#: N/A

ELAP ID#: 11430 NY

James Deane  
P.o. Box 176  
Virginia City, NV 89440 USA

## RADON TEST REPORT

### YOUR RADON TEST RESULTS:

TEST KIT SERIAL#: AE490922

LAB ID#: 1524939

RADON LEVEL: 8.7 pCi/L

TEST METHOD: Activated Charcoal EPA-402-R-92-004

SAMPLE TYPE: Short Term

PROJECT NAME:

TEST ADDRESS: 141 N. C. St  
Virginia City, NV 89440 USA

CLOSED HOUSE: Yes

START TIME/DATE: 08:15 AM 03/04/2016

STOP TIME/DATE: 09:17 AM 03/07/2016

TEST FLOOR: Basement

TEST LOCATION: Basement

### RADON HEALTH RISK INFORMATION:

Radon is the second leading cause of lung cancer, after smoking. The more elevated a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk.

Radon concentration is measured in picocuries per liter of air (pCi/L). The US Environmental Protection Agency and the Surgeon General strongly recommend taking further action when the home's radon test results are 4 pCi/L or greater. Even homes with very high levels can be reduced below 4 pCi/L. The EPA recommends that you use a NRPP or state-approved contractor to correct radon problems. Radon levels less than 4 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2 pCi/L and 4 pCi/L, the The US Environmental Protection Agency and the Surgeon General recommend that you consider correcting the problem in your home.

QA/QC - Alpha Energy Test Kits have an estimated accuracy of  $\pm 5\%$  when used according to directions.

PLEASE NOTE: Test results are only indicative of the sample collected. If proper testing procedures were not followed, results may not be representative of your radon levels. One sampler can test an area up to 2,000 square feet.

Measurement Specialist / Laboratory Director  NJ MES: 11306 Date 3/16/2016

Confidentiality: The information contained in this report is confidential. If you received this report in error, please return it to the address above.

Note: Alpha Energy Laboratories are solely responsible for the analysis of samples returned to us. We do not provide sampling services and are not responsible for erroneous radon concentrations resulting from incorrect sampling procedures.

### IF YOU HAVE QUESTIONS ABOUT WHAT YOUR RESULTS MEAN:

EPA National Hotline: (800) 557-2366, [epa.gov/radon](http://epa.gov/radon), or, call your State Radon Contact: (775) 687-7550

### IF YOU HAVE QUESTIONS ABOUT HOW TO FIX A RADON PROBLEM:

EPA National Hotline: (800) 557-2366, [epa.gov/radon](http://epa.gov/radon), or, call your State Radon Contact: (775) 687-7550



## Nevada Radon Education Program recommendations For homeowners testing a residence

### What do your test results mean?

**Short-term test (not for a real estate transaction):** This was a screening test to determine if you have elevated radon levels in your home that need further attention, or if no need for further action is required now. Further action depends upon the initial test result in a home.

- **Your result is less than 4 pCi/l**

If the test result is less than the EPA Action Level of 4 pCi/l, then no further action is required. However, if the test was done in the summer months and/or closed house conditions were not observed, we recommend testing again in the winter heating months when closed house conditions can be observed more readily. EPA recommends testing every two years, and after remodeling or significant seismic activity occurs in the area.

- **Your result is between 2 and 4 pCi/l**

If the test result was between 2 and 4 pCi/l, no action is required now, but retest the home every two years.

EPA suggests that you *consider* mitigating the home if the annual average is between 2 and 4 pCi/l.

You might also consider conducting a long-term test for a full year to determine that your average annual radon level is indeed below 4 pCi/l.

Radon is a health risk, and *any amount* of radon can pose a health risk. The higher the concentration, the greater the risk. Determining whether to do something about any amount of radon is a personal decision and should be based upon risk, health and financial considerations.

**For test results that are 4 pCi/l or greater, a second test is recommended.** The type of test depends upon the result.

- **Your result is between 4 and 8 pCi/l**

The EPA action level is based upon an annual average, and although the result is now above the EPA Action Level of 4 pCi/l, because radon levels fluctuate, the home's annual average radon level may be below 4 pCi/l. Therefore, if the initial test result is between 4 and 8 pCi/l, a second test, using a long-term test for a full year, is recommended. A full year is representative of the average annual radon level in the home, which is what the EPA Action Level is based on. (If you wish to conduct a second short-term test instead of a long-term test, then make a decision to mitigate based on the average of the two short-term tests.)

A year-long test is easier to conduct in that you don't have to worry about keeping doors and windows shut during the test. A long-term test device is not susceptible to various environmental factors.

Long-term tests are available at most University of Nevada Cooperative Extension offices statewide for \$15. Call the Radon hotline, 888-RADON10 (888-723-6610), to determine which Extension office has kits.

Test kits can also be sent by mail. To purchase a kit with a check or credit card, visit [www.RadonNV.com](http://www.RadonNV.com), click the "Radon test kit" link and follow instructions.

- **Your result is greater than 8 pCi/l**

If the test result is greater than 8 pCi/l, we recommend conducting a second short-term test to confirm the initial result. If the second confirming test is 4 pCi/l or above, radon mitigation is recommended.

- **Your result is greater than 20 pCi/l**

Confirm the initial test result with a second short-term test. If the average of the test results is greater than 20 pCi/l, we recommend mitigating the home within six months.

### Who should fix (mitigate) your home?

- We recommend using a certified radon contractor (mitigator) with a Nevada contractor's license. A certified mitigator is trained specifically to diagnose and fix radon problems. They have also undergone a difficult certification test and are members of one of the two radon certifying boards: American Association of Radon Scientists and Technologists-National Radon Proficiency Program (AARST-NRPP, <http://aarst-nrpp.com>), or National Radon Safety Board (NRSB, [www.nrsb.org](http://www.nrsb.org)). The Nevada Radon Education Program maintains a list of the area's certified mitigators on its website, <http://www.RadonNV.com>. The list is also available at Cooperative Extension offices, or you can call the Radon hotline at 888-RADON10 (888-723-6610) to request a list.



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This publication was supported by the Nevada Division of Public and Behavioral Health through Grant Number K1-96963516-0 from the U.S. Environmental Protection Agency. Its contents are solely the responsibility of the authors and do not represent the official views of the Nevada Division of Public and Behavioral Health nor the U.S. Environmental Protection Agency.



- Generally, the mitigator will perform a diagnostic evaluation, seal cracks, and install an active soil depressurization (ASD) system. An ASD system changes air pressure beneath the living space of your home through the use of a radon fan, drawing out the radon gas and safely venting it above the roof. Generally, most installations can be completed in a day, however, this depends upon the design of the house and the type of system.
- After a house is mitigated, it is recommended to retest the house after 24 hours, to make sure that radon levels are below 4 pCi/L. EPA also recommends testing every two years thereafter to ensure the system is working properly.

### NEVADA RADON CONTACTS

- University of Nevada Cooperative Extension  
Nevada Radon Education Program  
Radon hotline: 888-RADON10 (888-723-6610)
  - Susan H. Howe, [robertss@unce.unr.edu](mailto:robertss@unce.unr.edu)
  - Jamie Roice-Gomes, [roicej@unce.unr.edu](mailto:roicej@unce.unr.edu)
- Nevada Division of Public and Behavioral Health  
775-687-7550

### FOR MORE INFORMATION

- Cooperative Extension's Radon website:  
[www.RadonNV.com](http://www.RadonNV.com)
- U.S. EPA's Radon website:  
[www.epa.gov/radon](http://www.epa.gov/radon)

### RADON RISK IF YOU SMOKE

Radon Level	If 1,000 people who smoked were exposed to this level over a lifetime*...	The risk of cancer from radon exposure compares to**...	WHAT TO DO: Stop smoking and...
20 pCi/L	About 260 people could get lung cancer	250 times the risk of drowning	Fix your home
10 pCi/L	About 150 people could get lung cancer	200 times the risk of dying in a home fire	Fix your home
4 pCi/L	About 62 people could get lung cancer	5 times the risk of dying in a car crash	Fix your home
2 pCi/L	About 32 people could get lung cancer	6 times the risk of dying from poison	Consider fixing between 2 and 4 pCi/L
1.3 pCi/L	About 20 people could get lung cancer	(Average indoor radon level)	(Reducing radon levels below 2 pCi/L is difficult)
0.4 pCi/L	About 3 people could get lung cancer	(Average outdoor radon level)	

**It's never too late to reduce your risk of lung cancer. Don't wait to test and fix a radon problem. If you are a smoker, stop smoking.**

### RADON RISK IF YOU'VE NEVER SMOKED

Radon Level	If 1,000 people who never smoked were exposed to this level over a lifetime*...	The risk of cancer from radon exposure compares to**...	WHAT TO DO: Stop smoking and...
20 pCi/L	About 36 people could get lung cancer	35 times the risk of drowning	Fix your home
10 pCi/L	About 18 people could get lung cancer	20 times the risk of dying in a home fire	Fix your home
4 pCi/L	About 7 people could get lung cancer	The risk of dying in a car crash	Fix your home
2 pCi/L	About 3 people could get lung cancer	The risk of dying from poison	Consider fixing between 2 and 4 pCi/L
1.3 pCi/L	About 2 people could get lung cancer	(Average indoor radon level)	(Reducing radon levels below 2 pCi/L is difficult)
0.4 pCi/L	—	(Average outdoor radon level)	

\*Lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003).

\*\* Comparison data calculated using the Centers for Disease Control and Prevention's 1999-2001 National Center for Injury Prevention and Control Reports



## Nevada Radon Education Program recommendations

### For radon tests conducted during a real estate transaction (buying or selling a home)

To test a home for radon when buying or selling a home, it is best to use a third-party measurement professional who utilizes approved measurement protocols. However, if you test yourself, the protocol recommends using two short-term radon test kits simultaneously, in the same room, placed at least four inches apart, in the lowest level inside the home. The two results are averaged to determine the building's test result.

#### What does the test result mean?

- **The average of two short-term tests is less than 4 pCi/l**

If the test result is less than the EPA Action Level of 4 pCi/l, then no further action is required. However, if the test was done in the summer months, we recommend testing again in the winter heating months when closed house conditions can be observed more readily.

- **The average of two short-term tests is between 2 and 4 pCi/l**

If the test result is between 2 and 4 pCi/l, retest the home every two years. EPA recommends testing every two years, after remodeling and after significant seismic activity in occurs in the area.

EPA suggests that you *consider* mitigating the home if the annual average is between 2 and 4 pCi/l.

After moving in, you might consider conducting a long-term test for a full year to determine that your average annual radon level is indeed below 4 pCi/l.

Radon is a health risk, and *any amount* of radon can pose a health risk. The higher the concentration, the greater the risk. Determining whether to do something about any amount of radon is a personal decision and should be based upon risk, health and financial considerations.

- **The average of two short-term tests is greater than or equal to 4 pCi/l**

If test results are 4 pCi/l or greater, we recommend fixing (mitigating) the home. This can be done prior to moving in or it can be done at a later date. If possible, negotiate with the seller to pay for the mitigation or a portion thereof.

#### MITIGATING A HOME FOR RADON

- Reducing radon levels can be easy and relatively inexpensive. We recommend using a certified radon contractor (mitigator) with a Nevada contractor's license. A certified mitigator is trained specifically to diagnose and fix radon problems. They have also undergone a difficult certification test and are members of one of the two radon certifying boards: American Association of Radon Scientists and Technologists-National Radon Proficiency Program (AARST-NRPP, <http://aarst-nrpp.com>), or National Radon Safety Board (NRSB, [www.nrsb.org](http://www.nrsb.org)). The Nevada Radon Education Program maintains a list of the area's certified mitigators on its website, <http://www.RadonNV.com>. The list is also available at Cooperative Extension offices, or you can call the Radon hotline at 888-RADON10 (888-723-6610) to request a list.
- Generally, the mitigator will perform a diagnostic evaluation, seal cracks, and install an active soil depressurization (ASD) system. An ASD system changes air pressure beneath the living space of your home through the use of a radon fan, drawing out the radon gas and safely venting it above the roof. Generally, most installations can be completed in a day, however, this depends upon the design of the house and the type of system.
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- EPA also recommends testing every two years thereafter to ensure the system is working properly.

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  - Jamie Roice-Gomes, [roicej@unce.unr.edu](mailto:roicej@unce.unr.edu)
- Nevada Division of Public and Behavioral Health  
775-687-7550

#### FOR MORE INFORMATION

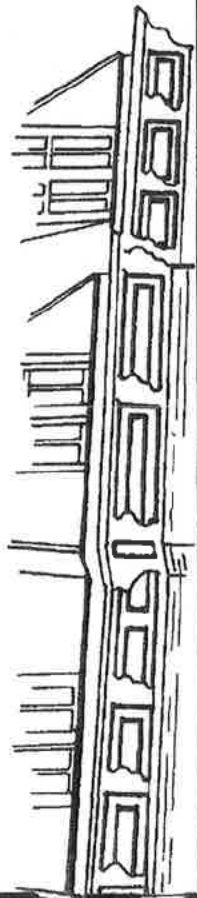
- Cooperative Extension's Radon website:  
[www.RadonNV.com](http://www.RadonNV.com)
- U.S. EPA's Radon website:  
[www.epa.gov/radon](http://www.epa.gov/radon)



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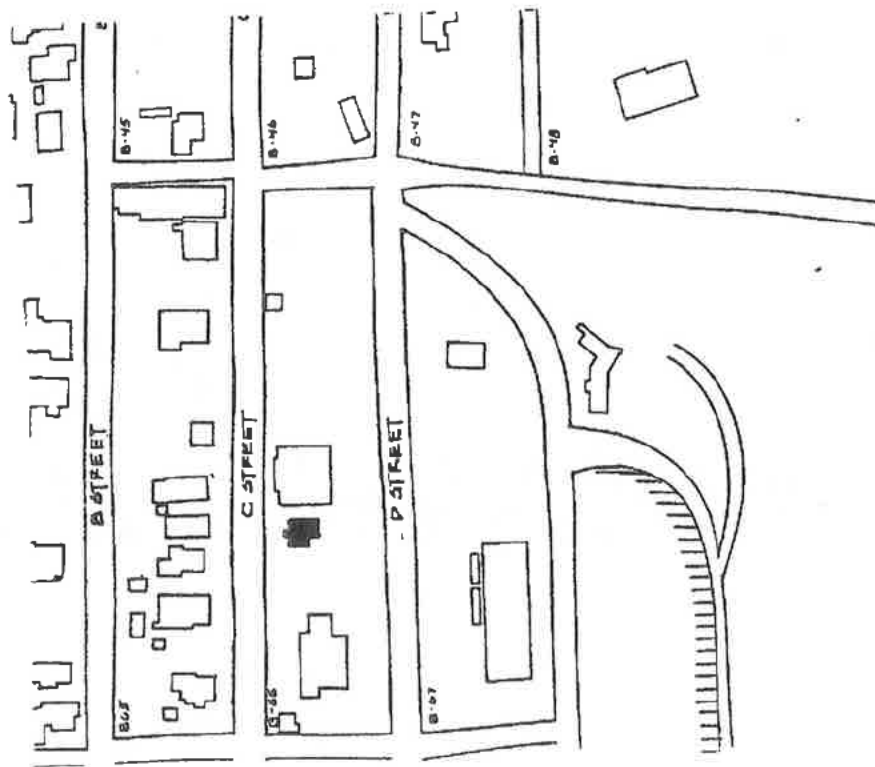


# Virginia City Inventory 1985

Name(s) of Structure <b>STOREY COUNTY MEDICAL CLINIC</b>		Parcel # <b>001-094-002</b>	Block <b>66</b> Lot <b>10</b>	<input type="checkbox"/> Non-Contributing <input checked="" type="checkbox"/> Contributing
Site Address <b>East side, North C Street</b>		Physical Description <b>1 story, rectangular-in-plan, wood framed, residential building with brick-like tarpaper siding and an asphalt shingled, clipped gabled roof. The 3 bay front facade has 1 over 1 light, double hung, sash windows with plain surrounds. The central door is located under a gabled porch. A white picket fence surrounds the landscaped yard.</b>		
City/County/State <b>Virginia City, Storey County, Nevada</b>				
Owner/Admin Address <b>William &amp; Margaret Marks Virginia City, NV 89440</b>				
Date of Construction/Alteration(s) <b>post 1930</b>				
History/Significance				
References				
Threatened? (Specify) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		Original Use <input type="checkbox"/> Existing Surveys <input type="checkbox"/> NR		Current Use <input type="checkbox"/> Residential <input type="checkbox"/> Medical Clinic
Public Accessibility <input checked="" type="checkbox"/> Yes Limited <input type="checkbox"/> No	<input type="checkbox"/> Yes Unlimited <input type="checkbox"/> Unknown	<input type="checkbox"/> HABS <input type="checkbox"/> NHL <input type="checkbox"/> LCS <input type="checkbox"/> NPS		<input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/> Other
Located in an Historic District? <input checked="" type="checkbox"/> Yes Virginia City National <input type="checkbox"/> No Name Historic Landmark		Condition <input type="checkbox"/> Excellent <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins		<b>237</b>



A high-contrast, black and white photograph of a two-story house with a large tree in front. A car is parked on the right side of the house. The image is rotated 90 degrees clockwise.



Scale	Quad Name	UTM Zone	Easting	Northing	Township, Range & Section
Inventory prepared by Raint Meadow Associates, Inc., 1985 Geologist: Katherine H. Blythe-Horseshoe Ballal Project funded by Stacey Casady, owner and executor of the Raint Meadow Park, located at the intersection of Hwy. 60 and Hwy. 147W, south of the town of Alameda.					Elizabeth Plains Community Planning District T-10N-R-14E-S-36 <b>238</b>



# STOREY COUNTY NEVADA



[Assessor Home](#) | 
 [Personal Property](#) | 
 [Sales Data](#) | 
 [Secured Tax Inquiry](#) | 
 [Recorder Search](#)

## Parcel Detail for Parcel # 001-094-03

### Location

Property Location **145 N C ST**  
 Town **VIRGINIA CITY** [Add'l Addresses](#)  
 District **1.0 - VIRGINIA CITY**  
 Subdivision **L-5-3 PT.4 RNG C** Lot **66** Block **66** Legal Description  
 Property Name **FIRE STATION VIRGINIA CITY**

### Ownership

Assessed Owner Name **STOREY COUNTY**  
 Mailing Address **DRAWER D**  
**VIRGINIA CITY, NV 89440** [Ownership History](#)  
[Document History](#)  
 Legal Owner Name **STOREY COUNTY**  
 Vesting Doc #, Date **00/00/00** Year / Book / Page  
 Map Document #s

### Description

Total Acres **.570** Square Feet **24,711**  
 Ag Acres **.000** W/R Acres **.000**

#### Improvements

Single-family Detached <a href="#">0</a>	Non-dwelling Units <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>
Single-family Attached <a href="#">0</a>	Mobile Home Hookups <a href="#">0</a>	Stories <a href="#">.0</a>
Multiple-family Units <a href="#">0</a>	Wells <a href="#">0</a>	Garage Square Ft. <a href="#">0</a>
Mobile Homes <a href="#">0</a>	Septic Tanks <a href="#">0</a>	Attached / Detached
Total Dwelling Units <a href="#">0</a>	Buildings Sq Ft <a href="#">0</a>	
	Residence Sq Ft <a href="#">0</a>	
<a href="#">Improvement List</a>	Basement Sq Ft <a href="#">0</a>	Basement
	Finished Basement SF <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>

### Appraisal Classifications

Current Land Use Code **400** [Code Table](#)

Zoning Code(s) **P**

Re-appraisal Group **1** Re-appraisal Year **2016**  
 Original Construction Year **1962** Weighted Year

Current Exempt Code **04 - Municipal**

### Assessed Valuation

Assessed Values	2017-18	2016-17	2015-16
Land	44,978	49,976	49,976
Improvements	83,910	68,495	66,832
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	128,888	118,471	116,808

Net Assessed Value 0 0 0

#### Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

### Taxable Valuation

Taxable Values	2017-18	2016-17	2015-16
Land	128,509	142,789	142,789
Improvements	239,743	195,700	190,949
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	368,251	338,489	333,737

Net Taxable Value 0 0 0

#### Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)



Additional Locations for Parcel # 001-094-03			
#	Dir	Street or Other Description	Unit #(s)
141	N	C ST	
			<a href="#">Go Back</a>

## MEMO

July 31, 2017

To: FEMA COMMITTEE (C.Nevin, J. Fain)

FROM: Joe Curtis

REF: OPTIONS for demo of old training building and rebuilding on site  
Factors: Cost benefit, future use of any rebuild

During committee conversations in dealing with the insurance adjuster in regards to repairs to county owned structures as well as with the architect, Paul Ferrari and the Project Manager, Mike Northan, the below cost/benefit factors have been considered relative to consideration to demo and rebuilding of the "training building" at 145 N. C Street.

### Structure History:

This structure was built in the mid-1930s as a private residence. Since its original construction it has been structurally altered in a number of ways that have altered its original appearance both interior and exterior. At one point in about the 1970s or early 80s the Storey County Volunteer Fire Department purchased the building and restored the exterior with siding and did some rehabilitation work in the interior.

With each change in the purpose of its use the interior walls and floors also changed to accommodate those needs.

*It has been, over its life span, a residence, County Dispatch center, a medical clinic with doctor and Xray machines in the basement, a meeting room, back to a medical clinic with storage downstairs, back to a fire department training room, office space for the Volunteer Fire Department Chief, Sheriff's Department office space, Emergency Management office, Information Technology (IT) facility in the basement, temporary offices for another county office, and an emergency coordination center (ECC) upstairs and always available as a meeting and training center.*

The weather impact of flooding, excessive rains, heavy snows and Comstock winds have, over the years and particularly the winter of 2016-17 impacted the stability and usability of the facility.

As of July, 2017, meetings with the county insurance adjuster it was determined that the cost of repairs to the building from the winter storms....water, snow and wind, would be in the neighborhood of \$80k to \$100k dollars. The value of the structure was then determined to be less than the cost to repair it. However, the value of the land it sits on has a value greater than the value of the structure.

There are a number of concerns about the building that come into consideration when one begins looking at the cost/benefit of demolishing the building and rebuilding on the same ground.

### CONCERNS ABOUT THE BUILDING:

1. Its very age. Approximately 82 years old.

2. It is questionable as to whether it is classifiable as an **historical structure**
3. Insurance repairs are \$80 to \$100 thousand dollars. Rebuilding is estimated at \$130 K.
4. There is documented **mold** in the basement that is of a "*not good*" variety that is in the storage areas and walls.
5. **Radon** has been documented in the basement of the structure that may not be able to be adequately mitigated.
6. The upstairs interior **doors are no longer standard height** doors due to structural changes to the interior floors and walls. They are shorter than standard and a tall person has to stoop to go through them.
7. The **floor of the main room was altered** (raised) when it was turned into a dispatch center. Raised to accommodate under the floor wiring for dispatch wiring.
8. Removal of **load bearing walls** in the main area upstairs has effected the ceiling strength
9. The ability of **ground water** to enter into the basement where we have housed some important and valuable computer equipment for the county IT system. The sub-grade windows allow ground water to enter the structure as the windows are not sound and water tight.
10. There is virtually **no storage capability** in the entire structure.
11. The **electrical system**, while it has had some upgrades, is totally inadequate for use by IT or even the Emergency Coordination Center.
12. The building is **not ADA compliant** and there is no handicap access to the structure.
13. The **HVAC system** in the building is inadequate for IT needs and uses.
14. The structure is **too small** for the needs of the IT function.
15. **Square footage** for the number of assigned personnel in the building is **sub-standard**.
16. The **floors are uneven**, sloping to one side and mushy in the main room...stability issue.

#### THE LAND

The property it sits on is County. The property to the south side of the structure is also county and was purchased from the Marks Family some years ago for the expressed purpose of building on it for county needs. That property was, as I recall, about \$20,000 to purchase.

**Benefit Bottom line** appears to be that when considering the cost to demo and rebuild larger and to a specific purpose (*whatever it might be...i.e. IT*) versus the benefit derived from doing so makes such a project highly beneficial to the county.

**Repairs = \$80 to \$100K from Insurance** (*possibly more*)

**Rebuild to a specific purpose/and larger sq. footage = about \$130K +**

**Item to keep in mind should building new is considered.**

Currently the lot between the training building and the fence of the Way It Was Museum, is vacant and used for parking for both the FD and IT. So some of those lots should remain available for some parking to accommodate the parking needs of the FD and whomever may use a newly constructed structure.







FIG 1 Exterior front looking southeast



FIG 2 Exterior side looking north



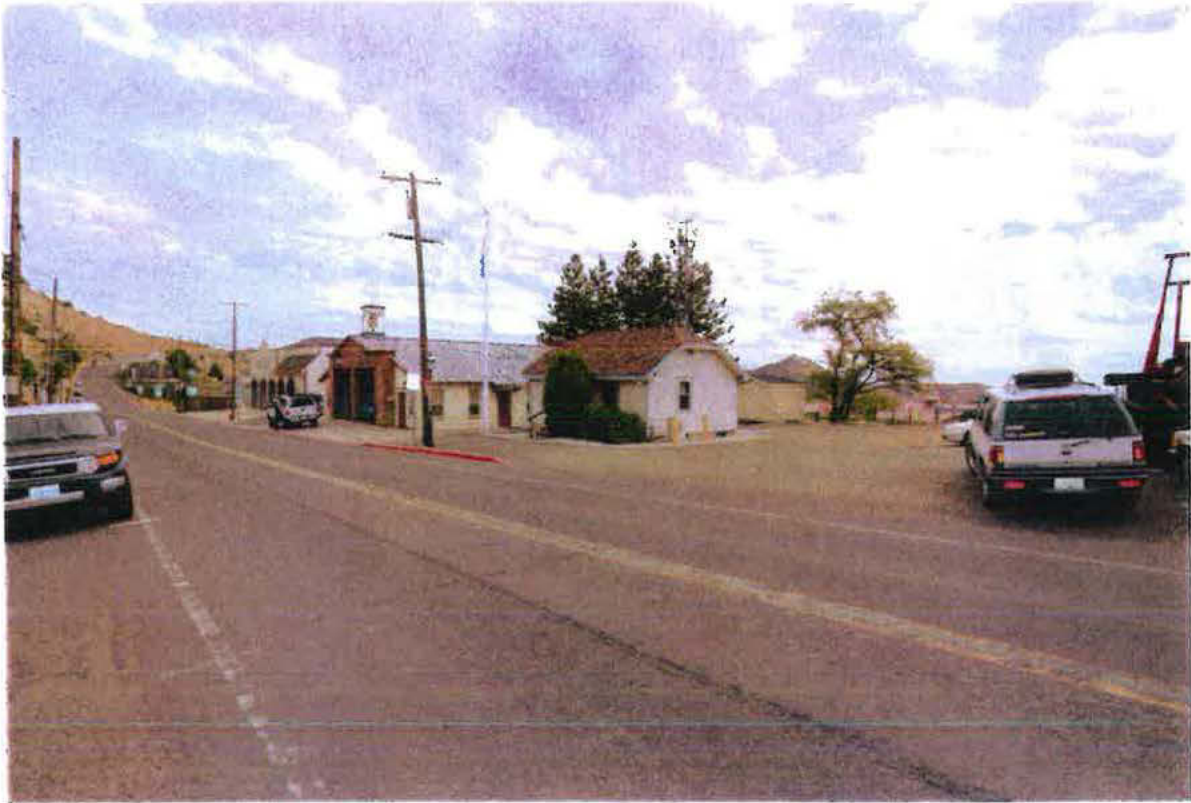


FIG 3 Exterior side looking northeast



FIG 4 Exterior looking northwest





FIG 5 Exterior looking northeast



FIG 6 Exterior looking southeast





FIG 7 Exterior view of threshold at rear door with siding at grade



FIG 8 Exterior view of damaged roofing and siding





FIG 9 Exterior view of water damage at soffit



FIG 10 Exterior view of front steps. Non-compliant first riser



FIG 11 Interior main level looking northwest in meeting/training room



FIG 12 Interior main level looking southeast in meeting/training room



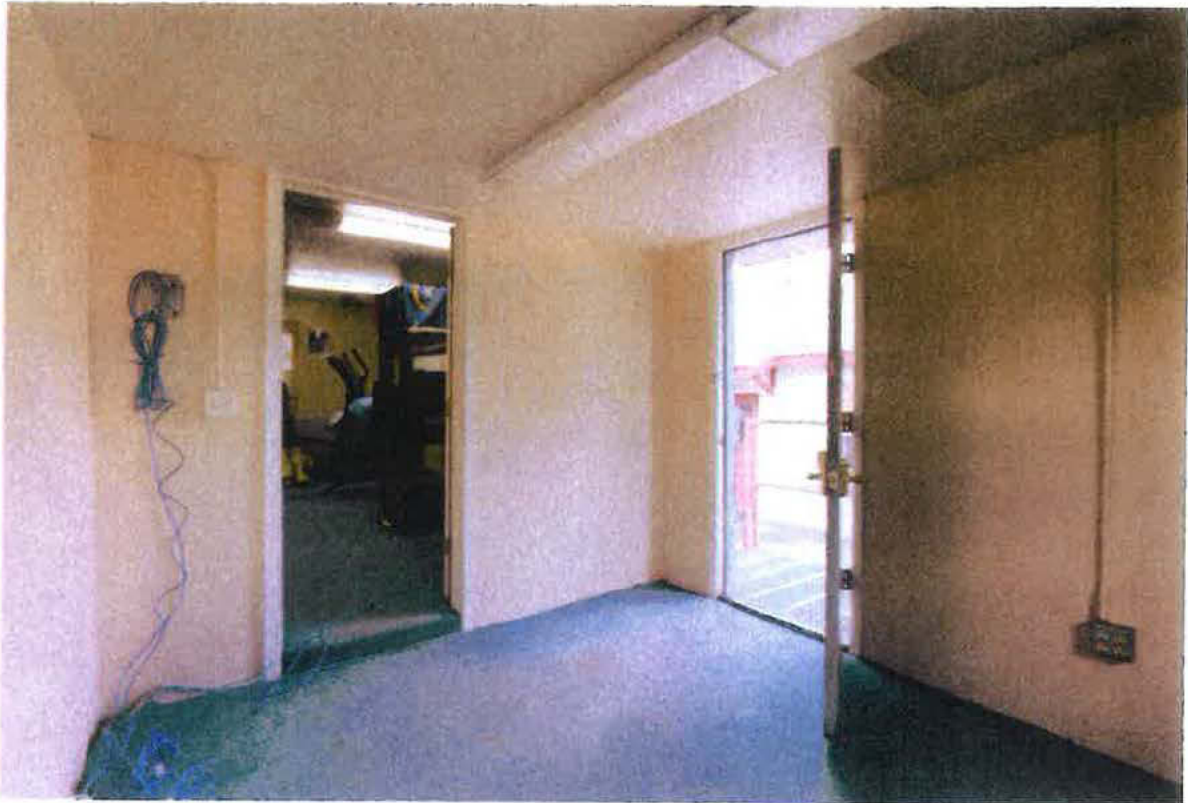


FIG 13 Interior looking northwest from office addition

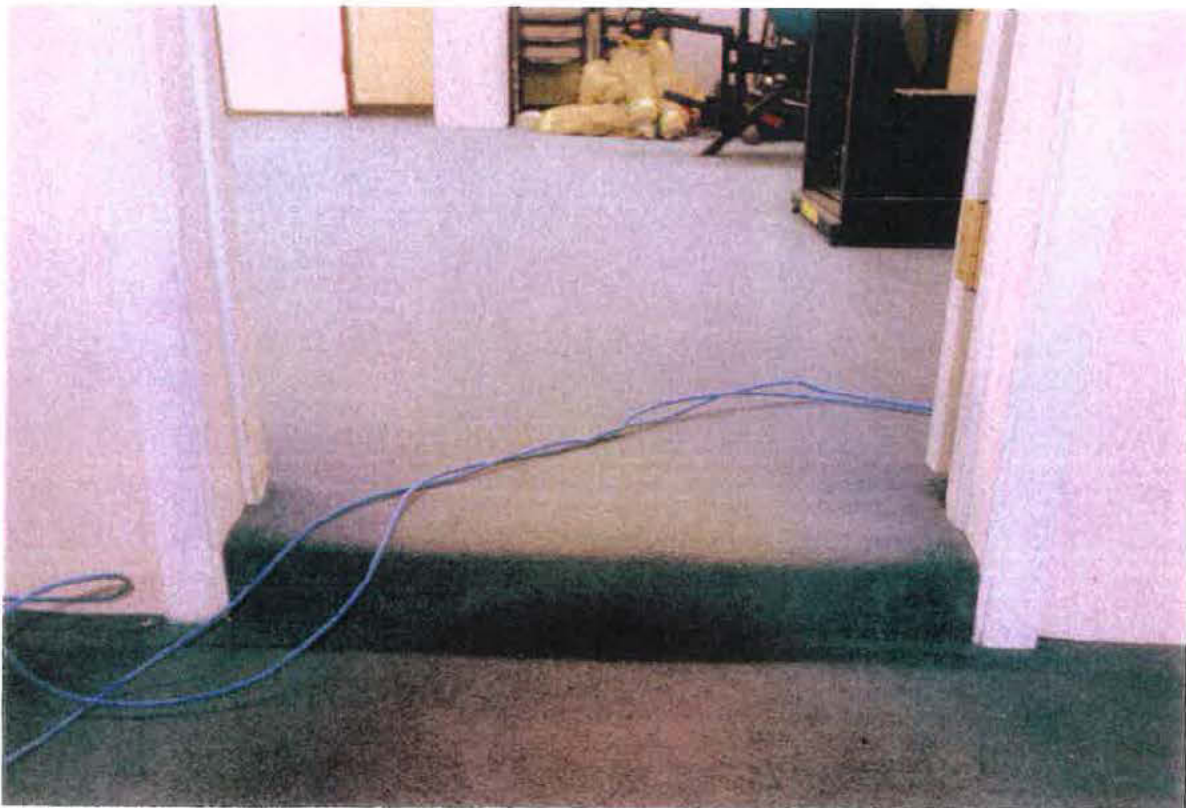


FIG 14 Interior looking west from main level office addition to meeting/training



FIG 15 Interior meeting/training looking east down steps to hallway



FIG 16 Interior hallway - steps to meeting/training room





FIG 17 Interior hallway from rear door



FIG 18 Interior basement

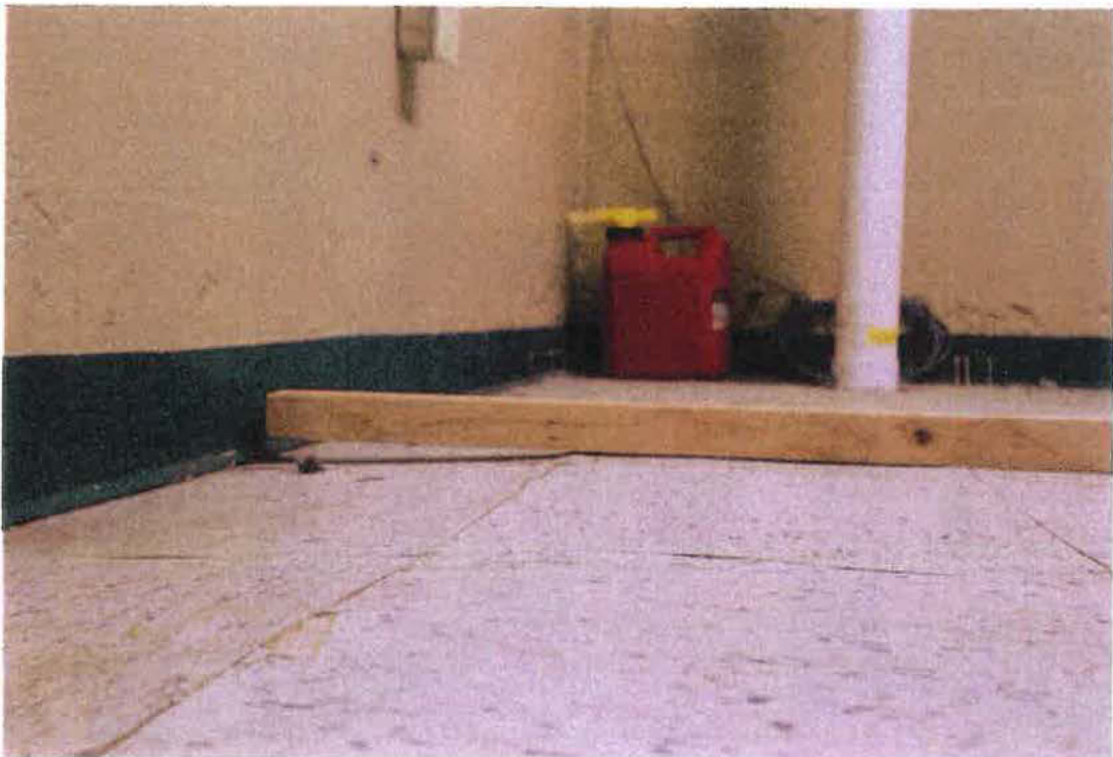


FIG 19 Interior basement floor level variation





FIG 20 Interior basement office/IT



FIG 21 Interior basement bathroom



## STOREY COUNTY COMMUNITY DEVELOPMENT

110 TOLL ROAD

P.O. BOX 526

VIRGINIA CITY, NEVADA 89440

OFFICE: (775) 847-0966 • FAX: (775) 847-0935

September 18, 2017

Gary Hames

P.O. Box 526

Virginia City, Nevada 89440

Dear Mr. Hames

In review of the training center building at 141 North C street next to the main fire station. The overall condition of building is poor because of age and the unknown number of remodels that have occurred in the building since its original construction. The items listed below have a corresponding photo that are not attached because of an "IT" issue.

1. Porch is poor repair, hand railing is incorrectly installed, posts are loose, there are no side railings on the porch, hand railing is not continuous, hand railing is too wide and in violation of the building code, entrance is in violation of current ADA standards and may have never met any ADA standard, and shrubbery has overgrown and is in violation of the State Fire Marshal WUI code for defensible space.
2. Electrical cord needs to be permanently wired into the building by a license electrical contractor following the current building and electric code.
3. Porch floor boards are loose and when stepping on the cantilevered area they are a hazard for a fall combined with the fact that there is no continuous hand railing or compliance with ADA standards. Porch is unstable and does not appear to be securely fastened to the structure.
4. Using irrigation PVC for electrical conduit is not allowed. This will be removed and replaced with proper conduit by a license electrician.
5. Secondary exit stairs and porch are made of metal and well-constructed. However, they are not permanently secured to the structure or within the foundation.
6. Significant cracks in the foundation that penetrate into the basement area of the structure. The amount of cracks in the foundation and their significance should be further evaluated to determine if the structure is salvageable due to the earthquake zone we reside in.
7. Significant Cracks in the foundation. It would appear that the foundation has split into independent sections and does not support the structure as originally intended.
8. This photo has several concerns:
  - a. Open electrical components
  - b. Roof components are in disrepair, fascia is exposed to the weather and roof is in a state of deterioration.
  - c. Poor drainage forces any water to enter into the basement or remain around the foundation, contributing to its decay and current poor condition.

*"BUILDING THE FUTURE WHILE PRESERVING THE PAST"*

Storey County is an Equal Opportunity Provider

9. Foundation cracking in another area, again this is suspect to the overall condition of the foundation and concerning that it may be broken into independent section. This photo show wiring outside of the conduits.
10. Stair grade entering the structure are very steep and not to code.
11. Wiring outside of the conduit and cracks in the foundation. This photo also illustrated the poor drainage that directs the water to the foundation and into the basement window. Forcing the basement to flood and foundation is exposed to standing water and water soaked soil.
12. Air conditioning unit is not on a permanent foundation. It sits on a residential foam platform and is not secure.
13. Roof is in poor repair and has had several layer of roofing on it. Fascia boards are exposed to the weather and metal is not secure.
14. Foundation is cracked.
15. Open and exposed electrical component.
16. Vent pipe has been damaged, could be allowing carbon monoxide to enter the structure. Suspect to leaking during inclement weather. Various roof vents made of different and possible inappropriate materials.
17. Roof shingles are deteriorated and will need replacing.
18. Drive way and parking areas are severely deteriorated and drainage slopes toward the building, thus allowing irrigation, rain, and snow melt to drain toward the building. It appears the area around the building has been built up over time or the building is slowly sinking.
19. Wire in walk ways and unsecured
20. Poor storage of combustible materials.
21. Evidence of water entering the basement.
22. Low ceiling this area cannot be occupied
23. Inappropriate storage.
24. Evidence of water leaks in ceiling and indicator of a potential mold issue.
25. Evidence of water entering the basement area, therefore causing the asbestos floor tiles to deteriorate and possibly cause airborne exposure.
26. Lock needs to be a single motion lock for both the door handle and dead bolt. This is not a historic door or addition.
27. Water heater electrical needs to be repaired by a license electrician and it requires a drain to be put in place for the pop off valuing.
28. Several items:
  - a. Gas can stored in basement.
  - b. PVC pipe
  - c. Wiring needs to be addressed.
29. Generator stored in basement need to be removed immediately.
30. Are not appropriate for storage of equipment or human occupancy.
31. General condition of the building shows settling of the building, this is indicated by the floors and their uneven condition.


This building has several corrective actions that need immediate attention. I would hypothesize that this building is structurally unsound and cannot meet most codes we enforce today. I recommend that the



building be placed in condition of restricted access and signage should be placed to alert personnel of a hazardous area. Further action is needed.

If you have any question please call me anytime.

Thank you,

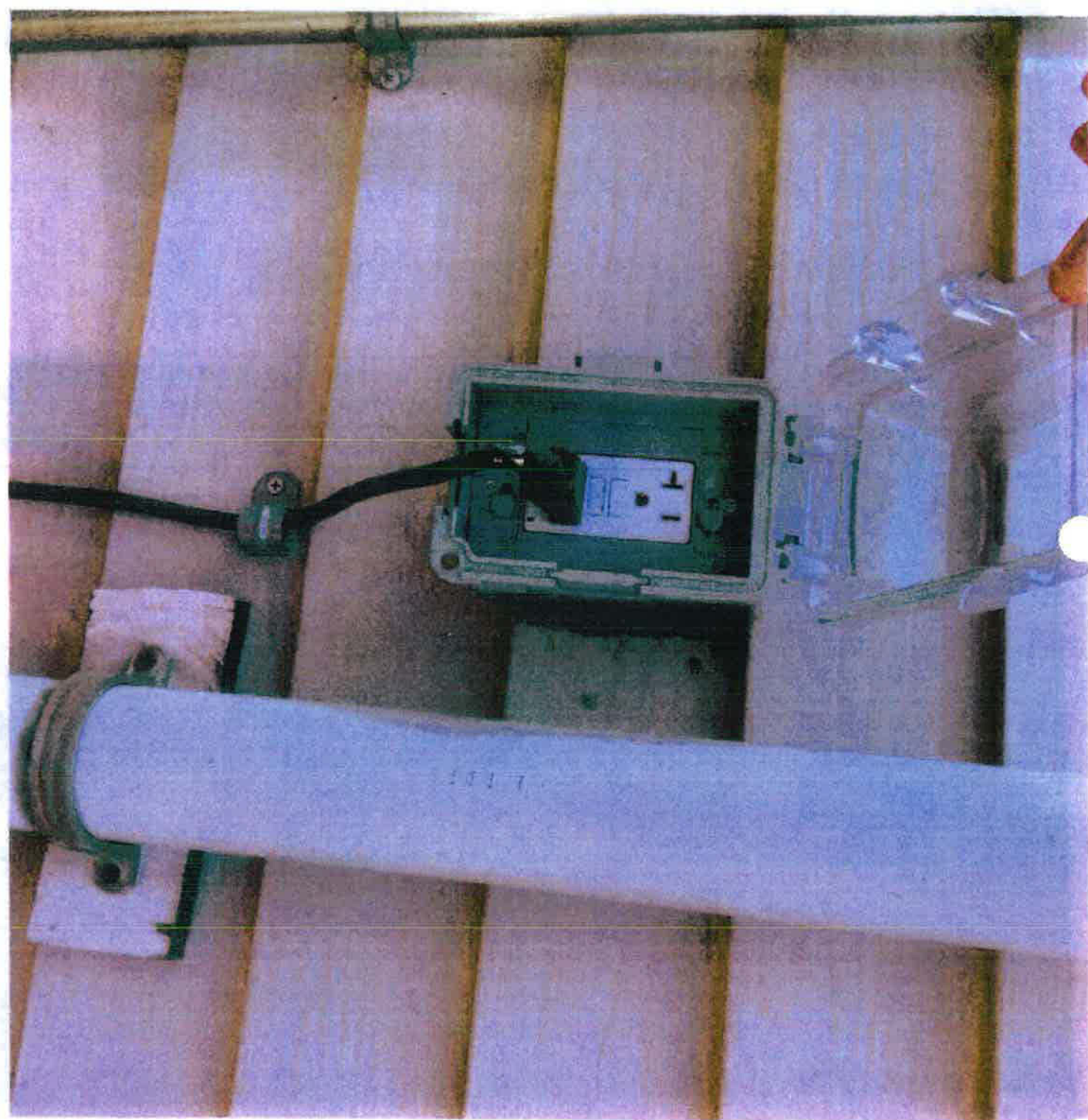


John Gillenwater











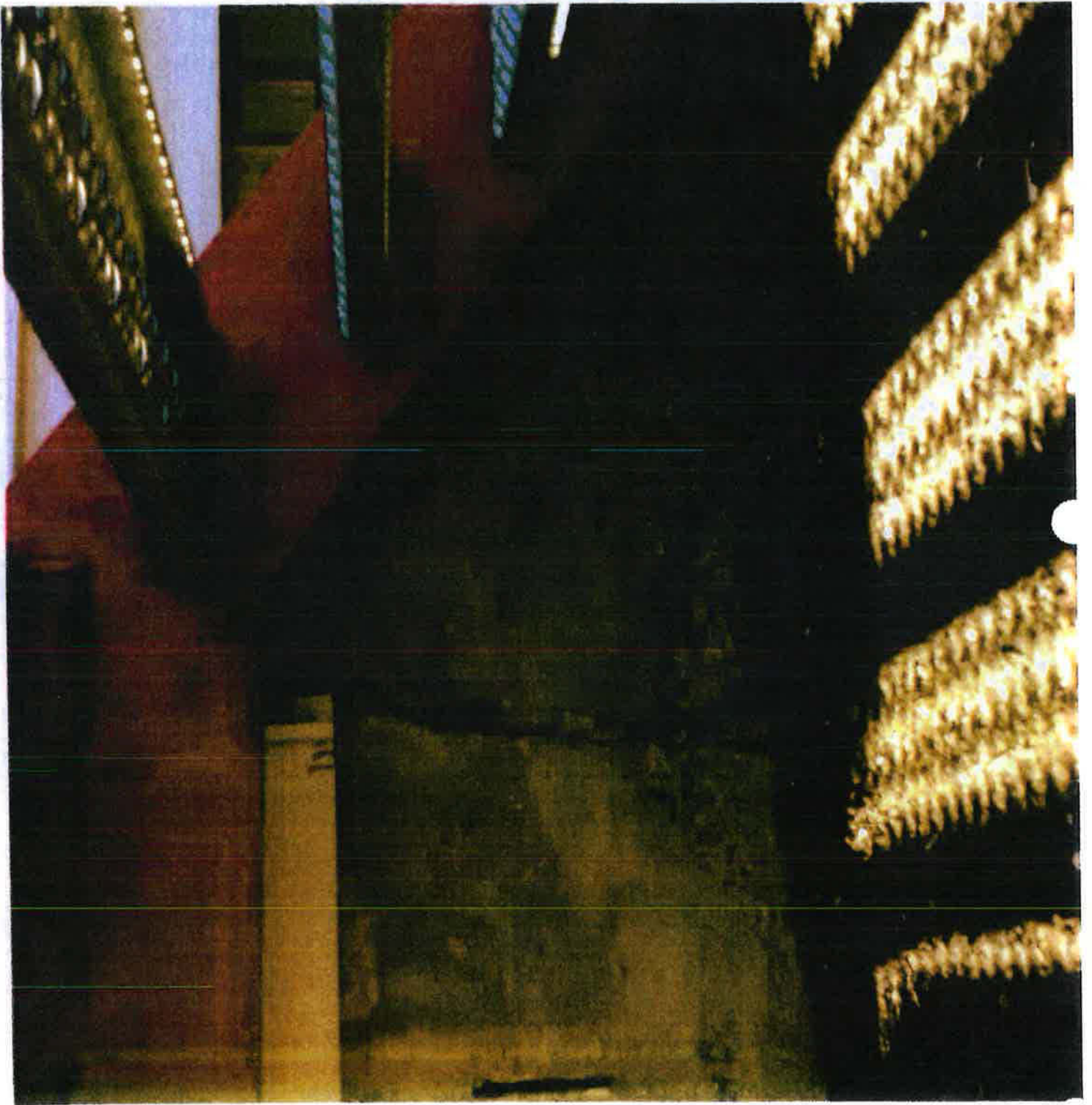


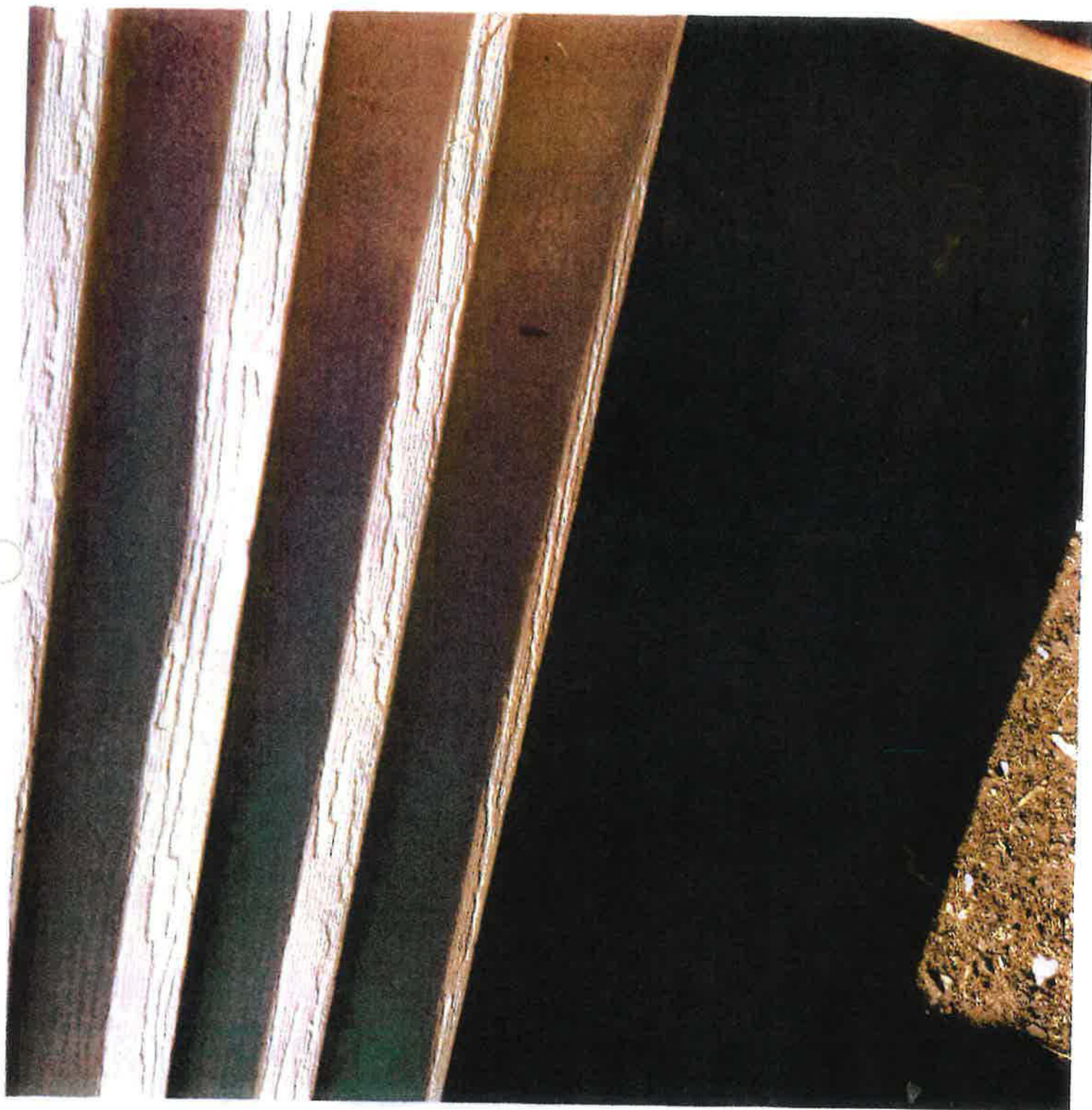




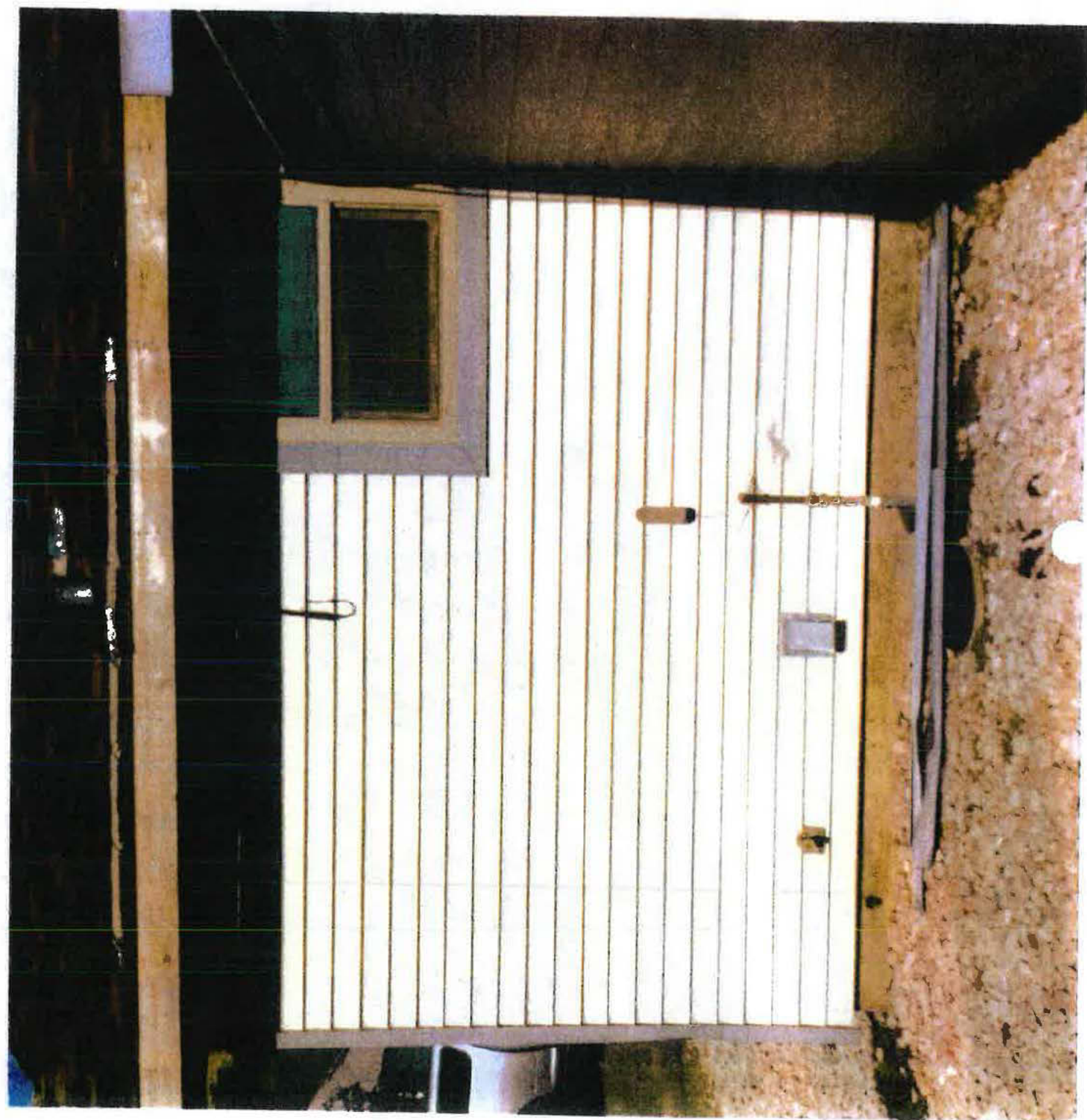


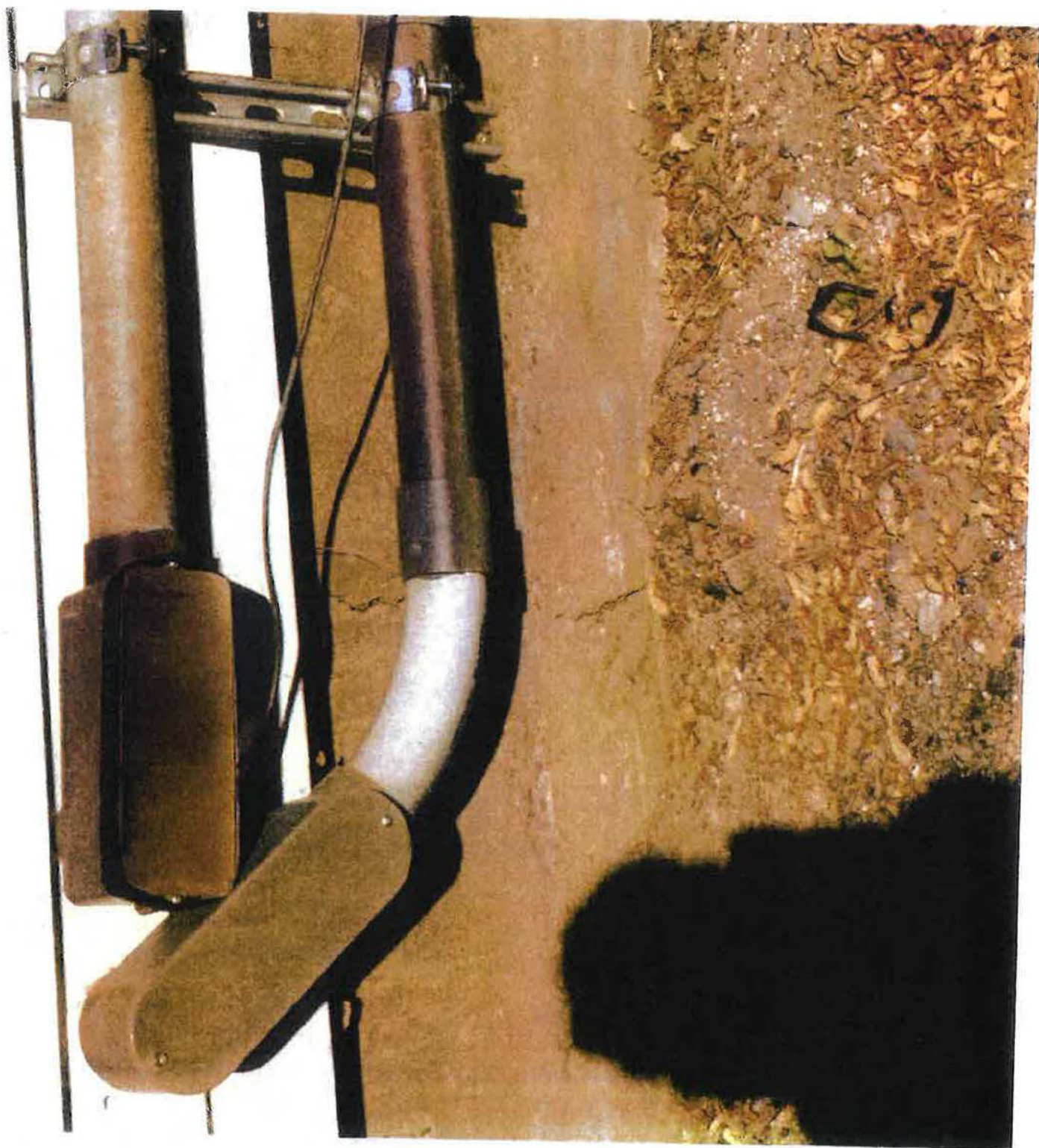










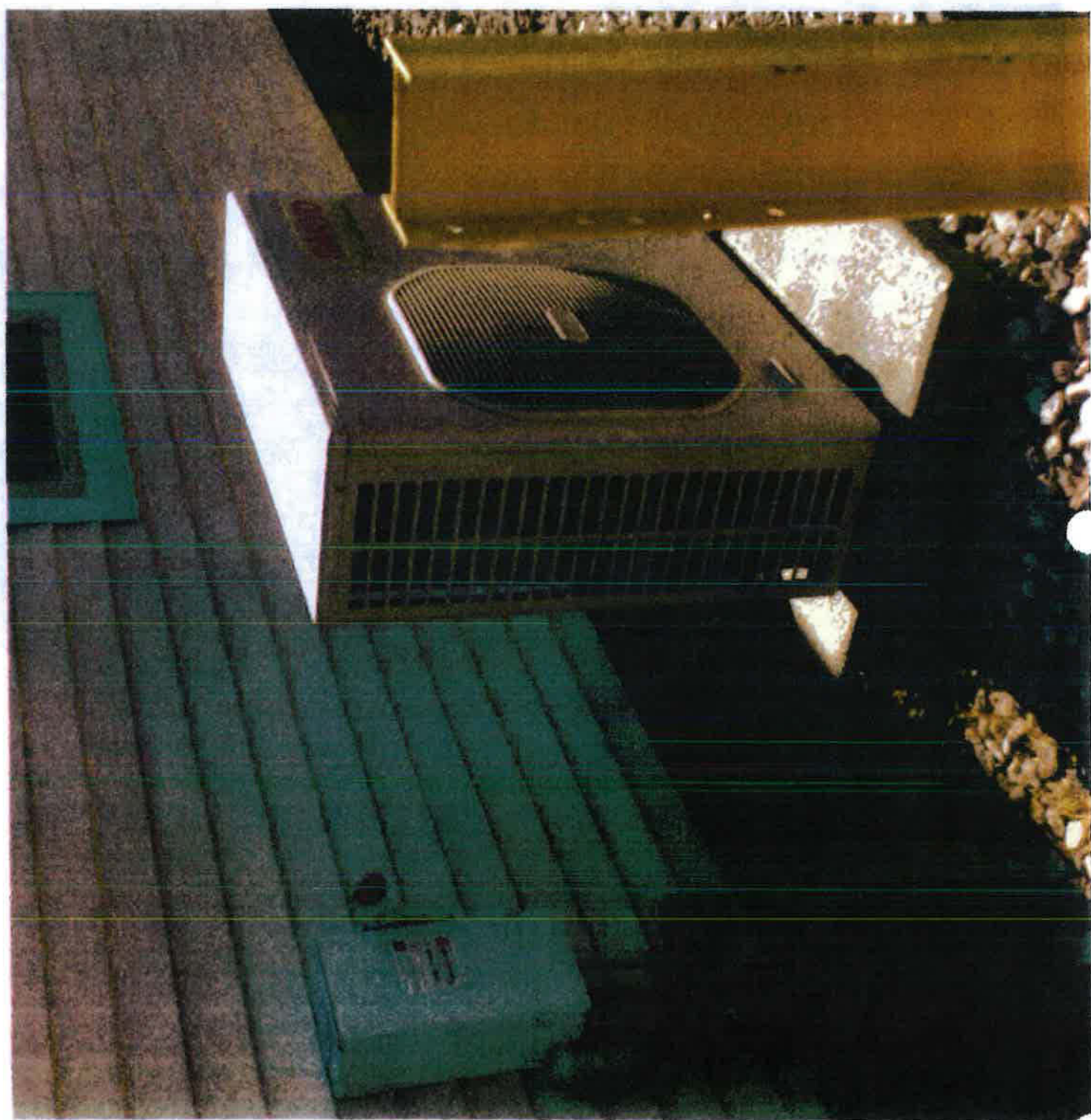












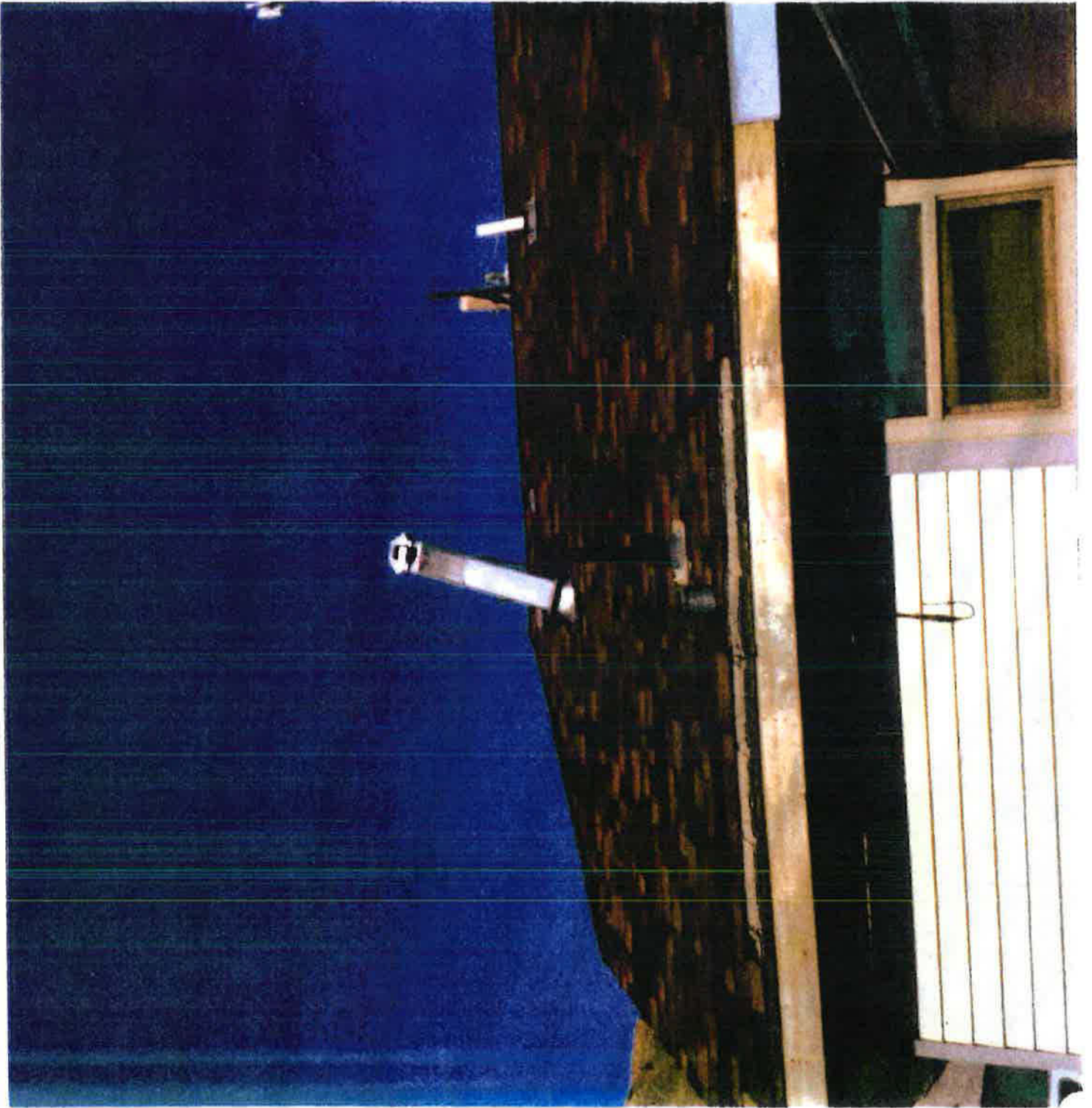
























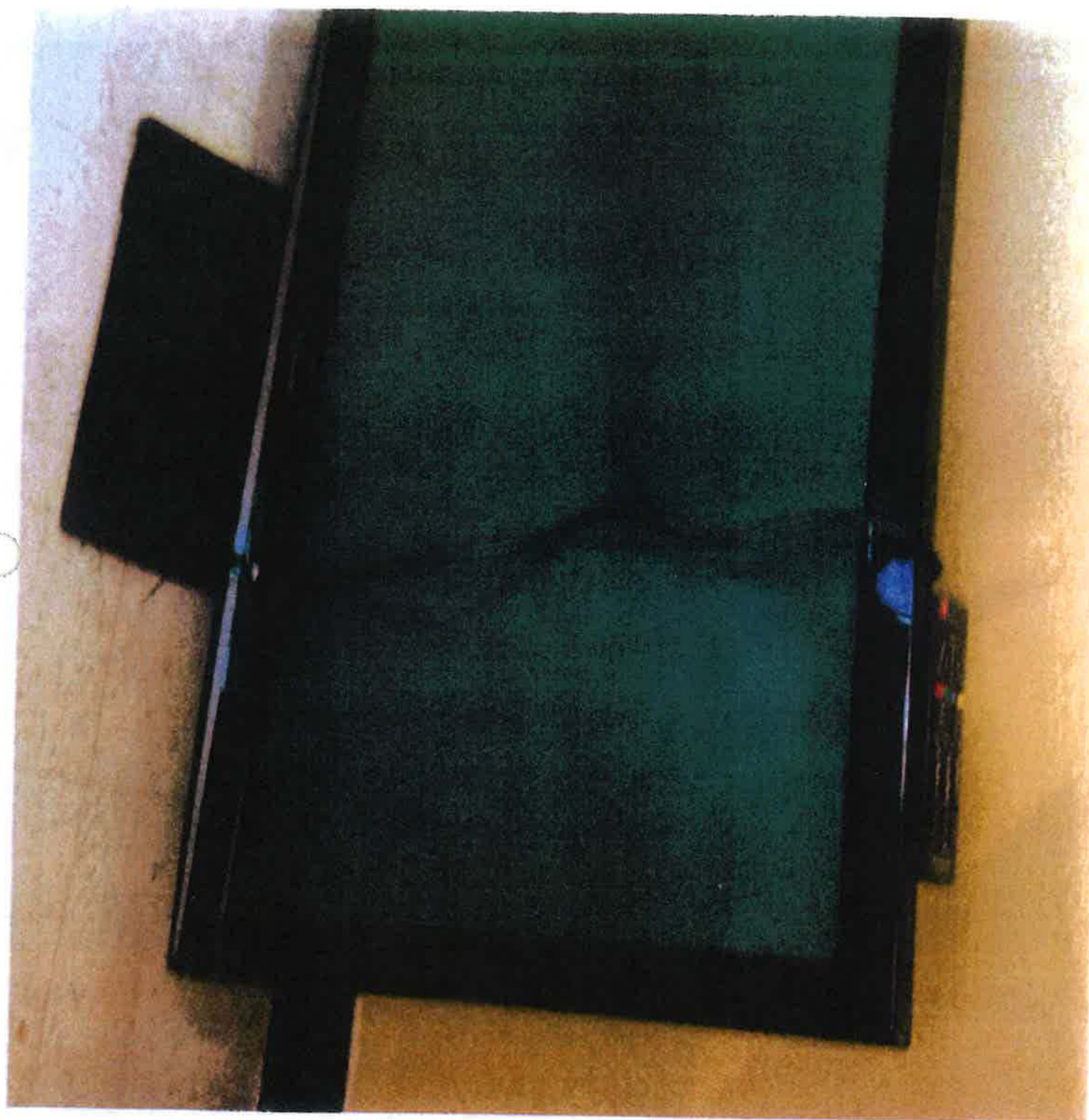


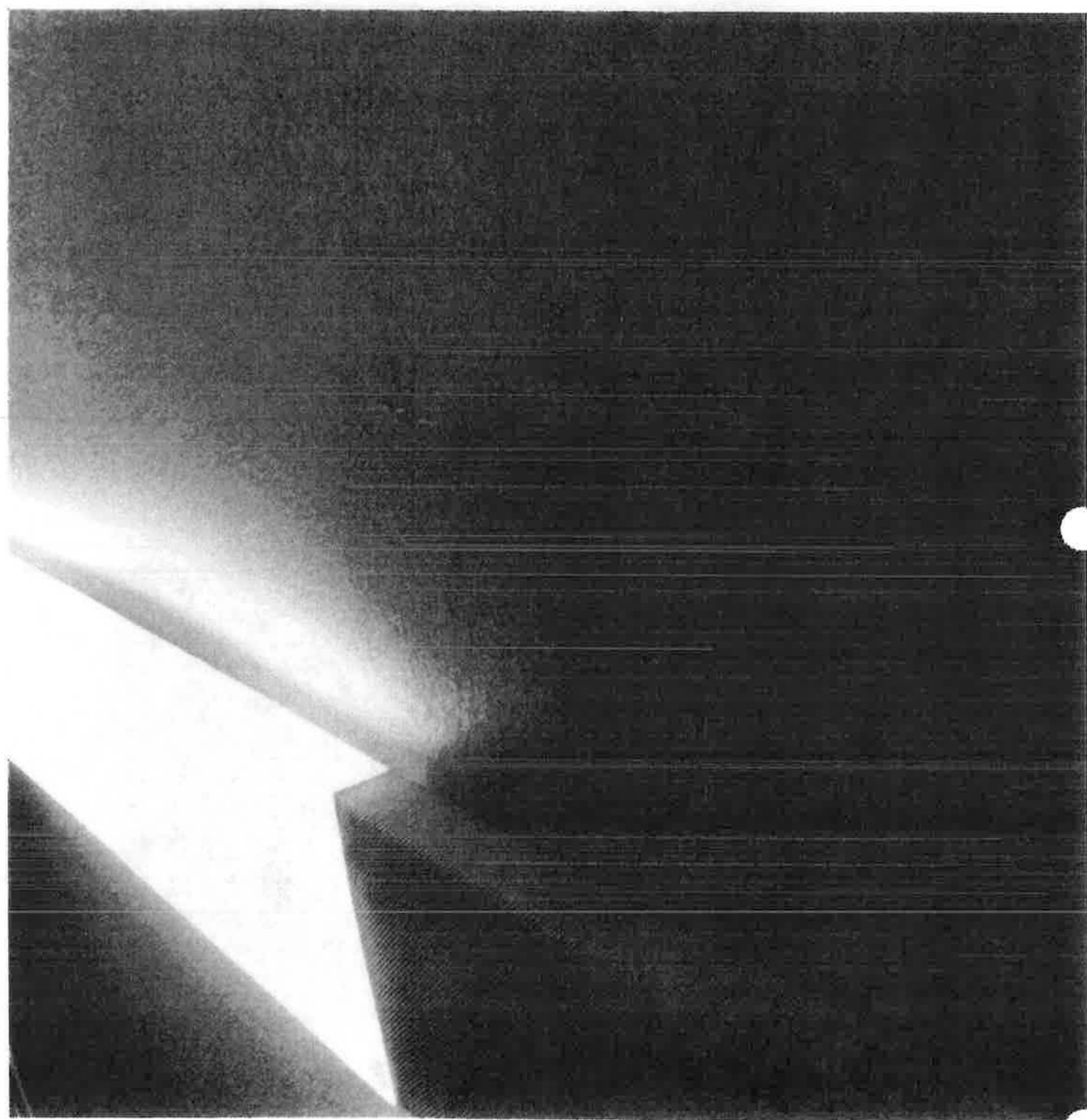




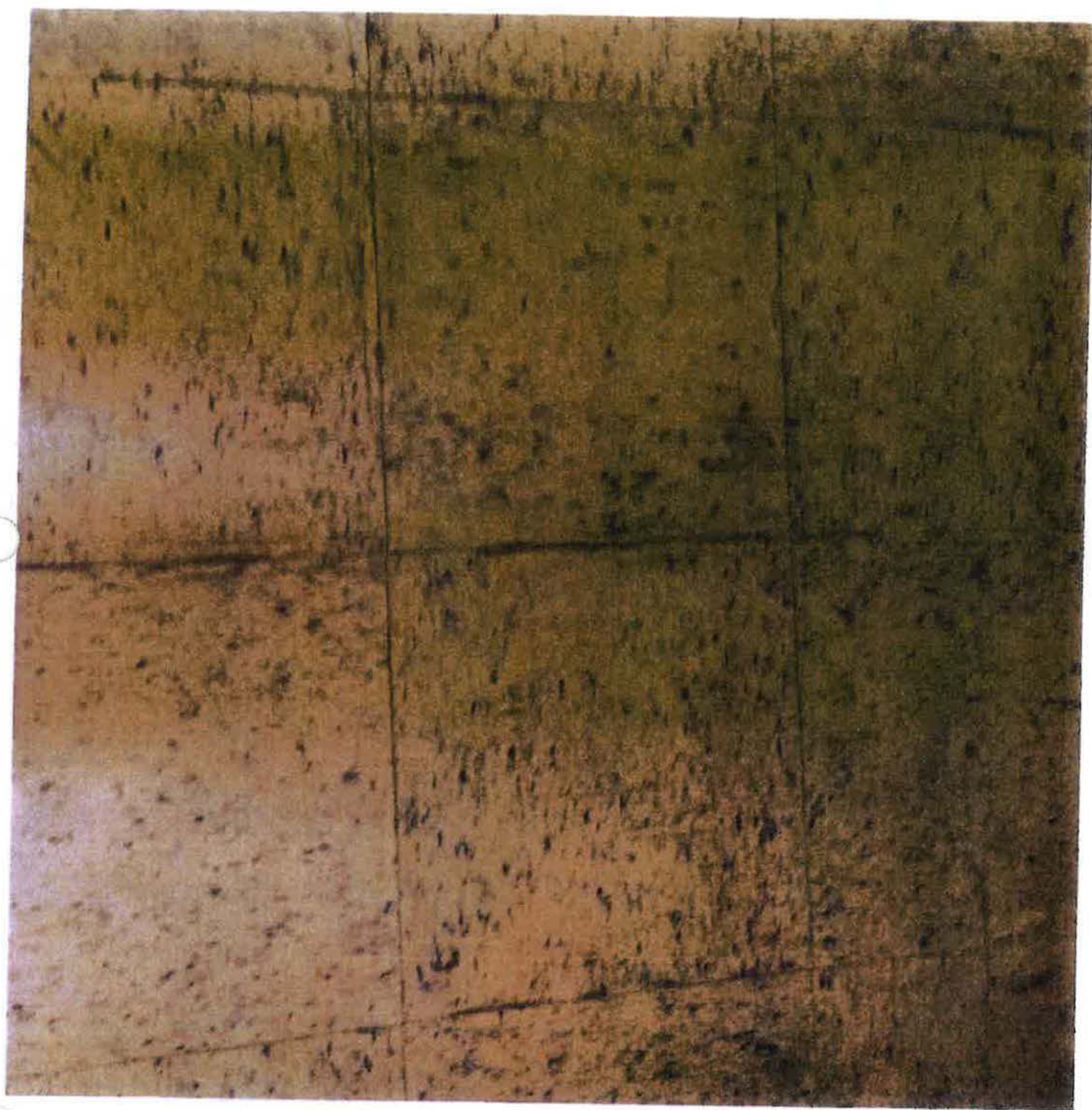












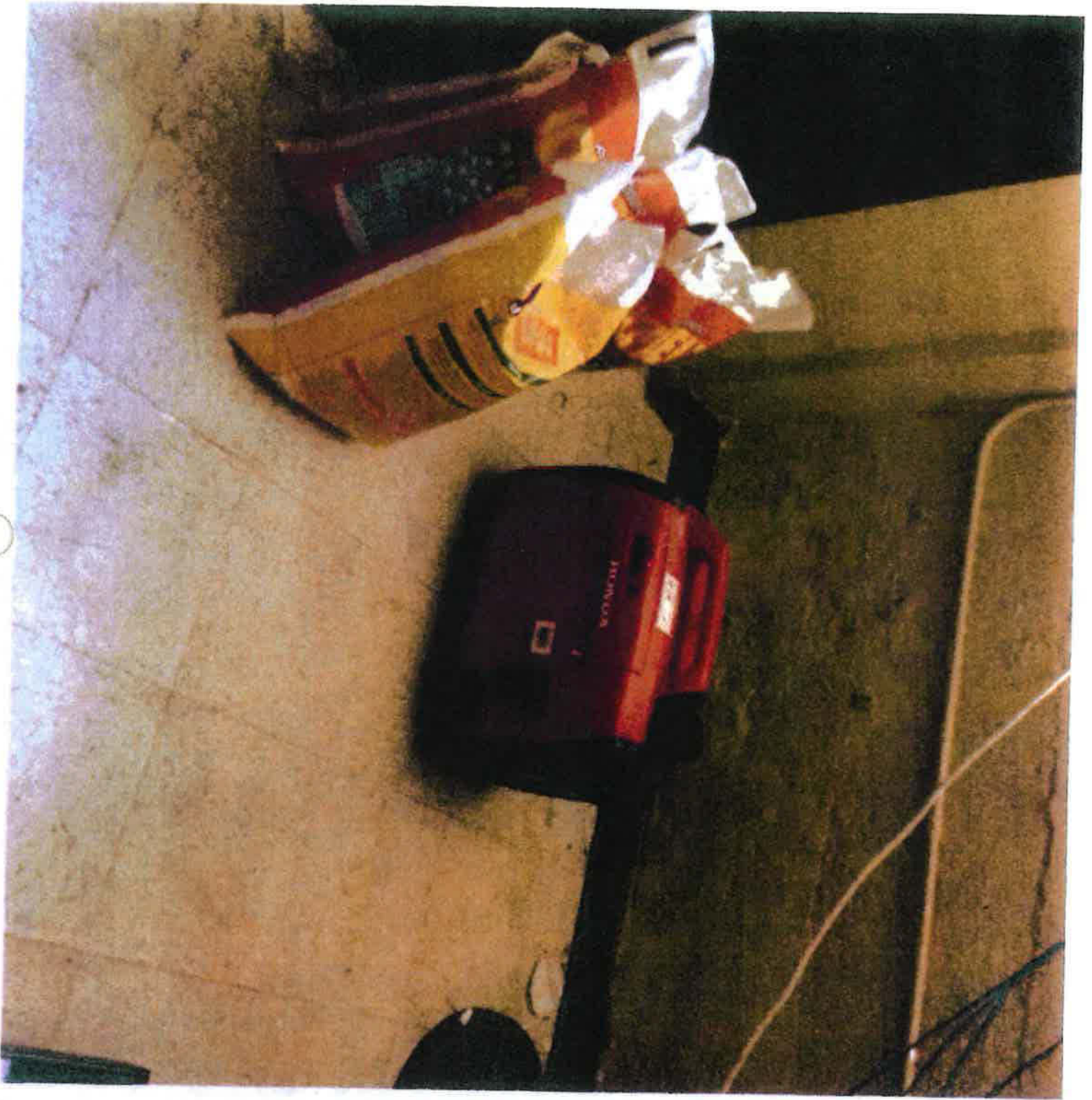
















## **BELFOR Property Restoration**

---

50 Artisan Means Way, Suite B - Reno, Nv 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

Insured: ASC - Storey County IT 141 C St - MLD  
Property: 141 C Street  
Virginia City, NV 89440

Home: (775) 847-0966  
E-mail: [dhaymore@storeycounty.org](mailto:dhaymore@storeycounty.org)

Estimator: Pat Drescher

Cellular: (775) 342-8068  
E-mail: [pat.drescher@us.belfor.com](mailto:pat.drescher@us.belfor.com)

Reference: Greg Gilliam  
Position: Senior Claims Adjuster  
Company: ASC Risk  
Business: 639 Isabell Road, Suite 390  
Reno , NV 89502

Business: (702) 586-1369  
E-mail: [Greg.Gilliam@ascrisk.com](mailto:Greg.Gilliam@ascrisk.com)

**Claim Number:** P2431704884

**Policy Number:** NPAIP201617

**Type of Loss:** Other

Date Contacted: 1/19/2017 12:00 AM

Date of Loss: 1/10/2017 12:00 AM

Date Inspected: 1/27/2017 12:00 AM

Date Received: 1/18/2017 12:00 AM

Date Entered: 3/11/2017 11:45 AM

Price List: NVRE8X\_AUG17  
Restoration/Service/Remodel

Estimate: 17-66-ASC\_SCIT





## BELFOR Property Restoration

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CA # 810553 - Fed ID # 84-1309171

### 17-66-ASC\_SCIT

#### 17-66-ASC\_SCIT

##### DESCRIPTION

QTY

The following estimate reflects the requisite mitigation subsequent to a water intrusion in January of 2017 based off of a visual inspection on August 3, 2017. Please note - all items remain open pending full discovery upon removal of known damaged materials subsequently revealing the true extent of the loss in exposed spatial cavities. A repair estimate will be provided subsequent to full discovery as well as reinspection.

Please note - asbestos mitigation must be completed prior to any mold abatement. A separate estimate will be provided for asbestos abatement. At this juncture it is assumed there is mold growth in the spatial cavities in all affected rooms in the basement and this estimate reflects the requisite mold mitigation. Because abatement is taking place before mold abatement we suspect that the scope of mold mitigation may change and that all exposed structural materials will have been removed to varying degrees as well as dry. However, should we find out that isn't the case upon completion of the asbestos abatement, a separate estimate will be provided under water mitigation.

### Basement

#### Main

Height: 8'

##### DESCRIPTION

QTY

##### MITIGATION

- |  |           |
|--|-----------|
| 1. HEPA Vacuuming - Detailed - (PER SF)  | 866.35 SF |
| 2. Apply anti-microbial agent to more than the walls   | 866.35 SF |
| 3. Hazardous Waste/Mold Cleaning Technician - per hour   | 6.00 HR   |
| Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment. |           |

#### Server Room

Height: 8'

##### DESCRIPTION

QTY

##### MITIGATION

- |  |           |
|--|-----------|
| 4. HEPA Vacuuming - Detailed - (PER SF)  | 344.25 SF |
| 5. Apply anti-microbial agent to more than the walls   | 344.25 SF |
| 6. Hazardous Waste/Mold Cleaning Technician - per hour   | 4.00 HR   |
| Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment. |           |



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CA # 810553 - Fed ID # 84-1309171

### Bathroom

Height: 8'

#### DESCRIPTION

QTY

#### MITIGATION

- |  |           |
|--|-----------|
| 7. HEPA Vacuuming - Detailed - (PER SF)  | 305.81 SF |
| 8. Apply anti-microbial agent to more than the walls   | 305.81 SF |
| 9. Hazardous Waste/Mold Cleaning Technician - per hour<br>Technician time to scrub down and wipe down<br>impacted materials as well as unaffected materials<br>within the confines of the containment. | 4.00 HR   |

### Hallway

Height: 8'

#### DESCRIPTION

QTY

#### MITIGATION

- |   |           |
|---|-----------|
| 10. HEPA Vacuuming - Detailed - (PER SF)  | 313.62 SF |
| 11. Apply anti-microbial agent to more than the walls   | 313.62 SF |
| 12. Hazardous Waste/Mold Cleaning Technician - per hour<br>Technician time to scrub down and wipe down<br>impacted materials as well as unaffected materials<br>within the confines of the containment. | 3.00 HR   |

### Stairs

Height: 13'

#### DESCRIPTION

QTY

#### MITIGATION

- |   |           |
|---|-----------|
| 13. HEPA Vacuuming - Detailed - (PER SF)  | 192.69 SF |
| 14. Apply anti-microbial agent to more than the walls   | 192.69 SF |
| 15. Hazardous Waste/Mold Cleaning Technician - per hour<br>Technician time to scrub down and wipe down<br>impacted materials as well as unaffected materials<br>within the confines of the containment. | 4.00 HR   |

### Main

### Main

#### DESCRIPTION

QTY



## BELFOR Property Restoration

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### CONTINUED - Main

DESCRIPTION	QTY
Although these rooms were not directly impacted by the water intrusions (just the basement) there is the issue of cross contamination and that is addressed accordingly.	
Meeting Room	Height: 8'
DESCRIPTION	QTY
MITIGATION	
16. HEPA Vacuuming - Detailed - (PER SF)	579.30 SF
17. Apply anti-microbial agent to more than the walls	579.30 SF
18. Clean the walls	409.26 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment.	
Office	Height: 8'
DESCRIPTION	QTY
MITIGATION	
19. HEPA Vacuuming - Detailed - (PER SF)	396.23 SF
20. Apply anti-microbial agent to more than the walls	396.23 SF
21. Clean the walls	305.37 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment.	
Office 2	Height: 8'
DESCRIPTION	QTY
MITIGATION	
22. HEPA Vacuuming - Detailed - (PER SF)	426.47 SF
23. Apply anti-microbial agent to more than the walls	426.47 SF
24. Clean the walls	324.00 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials	



## BELFOR Property Restoration

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NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

### CONTINUED - Office 2

DESCRIPTION	QTY
within the confines of the containment.	

Hallway	Height: 8'
DESCRIPTION	QTY

#### MITIGATION

25. HEPA Vacuuming - Detailed - (PER SF)	272.96 SF
26. Apply anti-microbial agent to more than the walls	272.96 SF
27. Clean the walls	237.22 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment.	

Office 3	Height: 8'
DESCRIPTION	QTY

#### MITIGATION

28. HEPA Vacuuming - Detailed - (PER SF)	533.50 SF
29. Apply anti-microbial agent to more than the walls	533.50 SF
30. Clean the walls	380.00 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment.	

Office	Height: 8'
DESCRIPTION	QTY

#### MITIGATION

31. HEPA Vacuuming - Detailed - (PER SF)	404.53 SF
32. Apply anti-microbial agent to more than the walls	404.53 SF
33. Clean the walls	310.67 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment.	





## BELFOR Property Restoration

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NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

### Bathroom

Height: 8'

#### DESCRIPTION

QTY

#### MITIGATION

34. HEPA Vacuuming - Detailed - (PER SF)	213.13 SF
35. Apply anti-microbial agent to more than the walls	213.13 SF
36. Clean the walls	182.67 SF
Technician time to scrub down and wipe down impacted materials as well as unaffected materials within the confines of the containment.	

### General

#### DESCRIPTION

QTY

#### GENERAL

37. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (6 units anticipated for 4 days)	24.00 DA
38. Equipment decontamination charge - per piece of equipment	6.00 EA
39. Add for personal protective equipment (hazardous cleanup)	20.00 EA
40. Containment Barrier/Airlock/Decon. Chamber	500.00 SF

Grand Total

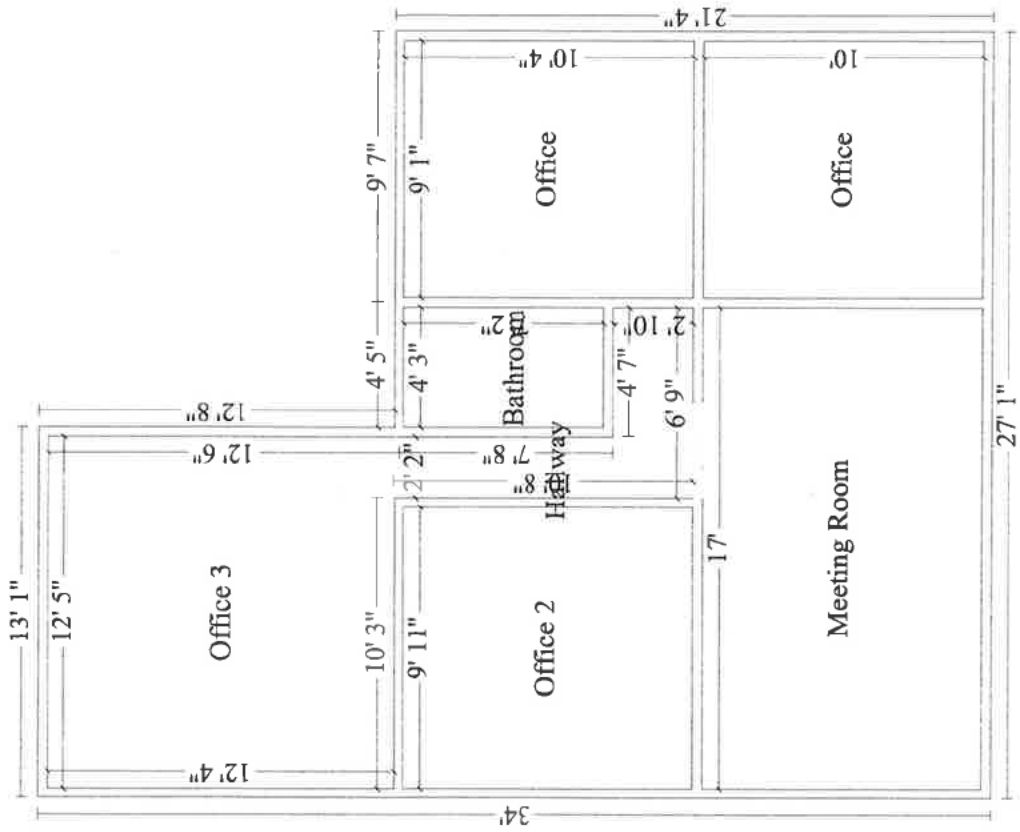
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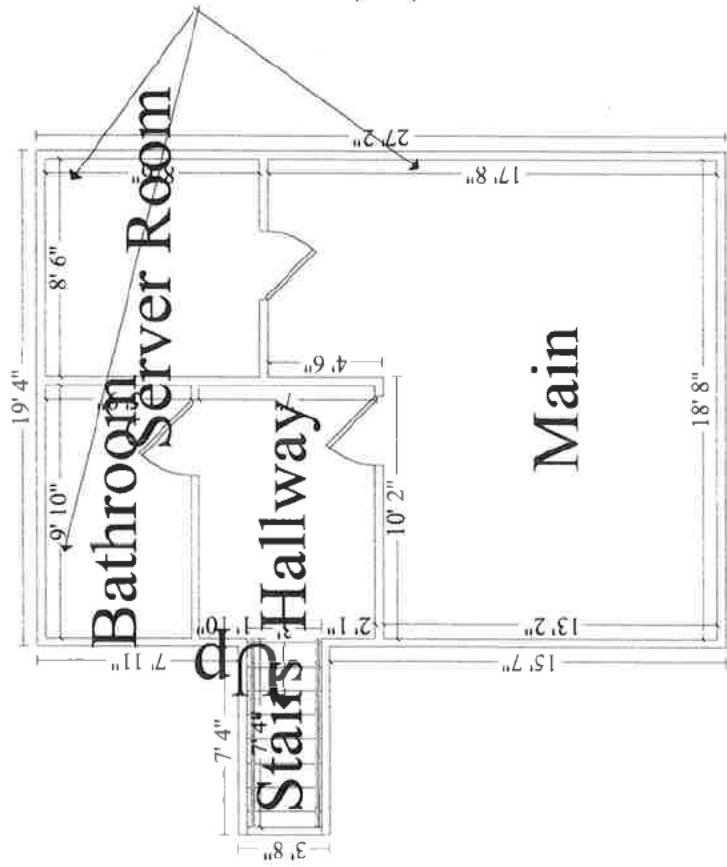
Pat Drescher

#### Grand Total Areas:

3,649.40 SF Walls	1,180.56 SF Ceiling	4,829.96 SF Walls and Ceiling
1,199.45 SF Floor	133.27 SY Flooring	453.27 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	457.55 LF Ceil. Perimeter
1,199.45 Floor Area	1,296.53 Total Area	3,497.15 Interior Wall Area
1,965.09 Exterior Wall Area	211.59 Exterior Perimeter of Walls	
1,148.81 Surface Area	11.49 Number of Squares	308.23 Total Perimeter Length
58.92 Total Ridge Length	17.44 Total Hip Length	



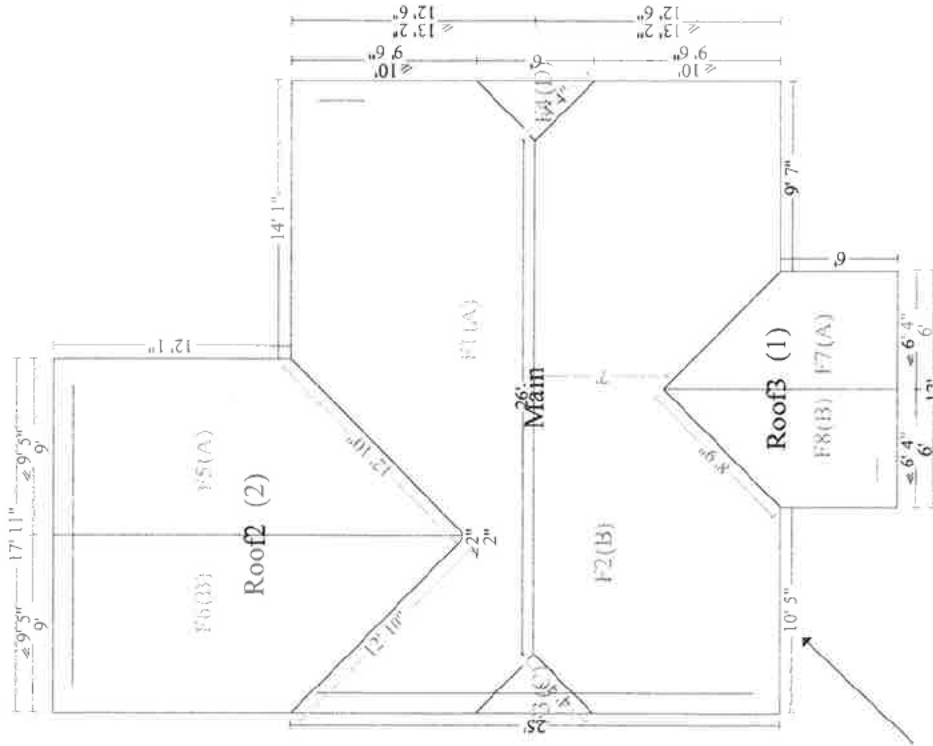




Surface water/flood water intrusion into basement a

# Front - Basement





Snow/ice damage to fascia and eave area.

FRONT 141 C Street - IT Building







## BELFOR Environmental, Inc.

50 Artisan Means Way, Suite B - Reno, NV 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0077483 - CO216 - CA # 892184 - DOSH # 1017  
NV Contract Limit Amount - Unlimited

Insured: Storey County IT Building  
Property: 141 North C Street  
Virginia City, NV 89440

Business: (775) 847-1152  
E-mail: IT@storeycounty.org

Estimator: Erik Lobe

Cellular: (775) 830-7349  
E-mail: erik.lope@us.belfor.com

### Claim Number:

### Policy Number:

Type of Loss: <NONE>

Date of Loss: 8/14/2017  
Date Inspected:

Date Received: 8/14/2017  
Date Entered: 8/14/2017 10:27 AM

Price List: NVRE8X\_SEP17  
Restoration/Service/Remodel  
Estimate: 17-2011-STOR\_C\_ASB

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the abatement detailed in the following estimate is **\$11,433.83**. **This estimate does NOT include the cost of clearance testing. It will be the owner's responsibility to pay all clearance testing fees directly to the testing company.**

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

Progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include any additional hazardous material testing or abatement except that specifically detailed in the following estimate.

This estimate is valid for 30 days from 9/11/2017. If you have any questions about this estimate, please contact Erik Lobe to discuss those questions.

I/we agree to the terms and conditions of this proposal.

Owner/Authorized signature \_\_\_\_\_ Date \_\_\_\_\_

BELFOR Representative \_\_\_\_\_ Date \_\_\_\_\_



**BELFOR Environmental, Inc.**

50 Artisan Means Way, Suite B - Reno, Nv 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0077483 - CO216 - CA # 892184 - DOSH # 1017  
NV Contract Limit Amount - Unlimited

**17-2011-STOR\_C\_ASB****17-2011-STOR\_C\_ASB****DESCRIPTION****QTY**

On August 14, 2017 BELFOR met with Mike Northan To inspect water damage to a building located at 141 North C Street in Virginia City, Nevada. After testing of the vct flooring it was discovered that the black mastic and brown tiles contain asbestos. Our scope will include removal of the vct tile and associated black flooring mastic throughout.

**Basement****Main room****Height: 6' 6"****DESCRIPTION****QTY**

1. Containment Barrier/Airlock/Decon. Chamber	18.00 SF
2. Protect - Cover with plastic	262.02 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	
3. Tear out trim and bag for disposal	65.50 LF
4. Tear out asbestos vinyl floor covering (no haul off)	285.52 SF
5. HEPA Vacuuming - Light - (PER SF)	547.54 SF
6. Clean the floor - Light	285.52 SF
7. Apply asbestos fiber encapsulating compound	285.52 SF
8. Remove asbestos floor mastic (no haul off)	285.52 SF
9. Interior door - Detach & reset - slab only	0.50 EA
Detach the door.	

**Server Room 1****Height: 6' 6"****DESCRIPTION****QTY**

10. Containment Barrier/Airlock/Decon. Chamber	6.00 SF
11. Protect - Cover with plastic	141.33 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	
12. Tear out trim and bag for disposal	35.33 LF
13. Tear out asbestos vinyl floor covering (no haul off)	77.92 SF
14. HEPA Vacuuming - Light - (PER SF)	219.25 SF
15. Clean the floor - Light	77.92 SF
16. Apply asbestos fiber encapsulating compound	77.92 SF
17. Remove asbestos floor mastic (no haul off)	77.92 SF
18. Interior door - Detach & reset - slab only	0.50 EA
Detach the door.	

**BELFOR Environmental, Inc.**

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NV Contract Limit Amount - Unlimited

**Hallway****Height: 6' 6"****DESCRIPTION****QTY**

19. Containment Barrier/Airlock/Decon. Chamber	28.00 SF
20. Protect - Cover with plastic	77.67 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	
21. Tear out trim and bag for disposal	19.42 LF
22. Tear out asbestos vinyl floor covering (no haul off)	39.11 SF
23. HEPA Vacuuming - Light - (PER SF)	116.78 SF
24. Clean the floor - Light	39.11 SF
25. Apply asbestos fiber encapsulating compound	39.11 SF
26. Remove asbestos floor mastic (no haul off)	39.11 SF

**Bathroom****Height: 6' 6"****DESCRIPTION****QTY**

27. Containment Barrier/Airlock/Decon. Chamber	6.00 SF
28. Protect - Cover with plastic	140.67 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	
29. Tear out trim and bag for disposal	35.17 LF
30. Tear out asbestos vinyl floor covering (no haul off)	77.21 SF
31. HEPA Vacuuming - Light - (PER SF)	217.88 SF
32. Clean the floor - Light	77.21 SF
33. Apply asbestos fiber encapsulating compound	77.21 SF
34. Remove asbestos floor mastic (no haul off)	77.21 SF
35. Detach & Reset Toilet	0.50 EA
36. Detach & Reset Vanity	1.00 LF
Detach the vanity	
37. Detach & Reset Vanity top - one sink - cultured marble	0.50 LF
Detach the vanity top	
38. Interior door - Detach & reset - slab only	0.50 EA
Detach the door.	

**Old Stairwell****Height: 6' 6"****DESCRIPTION****QTY**

39. Protect - Cover with plastic	69.32 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	
40. Tear out trim and bag for disposal	17.33 LF
41. Tear out asbestos vinyl floor covering (no haul off)	17.08 SF
42. HEPA Vacuuming - Light - (PER SF)	86.40 SF
43. Clean the floor - Light	17.08 SF

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NV # 0077483 - CO216 - CA # 892184 - DOSH # 1017  
NV Contract Limit Amount - Unlimited

**CONTINUED - Old Stairwell**

DESCRIPTION	QTY
44. Apply asbestos fiber encapsulating compound	17.08 SF
45. Remove asbestos floor mastic (no haul off)	17.08 SF
46. Interior door - Detach & reset - slab only Detach the door.	0.50 EA

**Stairs****Height: 12' 4"**

DESCRIPTION	QTY
47. Protect - Cover with plastic	103.40 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	

**Landing Area****Hallway****Height: 8'**

DESCRIPTION	QTY
48. Containment Barrier/Airlock/Decon. Chamber	28.00 SF
49. Protect - Cover with plastic	98.49 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	
50. Tear out trim and bag for disposal	24.62 LF
51. Tear out asbestos vinyl floor covering (no haul off)	46.08 SF
52. HEPA Vacuuming - Light - (PER SF)	144.58 SF
53. Clean the floor - Light	46.08 SF
54. Apply asbestos fiber encapsulating compound	46.08 SF
55. Remove asbestos floor mastic (no haul off)	46.08 SF

**Stairs****Height: 9' 3"**

DESCRIPTION	QTY
56. Protect - Cover with plastic	29.20 SF
The previous line items is to install a 4' high "splash guard" on the walls around the perimeter of the room prior to beginning abatement.	

**BELFOR Environmental, Inc.**

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NV # 0077483 - CO216 - CA # 892184 - DOSH # 1017  
NV Contract Limit Amount - Unlimited

**Main Floor****Great Room****Height: 8'****DESCRIPTION****QTY**

57. Containment Barrier/Airlock/Decon. Chamber	28.00 SF
58. Peel & seal zipper	1.00 EA
59. Temporary safety shower	1.00 EA

**General****DESCRIPTION****QTY**

60. Hazardous waste hauling & disposal - (Bid Item) Haz dumpster, manifest, transportation and immediate burial.	1.00 EA
61. Hazardous Material Remediation (Bid Item) Notification Fees Osha \$400.00 NESHAP \$735.00	1.00 EA
62. Add for personal protective equipment (hazardous cleanup)	36.00 EA
63. Respirator - Half face - multi-purpose resp. (per day)	9.00 DA
64. Respirator cartridge - HEPA only (per pair)	3.00 EA
65. Eye protection - plastic goggles - Disposable	3.00 EA
66. Equipment decontamination charge - per piece of equipment	2.00 EA
67. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	8.00 DA

Grand Total

11,433.83

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Erik Lobe





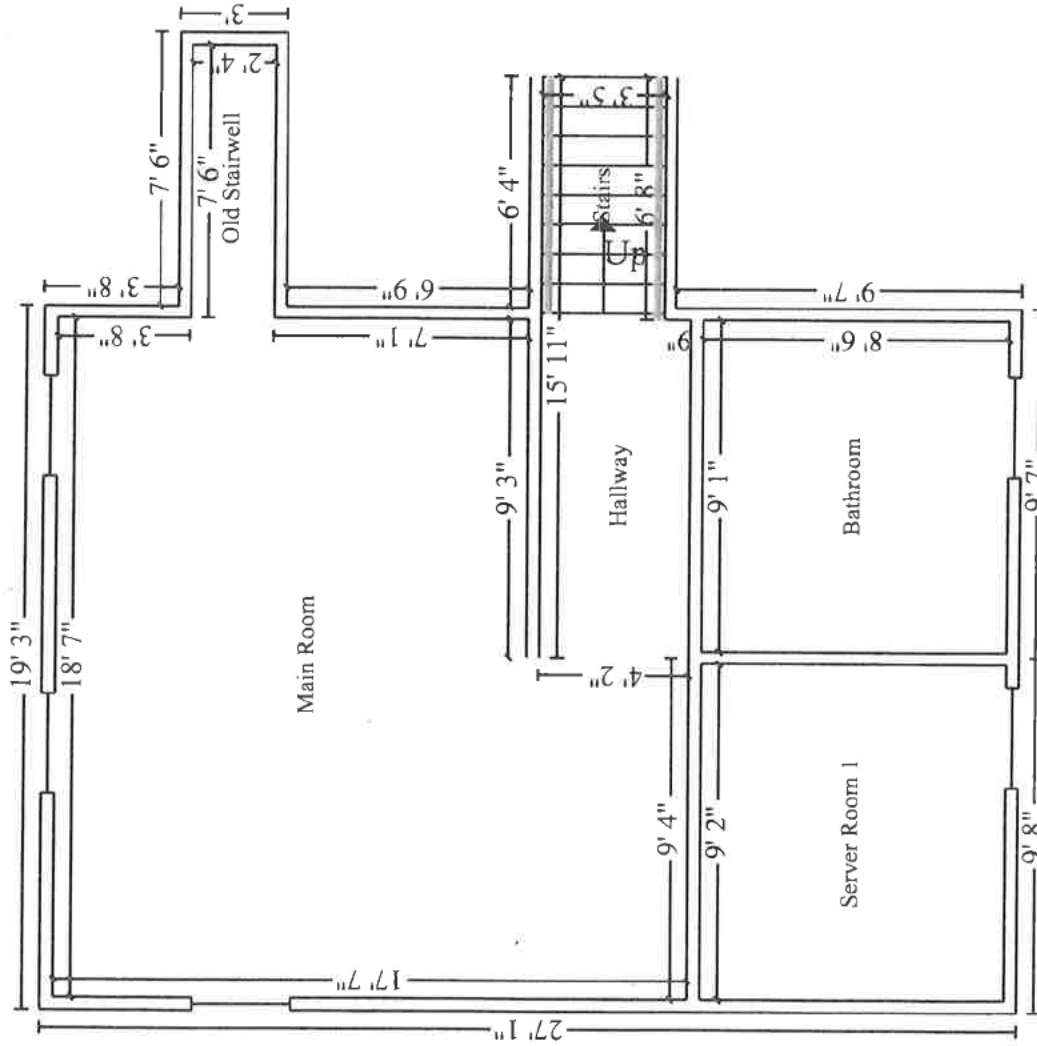
## **BELFOR Environmental, Inc.**

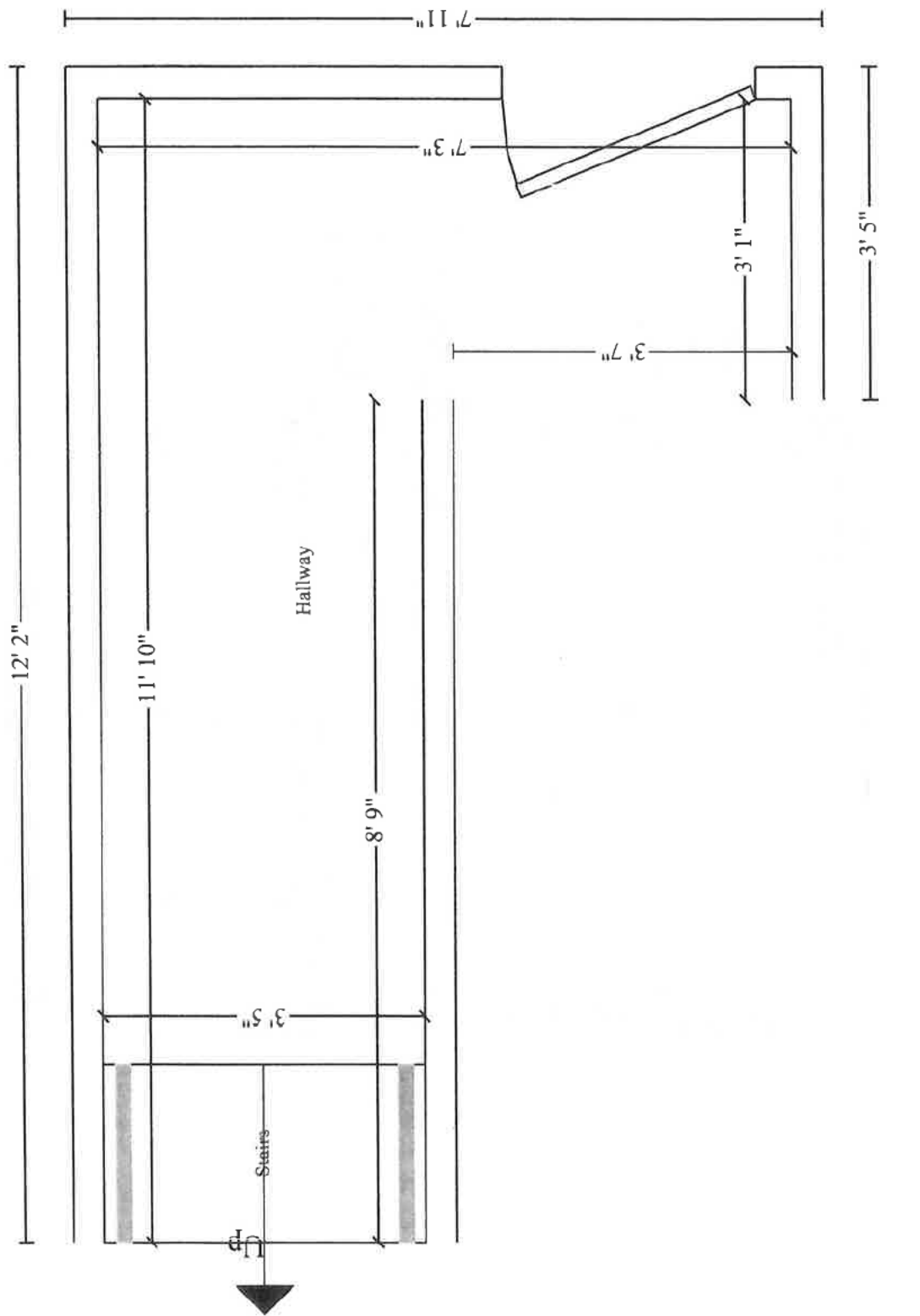
50 Artisan Means Way, Suite B - Reno, Nv 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0077483 - CO216 - CA # 892184 - DOSH # 1017  
NV Contract Limit Amount - Unlimited

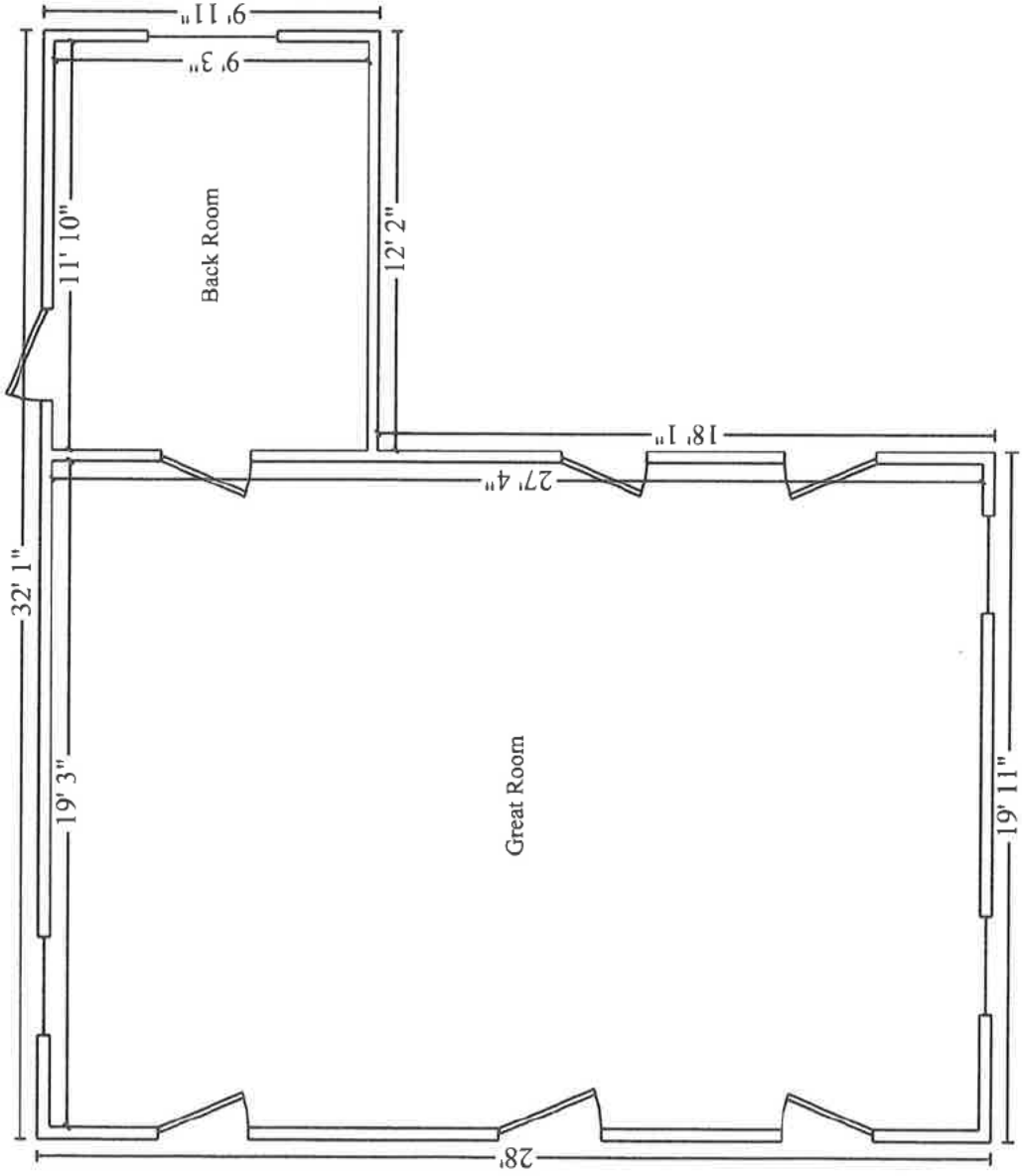
### **Grand Total Areas:**

2,365.91 SF Walls	1,206.98 SF Ceiling	3,572.89 SF Walls and Ceiling
1,231.70 SF Floor	136.86 SY Flooring	331.07 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	352.21 LF Ceil. Perimeter
1,231.70 Floor Area	1,311.65 Total Area	2,205.00 Interior Wall Area
1,936.24 Exterior Wall Area	255.93 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	













## **BELFOR Property Restoration**

50 Artisan Means Way, Suite B - Reno, Nv 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

Insured: ASC - Storey County IT 141 C St - WTR  
Property: 141 C Street  
Virginia City, NV 89440

Home: (775) 847-0966  
E-mail: dhaymore@storeycounty.org

Estimator: Pat Drescher

Cellular: (775) 342-8068  
E-mail: pat.drescher@us.belfor.com

Reference: Greg Gilliam  
Position: Senior Claims Adjuster  
Company: ASC Risk  
Business: 639 Isabell Road, Suite 390  
Reno, NV 89502

Business: (702) 586-1369  
E-mail: Greg.Gilliam@ascrisk.com

**Claim Number:** P2431704884

**Policy Number:** NPAIP201617

**Type of Loss:** Other

Date Contacted: 1/19/2017 12:00 AM

Date of Loss: 1/10/2017 12:00 AM

Date Inspected: 1/27/2017 12:00 AM

Date Received: 1/18/2017 12:00 AM

Date Entered: 3/11/2017 11:45 AM

Price List: NVRE8X\_AUG17  
Restoration/Service/Remodel  
Estimate: 17-66-ASC\_SCIT-WTR





## BELFOR Property Restoration

50 Artisan Means Way, Suite B - Reno, Nv 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

### 17-66-ASC\_SCIT-WTR

#### 17-66-ASC\_SCIT-WTR

##### DESCRIPTION

##### QTY

The following estimate reflects the requisite mitigation subsequent to a water intrusion in January of 2017 based off of a visual inspection on August 3, 2017. Please note - all items remain open pending full discovery upon removal of known damaged materials subsequently revealing the true extent of the loss in exposed spatial cavities. A repair estimate will be provided subsequent to full discovery as well as reinspection.

Please note - asbestos mitigation must be completed prior to any mold abatement and water mitigation. A separate estimate will be provided for asbestos abatement and mold abatement. This estimate reflects the requisite water mitigation prior to mold abatement and the assumption is that all rooms in the basement were impacted to varying degrees. Subsequently, all items remain open pending full discovery.

General contents are figured into this estimate however, all IT equipment, servers, and the like must be attended to by county IT staff prior to commencement of any mitigation or abatement.

### Basement

#### Main

Height: 8'

##### DESCRIPTION

##### QTY

##### MITIGATION

1. Tear out trim and bag for disposal - up to Cat 3	72.75 LF
2. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	72.75 LF
3. Tear out and bag wet insulation - Category 3 water	290.99 SF
4. Remove Interior door unit	1.00 EA
5. Remove Casing - 2 1/4"	34.00 LF

#### Server Room

Height: 8'

##### DESCRIPTION

##### QTY

##### MITIGATION

6. Tear out trim and bag for disposal - up to Cat 3	34.00 LF
7. Tear out wet drywall, cleanup, bag - Cat 3	272.00 SF
8. Tear out and bag wet insulation - Category 3 water	272.00 SF
9. Remove Casing - 2 1/4"	17.00 LF



## BELFOR Property Restoration

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(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

### Bathroom

Height: 8'

#### DESCRIPTION

QTY

#### MITIGATION

10. Tear out trim and bag for disposal - up to Cat 3	31.16 LF
11. Tear out wet drywall, cleanup, bag - Cat 3	249.29 SF
12. Tear out and bag wet insulation - Category 3 water	249.29 SF
13. Remove Interior door unit	1.00 EA
14. Remove Casing - 2 1/4"	17.00 LF

### Hallway

Height: 8'

#### DESCRIPTION

QTY

#### MITIGATION

15. Tear out trim and bag for disposal - up to Cat 3	30.59 LF
16. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	30.59 LF
17. Tear out and bag wet insulation - Category 3 water	122.34 SF
18. Remove Casing - 2 1/4"	17.00 LF

### Stairs

Height: 13'

#### DESCRIPTION

QTY

#### MITIGATION

19. Tear out trim and bag for disposal - up to Cat 3	17.26 LF
20. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	17.26 LF
21. Tear out and bag wet insulation - Category 3 water	69.06 SF

### Main

### Main

#### DESCRIPTION

QTY

Although these rooms were not directly impacted by the water intrusions (just the basement) there is the issue of cross contamination and that is addressed accordingly.



## BELFOR Property Restoration

50 Artisan Means Way, Suite B - Reno, Nv 89511  
(775) 424-3200 Tel. - (775) 356-0633 Fax  
NV # 0067311 Limit - Unlimited  
NV # 0078990, 0078991, 0078992 Limits - \$1,000,000  
CA # 810553 - Fed ID # 84-1309171

### General

#### DESCRIPTION

QTY

#### GENERAL

22. Air mover (per 24 hour period) - No monitoring (4 units anticipated for 3 days)	12.00 EA
23. Dehumidifier (per 24 hour period) - XLarge - No monitoring (2 units anticipated for 3 days)	6.00 EA
24. Haul debris - per pickup truck load - including dump fees	3.00 EA
25. Content Manipulation charge - per hour	12.00 HR

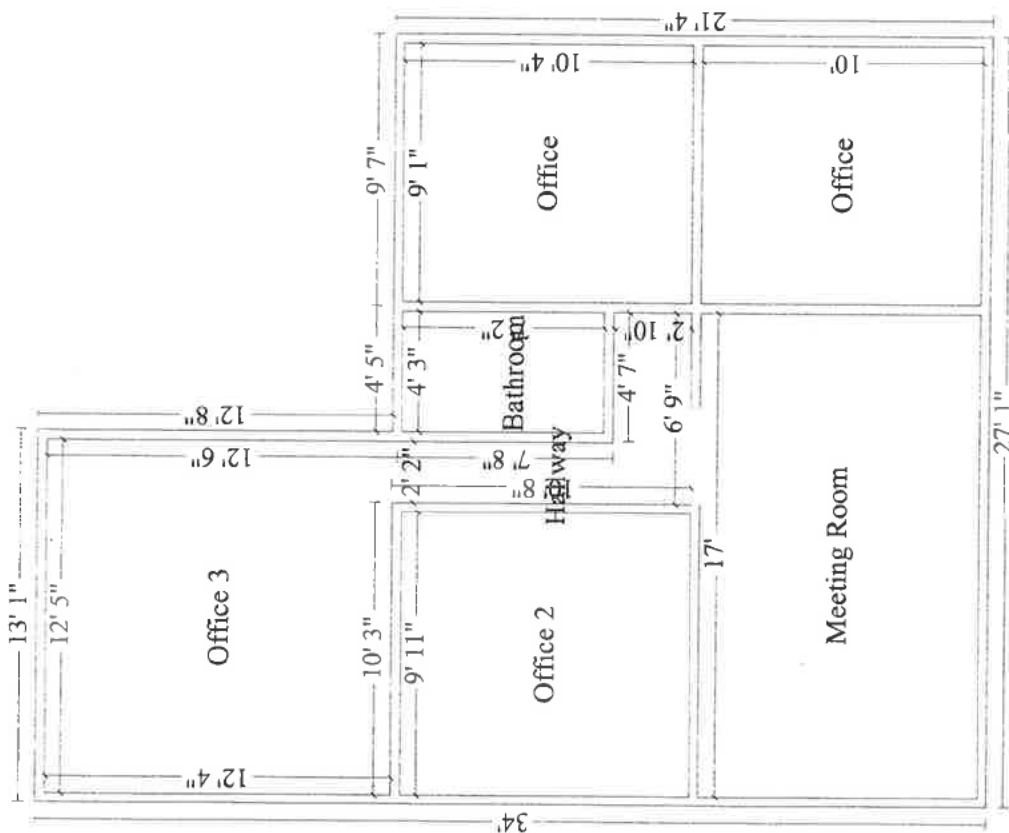
Grand Total

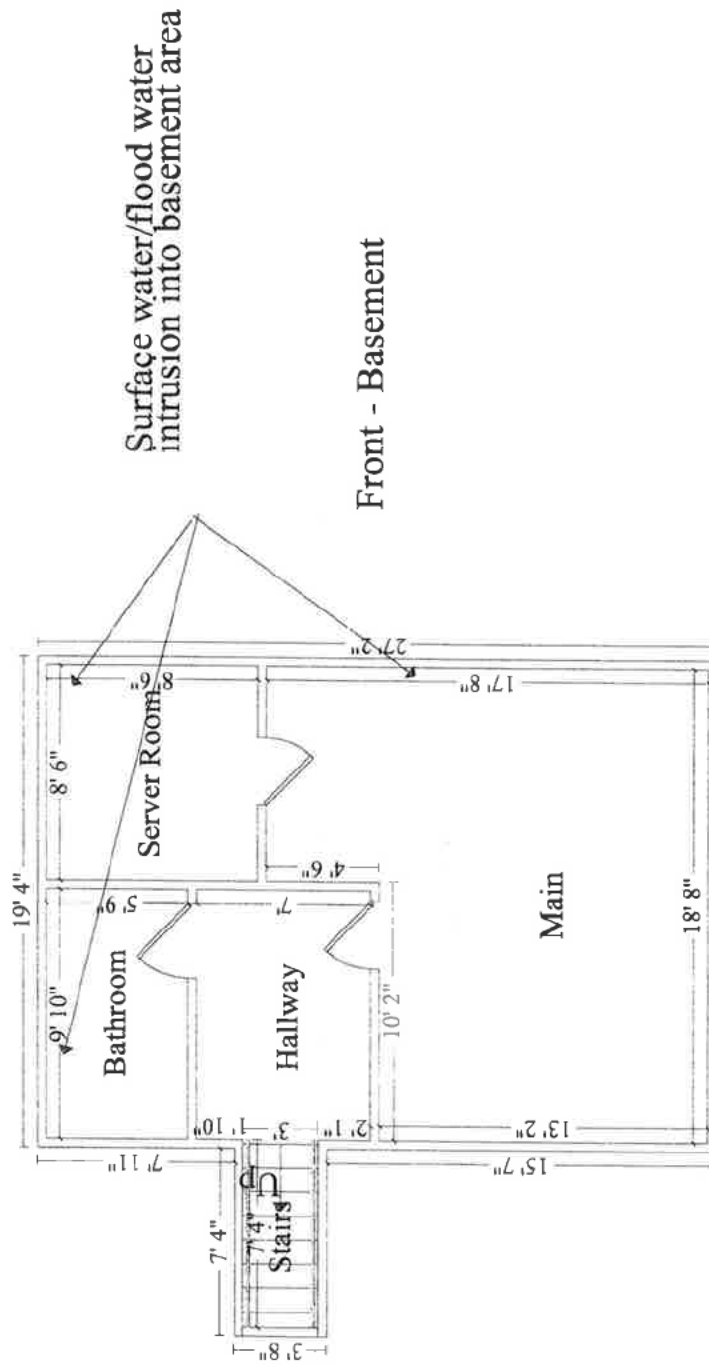
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Pat Drescher

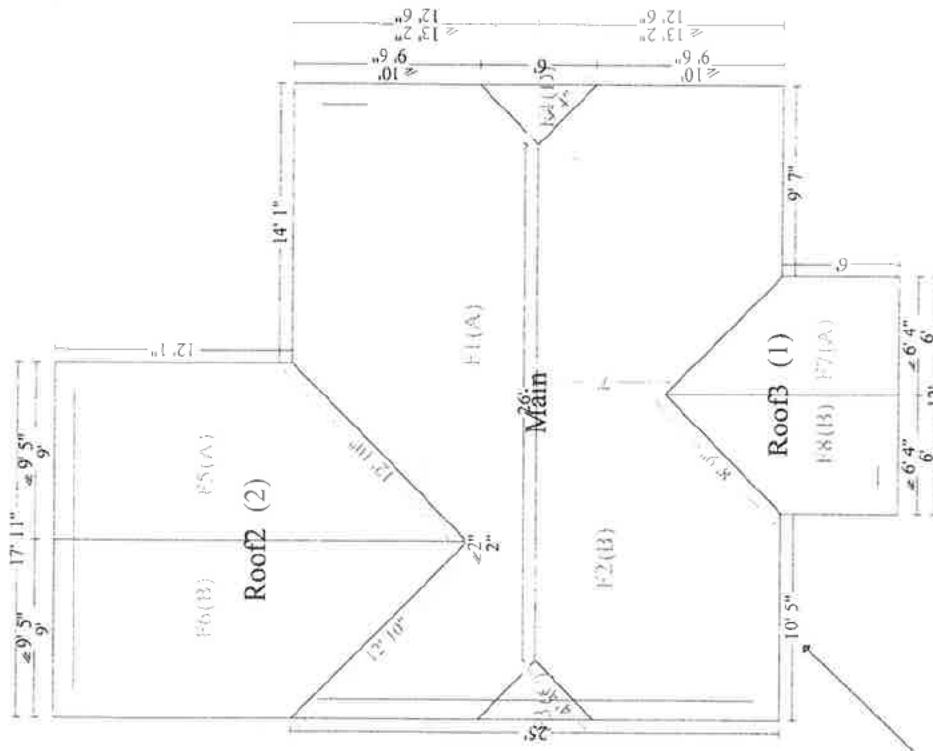
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1,199.45 SF Floor	133.27 SY Flooring	453.27 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	457.55 LF Ceil. Perimeter
1,199.45 Floor Area	1,296.53 Total Area	3,497.15 Interior Wall Area
1,965.09 Exterior Wall Area	211.59 Exterior Perimeter of Walls	
1,148.81 Surface Area	11.49 Number of Squares	308.23 Total Perimeter Length
58.92 Total Ridge Length	17.44 Total Hip Length	









Snow/ice damage to fascia and eave area.

FRONT 141 C Street - IT Building





**ENVIRONMENTAL TESTING & CONSULTING INC**  
**14640 Toll Rd • Reno, Nevada 89521-8466**

December 29, 2016  
ETC Project No. 12-16-1508

Storey County Public Works  
PO Box 435  
Virginia City, NV 89440  
Attn: Jason VanHavel, Public Works Director  
[jvanhavel@storeycounty.org](mailto:jvanhavel@storeycounty.org)

**Re: RADON TESTING**  
**141 North C St, Virginia St, NV**

Ladies and Gentlemen:

Per your request, a representative from Environmental Testing & Consulting (ETC) collected samples inside the above-mentioned residence to determine radon levels.

**SUMMARY**

Based on the sampling results, the average radon level throughout the facility is greater than the EPA recommended level of 4.0 pCi/L. Therefore, mitigation is recommended.

**METHODS**

**1) Radon Sampling**

Samples are collected approximately 3 feet from the floor throughout the residence and collected for a time of between 48 and 96 hours. Samples are then sent to the laboratory for analysis. The sampling was conducted by ETC between December 27 and December 29, 2016.

**RESULTS, OBSERVATIONS, AND DISCUSSION**

**Radon Sample Results**

Radon canisters were placed throughout the residence. The following table summarizes the sample data.

SAMPLE NO.	SAMPLE DATES	LOCATION	RESULTS - PCi/L (PICOCURIES PER LITER)
2777469	12-27 to 12-29	NW Lower Level	6.9
2777475	12-27 to 12-29	Center Lower Level	7.0
2777472	12-27 to 12-29	SW Lower Level	9.2

<b>2777462</b>	<b>12-27 to 12-29</b>	<b>SE Lower Level</b>	<b>6.8</b>
<b>2777485</b>	<b>12-27 to 12-29</b>	<b>NE Lower Level</b>	<b>6.8</b>

The sample results indicate the radon levels (average 7.34 pCi/L) throughout the residence were greater than the EPA recommended action level of 4.0 pCi/L.

### **Discussion**

Radon is an invisible and odorless radioactive gas which occurs naturally from decaying uranium underneath the earth's surface. Though you cannot see, smell, or taste radon, it is there and may be a problem in your home or office. The greatest concentration of radon is usually found in the lowest level of homes or offices. This is because radon is found in the soil and rocks beneath the foundation. Radon gas rises through the soil and seeps through cracks, holes, and drain pipes in the foundation or basements of buildings. Radon gas can be found all over the United States and per the U.S. Environmental Protection Agency (EPA) 1 out of every 15 homes in the United States has high levels of radon gas. An acceptable level of radon is 4(pCi/L) or less.

### **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the sampling results, we have established the following:

- **The average radon level throughout the residence is greater than the EPA recommended action level of 4.0 pCi/L.**

Therefore, we recommend radon-reduction (mitigation) to resolve the apparent issues and that a qualified contractor perform the work. The contractor should follow all applicable guidelines and protocol suggested by the leading occupational hygiene and public health organizations.

### **CLOSURE**

This report consists of this written report and laboratory analytical reports. If any portions of this report are missing, the report should be considered incomplete.

Our services and this report have been performed using a degree of skill and care ordinarily exercised under similar circumstances by industrial hygienists practicing on similar projects, in a similar period, and in this or similar localities. The inspection and testing described in this report relate specifically to the circumstances present at the locations sampled on the date and time the sampling was conducted. The conclusions are strictly professional opinion and expressly do not constitute a certification, warranty, or guarantee of any type.

We appreciate the opportunity to assist with this project. Please contact us if you have any questions regarding this report.

**Storey County Public Works**

Radon Testing  
141 North C St, Virginia City, NV

ETC Project No. 12-16-1508

December 27, 2016

Page 3 of 3

Submitted by,

Jack Goshow, Senior Industrial Hygienist, CMC™  
Council Certified Microbial Consultant™  
Board-awarded by the American Indoor Air Quality Council™  
NV Asbestos Consultant #IJPM-865  
CA Certified Asbestos Consultant (CAC) #13-5052  
IICRC Water Restoration Technician



## Pat Whitten

---

**From:** Michael Northan  
**Sent:** Wednesday, October 04, 2017 12:20 PM  
**To:** Pat Whitten  
**Subject:** IT building conaminant summary update

Hey Pat,

I just got the lab report for the lead in the IT building. The field indication of lead was a false positive. There is NO lead detected in the building.

The mold findings still stand though.

Just wanted to clarify that.

I can forward the lead report to you if you like.

Mike

Mike Northan  
Project Coordinator  
Storey County  
775 335 6991



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: 11/07/17

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Resolution No. 2017-477, acceptance of quitclaim deed of dedication between EP Minerals, LLC, a Delaware limited liability company, to Storey County, a political subdivision of the State of Nevada, where EP Minerals, LLC is to dedicate, release, remiss, and quitclaim to Storey County to have and hold for public use as a public street, including rights, title, and interest in the real property located at McCarran, Storey County, Nevada and described in Enclosure A hereto.
2. **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to approve Resolution No. 2017-477, acceptance of quitclaim deed of dedication between EP Minerals, LLC, a Delaware limited liability company, to Storey County, a political subdivision of the State of Nevada, where EP Minerals, LLC is to dedicate, release, remiss, and quitclaim to Storey County to have and hold for public use as a public street, including rights, title, and interest in the real property located at McCarran, Storey County, Nevada and described in Enclosure A hereto.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** The subject action will properly deed to Storey County land in which Electric Avenue currently exists. This portion of Electric Avenue was to be dedicated to the county and has been maintained by the county since development.
6. **Supporting materials:** Enclosure A, Quitclaim Deed of Dedication (Electric Avenue Segment) and Exhibit A, legal description; Enclosure B, map of subject property.
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. 11

After Recording, Return To:

Storey County Building Department  
P.O. Box 526  
Virginia City, NV 89440

APN: 004-093-26  
NRPTT: Exempt

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 293B.030).

**QUITCLAIM DEED OF DEDICATION  
(Electric Avenue Segment)**

This Quitclaim Deed of Dedication is made between **EP MINERALS, LLC**, a Delaware limited liability company, referred to as "Grantor"; and **STOREY COUNTY**, a political subdivision of the State of Nevada, referred to as "Grantee".

Grantor hereby dedicates releases, remises and quitclaims to Grantee to have and to hold for public use as a public street, all Grantor's right, title and interest in the real property located in Storey County, Nevada, described in Exhibit A, and shown on Exhibit "B", attached hereto and incorporated herein by this reference, ("Real Property").

Reserving and excepting unto Grantor and Grantor's successors and assigns in perpetuity all water rights appurtenant to the Real Property, surface or underground, of whatever kind or nature, including all permits, applications and certificates regarding said water rights, whether such water rights exist at the time of this conveyance or are obtained in the future by Grantor.

Reserving and excepting unto Grantor and Grantor's successors and assigns in perpetuity all oil, gas and minerals rights of whatever kind or nature, whether known or hereafter discovered.

The Real Property is conveyed: (a) subject to all covenants, conditions, restrictions, reservations, rights-of-way, easements, and licenses; and (b) without any warranty or representation as to title or otherwise.

Dated this 18<sup>th</sup> day of October, 2017.

**GRANTOR:**

**EP MINERALS, LLC, a Delaware limited liability company**

By: Bregg Jones

Title: CEO

**ACCEPTED BY GRANTEE:**

**STOREY COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_

Marshall McBride, Chairman

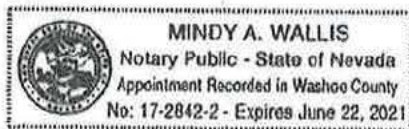
**ATTEST:**

By: \_\_\_\_\_

Vanessa Stephens, County Clerk

STATE OF Nevada )  
 ) ss.  
COUNTY OF Washoe )

This instrument was acknowledged before me on October 18, 2017  
by Bregg Jones as CEO of EP MINERALS,  
LLC, a Delaware limited liability company.



Mindy Wallis  
Notary Public, Mindy Wallis

STATE OF NEVADA            )  
                                      ) ss.  
COUNTY OF STOREY        )

This instrument was acknowledged before me on \_\_\_\_\_, 2017 by  
MARSHALL McBRIDE as Chairman of the Storey County Board of County Commissioners.

\_\_\_\_\_  
Notary Public



## **EXHIBIT "A"**

Certain real property situate in Section 35, T20N., R22E., M.D.M. in Storey County, Nevada known as Parcel 2008-39 on that certain Dedication Map For EP Minerals, LLC recorded on January 22, 2009 as Document No. 110555.

Prepared by Robert M. Sader, Esq.  
8600 Technology Way, Suite 101  
Reno, Nevada 89521





## Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☐

1. **Title: DISCUSSION/POSSIBLE ACTION:** Approval of Voting System Agreement by and between Dominion Voting Systems, Inc. and Storey County, NV for the purchase of a voting system, licenses and related services with a total purchase price of \$127,217.

2. **Recommended motion:** I [commissioner] motion to approve the Voting System Agreement by and between Dominion Voting Systems, Inc. and Storey County, NV for the purchase of a voting system, licenses and related services with a total purchase price of \$127,217.

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 775.847.0969

4. **Staff summary:** The proposed action item is an agreement to upgrade and replace the current voting equipment in use by the County. Our current voting system is extremely reliable and accurate; however it is becoming increasingly obsolete. A new system will have many advantages of the current system plus significant modern technology improvements.

5. **Supporting materials:** Prepared agreement and grant application from the Secretary of State.

6. **Fiscal impact:**

Funds Available: Yes

Fund: ~~102~~  
001

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_x\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 12

VOTING SYSTEM AGREEMENT  
BY AND BETWEEN  
DOMINION VOTING SYSTEMS, INC.  
AND STOREY COUNTY, NV

This Agreement, dated this 18th day of October, 2017 (the "Effective Date"), for a voting system, licenses and related services is made by and between Storey County, NV ("Customer") and Dominion Voting Systems, Inc., a corporation organized under the laws of the State of Delaware ("Dominion"). This Agreement may refer to Dominion and the Customer together as the "Parties," or may refer to Dominion or the Customer individually as a "Party."

WHEREAS, The Customer desires to purchase a voting system, licenses and related services; and

WHEREAS, Dominion designs, manufactures, sells, licenses, and provides ongoing solutions for voting systems;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and in accordance with the terms and conditions set forth herein, Dominion agrees to sell, license and furnish the System (as defined herein) to the Customer:

1. **Composition of Agreement.** Exhibits A and B are attached and incorporated herein by reference and form a part of this Agreement (the "Agreement"). This Agreement consists of the general terms and conditions contained in the following sections, together with the listed Exhibits:

Exhibit A: Pricing Summary and Deliverables Description  
Exhibit B: Software License Terms and Conditions

2. **Definitions.** For the purposes of this Agreement, the following are defined terms:

- 2.1. "Acceptance" and variations thereof, means the successful completion by the Customer of the acceptance testing performed on each component of Dominion Hardware and Software, after delivery in accordance with testing criteria developed and agreed to by the parties, or the occurrence of other events defined in Section 8.
- 2.2. "Confidential Information" means those materials, documents, data, and technical information, specifications, business information, customer information, or other information of a Party (the "Disclosing Party") maintains as trade secrets or confidential and which are disclosed to a another Party (the "Receiving Party") in tangible form conspicuously marked as "confidential," or with words having similar meaning, which includes without limitation, Dominion Software and associated documentation.
- 2.3. "Dominion Hardware" means the ImageCast® system hardware as more specifically described in Exhibit A.



- 2.4. "Dominion Software" means software and firmware programs licensed to the Customer by Dominion and any associated documentation as more specifically described in Exhibit A.
- 2.5. "Election" means a single election event administered by the Customer including any absentee and early voting activity associated with the election event. Election shall not mean any follow-on events occurring after the initial election event, including without limitations, run-offs or recall replacements elections. Any follow on event shall be considered an Election in and of itself.
- 2.6. "Election Management System Hardware" or "EMS Hardware" means third party hardware required for operating Dominion Software as used in conjunction with the Dominion Hardware.
- 2.7. "License" has the meaning set forth in Section 7.
- 2.8. "System" means the combination of Dominion Software, Dominion Hardware and EMS Hardware.
- 2.9. "Third Party Software" means manufacturer supplied software, or firmware owned by third parties, which Dominion provides to Customer pursuant to sublicenses or end user license agreements with the owners of such Third Party Software. Third Party Software includes, but is not limited to, various operating systems, software drivers, report writing subroutines, and firmware.
- 3. **Term of Agreement.** The Term of this Agreement shall begin on the Effective Date and shall continue until December 31, 2025, unless sooner terminated or extended as provided herein. Subject to possible annual price increases, the licenses or warranties authorized by this Agreement may extend beyond the Term of this Agreement, according to the terms and conditions of such License or warranty.
- 4. **Dominion's Responsibilities.** Dominion shall:
  - 4.1. Deliver the System and installation plan services as described in Exhibit A (Project Configuration and Pricing Summary).
  - 4.2. Assign a Dominion project manager ("Dominion Project Manager") to oversee the general operations of the project. The Dominion Project Manager will be the primary contact for all project needs. The Dominion Project Manager will be responsible for all deliverables and services including, resource planning and coordination, product delivery, issue resolution and for all administrative matters such as invoices and payments.
  - 4.3. Provide the Customer with a Dominion Software Use License as described in Exhibit B (Software License Agreement).



- 4.4. Provide the Customer with one (1) reproducible electronic copy of the user documentation.
- 4.5. Provide the Customer with the information and assistance to permit the Customer's third party ePollbook vendor the ability to write ICX election information onto smart cards. UNDER NO CIRCUMSTANCE WILL DOMINION BE LIABLE FOR ANY ACTIONS OR OMISSIONS OF THE CUSTOMER OR THIRD PARTY ePOLLBOOK VENDOR RELATED TO SMART CARD ACTIVATION. DOMINION DISCLAIMS ALL WARRANTIES AND REPRESENTATIONS, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY RELATED TO SMART CARD ACTIVATION.
- 4.6. Assist in the Acceptance Testing process as required by Section 8 herein.
- 4.7. Provide invoices to Customer upon Acceptance of items listed in Exhibit A and pursuant to the payment schedule described in Section 5.1 herein.

**5. Customer's Responsibilities.** Customer shall:

- 5.1. Pay invoices in a timely manner and no later than thirty (30) calendar days from receipt of a Dominion invoice. Payments specified in this Section 5 are exclusive of all excise, sale, use and other taxes imposed by any governmental authority, all of which taxes shall be reimbursed by the Customer. If the Customer is exempt from taxes, Customer shall supply Dominion a tax exemption certificate or other similar in a form demonstrating its exempt status upon request. While the Customer is responsible for all payments, the Customer anticipates that the State of Nevada will subsidize or pay in full, all amounts for Election Support, and annual Software Licenses and Warranties.
- 5.2. Assign a Customer project manager ("Customer Project Manager"), who shall be responsible for review, analysis and acceptance of the System and the coordination of Customer personnel, equipment, vehicles and facilities. The Customer Project Manager shall be empowered to make decisions on behalf of the Customer with respect to the work being performed under this Agreement. The Customer Project Manager shall also have direct access to the Customer's top management at all times for purposes of problem resolution.
- 5.3. Conduct Acceptance testing process as required by Section 8.
- 5.4. Customer shall provide reasonable access and entry into all Customer property required by Dominion to provide the services described in this Agreement. All such access and entry shall be provided at Customer's expense.
- 5.5. If applicable, for election setup and database creation services as described in Exhibit A, the Customer shall review and approve or identify issues to all Dominion deliverables related to such service within two (2) business days of receipt by the

Customer. In the event the Customer discovers an issue, it shall provide written notice to Dominion immediately following the discovery of any issue and Dominion shall rectify the issue at no additional cost to the Customer. In the event the Customer approves the deliverable and subsequent to such approval, request that a change be made to the deliverable, then Dominion may provide the change at an additional cost based upon Dominion's then current published service rates.

## **6. Title and Risk of Loss.**

- 6.1. Title to the System, Excluding All Software. Title to the System, or any portion thereof, excluding software and firmware, will pass to Customer upon delivery.
- 6.2. Software. Software, including firmware, is licensed not sold. The original and any copies of the Dominion Software, or other software provided pursuant to this agreement, in whole or in part, including any subsequent improvements or updates, shall remain the property of Dominion, or any third party that owns such software.
- 6.3. Risk of Loss. Dominion shall bear the responsibility for all risk of physical loss or damage to each portion of the System until such portion is delivered to the Customer. Customer shall provide Dominion with a single location for shipment and Dominion shall not be responsible for shipping to more than one location. To retain the benefit of this clause, Customer shall notify Dominion of any loss or damage within ten (10) business days of the receipt of any or all portions of the System, or such shorter period as may be required to comply with the claims requirements of the shipper, and shall cooperate in the processing of any claims made by Dominion.

## **7. Software License and Use.**

- 7.1. License. Upon mutual execution of this Agreement, Dominion grants to the Customer, and the Customer accepts a non-exclusive, non-transferable, license ("License") to use the Dominion Software subject to the terms and conditions of this Agreement and the Software License Terms attached hereto as Exhibit B.
- 7.2. Third Party Software. The System includes Third Party Software, the use of which is subject to the terms and conditions imposed by the owners of such Third Party Software. Customer consents to the terms and conditions of the third party License Agreements by Customer's first use of the System.

## **8. Acceptance.**

- 8.1. Dominion Software or Dominion Hardware Testing. After delivery of Dominion Software or Dominion Hardware, the Customer will conduct Acceptance testing of such units, in accordance with the Acceptance criteria developed and updated, from time to time, by Dominion. Such Acceptance testing shall occur at a time mutually agreed upon by the Parties, but no later than ten (10) business days after installation.

- 8.2. System Acceptance Testing. To the extent not tested as part of the testing pursuant to Subsections 8.1, upon completing the installation of the System, the Customer will conduct system acceptance testing, according to the Acceptance test procedures developed and updated, from time to time, by Dominion. Such Acceptance testing shall occur at a time mutually agreed upon by the Parties, but no later than ten (10) business days after installation of the System.
- 8.3. Acceptance/Rejection. After testing, if the Dominion Software, Dominion Hardware, or the System does not conform to user documentation or Dominion provided Acceptance criteria, Customer will notify Dominion in writing within five (5) business days. Dominion will, at its own expense, repair or replace the rejected Dominion Software, Dominion Hardware, or System within thirty (30) days after receipt of Customer's notice of deficiency. The foregoing procedure will be repeated until Customer finally accepts or rejects the Dominion Software, Dominion Hardware, or System in writing in its sole discretion.
- 8.4. System Conformance. Customer will not refuse to grant Acceptance of the System, in whole or in part, solely for the reason that it fails to conform with the specifications, requirements and functions set out in the Agreement in a manner that does not affect the performance of the System, in whole or in part, and Dominion shall provide a plan of action to cure such non-conformity with reasonable dispatch.

## **9. Warranties.**

- 9.1. Dominion Software Warranty. The Dominion Software warranty is subject to the terms and conditions of Exhibit B - the Software License Terms.
- 9.2. Third Party Products. The warranties in this Sections 9 do not apply to any third party products. However, to the extent permitted by the manufacturers of third party products, Dominion shall pass through to Customer all warranties such manufacturers make to Dominion regarding the operation of third party products.
- 9.3. Dominion Hardware Warranty Terms. Dominion warrants that when used with the hardware and software configuration purchased through or approved by Dominion, each component of Dominion Hardware will be free of defects that would prevent the Dominion Hardware from operating in conformity in all material respects with its specifications as documented by Dominion. The Dominion Hardware Warranty shall remain in effect until one year after Acceptance.
- 9.4. Dominion Hardware Warranty Services. If any Dominion Hardware component fails to operate in conformity with its specifications during the warranty period, Dominion shall provide a replacement for the Dominion Hardware component or, at Dominion's sole option, shall repair the Dominion Hardware component, so long as the Dominion Hardware is operated with its designated Dominion Software and with third party products approved by Dominion for use with the Dominion Hardware. The following conditions apply to the Dominion Hardware warranty:

9.4.1. Customer shall bear the shipping costs to return the malfunctioning component of Dominion Hardware to Dominion, and Dominion shall bear the costs for standard shipping of the repaired or replaced component of Dominion Hardware to Customer.

9.4.2. The following services are not covered by this Agreement, but may be available at Dominion's current time and material rates:

9.4.2.1. Replacement of consumable items including but not limited to batteries, paper rolls, ribbons, seals, smart cards, and removable memory devices, scanner rollers, disks, etc.;

9.4.2.2. Repair or replacement of Dominion Hardware damaged by of accident, disaster, theft, vandalism, neglect, abuse, or any improper usage;

9.4.2.3. Repair or replacement of Dominion Hardware modified by any person other than those authorized in writing by Dominion;

9.4.2.4. Repair or replacement of Dominion Hardware from which the serial numbers have been removed, defaced or changed.

9.5. No Other Warranties. DOMINION DISCLAIMS ALL OTHER WARRANTIES, AND REPRESENTATIONS, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY BASED ON A COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE.

**10. Force Majeure.** Should any circumstances beyond the control of Dominion or Customer occur that delay or render impossible the performance of any obligation due under this Agreement, such obligation will be postponed for the period of any delay resulting from any such circumstances, plus a reasonable period to accommodate adjustment to such extension, or cancelled if performance has been rendered impossible thereby. Such events may include, without limitation, accidents; war, acts of terrorism; natural disasters; labor disputes; acts, laws, rules or regulations of any government or government agency; or other events beyond the control of both Dominion and Customer. Neither Party shall be liable under this Agreement for any loss or damage to the other Party due to such delay or performance failures. Notwithstanding the foregoing, both Parties shall use their best efforts to minimize the adverse consequences of any such circumstances. This Section shall not operate to excuse any Party from paying amounts that are owed pursuant to this Agreement.

**11. Indemnification.** Dominion, at its sole expense, will indemnify and defend the Customer, its officers, agents and employees from and against any loss, cost, expense or liability (including but not limited to attorney's fees and awarded damages) arising out of a claim, suit or action that the System infringes, violates, or misappropriates a Third Party's patent, copyright, trademark, trade secret or other intellectual property or proprietary rights.



**12. Limitation of Liability.** DOMINION'S TOTAL AGGREGATE LIABILITY FOR ANY LOSS, DAMAGE, COSTS OR EXPENSES UNDER OR IN CONNECTION WITH THIS AGREEMENT, HOWSOEVER ARISING, INCLUDING WITHOUT LIMITATION, LOSS, DAMAGE, COSTS OR EXPENSES CAUSED BY BREACH OF CONTRACT, NEGLIGENCE, STRICT LIABILITY, BREACH OF STATUTORY OR ANY OTHER DUTY SHALL IN NO CIRCUMSTANCES EXCEED THE TOTAL DOLLAR AMOUNT OF THE AGREEMENT. NEITHER PARTY SHALL BE LIABLE FOR ANY LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF DATA, LOSS OF USE OR ANY OTHER INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL LOSS OR DAMAGE WHATSOEVER, HOWSOEVER ARISING, INCURRED BY THE OTHER PARTY OR ANY THIRD PARTY, WHETHER IN AN ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORT, EVEN IF THE PARTIES OR THEIR REPRESENTATIVES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

**13. Confidential Information.**

- 13.1. Each Party shall treat the other Party's Confidential Information as confidential within their respective organizations and each Party shall be given the ability to defend the confidentiality of its Confidential Information to the maximum extent allowable under the law prior to disclosure by the other Party of such Confidential Information.
- 13.2. Subject to the requirements of the Customer's public record laws ("PRL"), neither Party shall disclose the other Party's Confidential Information to any person outside their respective organizations unless disclosure is made in response to, or because of, an obligation to any federal, state, or local governmental agency or court with appropriate jurisdiction, or to any person properly seeking discovery before any such agency or court.
- 13.3. Any specific information that Dominion claims to be confidential must be clearly marked or identified as such by the Customer. To the extent consistent with PRL, Customer shall maintain the confidentiality of all such information marked by Dominion as confidential. If a request is made to view such Confidential Information, Customer will notify Dominion of such request and the date the information will be released to the requestor unless Dominion obtains a court order enjoining such disclosure. If Dominion fails to obtain such court order enjoining such disclosure, the Customer will release the requested information on the date specified. Such release shall be deemed to have been made with Dominion's consent and shall not be deemed to be a violation of law or this Agreement.

**14. Assignment.** Neither Party may assign its rights, obligations, or interests in this Agreement without the written consent of the other Party, providing however that Dominion may assign the proceeds of this Agreement to a financial institution without prior consent of the Customer but with written notice to Customer.



## **15. Termination.**

15.1 For Default. In the event either Party violates any provisions of this Agreement, the non-violating Party may serve written notice upon the violating Party identifying the violation and a providing a reasonable cure period. Except as otherwise noted herein, such cure period shall be at least thirty (30) days. In the event the violating Party has not remedied the infraction at the end of the cure period, the non-violating Party may serve written notice upon the violating Party of termination, and seek legal remedies for breach of contract as allowed hereunder. If the breach identified in the notice cannot be completely cured within the specified time period, no default shall occur if the Party receiving the notice begins curative action within the specified time period and thereafter proceeds with reasonable diligence and in good faith to cure the breach as soon as practicable.

15.2 For Non-Appropriation of Funds. The Customer shall not be obligated for payments hereunder for any future fiscal year unless or until the Customer appropriates funds for this Agreement in Customer's budget for that fiscal year. In the event that funds are not appropriated, then this Agreement may be terminated by the Customer as the end of the last fiscal year for which funds were appropriated. Termination of this Agreement by the Customer under this Section 15.2 shall not constitute a breach of this Agreement by the Customer. Customer shall notify Dominion in writing of such non-appropriation at the earliest possible date which, in any event, shall be prior to Dominion performing services during any fiscal year for which an appropriation has not been made. In the event Customer notifies Dominion that sufficient funds have not been appropriated, or if in fact sufficient funds have not been appropriated, to compensate Dominion in accordance with this Agreement, Dominion may suspend Dominion's performance and terminate all Dominion licenses under this Agreement. Suspension of performance and termination of all Dominion licenses by Dominion in accordance with this section 15.2 shall not constitute a breach of this Agreement by Dominion.

**16. Legality and Severability.** This Agreement and the Parties' actions under this Agreement shall comply with all applicable federal, state and local laws, ordinances, rules, regulations, court orders, and applicable governmental agency orders. If any term or provision of this Agreement is held to be illegal or unenforceable, the remainder of this Agreement shall not be affected thereby and each term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree that any court reviewing this Agreement shall reform any illegal or unenforceable provision to carry out the express intent of the parties as set forth herein to the fullest extent permitted by law.

**17. Survival.** The provisions of Sections 2, 9, 10, 11, 12, 13, 16, 18, and 19 shall survive the expiration or termination of this Agreement.

**18. Choice of Law.** Interpretation of this Agreement shall be governed by the laws of the State of Nevada, and the courts of competent jurisdiction located in the State of Nevada will have jurisdiction to hear and determine questions relating to this Agreement.

**19. Waiver.** Any failure of a Party to assert any right under this Agreement shall not constitute a waiver or a termination of that right or any provisions of this Agreement.

**20. Independent Contractor.** Dominion and its agents and employees are independent contractors performing professional services for the Customer and are not employees of the Customer. Dominion and its agents and employees shall not accrue leave, retirement, insurance, bonding, use of Customer vehicles, or any other benefits afforded to employees of the Customer as a result of this Agreement. Dominion acknowledges that all sums received hereunder are personally reportable by it for income tax purposes as self-employment or business income and are reportable for self-employment tax.

**21. Notices.** All notices required or permitted to be given hereunder shall be given in writing and shall be deemed to have been given when personally delivered or by nationally recognized overnight carrier or mailed, certified or registered mail, return receipt requested, addressed to the intended recipient as follows:

If to Dominion:

Dominion Voting Systems, Inc.  
Attn: Contracts Administrator  
1201 18<sup>th</sup> St., Ste. 210  
Denver, CO 80202

If to the Customer:

Storey County, NV  
26 South 'B' St.  
Virginia City, NV 89440

**22. Entire Agreement.** This Agreement and its Exhibits incorporated herein by reference constitute the entire agreement, understanding and representations between Dominion and the Customer, and supersede and replace all prior agreements, written or oral. No modifications or representations to the Agreement shall be valid unless made in writing and signed by duly authorized representatives of both the Customer and Dominion, and incorporated as an Addendum hereto.

**23. Third-Party Beneficiary.** No person shall be a third-party beneficiary pursuant to this Agreement. No obligation of Dominion or Customer may be enforced against Dominion or Customer, as applicable, by any person not a party to this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written.

**DOMINION VOTING SYSTEMS, INC.**

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

**STOREY COUNTY, NV**

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

# EXHIBIT A

## VOTING SYSTEM AGREEMENT BY AND BETWEEN DOMINION VOTING AND STOREY COUNTY, NV

### PRICING SUMMARY AND DELIVERABLES DESCRIPTION

1. **System Pricing Summary** - Prices of equipment, technical facilities, software, and other related services for voting, vote counting, and result processing. All pricing in U.S. Dollars.

DESCRIPTION	QTY	UNIT PRICE	EXTENSION
<b>ImageCast System</b>			
ImageCast ICC – M160 Scanner	2	\$7,500	\$15,000
ImageCast X with VVPAT printer	16	\$2,700	\$43,200
ImageCast X with VVPAT printer and ATI	4	\$3,050	\$12,200
ImageCast ICC – G1130 Scanner			N/A
<b>Sub Total</b>			<b>\$70,400</b>
<b>Software and Licensing</b>			
RTR Level 2	1	\$6,500	\$6,500
Adjudication Module Level 2	1	\$1,500	\$1,500
<b>Sub-Total:</b>			<b>\$8,000</b>
<b>System Hardware</b>			
Democracy Suite Server	1	\$5,000	\$5,000
Adjudication Workstation	1	\$2,500	\$2,500
<b>Sub-Total:</b>			<b>\$7,500</b>
<b>Training, Implementation and Year 1 Election Services</b>			
Training and Implementation	1	\$12,000	\$12,000
Onsite Support (1st election only) Arrival Monday, Onsite Tuesday, Depart Wednesday	1	\$4,500	\$4,500
Election Setup – 2 Elections	2	\$11,000	\$22,000
<b>Sub-Total:</b>			<b>\$38,500</b>
<b>Accessories</b>			
Corrugated Privacy Screen	20	\$15	\$300
ICX Bags – Single	20	\$75	\$1,500
Dual Bay Battery Charger	10	\$165	\$1,650
Backup Battery	5	\$168	\$840
USB	24	\$17	\$408
ICX Smart Card Reader/Writer	4	\$22	\$88
VVPAT Printer	4	\$850	\$3,400
<b>Sub-Total:</b>			<b>\$8,186</b>
<b>Estimated Shipping</b>			<b>\$500</b>
<b>Subtotal:</b>			<b>\$133,086</b>
<b>Discount:</b>			<b>\$5,869</b>
<b>TOTAL:</b>			<b>\$127,217</b>



2. **Payment Schedule** - Dominion shall provide invoices to the Customer as described below. The Customer shall pay invoices in a timely manner and no later than thirty (30) calendar days from receipt of a Dominion invoice. Payments specified in this Exhibit are exclusive of all excise, sale, use and other taxes imposed by any governmental authority, all of which taxes shall be reimbursed by the Customer.

ID	Payment Invoice Date	Payment Amount
1	Agreement Signing	\$59,411
2	Completion of System Acceptance	\$67,806

3. **Election Services, Annual License and Warranty Fees**

3.1 **Election Setup Services**

DESCRIPTION	QTY	UNIT PRICE	EXTENSION
Election Setup (2020)	2	\$11,000	\$22,000
Election Setup (2022)	2	\$11,000	\$22,000
Election Setup (2024)	2	\$11,000	\$22,000

3.2 **Annual Software License Fees**

DESCRIPTION	QTY	UNIT PRICE	EXTENSION
<b>Annual Software License Fee – 2019</b>			
Democracy Suite, including Adjudication	1	\$4,500.00	\$4,500.00
ICC Application (M160)	2	\$1,000.00	\$2,000.00
ICX with VVPAT printer	16	\$95.00	\$1,520.00
ICX with VVPAT printer and ATI	4	\$95.00	\$380.00
ICC Application (G1130)		\$0	N/A
<b>Annual Software License Fee – 2020</b>			
Democracy Suite, including Adjudication	1	\$4,725.00	\$4,725.00
ICC Application (M160)	2	\$1,050.00	\$2,100.00
ICX with VVPAT printer	16	\$99.75	\$1,596.00
ICX with VVPAT printer and ATI	4	\$99.75	\$399.00
ICC Application (G1130)		\$0	N/A
<b>Annual Software License Fee – 2021</b>			
Democracy Suite, including Adjudication	1	\$4,961.25	\$4,961.25
ICC Application (M160)	2	\$1,102.50	\$2,205.00
ICX with VVPAT printer	16	\$104.74	\$1,675.80
ICX with VVPAT printer and ATI	4	\$104.74	\$418.95



ICC Application (G1130)		\$0	N/A
<b>Annual Software License Fee – 2022</b>			
Democracy Suite, including Adjudication	1	\$5,209.31	\$5,209.31
ICC Application (M160)	2	\$1,157.63	\$2,315.25
ICX with VVPAT printer	16	\$109.97	\$1,759.59
ICX with VVPAT printer and ATI	4	\$109.97	\$439.90
ICC Application (G1130)		\$0	N/A
<b>Annual Software License Fee – 2023</b>			
Democracy Suite, including Adjudication	1	\$5,469.78	\$5,469.78
ICC Application (M160)	2	\$1,215.51	\$2,431.01
ICX with VVPAT printer	16	\$115.47	\$1,847.57
ICX with VVPAT printer and ATI	4	\$115.47	\$461.89
ICC Application (G1130)		\$0	N/A
<b>Annual Software License Fee – 2024</b>			
Democracy Suite, including Adjudication	1	\$5,743.27	\$5,743.27
ICC Application (M160)	2	\$1,276.28	\$2,552.56
ICX with VVPAT printer	16	\$121.25	\$1,939.95
ICX with VVPAT printer and ATI	4	\$121.25	\$484.99
ICC Application (G1130)		\$0	N/A
<b>Annual Software License Fee - 2025</b>			
Democracy Suite, including Adjudication	1	\$6,030.43	\$6,030.43
ICC Application (M160)	2	\$1,340.10	\$2,680.19
ICX with VVPAT printer	16	\$127.31	\$2,036.95
ICX with VVPAT printer and ATI	4	\$127.31	\$509.24
ICC Application (G1130)		\$0	N/A

## 3.3

Annual Warranty Fees

DESCRIPTION	QTY	UNIT PRICE	EXTENSION
<b>Annual Warranty Fee – 2019</b>			
ICC – M160	2	\$ 650.00	\$ 1,300.00
ICX with VVPAT printer	16	\$ 95.00	\$ 1,520.00
ICX with VVPAT printer and ATI	4	\$ 95.00	\$ 380.00
<b>Annual Warranty Fee – 2020</b>			
ICC – M160	2	\$ 682.50	\$ 1,365.00
ICX with VVPAT printer	16	\$ 99.75	\$ 1,596.00
ICX with VVPAT printer and ATI	4	\$ 99.75	\$ 399.00
<b>Annual Warranty Fee – 2021</b>			
ICC – M160	2	\$716.63	\$ 1,433.25
ICX with VVPAT printer	16	\$104.74	\$ 1,675.80
ICX with VVPAT printer and ATI	4	\$104.74	\$ 418.95
<b>Annual Warranty Fee – 2022</b>			
ICC – M160	2	\$752.46	\$ 1,504.91
ICX with VVPAT printer	16	\$109.97	\$ 1,759.59
ICX with VVPAT printer and ATI	4	\$109.97	\$ 439.90
<b>Annual Warranty Fee – 2023</b>			
ICC – M160	2	\$790.08	\$ 1,580.16
ICX with VVPAT printer	16	\$115.47	\$ 1,847.57
ICX with VVPAT printer and ATI	4	\$115.47	\$ 461.89
<b>Annual Warranty Fee – 2024</b>			
ICC – M160	2	\$ 829.58	\$ 1,659.17
ICX with VVPAT printer	16	\$ 121.25	\$ 1,939.95
ICX with VVPAT printer and ATI	4	\$ 121.25	\$ 484.99
<b>Annual Warranty Fee – 2025</b>			
ICC – M160	2	\$871.06	\$ 1,742.12
ICX with VVPAT printer	16	\$127.31	\$ 2,036.95
ICX with VVPAT printer and ATI	4	\$127.31	\$ 509.24

**4. Detailed Descriptions**

- 4.1 **ImageCast® Central Scanner (ICC).** Customer shall provide the ImageCast® Central Scanner for use by The Customer. The ImageCast® Central Scanner is commercial off-the-shelf digital scanners configured to work with the ImageCast® Central Software for high speed ballot tabulation. Each ImageCast® Central Scanner includes the following components:

- 4.1.1 Canon DR-G1130 high speed document scanner

- 4.1.2 ImageCast® Central Software including third party Twain software
  - 4.1.3 OptiPlex 7440 All-in-One Series with pre-loaded software
  - 4.1.4 iButton Security Key
  - 4.1.5 iButton Programmer and iButton Key Switch & Cat5 RJ 45 Cables used with Democracy Suite to transfer security and election information to the iButtons for use with the ICC.
- 4.2 **ImageCast® Central Scanner (ICC) – Standard Speed.** Dominion shall provide the ImageCast® Central Scanner for use by The Customer. The ImageCast® Central Scanner is commercial off-the-shelf digital scanners configured to work with the ImageCast® Central Software for standard speed ballot tabulation. Each ImageCast® Central Scanner includes the following components:
- 4.2.1 Canon Model DR-M160 standard speed document scanner
  - 4.2.2 ImageCast® Central Software including third party Kofax VRS 4.5 software
  - 4.2.3 OptiPlex 7440 All-in-One Series with pre-loaded software
  - 4.2.4 iButton Security Key
  - 4.2.5 iButton Programmer and iButton Key Switch & Cat5 RJ 45 Cables used with Democracy Suite to transfer security and election information to the iButtons for use with the ICC.
- 4.3 **ImageCast® Software.** The Parties will enter into software licenses for the ImageCast software, substantially in the form of Exhibit B to this Agreement. The Dominion software includes, without limitation:
- 4.3.1 AuditMark®. For each ballot that is scanned and accepted into the unit, a corresponding ballot image is created and stored for audit purposes. The image consists of two parts described below.
    - The top portion of the image contains a scanned image of the ballot.
    - The bottom portion consists of a machine-generated type-out showing each mark that the unit interpreted for that particular ballot. This is referred to as an AuditMark®.
- 2.1 **ImageCast® X ("ICX") Application** is an application used for touchscreen DRE voting on tablets at a voting location. Voting sessions are initiated on the tablet by either a smart card or the entry of a numeric code. The ballot consisting the voter's precinct and ballot style is presented to the voter on the tablet. All voting activity is performed at the tablet, including accessible voting. After review and completion of the ballot selections, the Voter Verified Paper Audit Trail ("VVPAT") printer prints the voter's selections for review. Once reviewed, the voter is given an option to make changes or cast the ballot. When the ballot is cast, it is electronically recorded on redundant memories on the ICX.
- 2.2 **Democracy Suite Light Software** consists of the following components:
- 2.2.1 Election File and iButton Creation Customer is authorized to create Election Files and iButtons from EED to load on the ICX, ICVA and ICC units.



- 2.2.2 Results, Tally and Reporting (RTR) Client Application is the application used for the tally, reporting and publishing of election results.
- 2.3 **ImageCast® Adjudication Application** is a client and server application used to review and adjudicate ImageCast® Central Scanner ballot images. The application uses tabulator results files and scanned images to allow election administrators to make adjudications to ballots with auditing and reporting capabilities. The Adjudication Application examines such voter exceptions as overvotes, undervotes, blank contests, blank ballots, write-in selections, and marginal marks. The application works in two basic modes: election project setup and adjudication. The Adjudication Application can be used in a multi-client environment. Adjudication Application eliminates the need to physically rescan ballots, which can potentially damage the originals and cause chain-of-custody concerns.
- 2.4 **Project Management.** Dominion shall assign a project manager ("Dominion Project Manager") to oversee the general operations of the project. The Dominion Project Manager will be the primary contact for all project needs. The Dominion Project Manager will be responsible for all deliverables and services including, resource planning and coordination, product delivery, issue resolution and for all administrative matters such as invoices and payments.
- 2.5 **System Training.** Dominion will provide the following training as described herein.
- 2.5.1 ImageCast® X – This training introduces the ImageCast® X system with an emphasis on the operation of the hardware. Students can expect to learn general operations, logic and accuracy testing, Election Day setup and operation, and troubleshooting.
- 2.5.2 ImageCast® ICC – This training introduces the ImageCast® ICC with an emphasis on the operation of the hardware. Students can expect to learn general operations, logic and accuracy testing, ballot scanning operation, and troubleshooting.
- 2.5.3 Democracy Suite® EMS System– This training covers the restoring election project backups, creating ICX, ICC and ICXVA files, tally and reporting.
- 2.5.4 Pollworker Train the Trainer – This provides training to the Customer staff on operations of a polling location including the ImageCast® X, testing and troubleshooting.
- 2.6 **System Installation and Configuration** provided by Dominion shall consist of on-site support technicians for the upgrade and configuration.
- 2.7 **System Acceptance Testing Support.** Dominion will provide training and support during the System Acceptance Testing period.
- 2.8 **Election Ballot Definition Setup.** Dominion will perform the following ballot definition items in English only: Democracy Suite template project setups and maintenance, Democracy Suite Election project setup, provide the Mail Ballot/Absentee PDF Artwork, verification and proofing for each Election, provide audio setup for audio voting using a synthesizer. Any outside recording charges

would be at the County's expense. Election Setup service charges will be determined upon completion of each Election. Any election not identified above, will be at the then current rate, and will be subjected to a minimum setup charge of \$3,500.00 per election.

- 2.9 **Election Day Support.** Election Day Support shall include three (3) days (inclusive of travel) of direct onsite election support.
- 2.10 **Travel and Expenses included.** All costs of Dominion transportation, lodging and meal expenses are included during the Agreement Term.
- 2.11 **Ongoing telephone support.** Telephone support shall be available for Customers during the Term of the Agreement at no additional costs.
- 2.12 **Other Services, Consumables or Equipment.** Any other services, consumables or equipment not specifically identified in this Agreement are available for purchase by the Customer at the then current Dominion list price.



## EXHIBIT B

### SOFTWARE LICENSE TERMS AND CONDITIONS

#### 1. Definitions.

- 1.1. "Agreement" shall mean the agreement between the Parties for the use of the licensed Software.
- 1.2. "Licensee" shall mean the Customer defined in the general terms and conditions of this Agreement.
- 1.3. "Licensor" shall mean Dominion Voting Systems, Inc.
- 1.4. "Party" or "Parties" Licensor and Licensee may hereinafter be referred to individually as a Party and collectively as the Parties.
- 1.5. "Software" means the Democracy Suite® and ImageCast® software licensed by Licensor hereunder, in object code form, including all documentation therefore.
- 1.6. "Specifications" means descriptions and data regarding the features, functions and performance of the Software, as set forth in user manuals or other applicable documentation provided by Licensor.
- 1.7. "Third-Party Products" means any software or hardware obtained from third-party manufacturers or distributors and provided by Licensor hereunder.

#### 2. License Terms.

- 2.1. License to Software. Subject to the terms of herein, Licensor grants Licensee a non-exclusive, non-transferrable license to use the Software solely for the Licensee's own internal business purposes and solely in conjunction with the Software and hardware. This License shall only be effective during the Term and cannot be transferred or sublicensed.
- 2.2. Print Copyright License. Subject to the Print Copyright License terms and conditions as defined in Schedule A attached hereto, Licensor grants to Licensee a non-exclusive, non-transferable print copyright license as defined in Schedule A.
- 2.3. Third-Party Products. When applicable, Licensor shall sublicense any software that constitutes or is contained in Third-Party Products, in object code form only, to Licensee for use during the Term.
- 2.4. No Other Licenses. Other than as expressly set forth herein, (a) Licensor grants no licenses, expressly or by implication, and (b) Licensor's entering into the Agreement will not be deemed to license or assign any intellectual property rights of Licensor to Licensee or any third party. Licensee agrees not to use the Software as a service bureau for elections outside the Licensee's jurisdiction and agrees not to reverse engineer or otherwise attempt to derive the source code of the Software. The Licensee shall have no power to transfer or grant sub-licenses for the Software. Any use of all or any portion of the Software not expressly permitted is strictly prohibited.

**3. Payment.** In consideration of the grant of the license, the Licensee shall pay the fees set forth in Exhibit A of the Agreement.

**4. Upgrades and Certification.** During the Term, Licenser may provide upgrades to Licensee under the following terms and conditions.

4.1. Upgrades. In the event that Licenser, at its sole discretion, certifies a Software upgrade under the applicable laws and regulations of the State of Nevada, Licenser shall make the certified Software upgrade available to the Licensee at no additional cost.

4.2. Certification Requirement. Notwithstanding any other terms of this Agreement, Licenser shall not provide, and shall not be obligated to provide under this Agreement any upgrade, enhancement or other software update that has not been certified under the applicable provisions of the election laws and regulations of the State of Nevada.

**5. Prohibited Acts.** The Licensee shall not, without the prior written permission of Licenser:

5.1. Transfer or copy onto any other storage device or hardware or otherwise copy the Software in whole or in part except for purposes of system backup;

5.2. Reverse engineer, disassemble, decompile, decipher or analyze the Software in whole or in part;

5.3. Alter or modify the Software in any way or prepare any derivative works of the Software or any part of parts of the Software;

5.4. Alter, remove or obstruct any copyright or proprietary notices from the Software, or fail to reproduce the same on any lawful copies of the Software.

**6. Return of Software.** Upon termination or expiration of this Agreement, Licensee shall (i) forthwith return to Licenser all Software in its possession or control, or destroy all such Software from any electronic media, and certify in writing to Licenser that it has been destroyed.

**7. Warranties.** The following warranties will apply to all Software during the Term.

7.1. Software Warranty Terms. Licenser warrants that the Software will function substantially in accordance with the Specification during the Term. The Licenser also warrants that the Software shall comply with the State of Nevada certification requirements and election laws (collectively the "Requirements") in effect as of the date the Software is certified by the State of Nevada. This provision applies to the initially installed Software as well as any subsequent upgrades pursuant to Section 3 herein. However, the Licenser will not be required to make modifications to the Software or System as a result of changes in the Requirements. The foregoing warranty will be void in the event of the Software (i) having been modified by any party other than Licenser or (ii) having been used by the Licensee for purposes other than those for which the Software was designed by Licenser. If Licenser establishes that the reported material failure is not covered by the foregoing warranty, the Licensee shall be responsible for the costs of Licenser's investigative and remedial work at Licenser's then current rates.

7.2. Corrections. If the Licensee believes that the Software is not functioning substantially in accordance with the Specifications or Requirements, the Licensee shall provide Licensor with written notice of the material failure within thirty (30) days of discovering the material failure, provided that the Licensee can reproduce the material failure to Licensor. The Licensor shall correct the deficiencies, at no additional cost to the Licensee and incorporate such corrections into the next version certified by the State of Nevada.

7.3. Third-Party Products. The warranties herein do not apply to any Third-Party Products. However, to the extent permitted by the manufacturers of Third-Party Products, Licensor shall pass through to Licensee all warranties such manufacturers make to Licensor regarding the operation of such Third-Party Products.

7.4. NO OTHER WARRANTIES. LICENSOR DISCLAIMS ALL OTHER REPRESENTATIONS AND WARRANTIES, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY BASED ON A COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE.

## SCHEDULE A

### PRINT COPYRIGHT LICENSE TERMS AND CONDITIONS

1. **Definitions.** For the purposes of this Agreement, the following are defined terms:
  - 1.1. "Derivative Works" shall mean any work that is based upon or derived from the Licensor's voting systems' ballots, including without limitation, sample ballots and voting booklets.
  - 1.2. "Voting Systems' Ballots" shall mean any ballot created for use with any voting system owned or licensed by the Licensor.
2. **Print Copyright License and Use.**
  - 2.1. Copyright License Grant. Licensor grants to the Licensee a non-exclusive, non-transferable copyright license to print, reproduce, distribute or otherwise copy the Licensor's Voting Systems' Ballots or any Derivative Works (collectively the "Materials") pursuant to the terms and conditions of this Schedule A.
  - 2.2. Copyright License Use. Other than as expressly set forth herein, (a) Licensor grants no other licenses, expressly or by implication, and (b) Licensor's entering into and performing the Agreement will not be deemed to license or assign any intellectual property rights of Licensor to Licensee or any third party, (c) the copyright license granted herein cannot be transferred or sublicensed and the Voting Systems' Ballots or Derivative Works cannot be reproduced by any third party without the prior written consent of the Licensor, including without limitation:
    - (i) any commercial or non-commercial printer
    - (ii) any third party vendor using ballot on demand system.
  - 2.3. Rights and Interests. All right, title and interest in the Material, including without limitation, any copyright, shall remain with the Licensor.
3. **No Copyright Warranties.** LICENSOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY BASED ON A COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE.





OFFICE OF THE  
SECRETARY OF STATE

**MEMORANDUM**

To: County Election Officials

From: Wayne Thorley, Deputy Secretary of State for Elections

Cc: Justus Wendland, HAVA Administrator

Date: September 18, 2017

Re: State Appropriated Voting System Funding (AB 519)

This memorandum contains information about the funding appropriated by the 2017 Legislature in Assembly Bill 519 for the purchase of voting machines and related equipment. The bill appropriates \$8 million to the Secretary of State's office for the purpose of awarding grants to counties. Maximum grant amounts for Clark County and Washoe County are identified in the bill, while \$1.8 million is set aside for grants to the other 15 counties.

Below are instructions for applying for AB 519 grant funding from with the Secretary of State's office. Page 3 of this memorandum is the Application for Voting Equipment Grant Funding. This application must be completed by the county in order to receive grant funding. Page 4 identifies the maximum grant award for which each county may apply.

**Grant Application Instructions**

1. **Applicant Information** – Complete this section with information about your county. If your county needs to register with the state Controller's office to receive electronic fund transfers, please do so prior to submitting your application to the Secretary of State's office.
2. **Required Documents and Information** – This section lists the information and documents necessary for the Secretary of State's office to determine grant conditions and eligibility. Please provide the following with your grant application:
  - a. **Executed Purchase Order** – County purchase orders should include details about the items purchased, including quantity, and credit received for returned/trade-in equipment. This can be a detailed invoice or quote from the vendor. Electronic poll books and training expenses should be noted as separate line items.
  - b. **Proof of Payment** – A copy of the county check sent to the vendor, evidence of electronic funds transfer, or similar proof of payment.
  - c. **Evidence of Purchase Approval by Board of County Commissioners** – A copy of the minutes from the meeting in which the purchase contract was approved, action item vote sheet, or similar evidence of Commission approval.



- d. Description of Reallocation of Federal Funds Used to Purchase Equipment – General statement indicating the amount credited or received for the return/trade-in of equipment previously purchased with federal funds and that this amount will be applied to the purchase of replacement voting equipment.
3. Required Assurances – The County Clerk/Registrar of Voters or other authorized county representative must sign and date the application.

Completed grant applications and required documents should be emailed to [nvelect@sos.nv.gov](mailto:nvelect@sos.nv.gov) with the subject line "AB 519 Grant Application – (County Name)." You can also mail the application and required documents to 101 N. Carson Street, Ste. 3, Carson City, NV 89701. Completed grant applications must be submitted to the Secretary of State's office prior to December 31, 2018.

Once received by the Secretary of State's office, please allow up to 10 working days for review of the application and electronic transfer of the grant funds. Applications submitted without the required information and documentation will be rejected. If you have any questions about the application or the grant process in general, please contact Justus Wendland at (775) 684-5650 or [jwendland@sos.nv.gov](mailto:jwendland@sos.nv.gov).



**Nevada Secretary of State, Barbara K. Cegavske**  
**Application for Voting Equipment Grant Funding**  
**Assembly Bill 519 – 2017 Legislative Session**

This grant is provided by the Office of the Secretary of State to county election offices for the purchase of voting equipment and certain related costs. The 2017 Legislature appropriated funds for these grants in Assembly Bill 519. The bill limits the amount of grant funding each county can spend on training to \$5,000 and poll books to \$35,000. Grants will be awarded on a reimbursement basis. Completed grant requests must be submitted to the Office of the Secretary of State in writing prior to December 31, 2018.

**Applicant Information**

Jurisdiction: \_\_\_\_\_ Election Official: \_\_\_\_\_  
State Vendor ID #: \_\_\_\_\_  
EFT Memo (if any): \_\_\_\_\_

Note: Please provide your county/office vendor information above for an Electronic Funds Transfer (EFT). If your county/office is not registered as a vendor with the State of Nevada, please register with the Nevada State Controller's Office.

**Amount Requested**

Voting Equipment: \$ \_\_\_\_\_  
Electronic Poll Books: \$ \_\_\_\_\_  
Training: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_

**Required Documents and Information**

Please submit all required documents and information with this application. Applications received without the necessary supporting documentation will be deemed incomplete and will be rejected.

- Executed Purchase Order (please separately identify purchases for poll books and training)
- Proof of Payment
- Evidence of purchase approval by the Board of County Commissioners
- Description of reallocation of federal funds used to purchase equipment, if any:

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

**Required Assurances**

The recipient will maintain adequate award and equipment documentation. This applies to all equipment and expenses, whether acquired on a direct or indirect basis. The Office of the Secretary of State will reimburse only actual, approved, and allowable expenditures. The Office of the Secretary of State reserves the right to make and authorize modifications, adjustments, and/or revisions to the grant for the purpose of making changes in expenditure categories and reallocation of undisbursed funds. The Office of the Secretary of State will withhold payment in the event the applicant fails to provide required information or comply with the requirements.

Signature of County Clerk/Registrar of Voters or other Authorized County Official \_\_\_\_\_ Date \_\_\_\_\_

**Submit completed applications and required documents to: [NVElect@sos.nv.gov](mailto:NVElect@sos.nv.gov)**

**Secretary of State Use Only**

Date Received (SOS Date Stamp)	Deputy Approval: Yes / No	Accounting Use Only EFT #: Date of EFT:
	Amount Awarded: Notes:  _____ Approving Deputy Signature                      Date	

Maximum Grant Amount for the Metro Counties

- Clark County – \$4,500,000
- Washoe County – \$1,700,000

Maximum Grant Amount for the Rural Counties

Below is the maximum amount of grant funds for which each of the 15 rural counties may apply. The amount was determined by a two-part formula. First, each county is allowed base funding of up to \$40,000 due to restrictions in AB 519 that allow up to \$35,000 to be spent on poll books and \$5,000 on training. The second part of the formula takes the remaining \$1.2 million and allocates it based on each county's percent of active registered voters on September 1, 2017.

County	Active Registered Voters - Sept. 2017	Percent of Active Registered Voters	Base Funding	Formula Funding	Maximum Grant Allocation
Carson City	29,629	15.95%	\$ 40,000	\$ 191,388	<b>\$ 231,388</b>
Churchill	12,828	6.91%	\$ 40,000	\$ 82,862	<b>\$ 122,862</b>
Douglas	32,437	17.46%	\$ 40,000	\$ 209,527	<b>\$ 249,527</b>
Elko	22,278	11.99%	\$ 40,000	\$ 143,905	<b>\$ 183,905</b>
Esmeralda	588	0.32%	\$ 40,000	\$ 3,798	<b>\$ 43,798</b>
Eureka	976	0.53%	\$ 40,000	\$ 6,304	<b>\$ 46,304</b>
Humboldt	7,590	4.09%	\$ 40,000	\$ 49,028	<b>\$ 89,028</b>
Lander	3,086	1.66%	\$ 40,000	\$ 19,934	<b>\$ 59,934</b>
Lincoln	2,726	1.47%	\$ 40,000	\$ 17,609	<b>\$ 57,609</b>
Lyon	33,645	18.11%	\$ 40,000	\$ 217,330	<b>\$ 257,330</b>
Mineral	2,442	1.31%	\$ 40,000	\$ 15,774	<b>\$ 55,774</b>
Nye	27,482	14.79%	\$ 40,000	\$ 177,520	<b>\$ 217,520</b>
Pershing	2,568	1.38%	\$ 40,000	\$ 16,588	<b>\$ 56,588</b>
Storey	3,005	1.62%	\$ 40,000	\$ 19,411	<b>\$ 59,411</b>
White Pine	4,493	2.42%	\$ 40,000	\$ 29,023	<b>\$ 69,023</b>
<b>TOTAL</b>	<b>185,773</b>	<b>100.00%</b>	<b>\$ 600,000</b>	<b>\$ 1,200,000</b>	<b>\$ 1,800,000</b>





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 7, 2017

Estimate of time required: 5 minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion/Possible Action: Approval of Memorandum of Understanding between the Comstock Historic District Commission, Storey County and the Nevada State Historic Preservation Office.

2. **Recommended motion:** I move to approve the Memorandum of Understanding between the Comstock Historic District Commission, Storey County and the Nevada State Historic Preservation Office.

3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** Storey County has been working with the Nevada State Historic Preservation Office to develop an MOU governing our relationship with them under the Certified Local Government program. The Certified Local Government (CLG) program is a partnership program between the National Park Service, the State Historic Preservation Office (SHPO), and local governments to support and strengthen local historic preservation programs. CLG benefits a local government by providing access to special historic preservation grants, and ongoing training and technical assistance provided by the SHPO. As this particular relationship is unique (being that we were given CLG status based on our status as a National Historic Landmark) for that program, we felt that an MOU would be beneficial in the event that the National Park Service were to request documentation of the relationship.

5. **Supporting materials:**

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

KL District Attorney

8. **Reviewed by:**

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

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Memorandum of Understanding  
between  
The Comstock Historic District Commission, Storey County  
and  
The Nevada State Historic Preservation Office

**WHEREAS**, the Nevada State Historic Preservation Office (NSHPO) is required per 36 CFR 61.6a to provide a mechanism for certification of local governments to carry out the purposes of the National Historic Preservation Act of 1966, as amended (NHPA); and

**WHEREAS**, the Comstock Historic District Commission (CHDC), is empowered by the State of Nevada (NRS 384) to promote the educational, cultural, economic and general welfare and the safety of the public through the preservation and protection of structures within the Comstock Historic District (District); and

**WHEREAS**, Storey County (County), which contains a significant portion of the District, received Certified Local Government (CLG) status as of June 11, 1986.

**NOW, THEREFORE**, NSHPO, CHDC and County agree to and memorialize the following:

A. Upon execution of this Memorandum of Understanding (MOU), the CHDC and County shall continue to work together to achieve the preservation and rehabilitation of structures within the present boundaries of the District as required under the provisions of NRS 384.

B. NSHPO will continue to review and ensure that County, in cooperation with the CHDC, adhere to all federal and state regulations mandatory for maintaining Storey County's CLG status.

C. County agrees to adhere to and support decisions made by the CHDC as per the requirements of NRS 384.

D. County and NSHPO recognize NRS 384 and CHDC as meeting the requirements for the designation and protection of historic properties as defined in 36 CFR 61.6.1. and the requirements for County's historic preservation review commission as defined in 36 CFR 61.6.2.

E. NVSHPO, CHDC and County agree to cooperate in the creation and maintenance of a system for the survey and inventory of historic properties based on the boundaries of the National Register District of 1966 and the 1991 update. This inventory will conform to NVCRIS standards and will be included into the NVCRIS inventory.

F. NVSHPO, CHDC and County agree to cooperate in the creation and distribution of educational materials related to the preservation and protection of structures within the District.

G. Nothing in this MOU shall require the NSHPO, CHDC or County to obligate or transfer any funds. Specific work projects or activities that involve the transfer of funds or services among



the signatories to this MOU will require execution of separate agreements and be contingent upon the availability of appropriated funds.

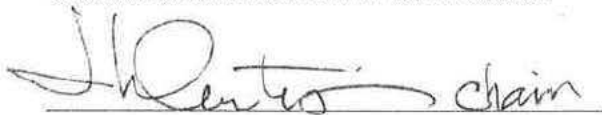
H. Any of the signatories to this MOU may request that this MOU be amended, whereupon the signatories will consult to consider such amendment.

I. Any of the signatories to this MOU may terminate the MOU by providing 30 days advance written notice with cause to the other signatory. The signatories will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

J. This MOU is effective upon execution by the signatories and automatically terminate in ten years after the date of the last signature unless it is extended by written agreement of the signatories.

**APPROVED:**

Comstock Historic District Commission

 chain

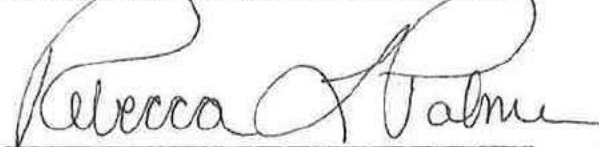
10-20-2017  
Date

Storey County

\_\_\_\_\_

\_\_\_\_\_  
Date

Nevada State Historic Preservation Office



10/19/17  
Date





# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** November 7, 2017

**Estimate of time required:** 20 min.

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

1. **Title:** Discussion and possible action. Approval of revised County Manager's job description and discussion on enacting complimentary county policies on agreements and contracts.

2. **Recommended motion:** I move to approve the County Manager's job description.

3. **Prepared by:** Prepared for Marshall McBride, Chair, by Robert Morris, outside counsel.

**Department:** County Commissioners

**Tel:** 847-0968

4. **Staff summary:** On August 15, 2017, the Board held a workshop on the county manager's job description. NRS 244.135 states: "The county manager shall perform such administrative functions of the county government as may be required by the board of county commissioners." Storey County currently has a job description for the county manager position. The revised county manager's job description was discussed at the meeting as well as alternatives including using a contract or putting the job duties in an ordinance. The Board will not consider the current county manager's job performance in connection with this agenda item. (Continued on next page)

5. **Supporting materials:** The revised county manager job description, existing contact policy and revised contract policy

6. **Fiscal impact:** None

7. **Legal review required:** No

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 14

#### **4. Staff summary continued:**

Based on comments received, some minor changes to the proposed job description have been made but there was not support for the ordinance or contract alternatives and they have not been used.

The Board's use of policies in conjunction with the job description was also discussed during the workshop. Included in the supporting materials is a revised administrative Policy 042

Contracts/Agreements to show how policies may be used by the Board to clarify how certain jobs should be done. The Board should direct staff to bring back any policies the Board wants to adopt including administrative Policy 040 Annual Departmental Budget Request, Policy 042 Contracts/Agreements, and one on a retirement incentive program.

# Storey County Job Description

## County Manager

**Class Title:** County Manager  
**Reports to:** Board of Storey County Commissioners  
**FLSA Status:** Exempt  
**Represented Status:** Non-Represented  
**Created:** March 2007  
**Last Revised** Draft 11/7/2017

### 1. JOB SUMMARY

The county manager is the county's chief administrative officer and reports to the Storey County Board of County Commissioners (board). The board considers and sets policy and the county manager is tasked with implementing these policies. Without limiting the specific duties and responsibilities that the county manager may be assigned by the board, the broad activity areas for measured achievement are:

- A. Executive leadership
- B. Managerial and organizational effectiveness
- C. Financial planning
- D. Human resource development
- E. Public service and communication
- F. Economic development in the county
- G. Emergency management

**2. DISTINGUISHING CHARACTERISTICS:** The county manager is responsible for the leadership, supervision, and management of county staff, and management of county resources consistent with the administrative and policy direction of the board. An employee in this position is unclassified and "at-will," serving at the pleasure of the Storey County County Commissioners. The county manager will be given a yearly evaluation and a consideration of an increase in salary and possible performance based bonus.

**3. EXAMPLES OF DUTIES:** The county manager's duties are authorized by action by the board. The duties listed below are examples of the work typically performed by an employee in this position that are authorized by the board. The board may take action to include or eliminate other duties for the county manager.

A. Assists the board in the development of overall goals of the county; provides leadership and direction in the development of short- and long-range plans for achieving overall goals; works with the board and others to develop community and economic development plans.

B. Develops evaluates, and implements administrative policies based on federal and state law and regulations and the organizational goals and objectives of the board. Recommends policy changes where appropriate to the board for approval. Informs the board of operational problems.



C. Facilitates team management approach for decision making; promotes opportunities for employee involvement in collaborative and participatory problem solving; selects, directs, develops, and evaluates management personnel and other staff; administers discipline for inadequate performance or improper behavior.

D. Subject to the limitations of law and board direction; negotiates and supervises county contractual agreements, and after approval of the contract by the board, administers the agreements and if authorized by the board, enforces agreements.

E. Oversees the development of the annual county budget for approval by the board; monitors expenditures to ensure compliance with budgets; accounts for variances between projected and actual expenditures, initiates remedial action, and reports significant variances to the board.

F. Administers the preparation of board meeting agendas; attends board meetings; makes oral and written presentations to the board of county commissioners and to other public and private groups; provides information to the news media and the public regarding County operations; represents the County with other government agencies and in meetings with the public.

G. Analyzes proposed legislation and administrative regulations for their impact on County operations; reviews and makes recommendations to the board regarding legislative activities; participates in the lobbying process by presenting oral and written testimony to appropriate bodies.

H. Receives, investigates, and resolves complaints and concerns regarding County programs, services, employees, and facilities; acts as liaison with cities, counties, regional, state, and federal agencies on a broad range of matters.

I. Engages with the county economic development team: transfers knowledge to attracting and enhancing private enterprise and building public-private relationships.

J. May respond to call out in emergencies, other than during normal working hours, as needed. For example, may respond to and actively participate in all hazard Incident Command Systems.

## **QUALIFICATIONS FOR EMPLOYMENT:**

### **Knowledge and Ability:**

**The county manager must have knowledge of:** public administration and public finance principles and methods; organizational principles and relationships, principles of strategic planning; Nevada public finance laws, regulations and practices; conflict resolution techniques; principles and practices of supervision and employee development.

**The county manager must have the ability to:** synthesize large volumes of data, interpret and evaluate; exercise initiative, ingenuity, independent analysis and judgment in solving difficult and complex administrative, managerial and technical problems; understand and interpret complex regulations, laws and policies; demonstrate executive leadership and management skills; supervise effectively; establish and maintain effective community relations; make effective oral and written presentations; advocate effectively for the benefit of the county's interest; gain and maintain the confidence and cooperation of elected and appointed officials and the public.

## 5. LICENSING, EDUCATION & OTHER REQUIREMENTS

A county manager must have:

- Any combination of training, education, and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:
  - Bachelor's Degree or equivalent from an accredited college or university with coursework in public or business administration, management, accounting, economics, or a similar field. Other education may be considered based on other qualifications and experience.
  - Master's Degree or higher with such major or significant coursework may be preferred.
  - At least 5 years of increasingly responsible professional experience in management, human resources, or administrative capacity that includes experience in supervision and/or personnel management in an open political environment.
  - Professional certification(s), such as ICMA Credentialed Manager, applicable to the position may be preferred.
- Must possess a valid Nevada Class C Driver License.
- Ability to pass a criminal background investigation.

## 6. PHYSICAL DEMANDS

The requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job.

- **Physical Requirements.** Strength, dexterity, coordination, and vision to use keyboard and video display terminal for prolonged periods. Strength and stamina to bend, stoop, sit, and stand for long periods of time. Dexterity and coordination to handle files and single pieces of paper; occasional lifting of files, stacks of paper or reports, references, and other materials. Some reaching for items above and below desk level. Some reaching, bending, squatting, and stooping to access files and records is necessary. The manual dexterity and cognitive ability to operate a personal computer using word processing and databases. The ability to communicate via telephone. Light lifting (up to 50 pounds) is occasionally required. In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.
- **Working Environment.** Work is typically performed indoors in an office environment where a portion of work is performed at a desk and on a computer. Work is typically performed independently with reporting directly to the board of county commissioners as appropriate. Position may occasionally be required to travel by motor vehicle to on- and off-site locations. Environment is generally clean with limited exposure to conditions

such as dust, fumes, noise, or odors. Frequent interruptions to planned work activity by telephone calls, office visitors, and response to unplanned events.

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

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Marshall McBride  
Commission Chairman

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Jack McGuffey  
Commission Vice-Chairman

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Lance Gilman  
Commissioner

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Austin Osborne  
Human Resources Director



**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER:** 042  
**EFFECTIVE DATE:** 7-3-2012  
**REVISED:** 9-29-2017  
**AUTHORITY:** BOC  
**COMPTROLLER:** \_\_\_\_\_

**SUBJECT: CONTRACTS and AGREEMENTS**

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- I. PURPOSE BRIEF DESCRIPTION:** To outline procedures and policies regarding Storey County contracts and agreements, ~~always deferring to the NRS statutes on the same.~~
- II. PROCEDURE OR POLICY:**
- A. The Board, or its designee, must approve all contracts and agreements.
- B. ~~Nevada Revised Statutes requires a~~ All agreements and contracts entered into by the Board, or its designee, on behalf of the county must be filed in the County Clerk's office.
- C. All contracts shall must be reviewed by the District Attorney, County Manager and County Comptroller ~~prior to signing~~ before consideration by the Board.
- D. Once approved by the Board, of County Commissioners the board chair or if designated, the ~~or~~ County Manager or ~~their~~ another designee will sign ~~an~~ the agreement/ or contract. The County Manager is authorized to sign, on behalf of the Board, agreements and contracts that are valued less than \$10,000 and sign change orders on construction projects if the change order is no greater than 10% of the total amount bid on the for the project. Nothing in this policy prohibits the County Manager from having the Board review, vote on, and sign contracts and change orders. Additionally, this policy does not prohibit the Board from requesting certain agreements, contracts, and change orders be approved by a vote of the board or reviewed if already signed by the County Manager. ~~†The County Clerk will retain the original agreement/ or contract. The document will not be removed from the Clerk's office once all parties have signed it. it has been signed by all parties.~~
- E. The originating department should must obtain the signatures of the second parties prior to presenting the agreement/ or contract to the Board ~~County Commissioners~~. If they are unable to obtain the necessary signatures of the second parties, the County Clerk will retain a copy the document and notify the originating department that they will need to obtain the signatures and return an original to the County Clerk.
- F. The County Clerk will make a certified copy of the contract/ or agreement and deliver it to the County Recorder for recording.
- G. The Clerk's office will notify the originating department once the documents have been signed. This will keep the department informed and allow them to schedule the commencement of the project.

**RESPONSIBILITY FOR REVIEW:** The County Comptroller or his or her designee will

review this policy every 5 years or sooner as necessary

DRAFT





# Storey County Board of County Commissioners

## Agenda Action Report

### LIQUOR BOARD

**Meeting date:** 11/7/17

**Estimate of time required:**

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

1. **Title:** First reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
2. **Recommended motion:** I motion to approve the first reading, an Off-sale Liquor License for Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
3. **Prepared by:** Brandy Gavenda, Administrative Assistant

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** First reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 16



## **STOREY COUNTY SHERIFF'S OFFICE**

Gerald Antinoro  
**Sheriff**

October 24, 2017

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

Fr: Brandy Gavenda

Please add the following item(s) to the November 7, 2017 Storey County Liquor Board Agenda:

### **LIQUOR BOARD**

#### **First Reading:**

- A. Off-sale Liquor License – Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

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



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: 11/07/17

Estimate of time required: 10 min.

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

1. **Title: Discussion/For Possible Action:** Continue to December 5, 2017, First Reading of: Ordinance No. 17-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage; Ordinance No. 17.280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards; Ordinance No. 17.278 amending Storey County Code 17.56 Planned Unit Developments to revise the procedure for approval of planned unit developments; and approval of Resolution No. 17-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses; Resolution No. 17-461 to the Board of County Commissioners with recommendation by the Planning Commission determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution. In addition to provisions of the NRS, any person may complete and return to the board or planning commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance.

2. **Recommended motion:** See Enclosure A Recommended Motion for Continuance.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** The item is requested to be continued to 12/05/17 based on anticipated cancellation of the 11/21/17 board meeting.

6. **Supporting materials:** Drafts are posted at <https://www.storeycounty.org/517/Updates> and will be available for the December 5, 2017, board meeting.

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

Funds Available:

Fund:

\_\_\_\_ Comptroller

8. **Legal review required:**

\_\_\_\_ District Attorney

9. **Reviewed by:**

\_\_\_\_ @ \_\_\_\_ Department Head

Department Name:

\_\_\_\_ County Manager

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

10. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 18

## **Enclosure A: Recommended Motion for Continuance**

### **Recommended Motion:**

Based on the recommendation from staff, I [commissioner] motion to continue the following to the December 5, 2017, meeting of the Board of Storey County Commissioners, to be held at the Storey County Courthouse, District Courtroom, 26 South "B" Street, Virginia City, Nevada:

First Reading of: Ordinance No. 17-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage; Ordinance No. 17.280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards; Ordinance No. 17.278 amending Storey County Code 17.56 Planned Unit Developments to revise the procedure for approval of planned unit developments; and approval of Resolution No. 17-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses; Resolution No. 17-461 to the Board of County Commissioners with recommendation by the Planning Commission determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution. In addition to provisions of the NRS, any person may complete and return to the board or planning commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance.






## Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 7, 2017

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.
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 Amended Special Use Permit 2000-217-A1-2017, a request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APN 004-291-09, 13, 25, 45 and 47.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2000-217-A1-2017
6. **Supporting materials:** See enclosed Staff Report No. 2000-217-A1-2017
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. 19



**Storey County  
Planning Department**

Storey County Courthouse  
26 South B Street, PO Box 176, Virginia City, Nevada 89440  
Phone 775-847-1144 – Fax 775-847-0949  
[planning@storeycounty.org](mailto:planning@storeycounty.org)



**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** November 7, 2017 at 10:00 a.m.

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

**Staff Contact:** Kathy Canfield

**File:** Amended Special Use Permit File 2000-217-A1-2017

**Applicant:** Basalite Concrete Products, LLC – Jeremy Anthony

**Property Owner:** Pacific Coast Building Products

**Property Location:** 1150 North Pinenut Road, Mark Twain, Storey County, Nevada

**Request:** Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

**1. Background**

- A. Site Location.** This property is located to the northeast of the Mark Twain neighborhood in Storey County. The site contains an active surface mining and processing facility which has been operating at the site since approximately 1946 (71 years). The project area includes land that is owned by the applicant and the Bureau of Land Management (BLM). No changes to the existing operation on BLM land is proposed. All proposed areas of new mining will be on land owned by the applicant.

The applicant received a Special Use Permit from Storey County in 1999. The Special Use Permit allowed for 200,000 tons of mining capacity per year. Access to the site is from Pinenut Road which extends from the base of the Basalite operations, across the

Storey/Lyon County line to Highway 50. The applicant maintains the access road on both their own and BLM land in Storey County.



*Vicinity map*



*Surrounding properties*







## Basaltite Dayton

Write a description for your map.

Legend

The blue area is little naturalite, approx 10 acres. (active mine, low volume).

The green areas are big naturalite (upper and lower areas), approx. 12 acres in active mining.

The red area is future development pending SUP amendment approval, approx 12 acres.

The face of the mountain is benched per MSHA requirements makes up approx 35 acres.

Google Earth



Proposed Development

- C. **Existing Operations.** Two areas of the project area are currently being mined. The upper section, referred to as "Little Naturalite" is in rock form (area of blue on Page 4 map) and the lower section, referred to as "Big Naturalite" is in sand and rock form (green area on Page 4 map). The material is mined from both areas using a Caterpillar excavator and directly loading it into haul trucks. The operators haul and stockpile the load at the crushing area located at the lower area adjacent to the feed hopper. When needed, material is pushed from the lower bench at "Big Naturalite" and fed into the crushing operation. Using a loader, the crusher operator picks up the load from the feed hopper pile and feeds the conveyor to the crusher. The processed Naturalite materials are stockpiled at the lowest landing area where the trucks are loaded, weighed, and shipped off to their respective destinations.

The site operates year around with maintenance operations taking precedent in the winter months (December through February). The site's current production is approximately 189,000 tons per year, with a maximum allowed by the 1999 Special Use Permit of 200,000 tons per year.

The mining operations at this site are estimated to have occurred since 1946 (71 years). The areas to be mined are cleared on an as-needed basis only to minimize erosion, dust hazards and visual impacts. There is no intent to mine or excavate below the flat plain surface grade.

Currently, one parcel within the mining area is owned by Bureau of Land Management. The area identified as "Little Naturalite" (shown in blue on the map on Page 4) is BLM land, however, no changes to the existing mining occurring on BLM land are proposed with this application. The proposed additional source of material for the mine to increase production will be located on land owned by the applicant.

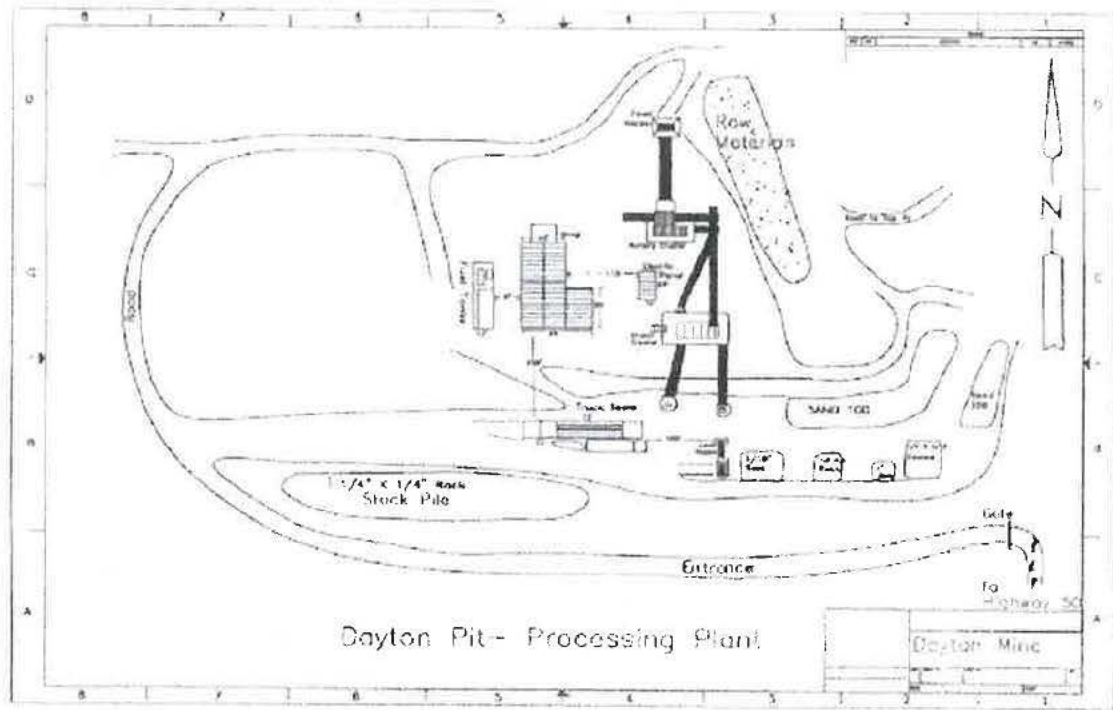
Approximately 50,000 gallons of water per week are used for dust control for the mining area, the crushing area and the haul road. Sutro Spring and an onsite well are the sources of the water for which with the applicant has the use of water rights. The water from the spring is gravity fed via siphon hose to four 5,000-gallon holding tanks. Water trucks are loaded from the overhead station filled by the well.

To limit the amount of dust generated, the applicant has implemented the following measures:

- The speed limit for vehicles in the mine area don't exceed 15 mph and 20 mph on the haul roads.
- All roads, crushing area and stockpiles are watered in 30 – 60 minute intervals during operating hours as needed.
- Trucks are loaded with the bucket as low as possible and at a slow rate to avoid generating dust.
- The truck load is water-sprayed or is tarped before leaving the mine site.



- Fogging water sprayers are located at various points on the plant to maintain adherence to the Nevada Department of Environmental Protection (NDEP) Air Quality Permit.
- The mine area has been blasted and benched. The benched mountain face can now be reached with hydroseeding equipment for dust control and also to prevent sloughing of the material for both safety and environmental concerns.



D. **Reclamation Plan.** The applicant proposes the same reclamation plan as was previously approved by Storey County and the Bureau of Land Management (BLM). The plan is as follows:

1. 280 acres is covered by this reclamation plan.
2. When operations cease, the disturbed area shall be restored and reseeded in compliance with the Reclamation Standards set forth by Bureau of Land Management and Storey County. The ultimate condition of the site will be a flat or sloped not to exceed the natural angle of repose of material in question. Areas with depression will be backfilled with overburden materials. The remaining slopes will be in accordance with safe mining practices.
3. The outer berms shall be removed (bladed off) to eliminate the "chute" configuration of sloping roads, facilitating runoff with erosion.
4. V-ditches and/or drainage pipe shall be constructed if necessary to prevent slope erosion in accordance with BLM reclamation standards.
5. The disturbed areas shall be reseeded (after ripping or harrowing) and prior to dragging with chain or similar equipment to cover the seed.

6. Seed types and application rates are as follows:
- 7.0 pounds/acre – Stream Wheatgrass, Sodar variety.
  - 5.0 pounds/acre – Western Wheatgrass, Arriba variety
  - 2.5 pounds/acre – Sheep Fescue, Covar variety
  - 14.5 pounds/acre total application rate

Seeding method shall be by broadcasting. It will be done in late October or November.

- E. **Traffic.** The current traffic in and out of the mine consists of company vehicles hauling to the Carson City manufacturing location as well as contract carriers hauling material to other customers which include Basalite facilities in California and outside customers in Nevada. Basalite has maintained its BLM right of way on North Pinenut Road by installing a chip seal roadway to eliminate dust and provide a suitable roadway into the mine site. Trucks that enter the mine come in various sizes and configurations dictated by the rules that govern where they are travelling. Truck drivers are instructed as to the procedures Basalite asks them to follow as they approach the Lyon County neighborhood close to Highway 50 to be safe and courteous to the neighborhood. Basalite requires the drivers to maintain a safe, conservative speed and ask them not to use engine brakes south of the power lines as they approach the stop sign at Rainbow Road so as not to disturb the neighbors.

Over the second quarter of 2017, Basalite shipped an average of 28 loads per day (Monday through Saturday) at 36 tons per load average. Currently, Basalite ships an annual average of 20 loads per day. Because most of the additional being requested with this application is anticipated to be shipped to Nevada sites, the average load count is estimated to be as high as 53-55 loads per day. This number would be at the peak of 500,000 tons per year which will likely take many years to realize, if ever. Daily load counts would increase gradually as the market is developed. For 2018, it is estimated that the daily load counts would be up 5 loads per day (Monday through Saturday) for approximately 25 loads per day.

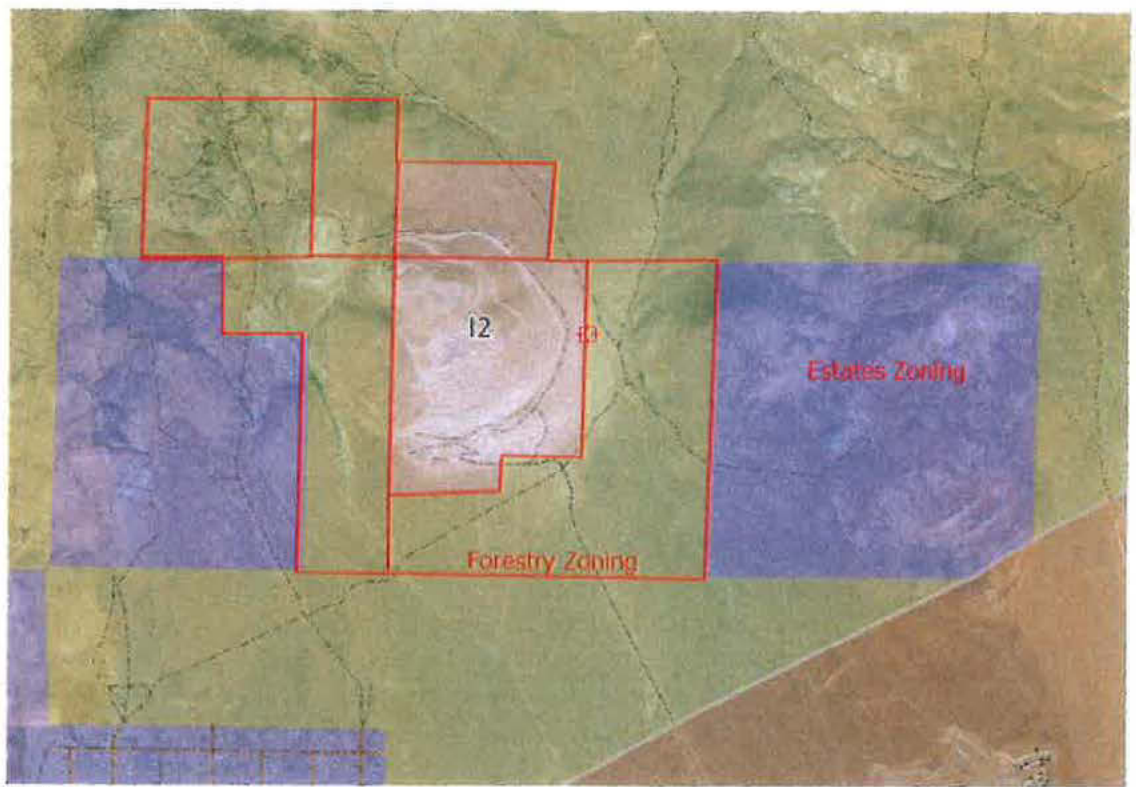
The load counts do vary greatly from day to day, depending on customer demand. For example, in the second quarter of 2017 (April through June), the daily load counts varied from 5 to 86 per day. Basalite doesn't anticipate the daily high load count to increase much higher than is currently occurring, but plan to increase the number of days that higher volumes of material is shipped.

Load counts averages will vary proportionately with volume shipped. The 5-year outlook for volume demand is forecasted as follows:

- 2017 – 197,000 tons (1 load per day over current volume)
- 2018 – 256,000 tons (7.5 loads per day over current volume)
- 2019 – 285,000 tons (10.5 loads per day over current volume)
- 2020 – 315,000 tons (14 loads per day over current volume)
- 2021 – 350,000 tons (18 loads per day over current volume)

Basalite believes there is another 150,000 ton market that is undeveloped at this time, t which is the reason for the request to increase the annual tonnage to 500,000 tons.

- F. **Special Use Permit.** This property is subject to the provisions of the 2015 Zoning Ordinance of Storey County. Although the area of influence of the mine is zoned I2 - , Heavy Industrial, and Forestry, the portion of the mine expansion, and the mine operations associated with the mine expansion, are located on the land zoned I2. No modifications are proposed on Forestry zoned land. The I2 - Heavy Industrial zone as stated in Section 17.35.030, "Mining and extraction" are a use subject to a special use permit. No new construction, with the exception for the potential to add a watchman's dwelling at a future time and replacement of equipment, is proposed with this permit. No structures are existing or proposed over 75-feet in height.



Zoning

## 2. Compatibility and Compliance

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



	Land Use	Master Plan Designation	Zoning Code
Applicant's Land	Mining Operations	Industrial	I2-Heavy Industrial & Forestry
Land to the North	Vacant & Residence	Resources	Forestry
Land to the East	Vacant	Transition from Resources & Estate to Industrial Professional	Forestry & Estates
Land to the South	Vacant & Residential	Rural Residential, Estate, Transition from Resources to Industrial Professional	Forestry & Estates
Land to the West	Vacant	Resources, Transition from Estate to Industrial Professional	Forestry & Estates

- B. **Compliance with required height limitations.** The 2015 Storey County Zoning Ordinance allows for a maximum height of 35 feet for the Forestry zone and 75 feet for the I2-Heavy Industrial zone. The existing and proposed development at the site complies with these requirements.
- C. **Compliance with required setbacks.** The 2015 Storey County Zoning Ordinance requires a 50 foot building setback for the I2-Heavy Industrial zone and a 30-foot front and side and a 40-foot rear building setback for the Forestry zone. The existing development meets this condition. No new structures are proposed with this application with the exception of a possible watchman's dwelling and replacement of equipment. As a condition of approval, the installation of a watchman's dwelling, and potentially replacement of equipment, shall require a Storey County building permit and demonstration of conformance with required setbacks at that time.
- D. **General use allowances and restrictions.** The 2015 Storey County Code Section 17.03.150, Special Uses identifies the administration for the Board and Planning Commission for allowing special use permits. Approval of a Special Use Permit "must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved". "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 in Section 3 of this staff report are the minimum to be cited in an approval.
- E. **Conformance with the 2016 Storey County Master Plan.** This project is located within Mark Twain area of Storey County. The Master Plan identifies "mining is a significant part of the county's history as well as its current economy. However, if not managed properly, mining (particularly surface mining) can have devastating impacts on existing and future residences, businesses, and the local economy. If the potential adverse impacts of mining are appropriately mitigated through local control, as well as through collaboration with state and federal officials, community stakeholders, and residents, mining can be a positive element of the county and the effected communities". The Master Plan "recognizes that residents in Mark Twain highly value their rural lifestyle with minimal traffic, dark skies, safety, and freedom offered by the area. Proposals to develop land with residential, industrial, or commercial uses should consider

preserving or enhancing the existing rural residential environment and protecting the long-term well-being of the quarry mine.”

The Master Plan goes on to state “it should be noted that the board with recommendation by the planning commission allowed Basalite Mine to re-zone the land immediately surrounding its quarry mine from Estate to Forestry and Heavy Industrial. The rezone was consistent with the 1994 master plan by further restricting potential residential growth in Mark Twain in order to lessen the likelihood for residential encroachment into areas adjacent to the mine.”

This mine has been operating in Storey County since 1946 and is a use that the County supports to continue. The previous actions of Storey County have supported this use and the County has strived to protect this use from residential encroachment that may not be compatible with the existing mine activities. While this Special Use Permit is valid for a period of 20 years as required by Section 17.92 of the Storey County Code, the Master Plan supports the continued use of this mine in perpetuity. Any future renewals of this permit should be considered appropriate based on the Master Plan.

- F. **Compliance with Mineral Exploration, Mining, and Excavation (Chapter 17.92).** The purpose of this chapter is to “recognize and protect both mineral and surface property rights, provide for mineral exploration, allow for surface mining where appropriate, and allow and encourage underground mining across the county.” The Basalite mine is defined as a Large Operation per Section 17.92.140. Large Operations and associated surface mining are permissible in the Forestry and the I2 zones subject to the Special Use Permit.

### 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 an Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman’s dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APN 004-291-09, 13, 25, 45 and 47.
  - (2) The Amended Special Use Permit conforms to the 2016 Storey County Master Plan for the Mark Twain planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.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 I2-Heavy Industrial and Forestry zoning in the Mark Twain area of Storey County. The project is identified as Large Operation per Section 17.92 of the Storey County Zoning Ordinance. A Special Use Permit is required for both the zoning districts and the Large Operation use.
- (4) Granting of the Amended 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 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. The project is expected to meet the safety and health requirements for the subject area.
- (5) The Amended 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 Amended Special Use Permit do not conflict with the minimum requirements in the Storey County Zoning Ordinance Section 17.35 – I2 Heavy Industrial Zone, Section 17.32 - F Forestry Zone, Section 17.92 – Mineral Exploration, Mining, and Extraction and Section 17.03.150 Special Uses.
- (7) Certain mineral and surface property rights exist across the county and the Zoning Ordinance serves to protect those rights. The Zoning Ordinance also recognizes and serves to abide by the Mining Law of 1872 which provides mineral property owners the right to mine where the property is a mine patent pursuant to Title 30 of the United States Code Section 29, or an unpatented mining claim located pursuant to Section 23, as well as the right to milling and ancillary uses pursuant to Section 42(a).
- (8) The county has a diversified economy including agriculture, commercial, industrial, tourism, recreation, and mining. Permitted uses under these categories are found to be economically and socially beneficial to the county, directly and indirectly, when they are appropriately regulated so that they do not cause substantial adverse impacts to adjacent uses and are not detrimental to the health, safety, and general welfare of citizens, property owners, scholars, and businesses in the county.
- (9) The provisions of the Zoning Ordinance serve to address and mitigate potential adverse impacts that mining and related activities may have on the natural and historic environment and adjacent land uses (e.g. residential, commercial, tourism, etc...)as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, Title 17, and any other plan, program, map or ordinance adopted or under consideration, pursuant to an official notice by the county or other governmental agency having jurisdiction to guide growth and development.

- (10) This project is not located within the Virginia City National Historic Landmark, nor is it part of the Comstock Historic Preservation Area identified in Chapter 17.92 of the Storey County Code.
- (11) This mine has been in operation for approximately 71 years. The 2016 Storey County Master Plan states the mine should be a continued use and Storey County should protect the long-term well-being of the quarry mine.

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 an Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APN 004-291-09, 13, 25, 45 and 47.
- (2) The conditions under the Amended Special Use Permit conflict with the minimum requirements in the Storey County Zoning Ordinance Section 17.35 – I2 Heavy Industrial Zone, Section 17.32 – F Forestry Zone, Section 17.92 – Mineral Exploration, Mining, and Extraction and/or Section 17.03.150 Special Uses.
- (3) The conditions under the Amended 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**

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

#### **GENERAL PROVISIONS**

##### **A. Purpose and scope.**

This approval is for an Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APN 004-291-09, 13, 25, 45 and 47.

Special Use Permit (SUP) 2000-217-A1-2017) shall supersede the 1999 Storey County Special Use Permit 2000-217. This SUP is for the purpose of mining 500,000 or less tons, addition and replacement of mining related equipment, and the installation of a watchman's dwelling for a 20 year period on property subject to this special use permit, including that which is privately owned by the permit holder and which is permitted by the Bureau of Land Management on federally owned lands. Exploration and development of the property is also allowed with this Special Use Permit. A map of the acreage and mining areas is included with this permit (as referenced on Page 4 of the staff report).

The Permit Holder shall sign the permit agreeing to the permit conditions. All conditions of approval shall be met prior to any modifications of activities at the site identified in this permit.

Uses ancillary to the principal uses may occur anywhere within the subject property. Roads and ancillary uses are not counted against the total allowable area.

The uses to which this SUP applies shall conform to the conditions herein, and federal, state, and county regulations. This SUP does not convey property rights of any sort.

**B. Expiration.**

In accordance with Storey County Code 17.92, this Amended Special Use Permit is effective for a period of 20 years commencing on the date of its approval by the Board of Storey County Commissioners and expiring on said date in year 2037. The Amended Special Use Permit Holder may submit an application to renew the Amended Special Use Permit prior to the expiration date and in accordance with the county code existing at the time. An extension of an inactive special use permit may be granted for good cause as allowed by Chapter 17.03 Administrative Provision. The application for renewal must be submitted to the Planning Department no less than 30 days before the expiration of this Special Use Permit. The application shall be treated as a new Special Use Permit application and its approval or denial will be determined by the Board of County Commissioners with recommendation by the Planning Commission. The approved Special Use Permit may contain additional conditions or modified conditions from those in the preceding Special Use Permit.

**C. Non-compliance and show-cause.**

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 shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by this Amended Special Use Permit and all other federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Permit Holder by Storey County on the first and second offense. A third offense may 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 Amended Special Use Permit.

Storey County may refer this Amended 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. Transfer of rights.**

This Amended 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 Amended 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 Amended Special Use Permit 2000-217-A1-2017 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 Amended Special Use Permit 2000-217-A1-2017.

**E. Indemnification and insurance.**

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; 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.

The Permit Holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under Amended Special Use Permit 2000-217-A1-2017 for a minimum amount of \$5,000,000.00 (five million dollars).

**F. Surface estate protection.**

Uses allowed under this SUP shall only occur on properties owned, leased, or otherwise legally controlled by the Permit Holder. At no time may surface disturbances, e.g., grading, equipment staging, and surface subsidence from underground activity, take place on surface property not owned, leased, or otherwise legally controlled by the

Permit Holder. An exception to this limitation may be made upon the expressed written permission of the affected property owner(s) as allowed by this SUP and applicable federal, state, and county regulations. The written permission shall be submitted to the Building and Planning Departments at least 15 days prior to commencement of the subject operation.

**G. Sales tax reporting.**

All material and equipment purchased for the project must be received in Storey County (SC) and the value reported as "County-of-Delivery" on the Nevada Department of Taxation Form TXR-01.01 'Sales/Use Tax Return'. The Permit Holder must also report the value for all materials and equipment (personal and rented) "used" on this project as "Use Tax" on TPI-02.01 or TPI-02.02.

**H. Requirements.**

The Permit Holder must demonstrate conformance with the conditions of approval within 24 months from the date of final approval of this Amended 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 for 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.

**I. Permits.**

A copy of all Federal and State Permits shall be submitted to the Planning Department. As permits are revised and renewed, the Storey County Planning Department shall receive a copy of all new and/or revised permits.

**J. Abandonment.**

In the event that the use authorized by this Amended 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 and/or 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.

**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 Amended Special Use Permit allows for the use of a watchman's dwelling and replacement and upgrading for equipment, however, this Amended Special Use Permit shall not be construed to be the permit for design or construction. A separate Storey County plan review, fire safety review, and building permit may be required for the



installation of the watchman's dwelling or equipment replacement.

**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. Other Documents.**

The permit incorporates by reference the Operating and Mining Plan submitted with the project application. The Permit Holder shall contact Storey County of all modification or additions to the Operating Plan and Mining Plan

**OPERATING PLAN**

**O. Operating Plan.**

The Permit Holder must submit a copy of its operating plan to the SC Fire Protection District (Fire District), and the Building, Emergency Management, and Planning Departments for review and approval. The operating plan shall include all the requirements of this SUP. The elements required in this SUP are not exhaustive; the Fire District, Planning Department, or other county department, may impose additional requirements. At a minimum, the plan shall include:

- Basic company, owner, site, and emergency contact information;
- Detailed plot plan of the subject property and the uses therein, including phasing;
- All elements and supporting documentation included in a Plan of Operation required by the NDEP or the BLM, as applicable;
- Site evacuation and emergency procedure and emergency contact procedures;
- Comprehensive post-operation reclamation plan as required by the NDEP or BLM, and the more stringent requirement in this SUP for concurrent and more thorough post-operations reclamation. The plan shall also include calculations for determining the amount of reclamation surety bonding applicable to the requirements of the NDEP, BLM, and this SUP (see Conditions 3.3 - 3.6).
- Process for documentation and reporting to the county environmental permits, notices, approvals, abatement mandates, and other related actions of other agencies;
- Management of air, water, stormwater, noxious weeds, wildland fire fuels management, BMPs, and other environmental elements.

**P. 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

## **RECLAMATION**

### **Q. Reclamation.**

This section applies to post-operation reclamation of the mine. The operating plan must contain the minimum elements required by the NDEP, BLM and the elements contained in this section for the uses on the subject property.

The approved reclamation plan is as follows:

- 280 acres is covered by this reclamation plan.
- When operations cease, the disturbed area shall be restored and reseeded in compliance with the Reclamation Standards set forth by Bureau of Land Management and Storey County. The ultimate condition of the site will be a flat or sloped not to exceed the natural angle of repose of material in question. Areas with depression will be backfilled with overburden materials. The remaining slopes will be in accordance with safe mining practices.
- The outer berms shall be removed (bladed off) to eliminate the "chute" configuration of sloping roads, facilitating runoff with erosion.
- V-ditches and/or drainage pipe shall be constructed if necessary to prevent slope erosion in accordance with BLM reclamation standards.
- The disturbed areas shall be reseeded (after ripping or harrowing) and prior to dragging with chain or similar equipment to cover the seed.

- Seed types and application rates are as follows:
  - 7 pounds/acre – Stream Wheatgrass, Sodar variety.
  - 5 pounds/acre – Western Wheatgrass, Arriba variety
  - 2.5 pounds/acre – Sheep Fescue, Covar variety
  - 14.5 pounds/acre total application rate

Seeding method shall be by broadcasting. It will be done in late October or November.

Any modifications to the reclamation plan required by the Bureau of Land Management, Nevada Department of Environmental Protection or Storey County shall include the following:

- (1) Reclamation standards. The Permit Holder shall comply with the minimum post-operation reclamation requirements administered by the NDEP and BLM. The Permit Holder shall identify areas in the required NDEP or BLM reclamation plan where reclamation requirements are less stringent than the standards required by this SUP. The Permit Holder shall include in its reclamation plan detailed analyses and descriptions of subject conditions and elements that will be employed by the Permit Holder meet the more stringent requirements in this SUP.
- (2) Reclamation schedule. The plan must include a reclamation schedule.
- (3) Visual rendition. The plan must contain photographic or computer simulated visuals showing pre-mining surface conditions and estimated conditions throughout mine phasing and at post-closure.
- (4) Grading and contouring. The reclamation plan must show that all surface disturbances will be graded and contoured to a condition which is safe, stable, and reasonably flush and consistent with the surrounding undisturbed or fully reclaimed topography and surface environment.
- (5) Re-vegetation. The reclamation and re-vegetation plan required by the NDEP or BLM must be incorporated into the operating plan. The Permit Holder shall identify areas in the required NDEP or BLM reclamation plan where re-vegetation requirements are less stringent than the minimum standards required by this SUP (i.e., areas within the subject property to which re-vegetation is not required by the applicable agency). The plan must describe a comprehensive process, including beyond NDEP and BLM requirements as needed, by which successful post-operation re-vegetation will occur. The plan shall conform to the standards for re-vegetation and noxious weed management for post-mining reclamation established by the NDEP or BLM. The plan and process by which it is administered shall also be subject to Fire District requirements and approval. Unless directed otherwise by the Planning Department, seeding, re-seeding, and planting will take place in the autumn season during the months of October or November, but not during times of extreme weather conditions such as snow or sub-freezing conditions.

**R. Reclamation – ancillary uses.**

Post-operation reclamation of ancillary use to the mine, mine definition, exploration, and processing, including, but are not limited to, roads and access; equipment and vehicle staging, parking, fueling, and maintenance areas; buildings and structures; topsoil impoundment areas; and drainage and detention systems, shall be performed. The operating plan must contain the minimum elements required by the NDEP and BLM. This SUP does not require reclamation of these uses beyond the applicable federal and state regulations administered by said agencies.

In conformance with NDEP permits existing at the time of this SUP approval, exploration roads within the subject property will be reclaimed during the project closure period unless the BLM or SC request that some or all of these roads remain.

**S. Reclamation surety.**

A surety bond is required for any reclamation with a special use permit for large operations as stated in subsection 17.92.080.E(15). A surety bond required by a federal or state agency overseeing the exploration or mining operation will fulfill this requirement when proof is submitted to the community development department as required by section 17.92.080 Application Requirements. If no surety bond is required by a federal or state agency, the Permit Holder must post cash or other appropriate surety bonding to assure that disturbed land is reclaimed as required by the county approved operations and reclamation plan. The surety bond must be posted prior to disturbance of land and must be updated as the operations progress or change. The amount of the surety bond necessary to fulfill the county requirement may be determined by a qualified licensed engineer or environmental manager at the expense of the applicant and will be subject to review by a third-party approved by the county.

**T. Closure.**

The Permit Holder shall be responsible for the cost for the closure of this facility as permitted under Amended Special Use Permit 2000-217-A1-2017. 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.

**U. 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 bear any cost or responsibility for the deconstruction, disassembly, or removal of equipment or environmental monitoring or clean-up.

## **ENVIRONMENTAL CONTROLS**

**V. Noise limitation.**

At a minimum, noise levels shall conform to the requirements of SCC Chapter 8.04. The Code limits noise at the property line to 84 decibel (octave range 500-1800). The property line is hereby defined as the boundaries of the subject property. When it is determined by SC that additional noise abatement is needed, further reasonable

requirements including, but not limited to, installation of sound-absorbing structures, earth-fill barriers, and increased separation between machinery and residences, may be imposed on a case-by-case basis.

**W. Separation requirements.**

No new surface disturbances including, mining, mine definition, exploration, and ancillary uses in "Area A" (Exhibit A) may occur within 500' of an occupied dwelling unit existing at the time of this SUP approval. The following are exempt from these requirements:

- Dwellings that are owned by the Permit Holder;
- Dwellings for which affidavits were submitted as part of the application for this SUP, and accordingly are located entirely within the boundaries of the subject property;
- When a the affected property owner(s) in SC submit to the Planning Department a signed statement that uses associated with the SUP may occur within the distance limitation.

**X. Hours and days limitations.**

Surface activities located within 1,000' of a C, CR, E, P, or R zone, or any permitted occupied dwelling use in other zones may only occur between 8:00 a.m. to 5:00 p.m. and Mondays through Fridays. No activity may occur on weekends, and national and state holidays. The following are exempt from these requirements:

- Uses existing at the time of approval of this SUP may occur over 24-hours per day and 365 days per year. Uses include, but are not limited to, mining, mine definition and exploration, processing, and ancillary uses;
- Dwellings that are owned by the Permit Holder;
- Dwellings for which affidavits were submitted as part of the application for this SUP, and, accordingly, are located entirely within the boundaries of the subject property;
- When the affected property owner(s) in SC submit to the Planning Department a signed statement that uses associated with the SUP may occur within the distance limitation. The submitted waiver may extend the hours of operation limit for mine definition and exploration up to two days in a 30 day period, provided that the operating times do not occur between 6:00 p.m. and 6:00 a.m., and on Sundays. The waiver shall be non-transferrable and will become null and void immediately upon the affected property owner(s) written request to the Planning Department.

**Y. Air monitoring and reporting.**

Air emissions, including dust and other airborne materials, shall conform to NDEP air permit standards. Copies of annual reports of environmental quality, necessary to comply with the requirements of the permit(s) issued by the NDEP Bureau of Air



Pollution Control, shall be submitted to the Building and Planning Departments within 30 days of receipt. ***Air monitoring conducted by the Permit Holder shall be inclusive and considerate of potentially impacted residents within 1,000' of active mining areas within the subject property.*** In the event that there is an air discharge in excess of the standards approved by the NDEP under construction phase or operation phase permit(s), the Permit Holder shall provide the Building and Planning Departments a copy of any notice within 24 hours of Permit Holder's receipt. If the Permit Holder is required by the NDEP to prepare a report on the event, the Permit Holder shall submit a copy of the report to the Building and Planning Departments at the same time it is submitted to the NDEP. There shall be no obnoxious odors released into the air that are a nuisance to abutting properties.

**Z. Outdoor lighting (non-exempt).**

SCC Chapter 8.02 ("Dark Skies") limits outdoor lighting that may impact adjacent land uses. Exemptions for "temporary lighting" in the Code (which normally apply to such activities as road construction, and may appear to apply to mining and processing operations) will not apply to uses under this SUP. All uses, buildings, structures will be required to comply with the strictest regulations under the Code (shield lighting) to ensure minimal impacts to neighbors and the surrounding environment.

**AA. Trees and vegetation.**

Trees, shrubs, and other vegetation and ground surfaces must be preserved to the extent feasible. The Permit Holder shall not cause harm or cause to be removed trees of any type with a trunk of six" in diameter within 75' of the center-point of natural waterways. The operating plan shall describe measures that will be taken to protect said trees.

**BB. Invasive species control**

Integrated management of invasive weed species (noxious weeds) shall be included in the operating plan. The plan shall apply to the entire subject property and shall conform to the applicable state or federal regulations, and the requirements imposed by this SUP and the Fire District. The Permit Holder shall conform to the plan.

**CC. Septic systems.**

The Permit Holder may acquire a permit from the Building Department to install septic system(s) and septic leach-field(s) capable of serving administrative offices, watchman's dwelling and other occupied uses not accessible to a municipal sewerage system. The septic systems shall be removed and reclaimed by the Permit Holder as required by NRS at closure or removal of the buildings.

**DD. Environmental Monitoring.** 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.

**FIRE & EMERGENCY**

**EE. Site supervision.**

Site and staff supervision must comply with Mine Safety and Health Administration

(MSHA) requirements. Supervisors must have knowledge of and immediate access to fire suppression devices, First-Aid kits, and locked gates. While on the premises, the on-site supervisor(s) must possess a cellular telephone with adequate signal to send and receive signals to and from SC emergency services direct-connect 775.847.0950. All staff using cellular phones must be directed by the Permit Holder or his/her designed to dial **SC emergency services direct-connect 775.847.0950 (in lieu of 9-1-1)** in case of emergency. "Emergency 9-1-1" is appropriate from land-line telephones.

**FF. Spill reporting.**

Any hydrocarbon or chemical spill of or exceeding 25 gallons or 3 cubic-yards shall be reported immediately to Emergency Dispatch 9-1-1 or SC emergency services 775.847.0950. Additionally, the incident must be immediately reported to the NDEP and the local jurisdiction, including the Fire District and the Emergency Management, Building, and Planning Departments. The Permit Holder must comply with NDEP clean-up requirements and provide the Fire District and said county departments a copy of NDEP completion of remediation immediately. All hazardous materials incident clean-up and response costs will be borne by the Permit Holder as part of the issuance of this SUP. Incidents exceeding a standard First-Alarm fire will be billed to the Permit Holder. If mutual aid is warranted to suppress an incident, those costs will also be funded by the Permit Holder.

**GG. Emergency specialized training.**

The Permit Holder must provide and/or pay for any special training for the Fire District and Emergency Management Department that is necessary for safe operation and management of emergencies.

## **TRANSPORTATION**

**HH. Means and modes of transport.**

The Permit Holder shall be responsible to repair damages to any **state, county, or private** road, utility, or other infrastructure caused by activities associated with the uses under this SUP. The repairs must be completed to the satisfaction of Storey County, BLM **and the NDOT, as applicable**. The county reserves the right to restrict or prohibit the use of trucks and heavy equipment on county-owned right-of-ways.

**II. Roadway Maintenance.**

If at any time, the traffic index or capacity to accommodate traffic volume and weight serving the Permit Holder's operation needs exceeds the limit of the existing road that is privately owned or located in Lyon County, the Permit Holder and/or parties other than Storey County are the sole responsible parties to upgrade the road to meet their traffic requirements.

## **GENERAL USES**

**JJ. Safety and security**

- Security. Appropriate security shall be maintained to prevent unauthorized access to potentially hazardous conditions.

- Signage. Warning signs indicating all potentially hazardous conditions shall be installed at each port of entry and around other potentially hazardous conditions. Cautionary signs shall be positioned peripheral to area of acidity to inform individuals entering the area to be safety conscious and aware of potentially hazardous conditions.

**KK. Watchman's dwelling.**

The Permit Holder is authorized to place on the subject property a recreational vehicle (RV) type trailer or manufactured building to serve as temporary living quarters for on-site security. A temporary (one-year) permit from the Building Department must be obtained for this watchman's quarters and the Permit Holder shall submit an application to the Building Department each year thereafter for the use to remain. The use shall be removed from the premises within 30 days of closure of the operation or when operations under this SUP cease to operate for a period of 24 months or longer.

**LL. Survey monument protection.**

No **government line** survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration, or damage.

## **CULTURAL RESOURCES**

**MM. Cultural resources discovery.**

Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work shall temporarily be halted at the specific site and the Building and Planning Departments shall be notified in order to evaluate the site and, to record and photograph the site in question.

## **5. Public Comment**

As of October 24, 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 governing body 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 of Fact under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made

and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

**A. Recommended motion for approval**

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), recommend approval of Amended Special Use Permit 2000-217-A1-2017, a request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APN 004-291-09, 13, 25, 45 and 47.

**B. Alternative motion for denial**

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.2 of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*county commissioner*), recommend denial of Amended Special Use Permit 2000-217-A1-2017, a request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APN 004-291-09, 13, 25, 45 and 47.







## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11-07-17 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. 20

# Storey County Community Development

## Business Licensing

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

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

**October 30, 2017**

Via email

Please add the following item(s) to the **November 7, 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. 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 Acom 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, NV
- H. SISSYS BBQ & MORE, DBA** – General/ 1378 S. Spruce ~ Tulare, CA
- I. REBECCAS WILD KITCHEN, LLC.** – General/ 257 Artesia Rd. ~ Wellington, NV
- J. RENO TAHOE CATERING COMPANY** – General/ 313 Flint St ~ Reno, NV

cc: Community Development  
Commissioners' Office

Planning Department  
Comptroller's Office

Sheriff's Office