



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/3/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

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

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

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

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

Approval of the Agenda for July 3, 2018.
4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for June 5, 2018.

5. **CONSENT AGENDA**

- I For possible action, approval of adoption of Storey County Administrative Policy 018 Surveillance in the Workplace.
- II For possible action, approval of Assessor's Recommended Corrections to Unsecured Tax Roll for Overassessment.
- III For possible action, approval of Assessor's Recommended Corrections to Unsecured Tax Roll for Clerical Error.
- IV For possible action, approval of the Treasurer Report for May 2018.
- V For possible action, Approval of payroll claims in the amount of \$412,214.63 and accounts payable claims in the amount of \$1,700,467.44.
- VI For possible action, approval of Business License First Readings:
 - A. ECOCLEAN, INC - General / 26801 Northwestern Hwy ~ Southfield, MI
 - B. 4 CONCRETE LLC - Contractor / 2735 Azuza Lane ~ Reno, NV
 - C. IGNACIO MADRIGAL-GONZALES, DBA:EL CARRETON - General/8716 Deer Cr ~ Stockton, CA
 - D. URETEK USA, INC - Contractor / 13900 Humble Rd ~ Tomball, TX
 - E. C.G. AUTOMATION & FIXTURE, INC - General / 5352 Rusche Dr ~ Comstock Pk, MI
 - F. ECARGO LLC - General / 545 Valle Verde Dr ~ Sparks, NV
 - G. RON COLCORD CONSTRUCTION - Contractor / 280 Vermillion ~ Reno, NV
 - H. ADVANTAGE TECHNICAL RESOUCING - General / 201 E. 4th St ~ Cincinnati, OH
 - I. AMERICAN SCALE CO, INC - General / 21326 E. Arrow Hwy ~ Covina, CA
 - J. LYRA CLINICAL ASSOCIATES, P.C. - General / 205 Park Rd ~ Burlingame, CA
 - K. ACE INSULATION NV INC - Contractor / 1306 Dynamic St ~ Petaluma, CA
 - L. WADE METAL WORKS LLC - General / 3025 Mill St ~ Reno, NV
 - M. MEE2, INC - General / 171 Coney Island ~ Sparks, NV
 - N. FCC COMMUNICATION, INC - General / 1360 Greg St ~ Sparks, NV
 - O. SAIKAI ELECTIC CO, LTD - General / 34-19 Suehiro-cho ~ Osaka, JP
 - P. AEM CONSULTING GROUP, INC - General / 1125 Ivy Lane ~ Ashland, OR

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

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

8. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of interlocal agreement with State Fire Marshal delegating duties relating to the administration and enforcement of the 2012 International Fire Code to County.

9. **DISCUSSION/POSSIBLE ACTION:**

Recommendation to award contract to the successful bidder for the construction of the Five Mile Water Line Replacement Project, acceptance is condition upon bid approval by the USDA Rural Development.

10. **DISCUSSION/POSSIBLE ACTION:**

Special Use Permit Application 18-020: The applicant requests a special use permit for the purpose of construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004-131-13), Lockwood, Storey County Nevada.

11. **DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to approve a contract with Robert G. Loveberg up to \$12,000 to review, update, and amend Storey County's floodplain ordinance to improve standards to meet or exceed FEMA minimum requirements, accommodate the regional floodplain mapping and flood insurance rate maps (FIRMs), implement Carson River Flood Mitigation Plan mitigation measures, and consider revisions necessitated by the 2017 flood event, as set forth in the attached scope of work and schedule.

12. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution 18-498, Tax Rate Levy for 2018-2019, total tax rate 3.4607.

13. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution 18-488, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials.

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

15. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution 18-489, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey County Fire District officials.

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

17. DISCUSSION/POSSIBLE ACTION:

Continue to August 7, 2018 board meeting. Consideration of letters of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 1 Virginia City on the Storey County Planning Commission.

18. DISCUSSION/POSSIBLE ACTION:

Modification to the Tahoe-Reno Industrial Center, LLC-Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving amendments to Chapter 8, Storey County Code 17.28 C Commercial Zone modifying building height limitation from 3 stories or 45 feet to 6 stories or 75 feet, adding to Section 17.28.020 Permitted Uses urgent-care, truck sales, heavy equipment sales, microbreweries, and micro-distilleries; adding to Section 17.28.030 Uses Subject to Permit buildings exceeding 6 stories or 75 feet, and hospitals, convalescent homes, and sanitariums; and amending SCC 17.36 I1 Light Industrial Zone modifying building height limitation from 4 stories of 50 feet to 6 stories or 75 feet, and other properly related matters.

19. DISCUSSION/POSSIBLE ACTION:

Approval of Business License Second Readings:

- A. ADVANCED SYSTEMS LCL - General / 1020 W. 14 Mile Rd ~ Clawson, MI
- B. AMERICAN POWER SOLUTIONS, LLC - General / 2995 Mill St ~ Reno, NV
- C. KEN MORGAN - Contractor / 325 Neilson Rd ~ Reno, NV
- D. MARIO LEPROVOST - Contractor / 1946 Wilder St ~ Reno, NV
- E. PARLEVEL SYSTEMS INC - General / 114 E. Cevallos St ~ San Antonio, TX
- F. VINEBURG MACHINING - General / 26 Stokes Dr ~ Carson City, NV
- G. BENCH TEK SOLUTIONS, LLC - General / 525 Aldo Ave ~ Santa Clara, CA

20. PUBLIC COMMENT (No Action)

21. ADJOURNMENT

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon

which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.

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

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

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

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

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

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

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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 6/26/2018; Virginia City Post

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

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3, 2018
Agenda Item Type: Regular Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** Approval of the Minutes for June 5, 2018.
2. **Recommended motion:** Approve the minutes for June 5, 2018 as presented.
3. **Prepared by:** Vanessa Stephens

Department: Clerk

Contact Number: 775.847.0969

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

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

Department Head

Department Name: Clerk

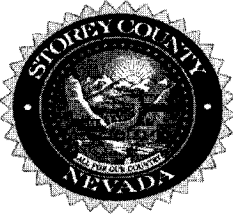
A handwritten signature in black ink, appearing to be "JL", is written over a horizontal line.

County Manager

Other Agency Review: _____

9. **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JUNE 5, 2018 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, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Sheriff Gerald Antinoro, Management Analyst Jennifer McCain, Planning Director/ Administrative Officer Austin Osborne, Public Works Director Jason Weizrbicki, Justice of the Peace Eileen Herrington, Communications Director Dave Ballard, Project Coordinator Mike Northan

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 June 5, 2018.

Public Comment:

None

Motion: Approve Agenda for June 5, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

4. CONSENT AGENDA:

I For possible action, cancellation of the July 17, 2018 Board of County Commissioners meeting due to a NACO Conference.

II For possible action, approval of payroll claims in the amount of \$821,376.82 and accounts payable claims in the amount of \$1,883,124.73.

III For possible action, approval of business license first readings:

- A. JACKSON QUALITY DRYWALL – Contractor / 1560 Willow Cr Ln ~ Gardnerville, NV
- B. APOLLO CONSTRUCTION, INC – Contractor / 1133 W. Columbia Dr ~ Kennewick, WA
- C. EDGE COMMUNICATION INC – Contractor / 2955 Hwy 40 W. ~ Verdi, NV
- D. HENKEL – General / 32100 Stephenson Hwy ~ Madison Heights, MI
- E. CLIMATE PROS OF NORTHERN NV – Contractor / 10090 Orchard Hill De ~ Reno, NV
- F. RELEVATE, LLC – General / 2161 W. Enfield Way ~ Chandler, AZ
- G. TIM BLAKELY IMAGING SOLUTIONS – Home Business / 2090 Lousetown Rd ~ VCH, NV
- H. AIR TREATMENT CORP – General / 640 N. Puente St ~ Brea, CA
- I. PRECISION MANHOLES, INC – Contractor / 770 E. Main St #321 ~ Lehi, UT
- J. PACIFIC CONSOLIDATED OF NV INC – General / 2615 Branson Ave ~ Plano, TX
- K. GQS – GLOBAL QUALITY SUPPLY LLC – General / 333 H. St Ste. 5024 ~ Chula Vista, CA
- L. RICKS AEC REPROGRAPHICS – General / 488 Kietzke Ln ~ Reno, NV
- M. CRYSATL BARHAM – Handyman / 234 Prospector Rd ~ Dayton, NV
- N. A & A TOWING, INC – General / 1395 E. 4th St ~ Reno, NV
- O. ALL ICE LLC – Home Business / 240 Vermillion Rd ~ Reno, NV
- P. L.P.R. CONSTRUCTION CO – Contractor / 1171 Des Moines Ave ~ Loveland, CO
- Q. ARC HEALTH & WELLNESS CNT – General / 82 E. Glendale ~ Reno, NV
- R. ARC WORK PLACE SVC, LLC – General / 82 E. Glendale ~ Reno, NV
- S. ALFA LAVAL INC – General / 5400 International Trade Dr ~ Richmond, VA
- T. APPLIED ENGINEERING INC – General / 3300 Fiechtner Dr ~ Fargo, ND
- U. CENTURY PLASTICS LLC – General / 15030 23 Mi Rd ~ Shelby Twp, MI
- V. CYBERTROL ENGINEERING LLC – General / 2950 Xenium Ln ~ Mpls, MN
- W. ELECTRICAL SOLUTIONS – Contractor / 2710 Valley View Dr ~ Reno, NV
- X. MK NORTH AMERICA, INC – General / 105-125 Highland PK Dr ~ Bloomfield, CT
- Y. PFM INTEGRATORS INC – General / 2726 Autumn Woods Dr ~ Chaska, MN
- Z. AMUNDSON ROOFING INC – Contractor / 8995 Terabyte Dr ~ Reno, NV
- AA. SAFETY ON SITE – General / 316 California Ave ~ Reno, NV
- BB. NAISBITT CONSTRUCTION – Contractor / 4 Hardy Dr ~ Sparks, NV

Public Comment:

None

Motion: Approve Consent Agenda for June 5, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

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

Chief Deputy Sheriff Tony Dosen:

- Yesterday Sheriff Antinoro had a “ride along” with State Senator Don Gustafson, touring TRI and Tesla. The Senator was very impressed with all that is going on in TRI.

IT Director James Deane:

- The cutting over of the active directory domain for the entire county is half-way complete.
- The Recorder's office is now "live" on the Tyler recorder project.
- There have been no technical hardware or software issues.
- Fire and Sheriff are the last and largest projects to be cut over.

Project Coordinator Mike Northan:

- Lockwood Senior Center renovations are complete and they are back in business.
- Work continues in the Judge's chambers with crown molding, paint, and wallpaper being completed.
- Painting is finished in the District Attorney's office – carpets need to be cleaned and stretched.
- NDOT has ordered materials for the TRI tower project. The road has to be cut to the site.
- Working with the architect on plans for the Justice Center.
- Station 71 roof is complete.
- Bids are being solicited for the north side of the Courthouse roof.

Vice Chair McGuffey asked about status of the Highlands mailbox construction:

- Requirements are making it difficult to find a contractor for the project. Follow up will be made with contractor Mark Zulim.

Community Chest Director Erik Schoen:

- Expressed gratitude, thanks, and support to all who attended the grand opening Friday night of the new Community Center/Library. 100 to 150 people attended.

Fire Chief Jeff Nevin:

- Thank you to Mike (Northan) for all the hard work at the fire department facilities.
- The fuel reduction project is wrapping up as we transition to fire season. 3,000 acres burned quickly overnight in the recent fire in Lyon County. Initial cause is thought to be target shooting.
- Fuels and grasses are very dry – everyone is cautioned to be extra vigilant.

Comptroller Hugh Gallagher:

- Today the Commission will be asked to approve the budget.
- Augmentations will be presented at the next meeting. Mr. Gallagher described what augmentations are and reviewed areas that may need to be augmented.
- This Sunday at Fourth Ward School a program will be presented by author, researcher Ingrid Barnett.

County Manager Pat Whitten:

- The July 17th Commission meeting will be cancelled due to the annual NACO meeting. Meetings will be held June 19, July 3, and August 7.
- Met with Tesla's director regarding finalization of negotiations and agreed this will be done as expeditiously as possible. Any action will have to go through legal counsel and, ultimately, this Board of Commissioners.
- Community Development reports significant changes with nuisance and zoning issues. Several issues have been abated.

Chairman McBride asked Mr. Whitten about an item brought to the Chair's attention following the May 15th meeting, where a blogger implied in a post the County may have awarded a no-bid contract to a local contractor to build the new Justice Center. Immediately following the post, the County received a request for copies of that no-bid contract. Chair McBride does not recall a no-bid contract.

Mr. Whitten: The Justice Court complex will run approximately \$1 million or a little more. For the record and to be clear, there is no "no-bid contract". There is an estimate of \$122 per square foot for the shell from Shaheen Beauchamp. This may or may not have been construed as something more than just a statement. The project has not gone out to bid. The goal is to have exterior design, plot maps, layout, etc., at a level for Historical Commission approval. Once there is conceptual approval, the project will go out to bid.

County Assessor Jana Seddon:

- The design phase Assessor's System new software for the 14 Nevada counties has been completed. In July, committee members will "hands on" be working through the program to make sure there are no bugs.
- Being on the design committee, Storey County will be one of the first counties for implementation, which will be delivered in phases.
- "Go-Live" date for Storey County will be June/July 2019.
- New construction this year is phenomenal, with double the amount of residences since last year.
- Community Development staff has been a tremendous help this year with unfinished residences and the nuisance department has been great in taking care of issues.

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

Vice-Chairman McGuffey:

- Attended the NACO Western Regional Conference:
 - The Lands Bill was discussed, but there is no news.
 - Affordable housing was brought up. A bill will be presented at the next Legislative session. Several issues were discussed including what defines affordable housing.

Chairman McBride:

- It was a busy Saturday morning with the Reno-Tahoe Odyssey foot race. Spring Street Vibrations also took place last weekend.
- These events help out the community and businesses.

County Manager Pat Whitten:

- Acknowledged the passing of Bradley Bryant from Rainbow Bend. Mr. Bryant served many years on the Canyon GID Board.

7. DISCUSSION/POSSIBLE ACTION: Approval of Tax Management Associates, Inc. contract addendum and extension.

Assessor Jana Seddon said Tax Management Associates, Inc. (TMA) audits business personal property accounts for the Assessor's Office. The Assessor's Office is an "appraiser" not an accountant. Also, a lot of the businesses are headquartered in areas other than Storey County which

requires travel to corporate offices. Tax Management Associates has success with compliance and getting businesses to report correctly – this is done by auditing their books.

There were some issues in the past. This contract sets time lines when items have to be completed – not only by Tax Management, but also by Storey County. There is a penalty if Tax Management does not perform and does not provide information when they're supposed to.

We are using Tax Management Associates again based on:

- 33 accounts were audited in 2017. The cost of the audit is based on the company's taxable value.
- For the 33 accounts, the County's cost for the audits is \$61,500.
- From last year's audit, the County is able to bill back for 2016-17, 2015-16, 2014-15, and 2013-14.
- To date, the County has billed \$97,665.74 in back taxes. It is estimated \$433,654.59 will be billed in June. This amount includes a 20% penalty dictated by NRS for un-reported personal property.
- At this time, no one has asked to negotiate the penalty.
- The estimated total billed back per Tax Management will be \$531,320.33.

Chairman McBride asked if the statutory requirement gives relief to the County for the penalty.

Ms. Seddon: Yes, it does. The statute says, "may charge the 20% penalty". This is added to the bill. If requested, most of the time the penalty will be waived. The initial contract with TMA was for three years but work was not started until almost a year in.

Working with Tax Management has brought to light issues with the State. There were three companies who confessed they had been taking GOED abatements for years when they were no longer eligible. The County never received documentation from GOED or the State.

The numbers given are for last year. This year about 29 companies will be audited. Note that only companies with a minimum \$50,000 taxable value are audited. Under that amount, it is not worth it.

The County has not been notified by the State (regarding abatement eligibility). We have notified GOED and the Department of Taxation who are working to correct this as well as other issues. We hope to meet with these departments to layout guidelines of what should be done. Ms. Seddon said she is working with the District Attorney's Office on these issues.

District Attorney Langer: A problem with Department of Taxation was that personnel were changing so regularly there was not a contact person. We are working toward getting together with the person at the Department of Taxation in charge of the County to streamline the process and to make both the organization and the Department of Taxation accountable in providing information so the County can follow through.

Ms. Seddon: It was apparent as soon as the (companies) were audited they admitted getting the GOED abatement they were not qualified for. Letters have been going to companies saying they are no longer eligible for abatement, but the County is not being told. Tobi Whitten has prepared a statement where companies will declare whether or not they are eligible for abatements.

Mr. Whitten commented that now that we know these companies were not eligible (for abatement), the County can back-bill.

Ms. Seddon: Yes. Some of these companies are still within their "clawback" time. They will not only be audited, but anything not previously reported will be billed and they will also be hit with the clawback for taking the abatement when they were not eligible.

Mr. Whitten noted, on one account, he was impressed with the level of detail and work by TMA to validate the numbers.

Ms. Seddon said her office does "spot check" the accounts making sure the life schedule put on products is correct, that there is not real property improvements being audited. It is a "line by line" check - some have 4 - 5,000 line items. It is definitely worth the time and money paid to TMA. Now that the companies are aware, going forward the process should be streamlined. The contract does not specify the number of companies to be audited, the number will go down year to year.

Public Comment:

None

Motion: I make a motion to approve Tax Management Associates, Inc. contract addendum and extension, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

9. DISCUSSION/POSSIBLE ACTION: Approve the renewal of the Intrastate Interlocal Contract between Public Agencies, a contract between the State of Nevada acting by and through its Department of Health and Human Services, Division of Health Care Financing and Policy and the Storey County Fire Protection District.

Fire Chief Jeff Nevin: This is a renewal of a contract from last year. This is a five year renewal allowing the Fire Protection District to bill Medicaid for actual costs versus the negotiated rate. Hopefully it will enable the District to collect more.

Public Comment:

None

Motion: I move to approve the renewal of the Intrastate Interlocal Contract between Public Agencies, between the State of Nevada Department of Health and Human Services, Division of Health Care Financing and Policy, and the Storey County Fire Protection District, and authorize the Fire Chief to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/POSSIBLE ACTION: Approve a Mutual Aid Agreement between the Storey County Fire Protection District and the Regional Emergency Medical Services Authority, or REMSA.

Fire Chief Jeff Nevin: This agreement is a renewal of a previous contract with updates and corrections, and allows the Fire Protection District to respond into Washoe County which is serviced by REMSA. The agreement also allows REMSA to come into Storey County.

Public Comment:

None

Motion: I make a motion to approve a Mutual Aid Agreement between the Storey County Fire Protection District and the Regional Emergency Medical Services Authority, or REMSA, and authorize the Chairman to sign the Agreement, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

12. DISCUSSION/POSSIBLE ACTION: Approval of Business License second readings:

- A. SIERRA HOME SVC, LLC dba: MR.APPLIANCE - General / 795 Jacks Valley Rd ~ Carson City, NV
- B. SA RECYCLING LLC - General / 2411 N. Glassell St ~ Orange, CA
- C. MARVIN E. DAVIS & ASSOCIATES - General / 12000 Old Virginia Rd ~ Reno, NV
- D. GRANT ROBINSON CONSTRUCTION - Contractor / 5935 Quail Rock Ln ~ Reno, NV
- E. PRIME STORAGE LLC dba: PRIME TRAILER - General/ 10400 E. 102nd Ave ~ Henderson, NV
- F. MARUI SANGYO CO., LTD - General / 42 Enokise ~ Japan
- G. HOSE & FITTINGS, ETC - General / 1811 Enterprise Blvd ~ West Sacramento, CA
- H. VINCO, INC - Contractor / 18995 Forest Blvd ~ Forest Lake, MN
- I. MISUMI USA, INC - General / 1717 N. Penny Ln ~ Schaumburg, IL
- J. CALIFORNIA HYDRONICS CORP - General / 2293 Tripaldi Way ~ Hayward, CA
- K. CALNEVA TOWERS - General / 4690 Longley Ln ~ Reno, NV
- L. FRAME ARCHITECTURE - General / 14308 Swift Creek Ct ~ Reno, NV

On behalf of Community Development, County Manager Whitten requested approval of items A. through L.

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

18. PUBLIC COMMENT (No Action)

Tonya Brown, advocate for the wrongly convicted: Ms. Brown reviewed circumstances regarding a wrongful conviction of her brother, Mr. Klein, over 20 years ago. As an advocate, she has worked on getting legislation created since 2007. Ms. Brown discussed statistics of wrongful convictions. Ms. Brown requested the Commissioners to ask District Attorney Langer to support her recommendation for a petition for an exoneration - Public Integrity Unit Commission - to look into wrongful convictions. Ms. Brown said she has made attempts to discuss these recommendations with the District Attorney - to no avail. Ms. Langer was on the jury convicting Mr. Klein. Over the years Ms. Klein has had legislation created. If there is a wrongful conviction in a Storey County case, there would eventually be a suit and it would come to the Commissioners.

Kathryn Hyde: Ms. Hyde discussed the project to renovate the St. Paul the Prospector, Episcopal Church and to install the Western Missionary Museum. She reviewed the history of the church built after the fire in 1876. The church is owned by the Western Missionary Museum, a non-profit, and has fallen into dis-repair. A team has been put together to restore the church – they are working with various historic agencies. It is estimated the project will cost \$1 -2 million. The museum will be a high quality museum and income from the museum will be used to make sure the church does not fall into disrepair again. Grant applications have been submitted. They have heard back on one - the preliminary phase of the National Fund for Sacred Places – where they are one of 32 being asked to submit full applications. Both of the grants require funding matches. Fundraising needs to begin for when the matching grants are received. It sounds like a lot, but really is not for this type of project. They are working with the mining industry, the State, and hopefully TRI – to help raise these funds. This is a very strong team and project- with a high likelihood of success. The church is a contributing property to the Virginia City Historic District and they believe it is eligible for listing on the National Register.

Chairman McBride: Thank you. This is a very worthwhile project.

Ms. Hyde: The three churches have got together – creating a little group, with the well-being of the buildings in mind. It is hoped that when finished with St. Paul's, the team will be able to move on to the Presbyterian and Catholic churches as well.


Vice Chairman McGuffey: You might ask Comstock Car Club. All proceeds from their annual car show are given to local non-profits. Also, the Fraternal Order of Eagles.

Ms. Hyde: Thank you for the suggestion.

19. ADJOURNMENT

Chairman McBride adjourned the meeting at 11:16 A.M.

Respectfully submitted,

By: 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/03/18

Estimate of time required: 15 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Adoption of Storey County Administrative Policy 018 Surveillance in the Workplace.
2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, 1 [commissioner] motion to approve adoption of Policy 018 Surveillance in the Workplace.
3. **Prepared by:** Austin Osborne
4. **Department:** Human Resources **Telephone:** 847-0968
4. **Staff summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement the personnel program on a consistent basis. The Policies and Procedures require that review and necessary updates occur every five years and otherwise as needed.
5. **Supporting materials:** Enclosed proposed Policy 018 Surveillance in the Workplace.
6. **Fiscal impact:** None on local government.
Funds Available: _____ Fund: _____ Comptroller
7. **Legal review required:** _____ District Attorney
8. **Reviewed by:**

Department Head Department Name: Human Resources and Comptroller

County Manager Other agency review: _____
9. **Board action:**

<input type="checkbox"/>	Approved	<input type="checkbox"/>	Approved with Modifications	Agenda Item No. 51
<input type="checkbox"/>	Denied	<input type="checkbox"/>	Continued	

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 018
EFFECTIVE DATE: 07/03/18
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: SURVEILLANCE IN THE WORKPLACE

I. Purpose

Storey County recognizes that maintaining the safety and security of employees, customers, and county property is best implemented with a multi-faceted approach. To the extent that modern technology provides tools to maintain safety and security, the use of technology such as video surveillance is supported by the board.

Surveillance systems may be used around buildings, public areas, on county property, county vehicles and equipment, and on peace officers as allowed and regulated by NRS. Video surveillance, and data management and retention, will be conducted in accordance with applicable state laws.

Managing and communicating allowed video and audio recording device use by employees, members of the public, and others is also important to ensuring that certain rights of employees and members of the public are protected.

II. Placement and Notification

- A. Video surveillance systems may cover publically accessible places on county property including buildings; hallways; lobbies; areas within offices where public access exists; cafeterias and libraries; meeting rooms; county roads, sidewalks, parking lots, parks, pools, and indoor and outdoor public places.*
- B. Video surveillance is prohibited in areas where there is a reasonable expectation of privacy, including but not limited to, restrooms, locker rooms, clothes changing areas, and fire district or county employee bedrooms and sleeping areas.*
- C. Video cameras will be placed in conspicuous locations. This policy encourages video cameras to be highly visible and installed in prominent locations in order to deter criminal activity. Use of hidden video surveillance devices is prohibited.*
- D. Use of video surveillance within employee office areas may be used to monitor specific areas where public access exists (e.g., front counter area), where valuable or highly sensitive property or materials are located (e.g., vault, safe, server room, equipment station, vehicle fueling station, cash drawer, etc.), or where there is a need for enhanced security and safety (e.g., public utilities, water treatment, chemical storage, etc.).*
- E. Placement of video cameras will avoid to the extent feasible or to the extent that the device fails to fulfill a direct safety purpose, direct view over employee office work stations and employee office computer monitors. In such case that an*

employee's office work station and/or office computer screen may be visible from the video surveillance device, the department head shall approve or deny its placement at that location, subject to approval by the County Manager. Video surveillance within the Sheriff's Office, its substations, the jail facility, and other buildings thereof are subject only to the Sheriff's approval.

- F. Law enforcement "body-camera" use will conform to the applicable NRS and Sheriff's Office policies, and is not subject to this policy.*
- G. Unless written consent is provided by the affected property owner and its tenants, video cameras must not be situated so that they cover or monitor neighboring properties or buildings not owned by the county, including but not limited to, neighboring buildings, yards, garages, and windows. A camera's resolution capability and ability to zoom and pan must be taken into consideration for this purpose. Such systems are not prohibited from covering or monitoring adjacent streets, sidewalks, parks, vehicle parking lots, and public places. The affected property owner and its tenants may revoke the consent at any time, at which point the county must within two work days make necessary corrections to the video cameras to comply with this section.*
- H. The location, placement, function (e.g., zoom, pan, etc.), view span, and type for each video surveillance device are subject to approval by the County Manager.*
- I. Surveillance systems may operate 24 hours per day on a year-round basis at any and all times during business hours and non-business hours.*
- J. Surveillance system display monitors must not be located in areas that enable public viewing.*
- K. The county will notify employees that video cameras may be used on county premises. The notification will be performed by making this policy available on the county website.*
- L. Any exterior video camera placed on a building within the Comstock Historic District must receive a certificate of historic appropriateness from the historic district. Extra care must be taken to ensure that video surveillance devices do not cause detriment to the aesthetic authenticity and character of any historic building, with special care toward public areas in and near the historic buildings.*

III. Systems Use

- A. The use of video surveillance equipment on county property will be with the knowledge and consent of the County Manager or his/her designee(s), and may include the county Emergency Management Director as appropriate.*
- B. The County Manager will designate employee(s) who have authorization to view and access surveillance equipment. The authorization may be revoked by the County Manager at any time and for any reason.*
- C. Employees and the public are prohibited from unauthorized use, tampering, destroying, copying, distributing, or otherwise interfering with surveillance equipment and recordings. Discipline up to and including termination may be imposed in accordance with the Storey County administrative policies.*

- D. The County Manager or his/her designee, and/or the Administrative Officer and/or Personnel Director, may conduct periodic audits of the surveillance system to ensure that use and access to the system is done in accordance with this policy.*
- E. Surveillance recordings may be used as evidence that an employee, vendor, member of the public, or other person(s) has engaged in behavior that violates county policies or state/federal laws.*
- F. Surveillance systems may not be used for the purpose of performing employee performance evaluations, monitoring employee compliance with dress code policies, monitoring employee attendance or timeliness, or for monitoring general employee performance. Surveillance systems may be used in any investigation to confirm violations of county policies. Surveillance systems and recordings may not be used to bully, harass, embarrass, or publically tarnish the reputation of, or treat unethically, any employee or person.*
- G. Video surveillance recordings may show clear video; time, date, and year; and location of the associated device; may employ infrared and other night vision; and may zoom, pan, and track individuals, vehicles, or other movement within the field of vision. The system may employ vehicle and vehicle license plate recognition and other recognition capability.*
- H. Security video surveillance footage may not be displayed on any website, social media, or other media of the county. Special exceptions may be made by the County Manager on a case-by-case basis. This section does not apply to webcams, weather cams, wildlife cams, and other similar video footage.*
- I. Court proceedings, video arraignments, and court and detention facility conference recordings may not be displayed on any website, social media, or other media of the county.*
- J. No person will operate, monitor, or access archived footage of the surveillance system until s/he has read and demonstrated in-writing his/her understanding of this policy.*

IV. Audio Surveillance

- A. Except as otherwise provided by this section, audio surveillance systems are subject to the provisions of this policy governing video surveillance systems.*
- B. Audio surveillance may only take place in vaults, safes, hazardous material storage areas, and other areas where valuable or highly sensitive property or materials are located (e.g., an office vault, safe, server room, equipment station, etc.); Sheriff's offices, substations, jail facilities, and other Sheriff's facilities; areas designated by the Emergency Management Director as high security or highly sensitive to exterior threat; and other areas where the county determines that there is a clear need for enhanced security.*
- C. Audio surveillance is prohibited where there is reasonable expectation of privacy including, but not limited to, restrooms, locker rooms, employee break rooms, clothing changing areas, and fire district employee bedrooms and sleeping areas. Audio surveillance is prohibited in employee offices and at employee work stations, except as may be appropriate under section (IV)(B) above.*

- D. A prominent sign(s) must be displayed in a conspicuous part(s) of the area under audio surveillance. The locations must include, but are not limited to, the entrance of that area. The sign must clearly advise all persons that the subject area is under audio surveillance.*
- E. Audio recordings by the employer, employees, and members of the public, not associated with this section, will conform to the applicable provisions of this policy and the NRS.*

V. Data Storage and Security

- F. Surveillance recording systems must be maintained within a secured location within a county building(s). The entrance to the room or area containing the surveillance recording system must be located so that it is not readily accessible by employees or the general public, and it must be locked at all times except during maintenance or repairs and when under direct supervision by the authorized person(s). Electronic safeguards will be incorporated into the system and maintained including, but not limited to, password protection, well-managed firewalls, and encryption to protect the systems from hackers, unauthorized users, and unauthorized use. The digital system must incorporate a video verification encryption code (watermark).*
- G. Surveillance recording will be stored for a minimum of 14 days after the initial recordings and for a maximum of 60 days after the initial recording. The maximum period may be deviated slightly according to recording system parameters for data writing over hard-drives.*

Specific recordings may be retained for longer periods when they are suspected to contain evidence of misconduct, policy violations, crimes, or matters which are under investigation by law enforcement officials, the Administrative Officer and/or Personnel Director, and/or the County Manager. Upon completion of the investigation, the subject recordings must be erased from the surveillance system in accordance with the time periods shown in this section, but the subject recordings may be stored separately with the investigation file or case file in accordance with state and county records retention laws.

- H. Surveillance system failures must be documented and reported to the County Manager or his/her designee. Diligence must be taken by the appropriate employee(s) to remedy the system failure promptly. The County Manager or his/her designee must be notified when the remedy is completed.*

VI. Viewing Requests

Requests for review of surveillance recordings will be regulated as follows.

A. Law Enforcement and Court Order Requests:

- a. Requests by law enforcement officials to view or obtain surveillance recordings must be presented to the County Manager. If the County Manager is unavailable, the requests will be presented to his/her designee or to the Administrative Officer and/or Personnel Director. Law*

enforcement officials may review the recordings, in which case such records would be released only pursuant to a valid court order.

- b. In the event of a search warrant, which is executable immediately, the County Manager or his/her designee will comply with the search warrant and consult immediately with the District Attorney's Office.*
- c. Upon receipt of a subpoena or other court order, the County Manager or his/her designee will consult with the District Attorney's Office to determine if the document is in proper form and that good cause for its issuance in a court of proper jurisdiction is demonstrated. If not, the County Manager or his/her designee will insist any defect be remedied before releasing records.*

B. Employee Requests:

- a. All viewing request by county employees must be submitted to the County Manager or his/her designee in writing. Request for viewing will be limited to those employees or county officials with a direct interest in the recording as authorized by the County Manager or Emergency Management Director with concurrence by the County Manager. Only a portion of the recoding concerning the subject incident or issue will be made available for viewing.*
- b. Approval or denial for viewing will be made by the County Manager or his/her designee within 5 business days of the request, and so communicated to the requesting individual.*
- c. If approved, recordings will be made available for viewing within 5 business days of the decision. All review of the recordings will occur in the presence of the County Manager or his/her designee.*
- d. To the extent required by law, a written log will be maintained for those viewing video and audio recordings including the date and location of review, reason for review, date the recording was made, and the viewer's written name and his/her signature.*
- e. Recordings will remain the property of Storey County and may be reproduced only in accordance with applicable law and county policies.*

C. Public Disclosure

- a. Protection of infrastructure, secure area, and other data from public requests.*
- b. Confidentiality/privacy issues prohibit the general public from reviewing surveillance recordings that contains information about county employees and public customers. If the county receives a request from a member of the public to inspect surveillance recordings which contains employee or customer information, and the request appears suspicious, the recipient of the request is advised to file a complaint with the Sheriff's Office.*
- c. All requests for public disclosure of recordings will be presented to the County Manager or his/her designee.*

- d. *A copy of this policy must be shared with members of the public upon request.*
- e. *Actual viewing by third-parties, such as the public or media, will be permitted only at a secure county located as determined by the County Manager or his/her designee, unless otherwise required by law.*

VII. Video and Audio Recording Use by Employees

- A. *Employees are prohibited from operating video recorders or other visual/audio recording devices in areas where confidential personnel information may be compromised. Such areas may include, but are not limited to, areas where there is a reasonable expectation of privacy including, but not limited to, restrooms, locker rooms, clothes changing areas, etc.; the Human Resources Office except for the designated public area therein; and vaults, safes, and other areas where valuable or highly sensitive property or materials are located (e.g., an office vault, safe, or equipment stations); and areas designated by the Emergency Management Director as high security or highly sensitive to exterior threat.*

The County Manager or Administrative Officer and/or Personnel Director should be contacted by any person if there is question as to where video and/or audio recording in any part of the workplace may or may not occur.

- B. *Employees are prohibited from operating cameras or other visual/audio recording devices at staff meetings where company trade secrets or proprietary business information could be disclosed, except when there exists knowledge and consent of every person in a room or associated with the subject meeting.*
- C. *No employee may photograph or video another employee's personnel record or sensitive identification except as allowed for official business such as in the Human Resources or Comptroller's offices.*
- D. *Employees may record workplace activities when the recording is performed in such a manner not prohibited by law and when the recording does not compromise confidential information as described above.*

VIII. Video and Audio Recording by Members of the Public

- A. *Any member of the public may video and/or audio record within public areas of county property and buildings, and areas visible from public places, including buildings, office areas, work stations, and other areas which are visible from the public place. This activity is sometimes referred by certain members of the public as a "First Amendment Audit".*
- B. *Member of the public are prohibited from video and audio recording within areas not accessible to the public.*
- C. *Each county office must designate a place and/or places in which the public is allowed to access (e.g., front service counter area, seating areas, lobby areas, etc. within each office). These public places must be identified as such by highly visible and conspicuously placed signage (e.g., "employees only beyond this*

point”, “no public access”, etc.). Outdoors areas around buildings and offices where public access is restricted must be posted as such, but those areas may not include public streets, sidewalks, parks, and other spaces open to the public. Outdoor job sites, construction areas, and other such areas must be cordoned off and/or demonstrated clearly as restricted areas. Employee vehicles and equipment are not considered public places and do not need to be marked as such. Private property in which county business may be conducted is not considered a public place for the purpose of this policy.

- D. No member of the public video and/or audio recording in accordance with this policy may obstruct, disrupt, or interfere with business; obstruct openings or public access and circulation; physically or verbally harass, bully, intimidate, or disturb employees, vendors, or other persons in the vicinity; or violate any law or county policy. Persons exhibiting such behavior will be asked kindly by county staff to leave the premises. If the person refuses to leave the premises after being asked to do so, the employee will exercise appropriate effort to not escalate the situation with the person, and s/he will promptly contact the Sheriff's Office for assistance.

Whether or not it is necessary to contact law enforcement, the following guidelines should be followed when a member of the public attempts to video and/or audio record a county employee at the workplace.

- a. Allow the person to conduct the recording within the public place.
- b. Remain verbally and physically calm.
- c. If it is necessary to engage in conversation, respond verbally to the person calmly no matter what his/her demeanor.
- d. Inform the person of the parameters of the immediate public place.
- e. Do not engage in argument with the person.
- f. Do not confront the person physically.
- g. Do not counter-video record the person.
- h. Avoid photographing the person except as necessary to take a photograph that may be provided to law enforcement, emergency management, the department head, and/or county officials. Do not photograph as a mechanism to instigate the person.
- i. Ignore the person as much as possible. Conduct business as usual despite being recorded. Leave the immediate room out of his/her sight if necessary. However, do not leave sensitive information or materials unsupervised.
- j. Attempt to remember features of the person such as facial features, hair and facial hair color, height and build, clothing, and unique features such as tattoos, scars, piercings, etc.
- k. Attempt to obtain the person's vehicle make, model, approximate vintage/year, license plate number, and identifiable features such as bumper stickers, body damage, etc.

- l. Report the incident to the department head as soon as possible regardless if the incident was hostile or not. Report the incident to the Emergency Management Director and County Manager if the person appeared to be suspicious or if the person is believed to be a potential future threat to the county, any person, or the community.*

RESPONSIBILITY FOR REVIEW: *This policy will be reviewed on an annual basis by the Information Technology Director.*



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3 2018

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 Unsecured Tax Roll for Overassessment

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor's Office

Telephone: 847-0961

4. **Staff summary:** Numerous tenants with taxable personal property located at the Switch facility failed to file a timely declaration this year. They have asked us to recalculate the 2017-18 unsecured taxes based on new information that they have provided to our office after the close of the unsecured roll.

5. **Supporting materials:** Please see attached letters with adjusted assessed value and supporting documentation..

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

JWA Department Head
FOR JANA SEDDON

Department Name: Assessor's Office

[Signature] County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 5 II

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

June 25, 2018

Memo to: Storey County Commissioners


Re: **DC 000006, Continental Data Graphics**

The above referenced account was processed and billed based on an estimate of value pursuant to NRS 361.265 for the 2017-18 tax year. The taxpayer provided a detailed asset listing after the close of the Unsecured Tax Roll. The corrected assessed value should be (also see attached):

2017-18	Original	Adjustment	Amended
Personal Property Acquisition Cost	1,000,000	(944,573)	55,427
Personal Property Assessed Value	350,000	(330,601)	19,399
Improvements Assessed Value	-	-	-
Abatement (in Tax \$\$)			
2017-18 Unsecured Tax Bill Amt	\$ 12,112.45	\$ (11,441.11)	\$ 671.34

Please approve these corrections, and advise the Treasurer and/or Assessor to make the changes and issue an amended bill. No refund is necessary at this time as payment has not been received.

Thank You,



Tobi Whitten
Senior Appraiser
Storey County Assessor's Office

Over-the-counter Tax Calculation for Personal Property
Current Tax Year: 2018 (2017-18) Current Quarter: 4

PP4300A

Enter the Following Information:

Base Value or Cost.....	<u>55,427</u>	Tax Year... <u>2018</u>	(2017-18)
Year (for Cost Index, % Good)..	<u>2017</u>	District... <u>12.2</u>	
Secured/Unsecured.....	<u>U</u> (S/U)	INDUSTRIAL GID	
Life Schedule Table to use.....	<u>Y05</u>	FIVE YEAR LIFE	
(F4=List Tables for given Tax Year)			
Number of Months to Prorate....	<u>12</u>	(1-12)	
Additional Assessed Value.....	_____		
Exemptions Amount.....	_____	Tax Rate...: <u>3.4607</u>	

Calculated Values:

Assessed Value.....	<u>19,399</u>	Cost Index.....: <u>1.000</u>
Exemptions Amount.....	<u>0</u>	Percent Good....: <u>100.0</u>
Net Assessed Value.....	<u>19,399</u>	Assessment Ratio: <u>.35</u>

Tax Amount.....	<u>671.34</u>	
First Payment Amount.....	<u>167.97</u>	if Split into 4 Installments
	<u>223.86</u>	if Split into 3 Installments
	<u>335.70</u>	if Split into 2 Installments

Press Enter to Calculate Values

F12=End

**Continential Data Graphics
Storey County
Asset Listing as of 7/1/17**

Assessor Account	Owner Class	Owner Class D Acq Date	Asset #	Asset Description	Cost (O)	Site Address 1	Site City
DC 000006	9	Computers	4/25/2017 162263 - T2	COHESITY GLOBAL BACKUP PROJECT	55,427	1 Superloop Circle	McCarran

RECEIVED

JUN 22 2018

**STOREY COUNTY
ASSESSORS OFFICE**

Tobi Whitten

From: Noyes (US), Dana E <dana.e.noyes@boeing.com>
Sent: Friday, June 22, 2018 3:52 PM
To: Tobi Whitten
Subject: RE: 2017 Asset Listing for Continental Data Graphics

Tobi,

Yes this is server equipment.

Thanks,

Dana Noyes
Tax Systems Specialist
Desk (206) 662-2711
Cell (206) 679-3685

From: Tobi Whitten [mailto:twhitten@storeycounty.org]
Sent: Friday, June 22, 2018 12:03 PM
To: Noyes (US), Dana E <dana.e.noyes@boeing.com>
Subject: RE: 2017 Asset Listing for Continental Data Graphics

Dana,

I have received the 2017 asset listing and confirmation of your billing address.

Can you confirm that this item is in fact **computer equipment** and not **server equipment**? The two types of equipment are categorized differently in the Nevada property tax system.

Once that is confirmed, I will process a revision request and send it through our next County Commissioners' meeting for approval.

Thank you,

Tobi Whitten

SENIOR APPRAISER
STOREY COUNTY ASSESSOR'S OFFICE
(775) 847-0961 EXT. 4
(775) 847-0904 FAX
TWHITTEN@STOREYCOUNTY.ORG

STOREY COUNTY IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

From: Noyes (US), Dana E [mailto:dana.e.noyes@boeing.com]
Sent: Friday, June 22, 2018 11:01 AM

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

June 25, 2018

Memo to: Storey County Commissioners

Re: DC 000028, Cirrus Solutions

The above referenced account was processed and billed based on an estimate of value pursuant to NRS 361.265 for the 2017-18 tax year. The taxpayer provided a detailed asset listing after the close of the Unsecured Tax Roll. The corrected assessed value should be (also see attached):

2017-18	Original	Adjustment	Amended
Personal Property Acquisition Cost	1,000,000	(972,800)	27,200
Personal Property Assessed Value	350,000	(347,061)	2,939
Improvements Assessed Value	-	-	-
Abatement (in Tax \$\$)			
2017-18 Unsecured Tax Bill Amt	\$ 12,112.45	\$ (12,010.74)	\$ 101.71

Please approve these corrections, and advise the Treasurer and/or Assessor to make the changes and issue an amended bill. No refund is necessary at this time as payment has not been received.

Thank You,



Tobi Whitten
Senior Appraiser
Storey County Assessor's Office

Over-the-counter Tax Calculation for Personal Property
Current Tax Year: 2018 (2017-18) Current Quarter: 4

PP4300A

Enter the Following Information:

Base Value or Cost.....	<u>6,500</u>	Tax Year... <u>2018</u> (2017-18)
Year (for Cost Index, % Good)..	<u>2013</u>	District... <u>12.2</u>
Secured/Unsecured.....	<u>U</u> (S/U)	INDUSTRIAL GID
Life Schedule Table to use.....	<u>Y05</u> FIVE YEAR LIFE	
(F4=List Tables for given Tax Year)		
Number of Months to Prorate....	<u>12</u> (1-12)	
Additional Assessed Value.....	_____	
Exemptions Amount.....	_____	Tax Rate...: 3.4607

Calculated Values:

Assessed Value.....	<u>305</u>	Cost Index.....: 1.030
Exemptions Amount.....	<u>0</u>	Percent Good.....: 13.0
Net Assessed Value.....	<u>305</u>	Assessment Ratio: .35
Tax Amount.....	10.55	
First Payment Amount.....	2.72	if Split into 4 Installments
	3.57	if Split into 3 Installments
	5.30	if Split into 2 Installments

Press Enter to Calculate Values

F12=End

Over-the-counter Tax Calculation for Personal Property
Current Tax Year: 2018 (2017-18) Current Quarter: 4

PP4300A

Enter the Following Information:

Base Value or Cost.....	<u>20,700</u>	Tax Year... <u>2018</u> (2017-18)
Year (for Cost Index, % Good)..	<u>2015</u>	District... <u>12.2</u>
Secured/Unsecured.....	<u>U</u> (S/U)	INDUSTRIAL GID
Life Schedule Table to use.....	<u>Y05</u> FIVE YEAR LIFE	
(F4=List Tables for given Tax Year)		
Number of Months to Prorate....	<u>12</u> (1-12)	
Additional Assessed Value.....	_____	
Exemptions Amount.....	_____	Tax Rate...: 3.4607

Calculated Values:

Assessed Value.....	<u>2,634</u>	Cost Index.....: 1.010
Exemptions Amount.....	<u>0</u>	Percent Good.....: 36.0
Net Assessed Value.....	<u>2,634</u>	Assessment Ratio: .35
Tax Amount.....	91.16	
First Payment Amount.....	22.85	if Split into 4 Installments
	30.44	if Split into 3 Installments
	45.59	if Split into 2 Installments

Press Enter to Calculate Values

F12=End



**CIRRUS
SOLUTIONS**
INTELLIGENT CLOUD-BASED CHALLENGE SOLUTIONS

June 7, 2018

RECEIVED

JUN 7 2018

Via Facsimile Transmission
775.847.0904
Tobi Whitten
Storey County Assessor

**STOREY COUNTY
ASSESSOR'S OFFICE**

Re: DC 000028

Dear Ms. Whitten:

We are in receipt of your letter dated May 24, 2018 which was mailed the day we left for vacation out of the country to return on Thursday, June 6 at 7 p.m. I am responding at the earliest possible time considering we did not receive your request until yesterday.

Please find enclosed our statement of business equipment which, as you can see, does not come close to the unilateral guess of \$1,000,000.00. Please update our records and forward a corrected personal property bill. Thank you in advance for your time.

Sincerely,

Laura West

Enclosures

STOREY COUNTY ASSESSOR
P.O. BOX 494
VIRGINIA CITY, NV 89440
Assessor@StoreyCounty.org

Storey County is an Equal Opportunity Provider

File this form at StoreyCounty.org/137/forms
using the online ACCESS CODE at left

Date Mailed: 05/24/18 Access Code: IBV82R
 Account #: DC 000028 Unsecured 005-011-48
 Tax Year: 2017-18 NAICS Code: _____
 Location: 1 SUPERLOOP CIRCLE - 107279 C962

CIRRUS SOLUTIONS
 1236 SW ESTATES PLACE
 PALM CITY, FL 34990

TO BE COMPLETED BY TAXPAYER

Business type: Computer Software
 Mail address, if different: _____
 Location, if different: _____
 Person completing form: Laura Wist
 Contact person: _____
 Title: _____
 Phone: 714 772 223 1294
 Fax: _____
 e-mail: Laura@Spradspu.com

STATEMENT OF BUSINESS EQUIPMENT / ASSETS / PERSONAL PROPERTY
- INSTRUCTIONS -

IN ACCORDANCE WITH NEVADA REVISED STATUTE 361.265 AND OTHER STATUTES, AS NOTED:

- As a business owner you are required to submit a sworn statement of business equipment/assets (also known as personal property) in your possession as of **July 1, 2017**;
- Your statement must be returned **not later than July 31, 2017**, except for a statement mailed to the taxpayer after July 15, in which case it must be returned within 15 days after demand for its return is made;
- Upon written petition of the property owner showing good cause, the assessor may grant one or more 30-day extensions;
- If any person after receiving this request by the Assessor's Office, neglects or refuses to give the statement herein provided for, the Assessor must make an estimate of the value of the property of such person and this value fixed by the Assessor may not be reduced by any Board of Equalization in accordance with Nevada Revised Statute 361.360;
- The information you provide is subject to verification in accordance with Nevada Revised Statute 361.263;
- You will receive a new declaration each year as long as the business remains active. You will be asked to enter changes from the previous year, including all acquisitions and disposals of business equipment/assets/personal property.

WHEN PREPARING YOUR EQUIPMENT/ASSET/PERSONAL PROPERTY LIST, PLEASE INCLUDE:

- All equipment/assets/personal property:
 - Owned, rented, leased, borrowed, gifted, used, or in your possession as of July 1, 2017, regardless of actual owner;
 - That have been fully depreciated out for IRS purposes but are still in your possession;
 - Regardless of age, still in your possession, not previously reported.
- Total acquisition cost includes:
 - Your original purchase price (if you did not purchase the property, your estimate of its value at time of receipt);
 - The cost of any improvements (additions to or renovations of the property) other than routine maintenance/repairs;
 - Transportation costs;
 - Installation and set up costs necessary to make the property operational.

WHEN PREPARING YOUR EQUIPMENT/ASSET/PERSONAL PROPERTY LIST, PLEASE DO NOT INCLUDE:

- Any equipment/assets/personal property acquired after July 1, 2017;
- Sales tax;
- Licensed vehicles subject to the Department of Motor Vehicles governmental service tax;
- Inventory held for resale;
- Raw materials held for manufacturing into finished goods;
- Supplies that are consumed during day-to-day operations, that have a useful life of less than one year.

LEASED/LOANED EQUIPMENT/ASSETS/PERSONAL PROPERTY:

- Please provide documentation (e.g., a copy of your lease agreement) should the lessor be the responsible party; otherwise, the assessor will maintain that the lessee is responsible for the personal property taxes;
- Include: capital lease, operating lease, true lease, dollar buyout lease, nominal lease, conditional sale contract, loaned items, etc.
- If you are in the business of leasing/loaning equipment to others:
 - Please provide the physical location address of each asset;
 - If a lease has terminated, indicate if the lessee acquired the property or if the property was returned to the lessor.

DC 000028, Page 2

_____ **Equipment is declared in another county.** County: _____
 _____ **No equipment is used in the business.** Please explain: _____
 _____ **Shared equipment is owned and reported by another business at the same location.**
 Their business name: _____ Phone number: _____
 _____ **Out of business.** Date business ceased: _____
 How was equipment/assets/personal property disposed of: _____
 If to another business or person, their name, address, phone: _____
 _____ **Business sold.** Date sold: _____
 Sold to (name, address, phone): _____

[illegible]

LEASED/LOANED PROPERTY: Documentation is required to confirm lessor tax liability.
(Include: capital lease, operating lease, true lease, dollar buyout lease, nominal lease, conditional sale contract, loaned items, etc.)

Lessor/Lessee #1-Name, mailing address, phone:			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost
None			

Lessor/Lessee #2-Name, mailing address, phone:			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost
None			

Lessor/Lessee #3-Name, mailing address, phone:			
Description and Quantity	Asset # or Customer #	Year Acquired	Installed Cost
None			

(Use additional sheet(s) if needed.)

CIRRUS SOLUTIONS

DC 000028, Page 3

Please carefully review the following list of previously reported property and cross out any items that are no longer in your possession.

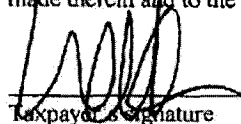
PREVIOUSLY REPORTED EQUIPMENT/ASSETS/PERSONAL PROPERTY:

Item #	Description	Year Acquired	Acquisition Cost
1	***SERVER EQUIPMENT ESTIMATE***	2017	1,000,000

Not
over
close!

NO ACQUISITIONS, LEASES/LOANS, OR DISPOSALS HAVE OCCURRED SINCE LAST REPORT. Check here: _____

SIGNATURE: Under penalty of perjury, I do hereby declare and affirm that I have examined this entire declaration and any changes made therein and to the best of my knowledge, believe that it is correct and complete. (NRS 361.265)



Kara Vest Cirrus Solutions

Taxpayer's signature

Print taxpayer's name

Title

6/7/18

Date

772 223 1294

Phone

Fax

kara@cirrusolutions.com

E-mail address

TICa

Please return all pages of this statement to the Assessor's Office and make a copy for your records.

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

May 24, 2018

Cirrus Solutions
ATTN: Laura West
1236 SW Estates Place
Palm City, FL 34990

Dear Ms. West,

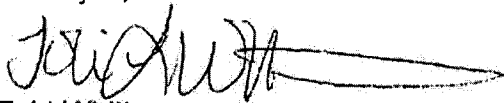
Your letter regarding the 2017-18 personal property tax bill for Cirrus Solutions assets located in Storey County has been received. Our office was informed by the Switch datacenter at 1 Superloop Circle in McCarran, Nevada that Cirrus Solutions had assets at that location as of the lien date of July 1, 2017. You have received the enclosed bill in accordance with Nevada Revised Statute (NRS) 361.265.

Our office sent you a business personal property declaration on September 12, 2017, asking for a detailed listing of assets as required by NRS 361.265. After some time had passed and no response was received, we sent out a demand letter on January 29, 2018 requesting the information again. The demand letter explained that if we did not receive a response from you within 15 days, an estimate of value would be made. The bill was generated based on that estimate of value. A copy of NRS 361.265 is enclosed for your review.

If you can provide an accurate listing of assets located in Storey County to this office by Thursday, May 31, 2018 I will make any necessary adjustments and issue an amended bill. Another copy of the 2017-18 personal property declaration is also enclosed. If you did not yet have assets at the Switch location in Storey County as of the July 1, 2017 lien date, there is a place on page 2 to indicate when the assets were moved in. Please send the completed declaration back to me via email or fax to expedite this process.

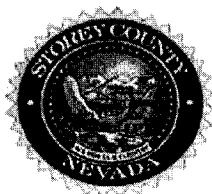
Should you have any further questions or concerns regarding this, please don't hesitate to contact me directly by any of the means listed below.

Thank you,



Tobi Whitten
Senior Appraiser
Storey County Assessor's Office
(775) 847-0961 ext. 4
(775) 847-0904 fax
twhitten@storeycounty.org

encl.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3, 2018

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 Unsecured Tax Roll for Clerical Error

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor's Office

Telephone: 847-0961

4. **Staff summary:** Renown Health (account #DC 000013) was granted a retroactive Colocated Business Abatement pursuant to NRS 360.754 applicable to their reported equipment located at the Switch Data Center in McCarran, NV. The Assessor's Office was notified of this Abatement and its retroactive effective date well after the account had been billed and after the close of the 2017-18 Unsecured Tax Roll. This could be considered a clerical error to be corrected pursuant to NRS 361.765.

5. **Supporting materials:** Please see attached letter with adjusted abatement and tax bill amount, as well as related email correspondence between the Assessor's Office, the Governor's Office of Economic Development, and the Nevada Department of Taxation.

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

_____ Comptroller

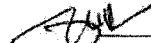
7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

 Department Head
FOR JANA SEDDON

Department Name: Assessor's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 5 III

Jana Seddon
STOREY COUNTY ASSESSOR

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

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

June 21, 2018

Memo to: Storey County Commissioners

Re: DC 000013, Renown Health

The above referenced account was processed and billed on April 30, 2018 based on a Personal Property Declaration submitted by the taxpayer to the Assessor's Office for the 2017-18 tax year. After the unsecured taxes were billed for 2017-18, our office received notification on May 29, 2018 from the Governor's Office of Economic Development (GOED) that the taxpayer had been approved for a Colocated Business Abatement pursuant to NRS 360.754 applicable to their equipment located at the Switch Data Center in McCarran, NV. The taxpayer was told by Switch that the abatement could be backdated if approved by the NV Department of Taxation (Taxation). After multiple inquiries to both Taxation and GOED, on June 21, 2018 we finally received a decision from Taxation that the abatement was given a retroactive effective date of January 18, 2017. Therefore based on Taxation's decision, we are requesting the following amendment to the 2017-18 unsecured tax bill for Renown Health, DC 000013:

2017-18	Original	Adjustment	Amended
Personal Property Acquisition Cost	7,311,816	-	7,311,816
Personal Property Assessed Value	2,559,136	-	2,559,136
Improvements Assessed Value	-	-	-
Abatement (in Tax \$\$)	\$ -		\$ (66,423.02)
2017-18 Unsecured Tax Bill Amt	\$ 88,564.02	\$ (66,423.02)	\$ 22,141.00

Pursuant to NRS 361.765, please approve this correction, and advise the Treasurer and/or Assessor to make the changes to the unsecured tax roll and issue an amended tax bill to Renown Health. No refund is necessary as payment has not been made at this time.

Thank You,



Tobi Whitten
Senior Appraiser
Storey County Assessor's Office

Property Location: 1 SUPERLOOP CIRCLE - 105005 R895

Billed to.....: RENOWN HEALTH
1155 MILL ST, MAILSTOP Z4
RENO, NV 89521Parcel #: 005-011-48
District: 12.2

	Ad Valorem Taxes	Special Assessments	Penalties & Interest	Total Charged	Amount Paid	Amount Owed
			<u>Current Year (17-18) Taxes</u>			
Inst4	88,564.02			88,564.02	.00	88,564.02
TOTALS	88,564.02	.00	.00	88,564.02	.00	88,564.02

Billing and Payment History

Type	Billed to / Payer / Reason	Date	Amount	Balance	Original Account #
17-18 Bill	RENOWN HEALTH	04/30/18	88,564.02	88,564.02	

- 75% ABATEMENT

\$22,141 AMENDED
TAX BILL
AFTER
ABATEMENT.

Tobi Whitten

From: Shelli Long <s.long@tax.state.nv.us>
Sent: Thursday, June 21, 2018 2:00 PM
To: Tobi Whitten
Cc: Lezlie Helget; Melanie Sheldon; Larry Walsh
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Hi Tobi,

We are going to use an effective date of 01/18/17 for Renown Health – Storey County. Let me know if you have any questions.

Shelli Long
Tax Examiner
Department of Taxation
Ph # : 775-684-2124
Fax # : 775-684-2020
Email Address: s.long@tax.state.nv.us

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From: Tobi Whitten [mailto:twhitten@storeycounty.org]
Sent: Thursday, June 21, 2018 1:45 PM
To: Melanie Sheldon; Larry Walsh
Cc: Shelli Long; Lezlie Helget
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Hello Melanie,

As of today, we still have not been given the effective date of the Renown colocation abatement agreement for Storey County. I am just checking to see if I have missed an email along the way.

Thank you,
Tobi

From: Melanie Sheldon [mailto:msheldon@diversifynevada.com]
Sent: Friday, June 08, 2018 5:00 PM
To: Tobi Whitten <twhitten@storeycounty.org>; Larry Walsh <lwalsh@tax.state.nv.us>
Cc: Shelli Long <s.long@tax.state.nv.us>; Lezlie Helget <lhelget@tax.state.nv.us>
Subject: RE: Approved Colocated Tenants of Switch - Renown Health.

Let me know if I can provide any further information on this or send any questions back to Switch.

Have a great weekend.

Melanie Sheldon
Program Manager
Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400, Las Vegas, NV 89101
Main: (702) 486-2700
Office: (702) 486-2702
Cell: (702) 526-0772
msheldon@diversifynevada.com
www.diversifynevada.com

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From: Tobi Whitten [<mailto:twhitten@storeycounty.org>]
Sent: Tuesday, June 05, 2018 4:26 PM
To: Melanie Sheldon <msheldon@diversifynevada.com>; Larry Walsh <lwalsh@tax.state.nv.us>
Cc: Shelli Long <s.long@tax.state.nv.us>; Lezlie Helget <lhelget@tax.state.nv.us>
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Good afternoon,

I am just checking in to see if an effective date for the Storey County colocation abatement for Renown has been determined yet?

Thank you,

Tobi Whitten

SENIOR APPRAISER
STOREY COUNTY ASSESSOR'S OFFICE
(775) 847-0961 EXT. 4
(775) 847-0904 FAX
TWHITTEN@STOREYCOUNTY.ORG

STOREY COUNTY IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

From: Melanie Sheldon [<mailto:msheldon@diversifynevada.com>]
Sent: Tuesday, May 29, 2018 2:31 PM
To: Larry Walsh <lwalsh@tax.state.nv.us>
Cc: Tobi Whitten <twhitten@storeycounty.org>; Shelli Long <s.long@tax.state.nv.us>; Lezlie Helget <lhelget@tax.state.nv.us>
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Many thanks Larry and sorry for the confusion.

Melanie Sheldon
Program Manager

Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400, Las Vegas, NV 89101
Main: (702) 486-2700
Office: (702) 486-2702
Cell: (702) 526-0772
msheldon@diversifynevada.com
www.diversifynevada.com

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From: Larry Walsh
Sent: Tuesday, May 29, 2018 2:17 PM
To: Melanie Sheldon <msheldon@diversifynevada.com>; Tobi Whitten <twhitten@storeycounty.org>; Shelli Long <s.long@tax.state.nv.us>; Lezlie Helget <lhelget@tax.state.nv.us>
Cc: Adrienne Cammareri <acammareri@switch.com>
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Melanie,

Lezlie is out of the office today and I will run this by her as far as back dating the abatement packet to 02-01-17. Apparently according to a letter in our files dated 12/31/12, Renown has been granted sales/use tax exempt status as a charitable organization and are exempt from paying sales/use tax on direct purchases of tangible personal property. So the only implication would be for property tax purposes. I'll let Lezlie reply.

Thanks,

Larry

From: Melanie Sheldon
Sent: Tuesday, May 29, 2018 1:55 PM
To: Tobi Whitten; Larry Walsh; Shelli Long
Cc: Adrienne Cammareri
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Hi All,

Below is the message I received from Switch regarding the Renown colocated abatement. My apologies for any confusion. They do have an abatement for their Clark County location (not Washoe) and the one I sent today was for Storey County. Switch were hoping this could be backdated to the same date as the Clark County one if this is possible.

This Switch customer applied for an abatement back in February of 2017 however they had not provided the Colocation agreement form for their Storey County location at the time. Here is the form. Would you please update your records for this as well and inform Storey county that they qualify for abatement

Kind regards,

Melanie Sheldon
Program Manager
Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400, Las Vegas, NV 89101
Main: (702) 486-2700

Office: (702) 486-2702
Cell: (702) 526-0772
msheldon@diversifynevada.com
www.diversifynevada.com

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Follow us:  

From: Tobi Whitten [<mailto:twhitten@storeycounty.org>]
Sent: Tuesday, May 29, 2018 1:46 PM
To: Melanie Sheldon <msheldon@diversifynevada.com>
Subject: RE: Approved Colocated Tenants of Switch - Renown Health

Hi Melanie,

Was this abatement in effect as of July 1, 2017?

Thank you,
Tobi

Tobi Whitten

SENIOR APPRAISER
STOREY COUNTY ASSESSOR'S OFFICE
(775) 847-0961 EXT. 4
(775) 847-0904 FAX
TWHITTEN@STOREYCOUNTY.ORG

STOREY COUNTY IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

From: Melanie Sheldon [<mailto:msheldon@diversifynevada.com>]
Sent: Tuesday, May 29, 2018 9:46 AM
To: Shelli Long <s.long@tax.state.nv.us>; Larry Walsh <lwalsh@tax.state.nv.us>; Assessor <assessor@storeycounty.org>; Tobi Whitten <twhitten@storeycounty.org>; Pat Whitten <pwhitten@storeycounty.org>
Cc: William Chuck Bailey <wcbaily@tax.state.nv.us>; Mariah Heriman <mheriman@diversifynevada.com>; Adrienne Cammareri <acammareri@switch.com>
Subject: Approved Colocated Tenants of Switch - Renown Health

Good morning All,

Per NRS 360.754 our office can approve partial abatements for colocated businesses at a data center as long as they meet the requirements below. We have received the attached request for tenant personal property abatements for the Switch Data Center.

Please do not hesitate to reach out to me with questions.

5. If the Office of Economic Development approves an application for a partial abatement pursuant to this section, the Office may also approve a partial abatement of taxes for each colocated business that enters into a contract to use or occupy, for a period of at least 2 years, all or a portion of the new or expanded data center. Each such colocated business shall obtain a state business registration issued by the Secretary of State. The percentage amount of a partial abatement approved for a colocated business pursuant to this subsection must not exceed the percentage amount of the partial abatement approved for the data center. The duration of a partial abatement approved for a colocated business pursuant to this subsection must not exceed the duration of the contract or contracts entered into between the colocated business and the data center, including the duration of any contract or contracts extended or renewed by the parties. If a colocated business ceases to meet the requirements set forth in this subsection, the colocated business shall repay the amount of the abatement that was allowed in the same manner in which a data center is required by subsection 7 to repay the Department or a county treasurer. If a data center ceases to meet the requirements of subsection 2 or ceases operation before the time specified in the agreement described in paragraph (b) of subsection 2, any partial abatement approved for a colocated business ceases to be in effect, but the colocated business is not required to repay the amount of the abatement that was allowed before the date on which the abatement ceases to be in effect. A data center shall provide the Executive Director of the Office and the Department with a list of the colocated businesses that are qualified to receive a partial abatement pursuant to this subsection and shall notify the Executive Director within 30 days after any change to the list. The Executive Director shall provide the list and any updates to the list to the Department and the county treasurer of each affected county.

Kind regards,

Melanie Sheldon
Program Manager
Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400, Las Vegas, NV 89101
Main: (702) 486-2700
Office: (702) 486-2702
Cell: (702) 526-0772
msheldon@diversifynevada.com
www.diversifynevada.com

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Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3, 2018
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action, approval of the Treasurer Report for May 2018.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens

Department: Treasurer

Contact Number: 775.847.0969

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

 Department Head

Department Name: Treasurer

 County Manager

Other Agency Review: _____

9. **Board Action:**

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

5 IV

May 2018

TRASURER	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP AQU	170 STATE	010 IND MED	185 IND ACC	001 YOUTH	250 FIRE/EMER	001 PENALTIES	001-34104 A/R 6%	001-36506 OVRPMT	165 A/R 2%	TOTAL
2006/2007															\$ -
2007/2008															\$ -
2008/2009															\$ -
2009/2010															\$ -
2010/2011															\$ -
2011/2012															\$ -
2012/2013			\$ 166.30	\$ 32.08	\$ 11.09	\$ 37.70	\$ 2.24	\$ 3.33	\$ 1.00	\$ 120.75	\$ 1,446.26				\$ 2,213.64
2013/2014															\$ -
2014/2015															\$ -
Special Assess															\$ -
Total 2014/2015		\$ -													\$ -
2015/2016		\$ 512.01	\$ 216.13	\$ 41.72	\$ 12.90	\$ 45.74	\$ 2.85	\$ 4.31	\$ 1.63	\$ 156.87	\$ 328.47				\$ -
Special Assess															\$ -
Total 2015/2016		\$ 512.01	\$ 216.13	\$ 41.72	\$ 12.90	\$ 45.74	\$ 2.85	\$ 4.31	\$ 1.63	\$ 156.87	\$ 328.47				\$ 1,321.92
Subtotal		\$ 904.90	\$ 382.43	\$ 73.80	\$ 23.28	\$ 83.44	\$ 5.09	\$ 7.64	\$ 2.63	\$ 277.62	\$ 1,774.73				\$ 3,535.56
2016/2017		\$ 1,678.38	\$ 709.74	\$ 138.51	\$ 47.29	\$ 160.85	\$ 9.34	\$ 13.52	\$ 4.61	\$ 515.26	\$ 688.96				\$ -
Special Assess		\$ 22.22	\$ 9.41	\$ 1.82	\$ 0.63	\$ 2.13	\$ 0.13	\$ 0.19	\$ 0.06	\$ 6.83					\$ -
Total 2016/2017		\$ 1,700.60	\$ 719.15	\$ 140.33	\$ 47.92	\$ 162.98	\$ 9.47	\$ 13.71	\$ 4.67	\$ 522.09	\$ 688.96				\$ 4,009.88
TOTAL PRIOR		\$ 2,605.50	\$ 1,101.58	\$ 214.13	\$ 71.20	\$ 246.42	\$ 14.56	\$ 21.35	\$ 7.30	\$ 799.71	\$ 2,463.69				\$ 7,545.44
2017/2018		\$ 21,041.56	\$ 10,027.77	\$ 1,929.43	\$ 668.45	\$ 2,271.94	\$ 133.28	\$ 199.32	\$ 59.65	\$ 7,283.26	\$ 3,366.21				\$ 49,641.59
Special Assess		\$ 53.73	\$ 22.75	\$ 4.39	\$ 1.52	\$ 5.16	\$ 0.30	\$ 0.45	\$ 0.14	\$ 16.52					\$ 104.96
TOTAL 17/18		\$ 21,095.29	\$ 10,050.52	\$ 1,933.82	\$ 669.97	\$ 2,277.10	\$ 133.58	\$ 199.77	\$ 59.79	\$ 7,299.78	\$ 3,366.21				\$ 49,746.55
TOTAL SECURED		\$ 23,700.79	\$ 11,152.10	\$ 2,147.95	\$ 741.17	\$ 2,523.52	\$ 148.14	\$ 221.12	\$ 67.09	\$ 8,099.49	\$ 5,829.90				\$ 57,291.99
Refund Secured															\$ -
REPORT TOTALS		\$ 23,700.79	\$ 11,152.10	\$ 2,147.95	\$ 741.17	\$ 2,523.52	\$ 148.14	\$ 221.12	\$ 67.09	\$ 8,099.49	\$ 5,829.90				\$ 57,291.99
ASSESSOR															\$ -
2007/2008															\$ -
2008/2009															\$ -
2009/2010															\$ -
2010/2011															\$ -
2011/2012															\$ -
2012/2013															\$ -
2013/2014		\$ 230.81	\$ 97.70	\$ 18.85	\$ 6.51	\$ 22.15	\$ 1.31	\$ 1.96	\$ 0.58	\$ 70.93	\$ 98.00	\$ 29.41		\$ 9.80	\$ 588.01
2014/2015															\$ -
2015/2016															\$ -
Subtotal		\$ 230.81	\$ 97.70	\$ 18.85	\$ 6.51	\$ 22.15	\$ 1.31	\$ 1.96	\$ 0.58	\$ 70.93	\$ 98.00	\$ 29.41		\$ 9.80	\$ 588.01
2016/2017		\$ 1,023.54	\$ 1,223.76	\$ 951.22	\$ 63.41	\$ 215.61	\$ 12.68	\$ 19.02	\$ 5.71	\$ 690.71	\$ 488.22	\$ 286.23		\$ 95.42	\$ 5,259.04
TOTAL PRIOR		\$ 1,254.35	\$ 1,223.76	\$ 1,048.92	\$ 69.92	\$ 237.76	\$ 13.99	\$ 20.98	\$ 6.29	\$ 761.64	\$ 586.22	\$ 315.64		\$ 105.22	\$ 5,847.05
2017/2018		\$ 268,712.60	\$ 751,442.30	\$ 431,805.55	\$ 83,309.60	\$ 28,786.35	\$ 97,875.95	\$ 8,636.19	\$ 2,590.86	\$ 313,548.31	\$ 98.04	\$ 129,943.34		\$ 43,314.47	\$ 2,165,820.93
Overpayment															\$ -
TOTAL UNSEC		\$ 269,966.95	\$ 752,666.06	\$ 432,854.47	\$ 83,511.96	\$ 28,856.27	\$ 98,113.71	\$ 8,657.17	\$ 2,597.15	\$ 314,309.95	\$ 684.26	\$ 130,258.98		\$ 43,419.69	\$ 2,171,667.98
MISC															\$ -
PX,PC DIST															\$ -
MX DIST		\$ 3,469.95	\$ 1,468.74	\$ 283.37	\$ 97.92	\$ -	\$ 19.58	\$ 29.37	\$ 8.81	\$ 1,066.50	\$ -	\$ -		\$ -	\$ 6,444.24
PX DIST															\$ -
PC DIST															\$ -
GRAND TOTAL		\$ 297,137.69	\$ 755,326.78	\$ 445,475.31	\$ 85,943.28	\$ 29,695.36	\$ 100,637.23	\$ 5,939.08	\$ 8,907.66	\$ 323,475.94	\$ 6,514.16	\$ 130,258.98		\$ 43,419.69	\$ 2,235,404.21

STOREY COUNTY TREASURER
TREASURER'S ACCOUNTING
MONTHLY BALANCING SHEET
FOR 05/2018

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
193 WELLS FARGO USDA CASH	.00	.00	.00	.00	.00	.00	.00	.00
194 DISTRICT COURT HOLDING	9,268.32	.00	.00	.00	.00	.00	.00	9,268.32
195 CASH IN BANK	5,423.70	.00	.00	.00	.00	.00	.00	5,423.70
197 BUSINESS BANK CCARDS	.00	.00	.00	.00	.00	.00	.00	.00
198 B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199 WELLS FARGO CC ACCOUNT	3,478,995.67	8,698,049.09	4,388,721.19	1,052,420.15	.00	.00	.00	6,735,903.42
191 WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196 STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904 PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001 GENERAL	3,257,360.43	5,814,147.19	1,988,250.29	677,936.69	3,527.52	.00	.00	105,872.70
010 INDIGENT MEDICAL	488,054.12	5,939.08	3,624.10	.00	.00	.00	.00	490,369.10
015 INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
020 ROADS	722,408.95	96,920.71	137,485.48	14,307.34	1,257.15	.00	.00	666,279.69
024 RESTITUTION	1,666.46	310.00	1,310.00	.00	.00	.00	.00	666.46
030 FIRE	99,649.54	.00	.00	.00	.00	.00	.00	99,649.54
035 FIRE EMERGENCY	.00	.00	.00	.00	.00	.00	.00	.00
040 FIRE DISTRICT	.00	.00	.00	.00	.00	.00	.00	.00
045 MUTUAL AID	84,876.27	.00	.00	.00	.00	.00	.00	84,876.27
050 SERVICE	43,215.00	.00	.00	.00	.00	.00	.00	43,215.00
060 EQUIPMENT ACQUISITION	590,056.96	29,695.36	.00	.00	.00	.00	.00	619,752.32
070 CAPITAL PROJECTS	855,527.13	27,720.00	649,865.90	.00	.00	.00	.00	233,381.23
080 INFRASTRUCTURE FUND	2,102,881.97	36,221.08	.00	.00	.00	.00	.00	2,139,103.05
090 WATER SYSTEM	1,355,845.30	46,630.09	14,529.74	17,010.60	510.68	.00	.00	1,371,445.73
100 STABILIZATION	1,000,000.00	.00	.00	.00	.00	.00	.00	1,000,000.00
110 TOWN OF GOLD HILL	660.00	.00	.00	.00	.00	.00	.00	660.00
120 TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130 VIRGINIA DIVIDE SEWER	289,896.08	35,899.84	18,983.78	10,399.31	.00	.00	.00	296,412.83
135 USDA BOND WELLS FARGO	3,114,924.32	1,150,948.00	1,181,758.79	.00	.00	.00	.00	3,084,113.53
140 DRUG COURT	50.00	20.00	20.00	.00	.00	.00	.00	50.00
150 SCHOOL	308,264.00	447,455.31	209,460.50	.00	.00	.00	.00	546,258.81
160 SCHOOL DEBT	58,734.52	85,943.28	40,216.06	.00	.00	.00	.00	104,461.74
165 TECHNOLOGY FUND	100,608.21	44,240.94	5,513.13	.00	.00	.00	.00	139,336.02
170 STATE	958,590.69	171,439.59	11,751.50	.00	.00	.00	.00	1,118,278.78
180 DISTRICT COURT	52,634.78	633.00	452.00	.00	.00	.00	.00	52,815.78
185 INDIGENT ACCIDENT	9,520.53	8,907.66	.00	.00	.00	.00	.00	18,428.19
187 JUSTICE COURT FUND	47,986.19	2,772.75	3,372.16	.00	.00	.00	.00	47,386.78
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	132,823.47	1,000.00	.00	.00	.00	.00	.00	133,823.47
200 TRI PAYBACK	3,154,850.34	.00	.00	.00	.00	.00	.00	3,154,850.34
206 FEDERAL GRANTS	99,055.50	1,017.51	6,458.02	.00	.00	.00	.00	93,614.99
210 SHERIFF'S JAIL BLDG FUND	318.03	.00	.00	.00	.00	.00	.00	318.03
220 VC RAIL PROJECT	685,972.87	.00	.00	.00	.00	.00	.00	685,972.87
221 V&T COMMISSION	68,049.09	2,835.00	10,859.12	.00	.00	.00	.00	60,024.97
230 VC TOURISM COMMISSION	153,816.26	134,221.53	40,419.40	29,158.04	68.76	.00	.00	89,240.93
231 PIPERS OPERA HOUSE	2,322.89	7,272.07	12,056.73	6,073.80	.00	.00	.00	8,535.57
250 FIRE DISTRICT	4,047,510.99	500,899.12	50,482.45	297,534.37	2,712.29	.00	.00	4,197,681.00
260 FIRE EMERGENCY	207,140.83	.00	.00	.00	.00	.00	.00	207,140.83
270 MUTUAL AID	859,595.03	44,959.98	1,852.04	.00	.00	.00	.00	902,702.97
280 CAPITAL PROJECT FIRE	986,815.00	.00	.00	.00	.00	.00	.00	986,815.00
800 UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900 SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00

Report No: Brl762
Run Date : 06/25/18 Run Time : 10:20:30

STOREY COUNTY
TREASURER'S ACCOUNTING
Outstanding Checks
Check# 0/00/00 - 1 Through 999999
Check Date 5/31/18

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	36243	199 00	404249	CARSON CITY FIREFIGHTERS		5/14/18	350.00
CK	36256	199 00	403576	DOMINION VOTING SYSTEMS I		5/14/18	67,806.00
CK	36268	199 00	404561	GRIMM, JUSTIN LEIGH		5/14/18	100.00
CK	36285	199 00	404691	MARK TWIN COMMUNITY CTR		5/14/18	1,666.67
CK	36320	199 00	404969	RADCLIFFE PAINTING		5/14/18	500.00
CK	36346	199 00	401352	STOREY COUNTY JEEP POSSE		5/14/18	2,500.00
CK	36362	199 00	101946	WHITTEN, PAT		5/14/18	16.23
CK	81922	199 00	403959	BENDER, DEBORAH		4/17/15	60.00
CK	81937	199 00	404621	EVANS, CHAD		4/17/15	16.91
CK	81973	199 00	404619	SEAY, JOHN		4/17/15	39.75
CK	82404	199 00	403382	DUFRESNE, JOHN		6/12/15	90.00
CK	82475	199 00	404670	PIPER, LINDA & BARRY		6/12/15	86.05
CK	82591	199 00	404676	JEFFCOAT, HUGH		6/26/15	90.18
CK	82917	199 00	403938	THREE GGG INC		7/24/15	78.00
CK	83250	199 00	404736	HOBSON, TABITHA		9/04/15	75.00
CK	83390	199 00	404697	MURRAY, ANN MARIE ARAGON		9/18/15	14.08
CK	84999	199 00	403677	CORELOGIC INC		3/18/16	801.00
CK	85761	199 00	404873	LYNCH, TERRIE		6/10/16	25.34
CK	86021	199 00	404895	HARLOW, TONYA		7/08/16	100.00
CK	86073	199 00	101256	NEVADA GRAZING BOARD		7/08/16	15.19
CK	86195	199 00	404908	HAWKINS, JASON		7/22/16	19.93
CK	86449	199 00	404936	BUIST, BOBBIE JO		8/19/16	29.62
CK	86611	199 00	103340	INNOVATIVE IMPRESSIONS		9/02/16	46.00
CK	86624	199 00	404953	LEIGHTON, GLENN & CELESTE		9/02/16	8.43
CK	86676	199 00	403892	SUN PEAK ENTERPRISES		9/02/16	2,344.00
CK	86738	199 00	100877	HAYMORE, DEAN		9/16/16	14.00
CK	86743	199 00	103340	INNOVATIVE IMPRESSIONS		9/16/16	46.00
CK	86967	199 00	404663	MADISON, SCOTT & LISA		10/14/16	2,348.47
CK	87439	199 00	103247	COSTCO WHOLESALE MEMBERSH		12/09/16	624.69
CK	87534	199 00	404818	TEST NOTICE LLC		12/09/16	25.00
CK	88119	199 00	100654	CINDERLITE TRUCKING CORP		3/03/17	1,824.08
CK	89380	199 00	405118	BERNARD, SHARON		7/20/17	43.84
CK	89853	199 00	101256	NEVADA GRAZING BOARD		9/01/17	22.33
CK	90204	199 00	405157	EADES, PAUL & PATRICIA		10/13/17	91.37
CK	90827	199 00	405188	JORDAN, REBECCA		12/22/17	25.00
CK	91339	199 00	405005	VANHAVEL, JASON		2/16/18	5,000.00
CK	91401	199 00	403629	MIGAN, TAMARA		3/02/18	43.35
CK	91848	199 00	404981	CURTIS, TRACY		4/27/18	16.94
CK	91874	199 00	405056	JUDSON, KEITH S		4/27/18	95.35
CK	91882	199 00	403629	MIGAN, TAMARA		4/27/18	26.34
CK	91908	199 00	200395	SAINT MARYS ARTCENTER INC		4/27/18	250.00
CK	91942	199 00	404935	AMES CONSTRUCTION		5/25/18	1,559,040.25
CK	91943	199 00	403619	AT&T TELECONFERENCE SERVI		5/25/18	17.31
CK	91944	199 00	403097	BREYLINGER, SUSAN LYNN		5/25/18	200.00
CK	91945	199 00	403671	BURRELL, SCOTT LEWIS		5/25/18	334.50
CK	91946	199 00	100463	BUSINESS & PROFESSIONAL		5/25/18	111.37
CK	91951	199 00	403770	CHAPMAN, JENNIFER		5/25/18	24.00
CK	91952	199 00	405235	CHARTWELL STAFFING SERV		5/25/18	6,837.90
CK	91966	199 00	403216	FARR WEST ENGINEERING		5/25/18	149,785.84
CK	91970	199 00	404640	GLADDING, EDWARD A.		5/25/18	2,340.00
CK	91973	199 00	103470	GREAT BASIN TERMITE & PES		5/25/18	100.00
CK	91989	199 00	405263	KANSAS CITY LIFE INS CO		5/25/18	14.28
CK	91990	199 00	404356	LANGUAGE LINE SERVICES IN		5/25/18	46.88
CK	91998	199 00	403032	MCCAIN, JENNIFER		5/25/18	55.20

Report No: Br1762
Run Date : 06/25/18 Run Time : 10:20:30

STOREY COUNTY
TREASURER'S ACCOUNTING

Outstanding Checks
From Check# 1 Through 999999
From 0/00/00 - 5/31/18

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	Check Date	Amount
CK	91999	199 00	404899	MCCARTHY, TIMOTHY	5/25/18	200.00
CK	92002	199 00	100471	MOUND HOUSE TRUE VALUE	5/25/18	202.33
CK	92004	199 00	101335	NEV DEPT TAXATION	5/25/18	70.70
CK	92005	199 00	403722	DPBH-ENVIRONMENTAL HEALTH	5/25/18	8,338.40
CK	92011	199 00	102782	OFFICE DEPOT INC	5/25/18	65.26
CK	92012	199 00	103220	ON THE SIDE GRAPHICS & SI	5/25/18	100.00
CK	92016	199 00	403895	PETRINI, ANGELO D	5/25/18	82.00
CK	92018	199 00	405256	PIPER'S OPERA HOUSE	5/25/18	30.00
CK	92019	199 00	403874	POULIN, CHRIS	5/25/18	225.00
CK	92025	199 00	405095	ROBERTS, BOBBI JEAN	5/25/18	327.66
CK	92026	199 00	10026	RUPPCO INC	5/25/18	20.64
CK	92028	199 00	405081	SHERMARK DISTRIBUTORS INC	5/25/18	224.00
CK	92031	199 00	405272	SMITH, BONNIE	5/25/18	160.00
CK	92036	199 00	404731	STEPHENS, VANESSA	5/25/18	48.00
CK	92037	199 00	403892	SUN PEAK ENTERPRISES	5/25/18	847.00
CK	92042	199 00	101845	US POSTOFFICE (VC)	5/25/18	200.00
CK	92044	199 00	403983	VCTC	5/25/18	50.00
CK	92045	199 00	403893	VIRGINIA CITY TOURS INC	5/25/18	36.00
CK	92048	199 00	101932	WASHOE CO SHERIFFS OFFICE	5/25/18	300.00
CK	92050	199 00	103080	WATERS SEPTIC TANK SV DBA	5/25/18	1,480.00
CK	92051	199 00	103237	WESTERN ENVIRONMENTAL LAB	5/25/18	251.60
CK	92052	199 00	101920	WESTERN NEVADA SUPPLY CO	5/25/18	1,446.08
CK	92053	199 00	405043	WHITE, NATHAN	5/25/18	30.00
				Type Total:		1,821,017.34
ET	918	199 00	101848	USDA RURAL DEVELOPMENT	4/09/18	35,660.00
				Type Total:		35,660.00
PR	34231	199 00	900615	SHERIFF FEE COLLECTION/GA	8/15/14	10.71
PR	34705	199 00	900201	COLONIAL LIFE INS. 125	8/14/15	50.73
PR	34774	199 00	900107	MEDICAL/EMPLOYEE BUYUP	10/09/15	1,143.53
PR	35013	199 00	900113	LIFE INSURANCE	4/08/16	736.93
PR	36382	199 00	900402	AFSCME/UNION DUES	5/18/18	540.92
PR	36383	199 00	900501	FIRE FIGHTER ASSOC #4227	5/18/18	1,410.00
PR	36384	199 00	112	HESS, GREG J	5/18/18	859.48
				Type Total:		4,752.30
				Bank Total:		1,861,429.64
				Total:		1,861,429.64



Storey County Board of County Commissioners Agenda Action Report

Meeting date:
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action, Approval of payroll claims in the amount of \$412,214.63 and accounts payable claims in the amount of \$1,700,467.44.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens

Department: Treasurer

Contact Number: 775.847.0969

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

 Department Head

Department Name: Treasurer

 County Manager

Other Agency Review: _____

9. **Board Action:**

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

5V

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 06/13/18 14:43:09

Period-end Date: 06/10/18

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

Check/ DD # Emp # Ded # Payee Amount

Total User Transfer for EFTPS: 54,954.50
Total Deductor Checks: 17,523.84
Total Employee Checks: 1,801.49
Total Employee Direct Deposit: 299,686.91
Total Employee Deds Xferd on Dir Dep File: 18,582.43
Total User Transfer to Deductor: 19,665.46
Total Disbursed: 412,214.63

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92206	AIR TREATMENT CORP	PAID TWICE FOR BL/019138		6/22/18	84939	100.00	100.00
92207	AIRGAS NCN INC	AMB SUPPLIES		6/22/18	84831	28.69	
		AMB SUPPLIES		6/22/18	84831	107.96	136.65
92208	ALPINE SIGNS INC	SIGNAGE		6/22/18	84945	420.00	420.00
92209	ALSCO INC	ST 71 LAUNDRY		6/22/18	84830	13.80	
		ST 72 LAUNDRY		6/22/18	84830	8.77	
		ST 75 LAUNDRY		6/22/18	84830	20.58	
		SHOP		6/22/18	84779	74.34	
		CH		6/22/18	84779	46.50	
		SHOP		6/22/18	84779	74.34	238.33
92210	AMES CONSTRUCTION	USDA92-07 SF 271 #28		6/22/18	84840	881,236.09	881,236.09
92211	ARC HEALTH AND WELLNESS	PSYCH EVAL- WONDERLEY		6/22/18	84866	275.00	275.00
92212	ARGENTUM PARTNERS, LTD	JUNE MKTING RETAINER		6/22/18	84947	4,879.66	4,879.66
92213	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICE		6/22/18	84841	12.27	12.27
92214	BARKDULL-SPENCER, ELAINE	MEALS FOR ATTENDEES		6/22/18	84952	8.38	
		POLAR EXPRESS RENTAL CAR		6/22/18	84952	212.24	
		FOOD FOR POLAR EX CAMP		6/22/18	84952	55.81	
		SUPPLIES		6/22/18	84952	383.12	
		SUPPLIES		6/22/18	84952	21.42	
		MEALS FOR ATTENDEES		6/22/18	84952	58.00	
		MD TRAIN SUPPLIES		6/22/18	84952	178.00	
		PLANTS FOR DEPOT		6/22/18	84952	177.08	
		PADLOCK FOR GIFT SHOP		6/22/18	84952	14.88	
		ENTERTAINMENT		6/22/18	84952	150.00	
		COPIES		6/22/18	84952	42.35	
		WATER FOR FD TRAINS		6/22/18	84952	19.91	
		MEALS FOR ATTENDEES		6/22/18	84952	155.59	
		2 YRS PO BOX RENT FOR VT		6/22/18	84952	166.00	
		REENACTORS FOR VIP EVENT		6/22/18	84952	550.00	
		SUPPLIES		6/22/18	84952	78.60	
		V&T DEPOT CELL PHONE		6/22/18	84952	186.60	
		SAT TRAIN NIGHT WATCH		6/22/18	84952	150.00	
		MD TRAIN ENTERTAINMENT		6/22/18	84952	30.00	
		ALPINE LOCK RECEIPT		6/22/18	84952	58.10	
		DEPOT/GIFT SHOP REPAIRS		6/22/18	84952	215.50	
		DEPOT REPAIRS		6/22/18	84952	260.43	
		RETURN OF ARTIFACT		6/22/18	84952	140.00	3,312.01
92215	BEAN, JAMES	DEPOT LANDSCAPING LABOR		6/22/18	84953	75.00	
		JUNE 2&9 NIGHT WATCH/PREP		6/22/18	84953	300.00	
		SIGN REPAIR		6/22/18	84953	15.00	
		JUNE 2,3,9,10 ENTERTAIN		6/22/18	84953	80.00	
		MAINT SUPPLIES		6/22/18	84953	21.93	
		MAINT SUPPLIES		6/22/18	84953	59.15	
		JUNE 16&17 ENTERTAINMENT		6/22/18	84953	40.00	
		JUNE 16 NIGHT WATCH/PREP		6/22/18	84953	150.00	741.08

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92217	BERRY ENTERPRISES	5/31 - 6/13		6/22/18	84926	8.00	
92218	BISBEE, PATTY	5/31 - 6/13		6/22/18	84926	105.00	113.00
92219	BOB BARKER COMPANY INC	RADIO/EQUIPMENT		6/22/18	84832	1,543.13	1,543.13
92220	BOBULA, JAMES CLARK	INMATE SHAMPOO		6/22/18	84886	165.58	165.58
92221	BOTCHA CALOOP'S	JUNE 8 PUMP TANK		6/22/18	84867	103.96	103.96
92222	BREYLINGER, SUSAN LYNN	JUNE 18 PUMP TANK		6/22/18	84948	350.00	
92223	BROWNWELL, KELLY	VIRGIL PLANNING COMM		6/22/18	84948	350.00	700.00
92224	BURRELL, SCOTT LEWIS	SNACK BAR		6/22/18	84955	125.00	125.00
92225	C & W LOCK, GLASS & SAFE	VC HIGHLANDS		6/22/18	84796	806.62	806.62
92226	CAL-NEVADA TOWING &	5/31 - 6/13		6/22/18	84815	177.00	177.00
92227	CANYON GENERAL IMPROVEMEN	5/31 - 6/13		6/22/18	84927	99.00	
92228	CAPITOL REPORTERS	1705 PERU-GLASS DOORS		6/22/18	84927	525.00	624.00
92229	CARSON TAHOE REGIONAL HEA	AMB 66029 TOW		6/22/18	84896	170.95	170.95
92230	CASHMAN EQUIPMENT CORP	WATER / SEWER		6/22/18	84780	325.00	325.00
92231	CELLCO PARTNERSHIP	SCDA-ADMIN #2017-C		6/22/18	84868	56.20	56.20
92232	CENTRAL SANITARY SUPPLY	HARRALL, JASON BLOODWORK		6/22/18	84908	72.00	72.00
92233	CHARM-TEX	928G- BOOTS		6/22/18	84869	65.00	65.00
92234	CLEWELL, LEO	9808887796 PW		6/22/18	84838	128.73	128.73
92235	COLLECTION SERVICE OF NEV	PAPER PRODUCTS VISIT CNTR		6/22/18	84902	1,939.48	1,939.48
92236	COMMUNITY CHEST INC	WASHCLOTHS & CUP KITS		6/22/18	84924	240.89	240.89
92237	COMSTOCK CEMETERY FOUNDAT	6/16/18		6/22/18	84870	223.51	223.51
92238	COMSTOCK CHRONICLE (VC)	GARNISHMENT DISBURSED		6/22/18	84860	100.00	100.00
92239	CONVERGEONE, INC	VSU STOP 51 GRANT		6/22/18	84905	1,119.63	
92240	CREATIVE CONCEPTS MEDIA +	SLAMMER DONATION SHARE		6/22/18	84895	175.00	1,294.63
		CCF HPF GRANT PORCH PROJ		6/22/18	84888	289.85	
		DEL TAXPAYERS		6/22/18	84834	5,000.00	5,289.85
		CLOSE OF REG		6/22/18	84808	1,073.04	
		EARLY VOTING		6/22/18	84808	331.52	
		BUDGET POSTINGS		6/22/18	84864	216.00	1,900.56
		ROUTE ENGINEERING		6/22/18	84854	280.00	
				6/22/18		1,800.00	1,800.00

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92241	DAIOMS USA INC	GOOGLE ADS,REPORTING		6/22/18	84923	450.00	450.00
92242	DASH MEDICAL GLOVES INC	PAYMENT CORRCCTION		6/22/18	84781	25.95	25.95
92243	DISH DBS CORPORATION	GLOVES		6/22/18	84900	730.80	730.80
92244	DIXON, SHARON	CABLE- LOCKWOOD CENTER		6/22/18	84849	87.03	87.03
92245	DUNCAN, CANDY L	VC HIGHLANDS		6/22/18	84816	177.00	177.00
92246	EIKELBERGER AWNING & DRAP	EVENTS SERVICES		6/22/18	84949	3,350.00	3,350.00
92247	ELLIOTT AUTO SUPPLY INC	BANNER REPAIRS		6/22/18	84950	125.00	125.00
		ROADS- FUEL FILTER		6/22/18	84782	13.88	
		SO66024		6/22/18	84782	209.43	
		FR51844 FILTERS		6/22/18	84782	102.92	
		ROADS- FILTERS		6/22/18	84782	76.09	
		ROADS- BATTERIES		6/22/18	84782	525.08	
		FR58397 FUEL CAP		6/22/18	84782	5.73	
		R171 GAS CAP, FILLER		6/22/18	84782	60.91	
		SHOP CREDIT		6/22/18	84782	335.52	
		SO66025 BRAKE PADS		6/22/18	84782	54.32	
		SO66025 BATTERY		6/22/18	84782	114.40	
		COMISH53279- FUEL PUMP		6/22/18	84782	327.07	
		SO48325 CONNECTOR		6/22/18	84782	59.23	
		AIR COND MACHINE		6/22/18	84782	3,750.00	4,544.68
92248	ENGLISH MAILING SERVICE	SAMPLE BALLOT MAILING		6/22/18	84822	1,402.00	1,402.00
92249	ERICKSON THORPE & SWAINST	INV 603390.0		6/22/18	84907	751.65	
		ACCT 603440		6/22/18	84856	264.00	1,015.65
92250	EWING IRRIGATION PRODUCTS	1705 PERU- IRRIGATION		6/22/18	84783	23.16	
		IRRIGATION		6/22/18	84783	51.32	74.48
92251	FARR WEST ENGINEERING	TASK ORD#11 DESIGN		6/22/18	84839	6,266.90	
		2017 MT ROAD REHAB		6/22/18	84784	1,539.79	
		TASK ORD#20.TASK 1		6/22/18	84839	4,237.50	
		TASK ORDER 21		6/22/18	84784	8,183.75	
		SF271 PAY REQ 29		6/22/18	84839	71,838.64	
		TASK ORD#16 PUB MTG/ADMIN		6/22/18	84839	812.58	92,879.16
92252	FASTENAL COMPANY	T71- TUBE PLUG		6/22/18	84785	3.24	
		SHOP FITTINGS		6/22/18	84785	8.16	
		FIRST AID KITS		6/22/18	84871	123.88	135.28
92253	FERRELLGAS LP	PROPANE- JAIL		6/22/18	84872	264.25	
		PROPANE- BUS OFFICE		6/22/18	84872	103.58	
		PROPANE- JAIL		6/22/18	84872	207.75	575.58
92254	FRISBY, CIERRA	COURTHOUSE		6/22/18	84837	744.00	744.00
92255	GAMBRALL, KARL	EV AND VC HIGHLANDS		6/20/18	84961	240.00	240.00
92256	GOLDEN GATE/SET PETROLEUM	TRI REG 431 / DSL268		6/22/18	84787	1,939.00	

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92257	GRANSBERRY, TOM	LW REG 340 / DSL 225		6/22/18	84787	1,606.48	3,545.48
92258	GTP INVESTMENTS LLC	7 HRS X \$45		6/22/18	84958	315.00	
92259	HART, DAVID E	2.5 HRS X \$45		6/22/18	84958	112.50	427.50
92260	HAT, LTD	POND PEAK TOWER		6/22/18	84852	608.33	608.33
92261	HENRY SCHEIN	LOCKWOOD		6/22/18	84812	294.00	294.00
92262	HIGHLAND ELECTRIC	ROADS		6/22/18	84865	2,714.88	2,714.88
92263	HISTORIC FOURTH WARD SCHO	AMB SUPPLIES		6/22/18	84910	160.98	
		AMB SUPPLIES		6/22/18	84910	50.50	211.48
92264	HOME DEPOT CREDIT SERVICE	CENTER BACKUP GENERATOR		6/22/18	84904	28,345.00	28,345.00
92265	HOT SPOT BROADBAND INC	SLAMMER DONATION SHAREY		6/22/18	84891	289.85	
92266	HOT SPOT BROADBAND INC	5/31 - 6/13		6/22/18	84928	24.00	
		5/31 - 6/13		6/22/18	84928	274.50	588.35
92267	HYDRAULIC INDUSTRIAL SERV	SNAC RACK MAINTENANCE		6/22/18	84863	182.27	182.27
92268	INNOVATIVE IMPRESSIONS	ST 72 INTERNET		6/22/18	84855	82.50	82.50
92269	INTERCEPT INC	SETU/MAY INTERNET SERVE		6/22/18	84944	345.45	
92270	INTERMOUNTAIN SLURRY SEAL	JUNE INTERNET SERVICE		6/22/18	84944	190.00	535.45
92271	IRON MOUNTAIN INFO MGT IN	WATER TRUCK HEX PLUG		6/22/18	84825	1.16	1.16
92272	IT1 SOURCE LLC	MT ROAD REHAB		6/22/18	84894	138.00	138.00
92273	JBP LLC	SHRED BIN CONSOLE 1/2		6/22/18	84899	217.00	217.00
92274	JEFFERSON AUDIO VIDEO SYS	NT147/STOREY CO JUNE 2018		6/22/18	84789	60,000.00	60,000.00
92275	JUDGE EDWARD R JOHNSON	FIREWALL MAINTENANCE		6/22/18	84861	282.43	
92276	KEKULE, LAURA L	FIBER RACK LOCKWOOD SUB		6/22/18	84937	230.67	513.10
92277	KNECHT, RAQUEL	VACTOR- FIL CAP		6/22/18	84862	204.79	
92278	LANGUAGE LINE SERVICES IN	TRAILER SUPPLIES		6/22/18	84862	1,351.90	1,556.69
92279	LAZZARINO, NICHOLAS	VIDEO ARRANGMENT SYSTEM		6/22/18	84788	37.38	
		7687		6/22/18	84788	254.58	291.96
		RENCE I LV		6/22/18	84901	3,359.96	
		COURTHOUSE		6/22/18	84897	23,979.96	27,339.92
				6/22/18	84887	243.88	243.88
				6/22/18	84810	222.00	222.00
				6/22/18	84893	99.53	99.53
				6/22/18	84880	8.09	8.09
				6/22/18	84885	50.14	

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92280	LIBERTY ENGINE CO NO 1	SLAMMER DONATION SHARE		6/22/18	84889	289.85	50.14
92281	LIFE-ASSIST INC	AMB SUPPLIES		6/22/18	84909	565.68	289.85
92282	LIQUID BLUE EVENTS LLC	REDRUN SPONSORSHIP		6/22/18	84916	2,500.00	565.68
92283	LIQUID BLUE EVENTS LLC	CHILI COMMISSION		6/22/18	84917	13,554.11	2,500.00
92284	LIQUID BLUE EVENTS LLC	OYSTER COMMISSIONS		6/22/18	84918	4,257.88	13,554.11
92285	MACKAY MANSION	5/31 - 6/13		6/22/18	84929	555.50	4,257.88
		5/31 - 6/13		6/22/18	84929	66.50	622.00
92286	METRO OFFICE SOLUTIONS IN	PAPER, LABEL, FOLDER, BATT ELECTION SUPPLIES		6/22/18	84845	162.81	
		DC SUPPLIES		6/22/18	84801	167.24	
		RTN CERT PAPER		6/22/18	84801	74.00	
		CERT PAPER		6/22/18	84940	5.59	
92287	MIGAN, TAMARA			6/22/18	84940	6.74	405.20
92288	MILLER, MERILEE A.	LOCKWOOD		6/22/18	84898	31.36	31.36
92289	MOORE, ANNATHEA L	MT AND COURTHOUSE EV		6/22/18	84813	228.00	228.00
92290	MOORE, CALI	LOCKWOOD		6/22/18	84819	774.00	774.00
92291	MOORE, DEBORAH	MARK TWAIN		6/22/18	84814	140.00	140.00
92292	MOORE, MONYA EVON	MARK TWAIN		6/22/18	84817	140.00	140.00
92293	MOUND HOUSE TRUE VALUE	WHEELS FOR CARTS		6/22/18	84818	174.00	174.00
92294	NEV ADMIN BLDG & GROUNDS	MAY WATER PURCHASE		6/22/18	84804	84.64	84.64
92295	NEV DEPT PUBLIC SAFETY	FINGERPRINT/BACKGROUNDS		6/22/18	84790	6,427.02	6,427.02
92296	NEV DEPT TAXATION	MAY ROOM TAX STOREY CO.		6/22/18	84873	1,268.75	1,268.75
92297	NEV LEGISLATIVE COUNSEL			6/22/18	84957	109.77	109.77
92298	NEVADA BLUE LTD (RNO)	SAMPLE BALLOTS PRIMARY		6/22/18	84881	76.72	
		PORTAL FEES		6/22/18	84800	1,848.05	1,924.77
92299	O'REILLY AUTO ENTERPRISES	PAYMENT ADJ		6/22/18	84941	100.00	100.00
		ROADS CHARGE KIT		6/22/18	84792	119.98	
		FR65598 SERVICE KIT		6/22/18	84792	75.91	
		SHOP FILTER,AIR COUPLER		6/22/18	84792	45.93	
		SHOP-MINERAL OIL		6/22/18	84792	16.32	
92300	OFFICE OF THE CONTROLLER	STORMWATER PERMIT		6/22/18	84792	5.82	24.00
92301	ON THE SIDE GRAPHICS & SI			6/22/18	84954	200.00	200.00
92302	OSBORNE, JOAN	LOGO ON VOTING BOOTH		6/22/18	84806	130.00	130.00
		06/11/2018		6/22/18	84906	900.00	

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92303	OUTFRONT MEDIA LLC	BILLBOARD 6/25 - 7/22		6/22/18	84921	633.60	633.60
92304	PAPE MACHINERY	EXC 1FF210GXPJF526325		6/22/18	84786	201,749.99	201,749.99
92305	PEREZ ROOFING	FIRE DEPT ROOF REPLACE		6/22/18	84847	8,790.00	8,790.00
92306	PETERBILT TRUCK PARTS & E	1XPAD40X77D676329 1/3		6/22/18	84791	102,086.33	102,086.33
92307	PETRINI, ANGELO D	5/31 - 6/13		6/22/18	84930	189.00	189.00
92308	PIPER'S OPERA HOUSE	5/31 - 6/13		6/22/18	84931	48.00	104.00
		5/31 - 6/13		6/22/18	84931	56.00	
92309	PITNEY BOWES GLOBAL (LEA)	4TH QUARTER LEASE		6/22/18	84807	1,190.97	1,190.97
92310	PITNEY BOWES INC	POSTAGE MACHINE		6/22/18	84920	90.00	90.00
92311	PRODOCUMENT SOLUTIONS INC	AB/MAIL BALLOTS		6/22/18	84805	873.06	873.06
92312	PUBLIC EMPLY RETIREMENT	AFRICA, T		6/22/18	84844	2,249.99	2,249.99
92313	PYROGUYS, INC	4TH JULY FIREWORKS		6/22/18	84911	7,500.00	7,500.00
92314	QUIGLEY, KATHRYN J.	LOCKWOOD		6/22/18	84811	80.00	80.00
92315	RAPID SPACE LLC	RESTROOM RENTAL		6/22/18	84859	140.00	280.00
		RESTROOM RENTAL		6/22/18	84859	140.00	
92316	RAY MORGAN CO INC (CA)	ST 71 CANON		6/22/18	84853	175.26	
		ASSESSORS CANON		6/22/18	84853	94.61	
		COMMUNICATIONS CANON		6/22/18	84858	35.93	
		IT CANON		6/22/18	84858	19.01	324.81
92317	RED'S CANDIES	ELECTION DAY LUNCHES		6/22/18	84802	200.00	200.00
92318	RENO DEALERSHIP GROUP LLC	1GD52VCG2JZ289879 2018		6/22/18	84793	37,824.25	75,648.50
		1GD52VCG8JZ287005 2018		6/22/18	84793	37,824.25	
92319	RENO PAINT MART	RED CURB PAINT		6/22/18	84794	452.64	636.12
		GREEN CURB PAINT		6/22/18	84794	183.48	
92320	ROCKY MOUNTAIN AMBULANCE	FR65598 LATCHES		6/22/18	84795	165.07	165.07
92321	RUPPCO INC	SPOOL WIRE		6/22/18	84835	65.01	65.01
92322	SAINT MARYS ARTCENTER INC	SLAMMER DONATION SHARE		6/22/18	84890	289.85	289.85
92323	SBC GLOBAL SERVICES IN LD	FIRE/TRI		6/22/18	84960	.07	
		CLERK		6/22/18	84960	1.90	
		FIRE (VC)		6/22/18	84960	.55	
		PUBLIC WORKS		6/22/18	84960	1.44	
		SHERIFF COURTHOUSE		6/22/18	84960	1.19	
		SHERIFF		6/22/18	84960	3.45	
		COMMUNITY DEVELOPMENT		6/22/18	84960	13.47	
		CENTRAL DISPATCH		6/22/18	84960	12.78	

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92324 SBC GLOBAL SERVICES INC	DA COMMISSIONER FIRE (VC) VCTC		6/22/18 6/22/18 6/22/18 6/22/18	84960 84960 84960 84960	.12 4.78 .24 21.10	61.09
92325 SHERMARK DISTRIBUTORS INC	252-6412-COMMUNICATIONS 847-0932 ADMIN 1/2		6/22/18 6/22/18	84883 84883	4,121.55 67.67	4,189.22
92326 SHOAF, BRIAN ALLEN	INMATE MILK INMATE MILK		6/22/18 6/22/18	84874 84874	112.00 112.00	224.00
92327 SIERRA ENVIRONMENTAL	5/31 - 6/13 COLIFORMS COLIFORMS		6/22/18 6/22/18 6/22/18	84932 84797 84797	28.50 60.00 60.00	28.50 120.00
92328 SIERRA PACIFIC POWER CO	140 LINEHAN RD		6/22/18	84943	67.54	67.54
92329 SIERRA PEST CONTROL INC	PEST CONT- MISSED INV PEST CONT- MISSED INV PEST CONT- MISSED INV		6/22/18 6/22/18 6/22/18	84903 84903 84903	50.00 50.00 50.00	150.00
92330 SLICK INDUSTRIES LLC DBA	STAIR, DUMPSTER		6/22/18	84842	140.00	140.00
92331 SMITHS FOOD & DRUG CENTER	INMATE PRESCRIPTIONS		6/22/18	84875	26.38	26.38
92332 SPALLONE, DOMINIC J III	DISINFECTANT CLEANER		6/22/18	84876	48.00	48.00
92333 SPB UTILITY SERVICES INC	MAY SUPPORT		6/22/18	84798	430.44	430.44
92334 ST CO PUBLIC WORKS			6/22/18	84892	50.00	50.00
92335 ST CO SHERIFF			6/22/18	84919	50.00	50.00
92336 ST CO TREASURER	REMAINING BALANCE BUS LIC		6/22/18	84803	2,042.03	2,042.03
92337 ST CO WATER SYSTEM	OVERPAYMENT-REAPPLY		6/22/18	84851	414.25	414.25
92338 SUN PEAK ENTERPRISES	5/31 - 6/13 5/31 - 6/13 5/31 - 6/13		6/22/18 6/22/18 6/22/18	84933 84933 84933	98.00 1,435.00 87.00	1,620.00
92339 SUPERIOR POOL PRODUCTS	2" SAND DRAIN		6/22/18	84799	22.19	22.19
92340 TAX MANAGEMENT ASSC INC	FOR ASSESSOR		6/22/18	84848	13,100.00	13,100.00
92341 TAYLOR, VICKI	RESTITUTION		6/22/18	84857	4,220.88	4,220.88
92342 THE ANTOS AGENCY	N LAKE TAHOE VISIT GUIDE WHERE AD DESIGN WB BUSINESS CARD DESIGN		6/22/18 6/22/18 6/22/18	84913 84913 84952	162.50 78.75 132.00	373.25
92343 THE ANTOS AGENCY	WEBSITE DESIGN, HOSTING		6/22/18	84914	22,000.00	22,000.00
92344 THE TOMBSTONE COWBOYS	5/31 - 6/13 5/31 - 6/13		6/22/18 6/22/18	84934 84934	1,572.00 332.00	1,572.00 332.00

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92345	THERMATEMP	JAIL		6/22/18	84884	80.00	1,904.00
92346	THOMAS PETROLEUM LLC	LED PACKS INSTALLED JAIL		6/22/18	84877	422.90	502.90
92347	TJJSSELING, DICK G	DELO 400/ DELO SYNGEAR		6/22/18	84824	1,572.91	1,572.91
92348	TYLER TECHNOLOGIES, INC	WINE FOR VISIT CENTER		6/22/18	84922	180.00	180.00
92349	UNITED SITE SERVICES OF N	MEM DAY PARADE RESTROOMS		6/22/18	84959	5,000.00	
92350	US POSTOFFICE (VC)	PO BOX RENTAL		6/22/18	84959	5,600.00	11,090.00
92351	UNITED STATES GEOLOGICAL	QTRLY BILL JT FUND AGRMT		6/22/18	84956	72.00	72.00
92352	V & T ROCK, INC	VC- BASE		6/22/18	84846	8,667.00	8,667.00
92353	VCTC	DOCENT 6/19/18		6/22/18	84836	314.52	314.52
92354	THROWER-VICTORINE, DENISE	DOCENT STIPEND 6/8/18		6/22/18	84912	50.00	
92355	VIRGINIA & TRUCKEE RR CO	RTT 6/13/18 MEETING LUNCH		6/22/18	84912	64.00	
92356	VIRGINIA & TRUCKEE RR CO	COWGIRL DRINK SUPPLIES		6/22/18	84912	40.00	
92357	VIRGINIA CITY TOURS INC	COWGIRL DRINK SUPPLIES		6/22/18	84912	19.57	
92358	VIRGINIA HIGHLANDS VFD	DOCENT 6/19/18		6/22/18	84912	9.57	
92359	WALKER & ASSOCIATES	DOCENT 5/29/18		6/22/18	84912	50.00	
92360	WASHOE CO CORONER	EVENT LIQUOR PERMIT		6/22/18	84912	50.00	303.14
92361	WASHOE COUNTY SENIOR SERV	MARK TWAIN		6/22/18	84820	20.00	
92362	WATERS SEPTIC TANK SV DBA	5/31 - 6/13		6/22/18	84935	174.00	174.00
92363	WEDCO INC	5/31 - 6/13		6/22/18	84935	154.00	
92364	WERNER, KARYN	STEAM TRAIN 6/9 & 6/10		6/22/18	84946	3,245.00	3,579.00
92365	WESTERN ENVIRONMENTAL LAB	STEAM TRAIN 6/16 & 6/17		6/22/18	84936	180.00	
		5/31 - 6/13		6/22/18	84936	72.00	100.00
		5/31 - 6/13		6/22/18	84936	28.00	
		SCVFD NSFA DUES		6/22/18	84833	270.00	270.00
		LOBBYIST SERVICES		6/22/18	84843	2,167.00	2,167.00
		TRIPPETT AUTOPSY		6/22/18	84878	2,600.00	2,600.00
		LOCKWOOD MEALS MAY 2018		6/22/18	84850	1,121.18	1,121.18
		GH SEPTIC		6/22/18	84826	740.00	740.00
		AUGER MONSTER		6/22/18	84827	368.50	368.50
		COURTHOUSE		6/22/18	84809	162.00	162.00
		T-COLI, QUANTITRAY		6/22/18	84829	83.60	

Report No: PB1315
Run Date : 06/21/18

Run Date : 06/21/18

CHECK

CHECK NUMBER	VENDOR
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VENDOR

92366 WESTERN NEVADA SUPPLY CO

92367 WESTERN SURETY COMPANY

92368 WILSON, CARLA JEAN

STOREY COUNTY
CHECK REGISTER 6/22/18

CHECK REGISTER 6/22/18

6/22/18

INVOICE DESCRIPTION

O/D

DATE _____

TRANS#

AMOUNT

T-COLI, QUANTITRAY	6/22/18	84829
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6/22/18

84829

83.60

167.20

HAWS REPAIR KIT

6/22/18

84828

121.70

121.70

TREASURER BOND

6/22/18

84915

100.00

100.00

POLAR EXPRESS CAMP COSTS

6/22/18

84951

911.23

911.23

CHECKS TOTAL	1,692,357.91
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PURCHASE CARD REGISTER

PC NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
138	WELLS ONE COMMERCIAL CARD		PAYMENT					
			AO DENNY'S, ELY	SLUPAC	6/22/18	1438	45.56	
			AO HOTEL NEVADA, ELY	SLUPAC	6/22/18	1438	72.64	
			AO LOVES TRAVEL, ELY	SLUPAC	6/22/18	1438	37.65	
			C.NEVIN- ATT	INTERNET- LOCKWOOD CEN	6/22/18	1434	85.92	
			C.NEVIN- ROADPOST	SATELLITE PHONE	6/22/18	1434	61.96	
			C.NEVIN- USES	POSTAGE TO SHPO OFFICE	6/22/18	1434	2.47	
			D. SNYDER 06/13	BROKEN/MISSING EQUIP	6/22/18	1439	82.41	
			D. SNYDER 06/13	STATION MAINT	6/22/18	1439	194.37	
			DOSEN, T	STULLILY ACTIVE SHOOTER	6/22/18	1437	114.73	
			DRUGS IN AMER CONFER	NCE LV	6/22/18	1436	993.20	
			FACEBOOK	TASTE AD	6/22/18	1440	249.15	
			FACEBOOK	DEAN MARTIN ADS	6/22/18	1441	25.00	
			GAVENDA, B	INK STAMPS & ID TAGS	6/22/18	1437	52.38	
			GAVENDA, B	WONDERLEY POST SHIRTS	6/22/18	1437	91.80	
			INV #IN095843	LEDGER LABELLER PRINTE	6/22/18	1528	1,044.22	
			J.CURTIS- JABRA	BLUETOOTH DEVICE-COUNT	6/22/18	1434	107.59	
			JASONW-CLARION	POOL SIGNS	6/22/18	1528	293.88	
			JASONW-PLAYGROUND SI	PARK SIGNS	6/22/18	1528	47.24	
			JASONW-PLAYGROUND SI	PARK SIGNS	6/22/18	1528	47.24	
			JASONW-PLAYGROUND SI	PARK SIGNS	6/22/18	1528	47.24	
			JF QUICK SPACE JUNE	MOBILE OFFICE UNIT	6/22/18	1438	346.45	
			KD BIBO COFFEE	COFFEE @ MEETING	6/22/18	1440	6.30	
			KD DRI PRINTING	4TH JULY POSTERS	6/22/18	1440	54.53	
			KD RENO TYPOGRAPHERS	VC TSHIRTS	6/22/18	1440	1,959.66	
			KD SUCURI	VCTC WEBSITE FIREWALL	6/22/18	1440	39.96	
			KD VISTAPRINT	MAGNETS FOR VISIT CENT	6/22/18	1440	87.11	
			NM AMERICAN AIRLINES	NACO EF SEAT UPGRADE	6/22/18	1438	197.91	
			NM AMERICAN AIRLINES	NACO PW	6/22/18	1438	197.91	
			NAME PLATE FOR BAILI	F	6/22/18	1436	45.00	
			PW GOGOAIR.COM	NACO	6/22/18	1438	59.95	
			PW ROASTING HOUSE	DD CL MC HR BIG HORN I	6/22/18	1438	42.75	
			R. ADKINS 06/07	HYDRANT PAINT	6/22/18	1439	31.62	
			R. ADKINS 06/12	UNIFORM BOOTS	6/22/18	1439	109.98	
			R. AKINS 06/13	UNIFORM BOOTS	6/22/18	1439	30.00	
			SBREY- AMAZON	SUNSCREEN	6/22/18	1528	39.99	
			SBREY- RESCO	SNACKBAR- GLOVES	6/22/18	1528	10.86	
			SBREY- SWIM OUTLET	SWIMSUIT RETURN	6/22/18	1528	12.00	
			SBREY-AMAZON	REG TAPE, CHLORINE TES	6/22/18	1528	21.49	
			SBREY-AMAZON	SUNSCREEN	6/22/18	1528	39.99	
			SBREY-DOLLAR TREE	POOL SUPPLIES	6/22/18	1528	27.00	
			STARNES	NUISANCE LTR	6/22/18	1443	28.01	
			TD OFFICE DEPOT	OFFICE SUPPLIES	6/22/18	1440	60.17	
			WB AMAZON	MID-SUMMER COSTUMES	6/22/18	1441	569.89	
			WB ATT	INTERNET SERVICE PIPER	6/22/18	1441	30.64	
			028501	PLACARD LAMINATES	6/22/18	1435	29.98	
			3178051-1167-9	SMAC WASTE MGMT	6/22/18	1435	201.47	
			4HS266668F6169050	CISCO SERVICE VIA PAYP	6/22/18	1435	62.65	
			4404478	SMAC NVENERGY BILL	6/22/18	1435	46.38	

Card Total

8,109.53

8.109.53

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

NUMBER VENDOR FUND-DEPT INVOICE #

STOREY COUNTY
PURCHASE CARD REGISTER

CARD
TOTAL

DESCRIPTION DATE TRANS# AMOUNT

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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: 7-3-18

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Business License First Readings -- Approval
2. **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
3. **Prepared by:** Melissa Field

Department: Community Development **Telephone:** 847-0966
4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.
5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:**

Funds Available:

Fund:

Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒

Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐

Approved

☐

Approved with Modifications

☐

Denied

☐

Continued

Agenda Item No.

5 VI

Storey County Community Development

Business Licensing



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

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

June 25, 2018
Via email

Fr: Melissa Field

Please add the following item(s) to the **July 3, 2018**, COMMISSIONERS Consent Agenda:

LICENSING BOARD

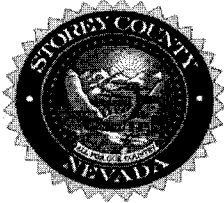
FIRST READINGS:

- A. ECOCLEAN, INC** – General / 26801 Northwestern Hwy ~ Southfield, MI
- B. 4 CONCRETE LLC** – Contractor / 2735 Azuza Lane ~ Reno, NV
- C. IGNACIO MADRIGAL-GONZALES, DBA:EL CARRETON** – General/8716 Deer Cr ~ Stockton, CA
- D. URETEK USA, INC** – Contractor / 13900 Humble Rd ~ Tomball, TX
- E. C.G. AUTOMATION & FIXTURE, INC** – General / 5352 Rusche Dr ~ Comstock Pk, MI
- F. ECARGO LLC** – General / 545 Valle Verde Dr ~ Sparks, NV
- G. RON COLCORD CONSTRUCTION** – Contractor / 280 Vermillion ~ Reno, NV
- H. ADVANTAGE TECHNICAL RESOUCING** – General / 201 E. 4th St ~ Cincinnati, OH
- I. AMERICAN SCALE CO, INC** – General / 21326 E. Arrow Hwy ~ Covina, CA
- J. LYRA CLINICAL ASSOCIATES, P.C.** – General / 205 Park Rd ~ Burlingame, CA
- K. ACE INSULATION NV INC** – Contractor / 1306 Dynamic St ~ Petaluma, CA
- L. WADE METAL WORKS LLC** – General / 3025 Mill St ~ Reno, NV
- M. MEE2, INC** – General / 171 Coney Island ~ Sparks, NV
- N. FCC COMMUNICATION, INC** – General / 1360 Greg St ~ Sparks, NV
- O. SAIKAI ELECTIC CO, LTD** – General / 34-19 Suehiro-cho ~ Osaka, JP
- P. AEM CONSULTING GROUP, INC** – General / 1125 Ivy Lane ~ Ashland, OR

Ec: Community Development
Commissioners' Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 6, 2018

Estimate of time required: 15 minutes

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

1. **Title** Consideration and possible approval of interlocal agreement with State Fire Marshal delegating duties relating to the administration and enforcement of the 2012 International Fire Code to County

2. **Recommended motion:** I _____ (Commissioner) move to approve adoption of the interlocal agreement with the State Fire Marshal's Office delegating inspection duties to Storey County

3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** The County previously approved an interlocal agreement with the State Fire Marshal's Office on February 20, 2018. In May, the State Fire Marshal's Office sent the agreement back to the County with minor changes. Those changes are incorporated in the attached agreement

5. **Supporting materials:**
See Attached Agreement and Scope of Work

6. **Fiscal impact:**

Funds Available:

Fund:

_____ Comptroller

7. **Legal review required:**

X District Attorney

8. **Reviewed by:**

 Department Head
County Manager

Department Name: _____
Other agency review: _____

9. **Board action:**

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. 8

INTRASTATE INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

A Contract Between the State of Nevada
Acting By and Through Its

Department of Public Safety

State Fire Marshal Division

107 Jacobsen Way

Carson City, NV 89701

Phone (775) 684-7509 / Fax (775) 684-7507

and

**Storey County Fire Protection District (District) and
Storey County, (County)(Collectively Agency)**

110 Toll Road

PO Box 526

Virginia City, NV 89440

Phone (775) 847-0366/ Fax (775) 847-0935

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WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, it is deemed that the services hereinafter set forth are both necessary and in the best interests of the State of Nevada ("State") and the Storey County Fire Protection District (District) and Storey County; and

WHEREAS, District, by interlocal agreement (Agreement) with County, approved on October 3, 2017, has delegated its duties to administer and enforce the 2012 International Fire Code (Code) to the Storey County Department of Community Development for a period of two years which agreement automatically renews for additional two year periods unless previously terminated; and,

WHEREAS, District and/or County may terminate the Agreement upon which termination the duties to administer and enforce the Code will return to District

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **REQUIRED APPROVAL.** This Contract shall not become effective until and unless approved by appropriate official action of each party.

2. DEFINITIONS. "State" means the State of Nevada and any state agency identified herein, its officers, employees and immune contractors as defined in NRS 41.0307.

3. CONTRACT TERM. This Contract shall be effective upon approval and last until June 20, 2021.

4. TERMINATION. This Contract may be terminated by any party prior to the date set forth in paragraph (3), provided that a termination shall not be effective until 60 days after a party has served written notice upon the other parties. This Contract may be terminated by mutual consent of all parties or unilaterally by any party without cause. This Contract may be terminated by the State with less than 60 days notice after the Agency has been served written notice that it has failed to comply with the terms of this Contract; has failed to comply with any provision of NRS or NAC; or has failed to meet the personnel or program requirements of NRS 477.030, paragraph 10.

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

6. INCORPORATED DOCUMENTS. The parties agree that the services to be performed shall be specifically described; this Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT A: SCOPE OF WORK

7. CONSIDERATION. The Agency agrees to provide the services set forth in Attachment A at no cost to the State based on other good and valuable services performed by each party under this contract, including but not limited to the Agency's being permitted to gain benefits, including collection of certain fees, which would otherwise be unavailable, from performing those services. Any intervening end to an annual or biennial appropriation period shall be deemed an automatic renewal (not changing the overall Contract term) or a termination as the results of legislative appropriation may require.

8. ASSENT. The parties agree that the terms and conditions listed on incorporated attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations expressly provided.

9. INSPECTION & AUDIT.

a. Books and Records. Each party agrees to keep and maintain under general accepted accounting principles full, true and complete records, agreements, books, and documents as are necessary to fully disclose to the other party, the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with any applicable regulations and statutes.

b. Inspection & Audit. Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and

practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the other party, the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

c. Period of Retention. All books, records, reports, and statements relevant to this Contract must be retained by each party for a minimum of three years and for five years if any federal funds are used in this Contract. The retention period runs from the date of termination of this Contract. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

10. BREACH; REMEDIES. Failure of either party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but not limited to actual damages, and to a prevailing party reasonable attorneys' fees and costs.

11. LIMITED LIABILITY. The parties will not waive and intend to assert available NRS chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. To the extent applicable, actual contract damages for any breach shall be limited to the amount appropriated for the performance of the contract.

12. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.

13. INDEMNIFICATION. Neither party waives any right or defense to indemnification that may exist in law or equity.

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

15. WAIVER OF BREACH. Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

16. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the nonenforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

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

18. OWNERSHIP OF PROPRIETARY INFORMATION. Unless otherwise provided by law or this Contract, any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by either party in performance of its obligations under this Contract shall be the joint property of both parties.

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

20. CONFIDENTIALITY. Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Contract.

21. PROPER AUTHORITY. The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract and that the parties are authorized by law to perform the services set forth in Attachment A.

22. GOVERNING LAW; JURISDICTION. This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the jurisdiction of the Nevada district courts for enforcement of this Contract.

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

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

Board of County Commissioners of Storey County

By: _____
Marshall McBride, Chairman

Dated this _____ day of _____, 2018

Board of Fire Commissioners,
Storey County Fire Protection District

By: _____
Marshall McBride, Chairman

Dated this _____ day of _____, 2018

Approved as to form:

Anne Langer, Storey County District Attorney

Dated this _____ day of _____, 2018

Attest:

Vanessa Stephens, Storey County Clerk

Title Date

Bart J. Chambers, State Fire Marshal Division

Chief Title Date

Sheri Brueggemann,
Department of Public Safety, Director's Office

Administrative Services Officer Title Date

Approved as to form by:

Nathan Hastings, Deputy Attorney General
for Attorney General, State of Nevada

On _____
(Date)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3, 2018

Estimate of time required: 10 minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Recommendation to award contract to successful bidder for the construction of the Five Mile Waterline Replacement Project.

2. **Recommended motion:** I move to award contract to the successful bidder (TBD) for the construction of the Five Mile Waterline Replacement Project in the amount of (TBD.)

3. **Prepared by:** Cherie Nevin

Department: Community Services

Telephone: 847-0986

4. **Staff summary:** PLEASE NOTE THAT BIDS FOR THIS PROJECT WILL BE OPENED ON 06/28/18. THE BID TABULATION SHEET WILL MADE AVAILABLE TO YOU PRIOR TO THE COMMISSION MEETING DATE.

The project includes replacement of the Five Mile Waterline.

5. **Supporting materials:** Notice of Bid Opportunity
Contract Documents ~~are~~ ^{will be} available for reference at the Commissioner's Office

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

KL District Attorney

8. **Reviewed by:**

CN Department Head

Department Name: Commissioner's Office

[Signature] County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 9

Cherie Nevin

From: Chuck Reno <chuck@farrwestengineering.com>
Sent: Tuesday, May 29, 2018 3:32 PM
To: Jason Wierzbicki; Mike Nevin; Cherie Nevin
Cc: Pat Whitten; Lucas Tipton; Nelson, John - RD, Carson City, NV
Subject: 5-Mile Pipeline Project Bid Information

All-

As you know, late last week we received clearance from USDA to go to bid.

The below Bid Advertisement is planned to be published in the Comstock Chronicle for two consecutive weeks (Friday June 1st and Friday June 8th).

- A mandatory Pre-Bid Meeting is scheduled for Wednesday June 20th at 1:00pm
- The Bid Opening is scheduled for June 28th at 2:00pm
- County Commissioners review, acceptance and award of the contract will be placed on the agenda for the July 3rd meeting. Thanks Cherie!
- Farr West will reach out to potential bidders on Friday and let them know the project is out to bid.

Ad:

STOREY COUNTY, NEVADA, NOTICE IS HEREBY GIVEN that Storey County Public Works, as Owner, will receive sealed proposals (bids) delivered to: Farr West Engineering, 5-Mile Water Line Project, 5510 Longley Lane, Reno, Nevada 89511 up to the hour of **2:00 p.m. on June 28, 2018**. Bids, therefore, will be subsequently opened and read publicly. It is anticipated that County Commissioners will consider awarding the Contract on June 19, 2018. This project consists of the replacement of approximately 14,500 feet of raw water line from the 5-Mile Reservoir to 1.5 miles west of the water treatment plant. The Engineer's Estimate is **\$1,580,000.00**. A mandatory pre-bid conference will be held at **1:00 p.m. on June 20, 2018** at the Storey County Water Treatment Plant, 100 Ophir Grade, Virginia City, NV. The Contract Documents may be examined and downloaded for free at the Farr West Bid Room at: <http://farrwestengineering.com/bidroom.html>, and may be examined at Nevada Blue Plan Room, Reno NV. The Contract Documents with all project requirements may be purchased at Nevada Blue for the cost of printing. Questions regarding this project shall be directed to: Mr. Chuck Reno P.E., chuck@farrwestengineering.com. State prevailing wage rates shall apply.



Chuck Reno, P.E., W.R.S.

Senior Engineer
Farr West Engineering
5510 Longley Lane
Reno, NV 89511

Main: (775) 851-4788
Direct: (775) 853-7264
Cell: (775) 225-0096
Fax: (775) 851-0766
www.farrwestengineering.com



United States Department of Agriculture

May
March 24, 2018

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

via e-mail

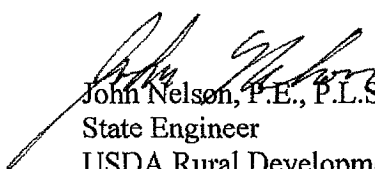
SUBJECT: Storey County – 5 Mile Water Project -Plans, Specification and Contract
Documents Concurrence – Authorization to go to Bid

Dear Mr. McBride:

The USDA Rural Development has reviewed the Plans and Specifications and the response to our comments and concur with the submittal. Based on our review of the Plans, Specifications, and the Contract Documents, we hereby authorize you to go to bid on this proposed project. Any addendum issued during the bid process must be submitted to me for concurrence. Do not award the contract until we issue an approval to award letter.

If you have any questions, please call John Nelson at 775-887-1222 ext. 4759 or email at john.nelson4@nv.usda.gov.

Sincerely,


John Nelson, P.E., P.L.S.
State Engineer
USDA Rural Development (Nevada)

cc: Cherie Nevin, Storey County
Chuck Reno, Farr West Engineering
Greg Lyman, Farr West Engineering
Cheryl Couch, USDA RD
Pat Whitten, Storey County
Lisa Goodfellow, USDA RD

via e-mail
via e-mail
via e-mail
via e-mail
via e-mail
via e-mail

Rural Development • Nevada State Office
1390 South Curry Street • Carson City, NV 89705
Voice 775.887.1222 • Fax 855.816.1209

USDA is an equal opportunity provider, employer and lender.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3, 2018

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Special Use Permit Application 18-020: The applicant requests a special use permit for the purpose of construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada.

2. **Recommended motion:** (see Enclosure A Recommended Motion 18-020)

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** See enclosed Staff Report No. 2018-020

6. **Supporting materials:** Enclosed Staff Report No. 2018-020

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

Funds Available:

Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name: Planning

 County Manager

Other agency review: _____

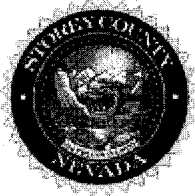
10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

10



Storey County Board of County Commissioners Staff Report

CASE No.: 2018-020

APPLICANT: Mark Menezes

PROPERTY OWNER: Herman and Mark Menezes

PROPERTY LOCATION: 700 and 800 Menezes Way, Lockwood, Storey County, Nevada

REQUEST: The applicant requests a special use permit for the purpose of construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada.

MEETING LOCATION: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

MEETING TIME & DATE: Planning Commission: 6:00 p.m., Thursday, June 21, 2018.
County Commission: 10:00 a.m., Tuesday, July 3, 2018.

STAFF CONTACT: Austin Osborne, Planning Director

I. BACKGROUND & ANALYSIS

1.1 Site characteristics

The subject property is approximately 187 acres and is located in the F Forestry zone. The land is situated upon an isolated bluff approximately three miles west of Canyon Way in Lockwood. Existing improvements include a solar energy generating facility encompassing approximately 2.5 acres in area, mass grading, and an access road.

1.2 Proposed use

The applicant proposes to construct a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on the subject property. The solar energy system on the property is not proposed to be used for commercial energy production; however, the special use permit, as proposed, will allow it to be used for domestic and commercial energy production. If the solar energy facility expands in area, an amendment to this special use permit or a new special use permit exclusive to the solar expansion will be required.

1.3 Abutting uses

The property is almost entirely surrounded by vacant F Forestry zoned land. Situated toward the northeast corner of the subject property are several parcels containing a mixture of commercial, industrial, and residential zones and uses, each of which are owned by the applicant and/or his immediate family.

1.4 Area Impacts

The proposed use will be located in a remote area which is further isolated by the immediate surrounding topography. There are no uses, zoning allowances, or master plan provisions in the area with which the use may become in conflict. The future potential for the surrounding land includes additional heavy industrial uses to those already existing to the north, and other uses listed in the F Forestry zone on the remaining sides.

The solar energy system on the subject property may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in lateral area, an amendment to this special use permit is required in order to address safety, vehicular access, and other impacts that may be potentially caused by a large solar energy generation system.

1.5 Planning commission action

On 06/21/18 the planning commission heard testimony from county Planning staff and the applicant. Discussion included use of the land, expansion of the existing solar facility, and legal access to the property. No comments were made by members of the public and no correspondence was received from abutting or other property owners. The special use permit was approved by a unanimous vote of all members present, with Kris Thompson and Jim Hindle being absent.

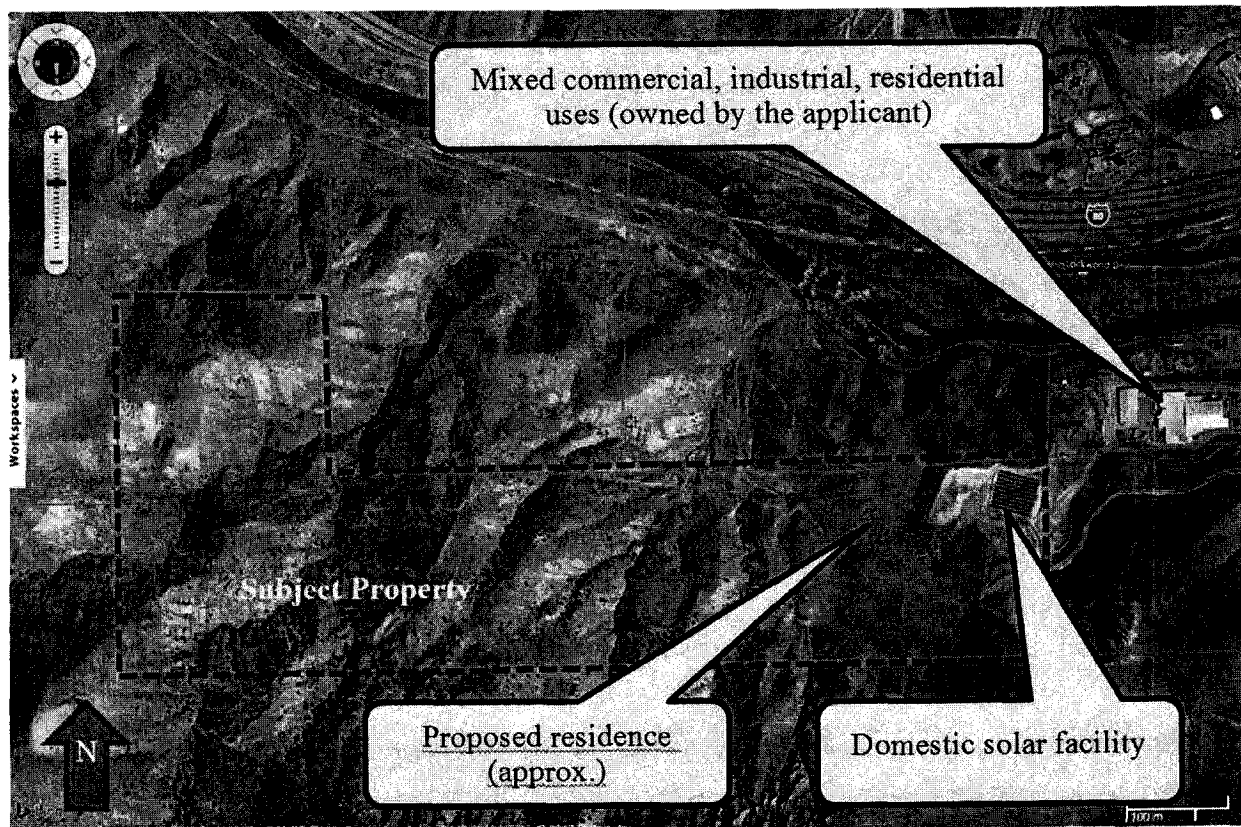


Figure 1.1: Subject property and vicinity. The image demonstrates the remoteness of the area subject to proposed development and its relation to existing uses located near the northeast corner of the property. The residence subject to the requested special use permit will be connected into the existing solar energy generating facility shown in the image.

II. USE COMPATIBILITY AND COMPLIANCE

2.1 Subject land and surrounding master plan and zoning designations

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Mostly vacant, and including a solar energy facility	Lockwood-Mustang Area, Resource	F Forestry
LAND TO NORTH	Vacant (north) Industrial, manufacturing, and processing (northeast corner)	Lockwood-Mustang Area, Resource (north) and Industrial (northeast corner)	F Forestry (north) I2 Heavy Industrial (northeast corner)
LAND TO SOUTH	Vacant	Lagomarsino Area, Resource (south) and Industrial (southeast corner)	F Forestry (south) I2 Heavy Industrial (southeast corner)
LAND TO EAST	Vacant	Lockwood-Mustang Area, Resource	F Forestry
LAND TO WEST	Vacant	Lockwood-Mustang Area, Resource	F Forestry

2.3 Conformance with the 2016 Storey County Master Plan

The subject property is located within the Lockwood-Mustang planning area in the 2016 Storey County Master Plan. Lockwood is described as the principal population center at the north end of the county, at which approximately one-third of county's residents live. The area is described as an emerging mixed-use community of single-family residential uses intermixed with commercial and industrial uses and zones. This mixed-use pattern is expected and encouraged to continue into the foreseeable future; however, county leaders are encouraged to consider potential use compatibility and conflicts between residential and non-residential uses.

The subject property is designated in the master plan as Resource. The south border of the subject property abuts the Lagomarsino planning area, and that abutting land is similarly designated as Resource.

Conforming land use zoning and uses in the Resource designation include forest and rangeland, irrigated agriculture, natural resources, and recreation. Forest and rangeland are most

appropriately zoned F Forestry, a zone which is intended to protect areas in the county having important environmental and resource qualities from unnecessary degradation, and to provide areas of very low density (i.e., 40-acre minimum) single-family residential and other compatible uses. Uses allowable within the F Forestry zone include rural residential; mining and processing; renewable energy generation; recreation; and certain agricultural uses. The master plan states that all uses are to require oversight and special approval by the board with action by the planning commission, and the F Forestry zone conforms to this guiding principle.

2.4 Conformance with zoning

The subject property is zoned F Forestry. Storey County Code 17.32 F Forestry zone requires a special use permit for all uses listed in the zone. One single-family detached dwelling of permanent character and location, general agricultural uses and structures, agricultural uses incidental to the principal domestic use (i.e., to the single-family residence), and energy production including solar, are uses allowed in this zone with a special use permit. The south abutting parcel, located in the Lagomarsino master plan area and designated Resource, is also zoned F Forestry.

The approval, approval with conditions, or denial of the special use permit request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings of fact listed in Section III below are the findings recommended to be included in an approval or denial of the requested special use permit.

There are no evident conflicts between the proposal and the county master plan and zoning. The proposed use is consistent with the surrounding rural undeveloped land that allows for very low density residential uses, and industrial developed land allowing light and heavy manufacturing, energy production, and distribution.

Figure 3.4-30: Master Plan Lockwood-Mustang Planning Area Map (Continued)

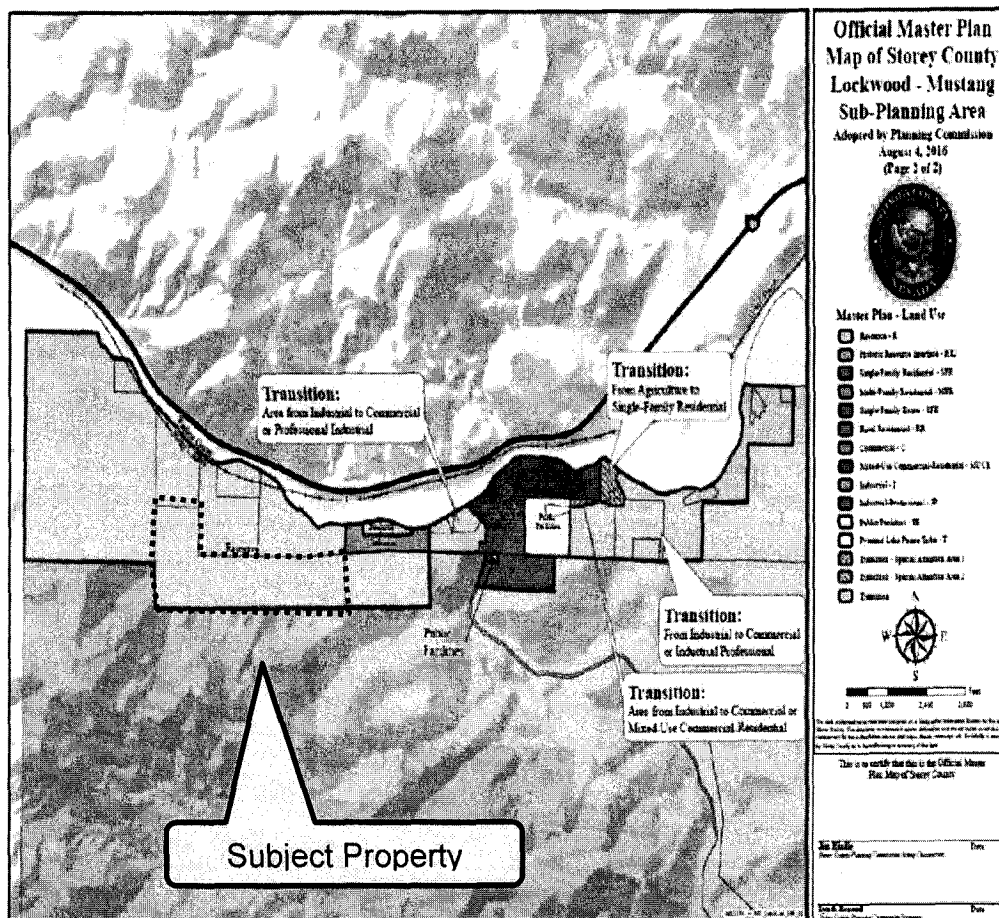


Figure 2.1: Master Plan Designation Map for Lockwood-Mustang Area Plan.

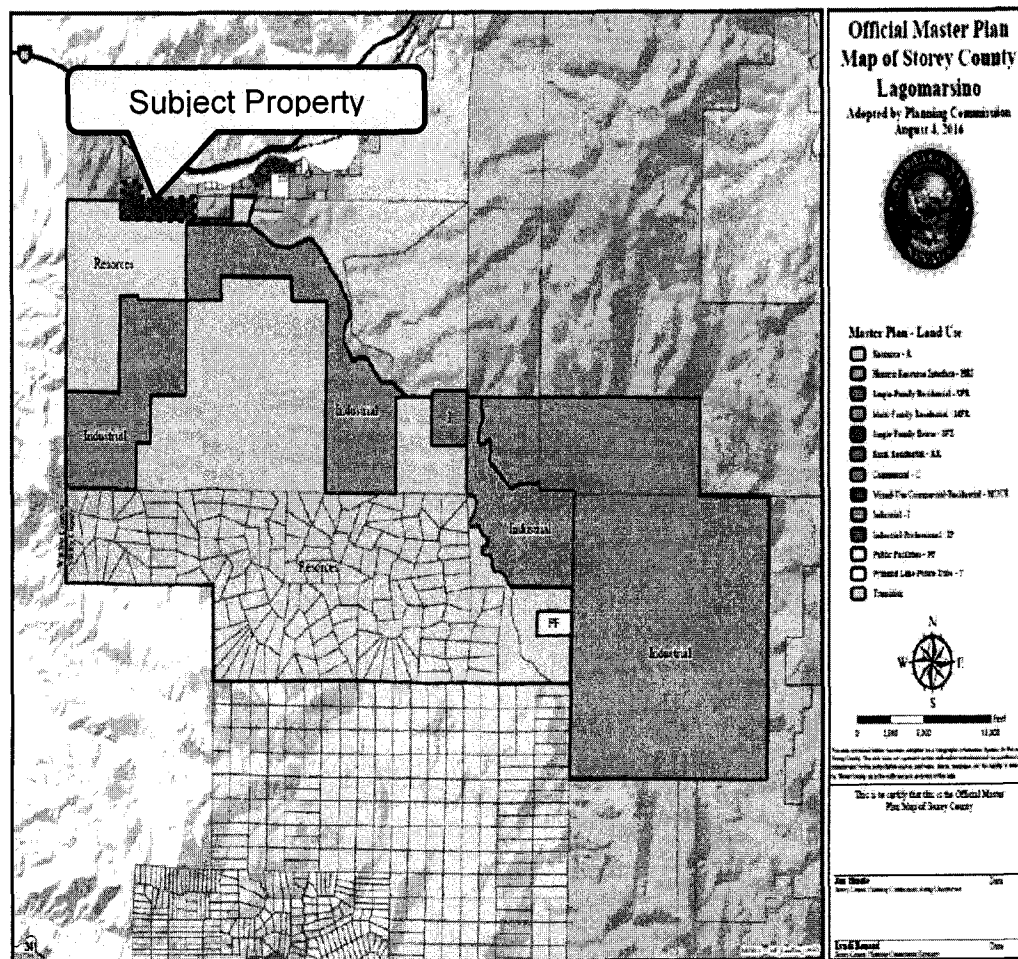


Figure 3.4-36: Master Plan Lagomarsino Area Plan Map

CHAPTER 3

LAND USE & GROWTH

Figure 2.2: Master Plan Designation Map for Lagomarsino Area Plan. The subject property, located within the Lockwood-Mustang area plan abuts to its south the Lagomarsino area plan.

III. FINDINGS OF FACT

3.1 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 IV Recommended Conditions of Approval, are applied.

1. This special use permit is granted for the purpose construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on

property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada.

2. The solar energy system on the subject property may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in area (beyond 10 acres), an amendment to this special use permit or a new special use permit exclusive to that expansion will be required. Should such occur in the future, a conditional approval or denial of that exclusive special use permit or expansion for the solar use shall not affect the remaining uses on the property under this special use permit (Special Use Permit No. 2018-020).
3. The existing solar energy generating system was permitted by the county and constructed without a required special use permit, and, therefore, is a non-conforming use. The use, however, conforms to the purpose and allowed uses in the F Forestry zone, and the special use permit hereby requested will resolve and nullify the nonconforming condition.
4. The proposed uses conform to Lockwood-Mustang planning area and do not conflict with the south abutting Lagomarsino planning area of the 2016 Storey County master plan, and the uses conform to the master plan Resource designation.
5. The subject property is zoned F Forestry. This zone provides for a wide-range of uses, and each use requires a special use permit to ensure that the subject land remains rural in character and that environmental qualities of the land are protected from unnecessary degradation. The proposals conform to the F Forestry zoning designation.
6. The subject property is located in a remote area of the county and the proposed use is further isolated by the property's immediate physical topography.
7. The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and the zones and uses existing therein, and it will comply with all federal, state, and county regulations.

3.2 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. The proposed residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto conflict with the master plan designation or zoning of the subject property or abutting properties.
2. The special use permit will impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and the zones and uses existing therein, and it will not comply with all federal, state, and county regulations.
3. The conditions of the special use permit do not adequately mitigate potential adverse impacts or safety hazards on surrounding uses.

IV. RECOMMENDED CONDITIONS OF APPROVAL

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

1. **Purpose.** This special use permit is granted for the purpose construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada. The solar energy system on the subject property may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in area (beyond 10 acres), an amendment to this special use permit or a new special use permit exclusive to that expansion will be required. A conditional approval or denial of that exclusive special use permit or expansion for the solar use shall not affect the remaining uses on the property under Special Use Permit No. 2018-020.
2. **Permits and expiration.** The permit holder must apply for all building and fire permits for the structure within 24 months from the date of board approval, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void. The permit holder is also responsible for obtaining a certificate of occupancy or certificate of completion for the existing solar energy generating facility within the timeframe specified herein.
3. **Transfer of Rights.** This special use permit shall inure to the record owner of the subject property and shall run with the land defined herein. This special use permit, subject to its terms and conditions, may be transferred by the permit holder, its successors, heirs or assigns. The record owner may rent or lease the land; however, in such case the record owner is ultimately responsible for compliance with the special use permit regulations.
4. **Record of survey.** The permit holder must submit to the building department a Record of Survey with the building permit application. The map must show existing parcel boundaries, easements, and right-of-ways. No building may be constructed over an easement or right-of-way, or within a building setback area.
5. **Legal Access.** The permit holder must establish legal access to the subject property via easement or other legal means before placement of the residence may occur. The access must be recorded with the Storey County Recorder's Office as required by NRS.
6. **Physical Access.** The permit holder must document the proposed access to the parcels. Access must be consistent with county and fire district requirements. Evidence of any proposed access easements across private property will be provided and the easements recorded prior to any permits being issued.

7. **Taxes paid.** Before obtaining a building permit, the applicant must show the building department evidence that all property taxes on the land are paid to-date.
8. **Well and Septic Improvements.** The property must be developed with a domestic well and septic system adequate in capacity to meet the minimum requirements for a single-family residence.
9. **Road and driveway improvement.** The private driveway must be adequately compacted or surfaced to provide access for fire and emergency vehicles and equipment. The surface must be completed to the satisfaction of the building department and fire district.
10. **Stormwater management.** Any increased stormwater from development of the land must be detained on-site or directed appropriately to the abutting public right-of-ways and not allowed to enter abutting private properties. Stormwater drainage onto the right-of-way must be to the satisfaction of the Public Works Director.
11. **Compliance.** The permit holder is responsible for maintaining the premises in conformance with all conditions of this special use permit and all other federal, state, and county regulations.

V. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the planning commission 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 planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the special use permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

VI. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff and the planning commission, the findings of fact under section 3.1 of this report and/or other findings deemed appropriate by the board, and compliance with all conditions of approval, I (commissioner) hereby motion to approve Special Use Permit No. 2018-020 for the construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and

other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada. The solar energy system on the subject property may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in area (beyond 10 acres), an amendment to this special use permit or a new special use permit exclusive to that expansion will be required. A conditional approval or denial of that exclusive special use permit or expansion for the solar use shall not affect the remaining uses on the property under Special Use Permit No. 2018-020.

B. Alternative motion

Against the recommendation by staff and the planning commission, in accordance with the findings of fact under section 3.2 of this report and/or other findings deemed appropriate by the board, I (commissioner) hereby motion to deny Special Use Permit No. 2018-020 for the construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada.

Prepared by Austin Osborne, Planning Director

Enclosures:

- Exhibit A – Assessor's Vicinity Map/Record of Survey
- Exhibit B – Zoom – Assessor's Vicinity Map/Record of Survey
- Exhibit C – Application 2018-020

EASY MAIL
550 N MCCARRAN BLVD
SPARKS NV 89431

05/31/2018 1:58PM 01
000000#8071 CLERK01

NOTARY \$7.50
NOTARY \$5.00

ITEMS 20
CHARGE \$12.50

775 358 1551
VISIT
US AGAIN



RECEIVED

JUN 06 2018

STOREY COUNTY
PLANNING

Storey County Planning Department

26 South B Street, P.O. Box 17, Virginia City, NV 89440
Phone: 775-847-1144 Fax: 775-847-0949
planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Department.

Project Number:	<u>2018-020</u>	<u>Payton 636-3097</u>
Property Owner:	<u>Herman Menezes / Mark Menezes</u> <small>All land owners must be listed on this application. Type or print legibly in black or blue ink.</small>	
Mailing Address:	<u>500 Menezes Way</u>	
City:	<u>Sparks / Lockwood</u>	State: <u>NV</u> Zip: <u>89434</u>
Telephone:	<u>(775) 342-0414</u>	Email: <u>Mark@hmt.email</u>
Applicant:	<u>Mark Menezes</u> <small>All applicants must be listed on this application.</small>	
Mailing Address:	<u>500 Menezes Way</u>	
City:	<u>Sparks / Lockwood</u>	State: <u>NV</u> Zip: <u>89434</u>
Telephone:	<u>(775) 342-0414</u>	Email: <u>Mark@hmt.email</u>

<input type="checkbox"/> Gold Hill	<input type="checkbox"/> Virginia City	<input type="checkbox"/> VC Highlands (1 acre)	<input type="checkbox"/> Highland Ranches (10 acres)	<input type="checkbox"/> Virginia Ranches (40 acres)
<input type="checkbox"/> Mark Twain	<input type="checkbox"/> Hafed/Mustang	<input checked="" type="checkbox"/> Lockwood	<input type="checkbox"/> Painted Rock	<input type="checkbox"/> TRI <input type="checkbox"/> Other
Project Address: <u>Tentatively 600 Menezes Way</u>				
Assessor's Parcel Numbers (APN): <u>004-131-13</u>				
Lot: <u>Parcel 1</u> Block: _____ Acreage: <u>186.830</u>				

Storey County Development Application

Professional Consultant/Representative(s)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, Mark Wenezes, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

5/31/18

State of Nevada,
County of Storey Washoe

Signed and sworn to before me on:

May 31, 2018 by,

Mark Wenezes
Notary's Signature

August 25, 2021
My Commission Expires



Applicant's Affidavit:

I, _____, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____, by,
Date

Notary's Signature

My Commission Expires

Storey County Development Application

Property Owner's Affidavit:

I, Heather Menezes, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of ~~Storey~~ Washoe

Signed and sworn to before me on:

Date

by,

Notary's Signature

My Commission Expires



Property Owner's Affidavit:

I, HEATHER MENEZES, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of ~~Storey~~ Washoe

Signed and sworn to before me on:

Date

by,

Notary's Signature

My Commission Expires



Detail Description/Justification of Project

Attached additional pages as necessary

want to Construct single Family
Res

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> *Special Use Permit – Minor	<u>\$250.00</u>	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<div> <div>Submittal Requirements</div> <div>Application Type</div> </div>		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

Treasurer' Receipt
STOREY COUNTY TREASURER
VANESSA STEPHENS
26 SOUTH B STREET
P.O. DRAWER D
VIRGINIA CITY, NV. 89440

No. 2218
Date: 05/06/18

Received From:

MENEZES BROTHERS LLC

For: 2018-020 MENEZES SUP

*****250.00

Fund Fund Description	Account	Description	Amount
001 GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	250.00CR
Receipt No. 2218	Fiscal Year: 2018		*****250.00

Bank Bank Description	Amount
199 WELLS FARGO CC ACCOUNT	250.00
Receipt No. 2218	Fiscal Year: 2018 Bank Account Total: *****250.00

Check amount 250.00 ABA# Check# 1734 Payer MENEZES BROTHER

Total Cash: *****.00
Total Checks: *****250.00
Total Non Cash: *****.00
Credit Cards: *****.00
Total Other: *****.00



Treasurer

Deputy

Menezes Brothers LLC
100 Canyon Way
Sparks, NV 89434

1734

94-771224

DATE 5/31/18

PAY
TO THE
ORDER OF

Storey County

\$ 250⁰⁰

DOLLARS

 Security
Features
Check us
Out

Two hundred Fifty 00/100

Nevada State Bank

FOR

Special Use Permit

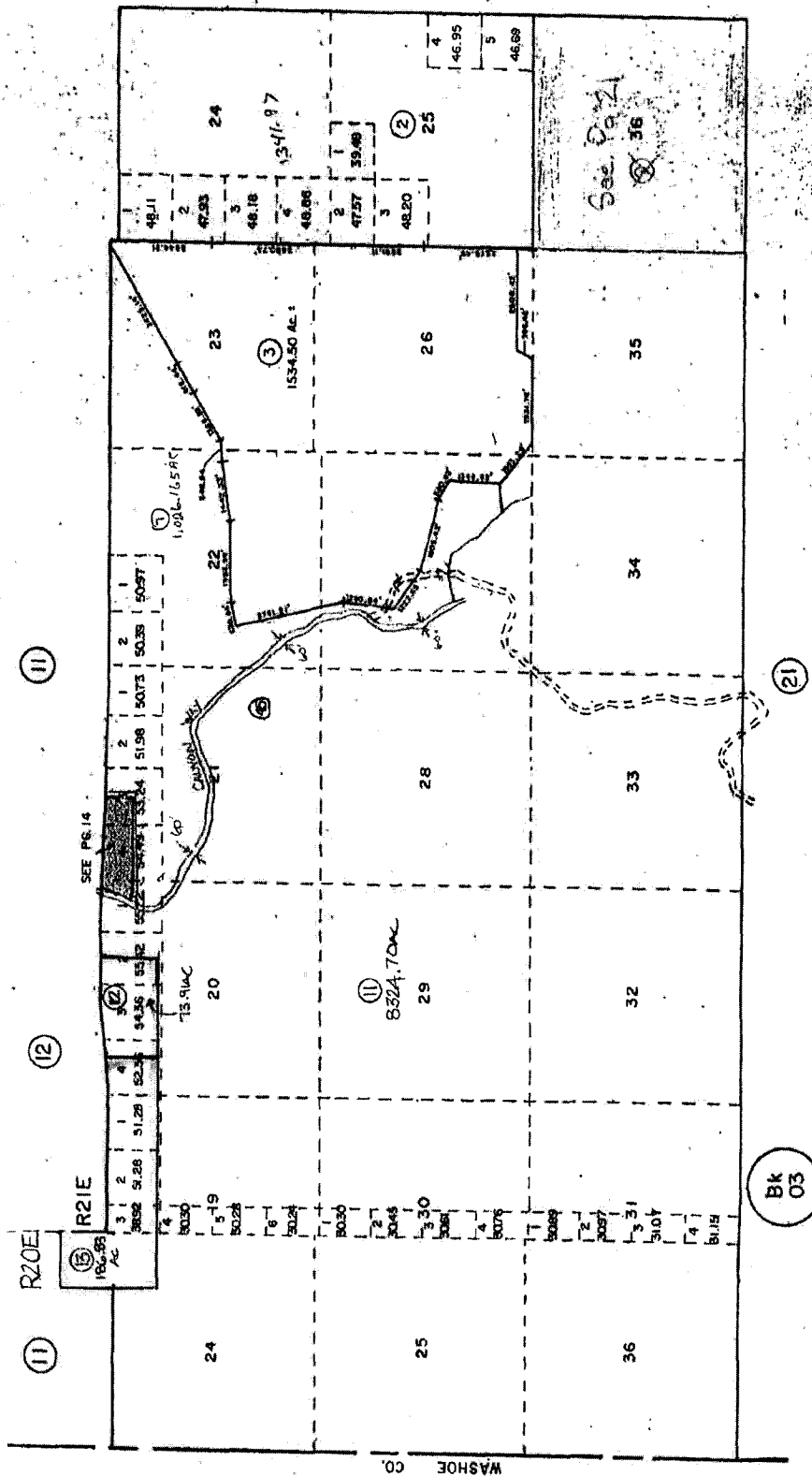


Parcel Number **004-131-13** Prior # (F4) **004-131-10** Changed **12/10/13**
 Last Updated **12/12/17** By **JVS** Created by split; Primary # **004-131-11**
 Ownership..... (F6=All Owners... F7=Documents)...
 Legal Owner..... **MENEZES H TT/YOUNG & MENEZES TT** Force Assmt Notice.... -
 Assessed Owner..... **MENEZES H TT/YOUNG & MENEZES TT** Force Ag Message... -
 Mail Address..... **100 CANYON WAY** Force Label..... -
 City, State..... **SPARKS, NV** Zip... **89434** Force Card/Aff (C/A).. -
 Vesting Doc #, Date. **119550 - 11/08/2013** Yr,Bk,Pg **13 000 000** Corr Rq'd -
 Map Document #s..... **119408** - - -
 Description..... (F11=Additional Locations).
 # Dir Street or Other Description Unit #(s)
 Property Location... **PTN S19,20 T19N R20E, S24 R20E**
 Subdivision..... **PTN S19,20 R21E & S24 R20E** Block... Lot...
 Town..... **OUTSIDE** Parcel Map ID... **PARCEL 1**
 Property Name..... Confidential.. -
 Remarks.....
 Parcel # Containing Descriptive/Document Data.... **004-131-11** Land Use: **580**
 Size
 Total Acres... **186.830** Square Feet.... **0**
 Ag Acres..... **.000** W/R Acres..... **.000**
 F9=Scan >/< > F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data
 F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
 F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

SFR will be
 addressed as 600
 Menezes Way

S $\frac{1}{2}$ - T19N, R21E

Sections 24, 25, 26, 28, 29, 30, 32, 33, 34, 35, 36



STOREY COUNTY, NEVADA

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the correctness of the data furnished hereon.

A portion of APN 4-111-01 and 4-131-08

Recordation requested by and when
recorded mail original to:

Debbie L. Young & Mark J. Menezes, Co-Trustees
The Mark Jonathan Menezes 2011 Irrevocable Trust
100 Canyon Way
Sparks, NV 89434

DOC # 119550

11/08/2013

11:43:AM

Official Record

Recording requested By
Ticor Title - Reno (Commercial)

Storey County - NV

Jen Chapman Recorder

Fee: \$1,581.00

Page: 1 of 8

RPTT: \$1560.00

Recorded By: JC

Book- 0 Page- 0



0119550

01300442 10
The undersigned hereby affirms that this document submitted
for recording does not contain the social security number of any
person or persons per N.R.S. 239B.030.

Signature of Declarant or Agent

GRANT, BARGAIN AND SALE DEED

For value received, Storey County Properties Limited Liability Company, a Nevada limited liability company, as "Grantor," hereby grants, bargains and sells to ~~The Herman Menezes, 2008 Revocable Trust dated July 11, 2008,~~ as to a sixty percent (60%) interest in the property, and ~~The Mark Jonathan Menezes 2011 Irrevocable Trust,~~ as to a forty percent (40%) interest in the property, as tenants in common, collectively as "Grantee," the real property situated in the County of Storey, State of Nevada, more particularly described in Exhibit A attached hereto and incorporated herein by this reference subject to the exceptions, reservations, and restrictions set forth herein and incorporated herein by this reference ("Property").

*Herman Menezes, trustee of

RESERVING AND EXCEPTING unto Grantor and Grantor's successors and assigns in perpetuity all water rights appurtenant to the Property, surface or underground, of whatever kind or character, including all vested rights, permits, applications, and certificates regarding said water rights; and **Debbie L. Young and

Mark Jonathan Menezes, Co-Trustees of

RESERVING AND EXCEPTING unto Grantor and Grantor's successors and assigns in perpetuity all rights and easements reserved by Grantor, or Grantor's predecessors in interest, pursuant to the deeds recorded in the Official Records of Storey County, Nevada, as File No. 77973, recorded on July 18, 1996, File No. 66299, recorded on September 5, 1990, File No. 44799 recorded on June 27, 1979, File No. 44798 recorded on June 27, 1979, File No. 068169 on September 10, 1991, as amended by File No. 078108 recorded on July 8, 1996, and File No. 69398 on April 29, 1992; with all said rights and reservations being for the benefit of Grantor's Dominant Parcels (as hereafter defined) located in Storey County, Nevada, excluding the Property conveyed to Grantee pursuant to this Grant, Bargain and Sale Deed.

RESERVING AND EXCEPTING unto Grantor and Grantor's successors and assigns in perpetuity all oil, gas and mineral rights, of whatever kind or nature, whether known or hereafter discovered.

RESERVING AND EXCEPTING unto Grantor and Grantor's successors and assigns in perpetuity a non-exclusive easement for emergency and periodic access purposes over, upon and across all roads now existing or hereafter created on any portion of the Property for the benefit of Seller's Dominant Parcels (as hereafter defined). Seller shall have the right to extend and improve one road to the border between the Property and Seller's adjacent Dominant Parcels, at a location to be mutually agreed by parties. These reserved easements shall be for emergency and periodic access purposes and shall be utilized by the owner of the Dominant Parcels in a manner that will minimize the disruption of Grantee's business or use of the Property. Grantee shall have the right to substitute access over the present and future roads with access of equal or better quality and character at the time of the



substitution. The reservation of these easements shall not impose upon Grantor or Grantee any duty or obligation to maintain, share in the maintenance, or improve said road or roads at any time.

The Property is further conveyed subject to the following covenants and agreements: (a) Grantee covenants and agrees that the Property shall not be used or developed as a commercial sand, gravel, fill or other aggregate pit by Grantee or its successors or assigns. As used herein, a commercial aggregate pit shall include a pit used for the sale, transfer or exchange of sand, gravel, fill or other aggregate materials to any individuals or entities including related companies or subsidiaries. This restriction shall not prohibit Grantee from using aggregates taken from the Property on the Property; (b) Grantor and Grantee agree to cooperate with one another concerning the location of easements for future roads and utilities including without limitation water, gas, electric and sewer that may cross properties owned by Grantor and Grantee, that will benefit the properties of both Grantor and Grantee; provided, however, this cooperation shall not impose on Grantor or Grantee any duty or obligation to construct, maintain, or improve roads, the utilities or related facilities. Grantor and Grantee agree to locate future roads and utilities in such locations as will mutually benefit their respective properties, after consultation with the other party.

The above-described Property is conveyed subject to all of the following covenants, easements, liens and encumbrances:

1. General and special county taxes and assessments, including personal property taxes and any district assessments collected therewith, not yet delinquent.
2. Covenants, conditions, restrictions, reservations, exceptions, encroachments, zoning ordinances, laws, regulations, rights-of-way, and easements, of record or which are applicable to the Property.
3. Rights-of-way for any existing roads, canals, ditches, drainage easements, pipelines, utility easements, and pole or transmission lines, if any, traversing the Property, including any prescriptive or implied rights and easements.
4. Grantor's reserved rights and easements more particularly described above.
5. All liens created or suffered by Grantee;
6. Deficiencies in quantity of ground, boundary line disputes, overlaps, encroachments, unrecorded easements, and any matters not of record which would be disclosed by an accurate survey of the Property;
7. All reservations and rights of way contained in the patents from the United States of America applicable to the Property;
8. All utility easements and rights-of-way applicable to the Property; and
9. The easement and rights reserved by Curtiss-Wright Corporation, a Delaware corporation, by Deed recorded September 26, 1977, as Document No. 41001, Official Records of Storey County, Nevada.

Except for the reservations, exceptions, and restrictions expressly set forth herein, the above-described Property is conveyed to the Grantee together with all tenements, hereditaments, and appurtenances of the above-described Property, and the rents, issues, and profits thereof.

The reserved interests and restrictions set forth in this Deed are excepted and reserved by Grantor for the benefit of the real property owned by Grantor located in the County of Storey, State of Nevada, more particularly described in that certain Quitclaim Deed to Grantor recorded on September 30, 1993 as File No. 72504-R, Book 97, Pages 251 through 255 in the Official Records of Storey County, Nevada, excluding those portions of the Property therein described previously conveyed by Grantor or which are being conveyed to Grantee pursuant to this Grant.

Bargain and Sale Deed ("Dominant Parcels"). Grantee understands and agrees that Grantor may subdivide or parcel its property and sell parcels to different entities and that Grantor and all of its successors, assigns, and tenants shall have the benefit of said reserved interests and restrictions, unless otherwise provided by Grantor.

The reservations and exceptions set forth in this Deed shall run with title to the Dominant Parcels, unless otherwise provided by Grantor, and shall constitute benefits to and burdens of the respective owners of such parcels, and their heirs, successors, and assigns forever.

Dated this 22 day of October, 2013.

GRANTOR:

Storey County Properties Limited
Liability Company, a Nevada
limited liability company

By Harold R. Lucey
Harold R. Lucey, Manager and Member

By Procter J. Hug
Procter J. Hug, Manager and Member

By Alex G. Gassiot
Alex G. Gassiot, Manager and Member

GRANTEE:

The Herman Menezes 2008 Revocable Trust
dated July 11, 2008

By Herman Menezes
Herman Menezes, Trustee

The Mark Jonathan Menezes 2011 Irrevocable Trust

By Debbie L. Young
Debbie L. Young, Co-Trustees

By Mark Jonathan Menezes
Mark Jonathan Menezes, Co-Trustee



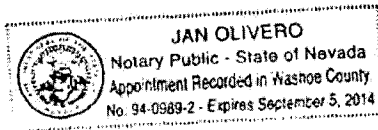
0119550

Book: 0
Page: 011/08/2013
Page: 4 of 8

STATE OF NEVADA

COUNTY OF WASHOE

This Grant, Bargain and Sale Deed was acknowledged before me on Oct. 22, 2013, by Harold R. Lucey, as a Manager and Member of Storey County Properties Limited Liability Company, a Nevada limited liability company.

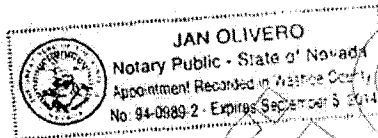


Jan Olivero
Notary Public

STATE OF NEVADA

COUNTY OF WASHOE

This Grant, Bargain and Sale Deed was acknowledged before me on Oct. 28, 2013, by Procter J. Hug, as a Manager and Member of Storey County Properties Limited Liability Company, a Nevada limited liability company.

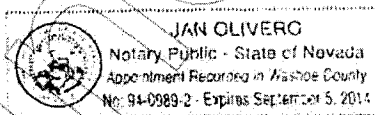


Jan Olivero
Notary Public

STATE OF NEVADA

COUNTY OF WASHOE

This Grant, Bargain and Sale Deed was acknowledged before me on Oct. 24, 2013, by Alex G. Gassiot, as a Manager and Member of Storey County Properties Limited Liability Company, a Nevada limited liability company.



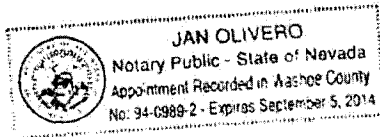
Jan Olivero
Notary Public



STATE OF NEVADA

COUNTY OF WASHOE

This Grant, Bargain and Sale Deed was acknowledged before me on Oct. 28, 2013, by
Herman Menezes, Trustee of The Herman J. Menezes 2008 Revocable Trust.



Jan Olivero
Notary Public

STATE OF NEVADA

COUNTY OF WASHOE

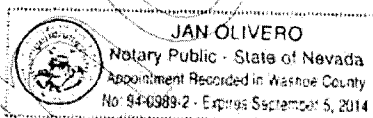
This Grant, Bargain and Sale Deed was acknowledged before me on _____, 2013, by
Debbie L. Young, as Co-Trustee of The Mark Jonathan Menezes 2011 Irrevocable Trust.

Notary Public

STATE OF NEVADA

COUNTY OF WASHOE

This Grant, Bargain and Sale Deed was acknowledged before me on Oct. 28, 2013, by
Mark Jonathan Menezes, as Co-Trustee of The Mark Jonathan Menezes 2011 Irrevocable Trust.



Jan Olivero
Notary Public



0119550 Book: 0
Page: 0

11/08/2013
Page: 6 of 8

STATE OF CALIFORNIA

COUNTY OF

Merced

} S.S.
}

On 11-1-13

before me

K. Robinson

personally appeared

Debbie L. Young

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

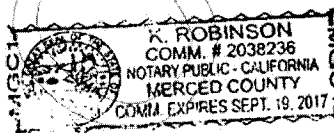
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



Unofficial



**EXHIBIT A
LEGAL DESCRIPTION**

Escrow No.01300642 CD

All that certain real property situate in the County of Storey, State of Nevada, described as follows:

Parcel 1:

Parcel 1 as shown on the Division into Large Parcels Merger and Re-Subdivision Map for Storey County Properties, according to the map thereof, filed in the office of the County Recorder of Storey County, State of Nevada, on October 8, 2013, as File No. 119408, Official Records, being more particularly described as follows:

A parcel of land situate in the Southeast 1/4 of Section 13, Northeast 1/4 of Section 24, Township 19 North, Range 20 East, M.D.B.&M., North 1/2 of Section 19, North 1/2 of Section 20, Township 19 North, Range 21 East, M.D.B.&M., Storey County, Nevada, more particularly described as follows:

Beginning at the Southwest corner of Parcel "A" of that certain Record of Survey for DR Land Co. recorded as Document No. 42094, dated June 16, 1978 in the Official Records of Storey County, said corner marked by an Aluminum cap stamped PLS6836 and the TRUE POINT OF BEGINNING;

Thence along the North boundary of said Section 20, S 87°22'47" W 806.46 feet to a scribed stone marking the Northwest corner of said Section 20;
Thence along the North boundary of said Section 19, S 85°54'03" W 507.77 feet to a scribed stone marking the Southeast corner of Section 18 Township 19 North, Range 21 East, M.D.B.&M;
Thence along the North boundary of said Section 19, N 89°05'11" W 2648.34 feet to a scribed stone marking the 1/4 corner common to said Section 18 and 19;
Thence along the North boundary of said Section 19, N 89°36'48" W 470.96 feet to a scribed stone marking the Northwest corner of said Section 19;
Thence along the East boundary of said Section 13, N 00°34'41" E 1123.40 feet;
Thence leaving said East boundary N 89°00'52" W 1330.35 feet;
Thence S 00°37'54" W 1312.10 feet to the South boundary of said Section 13;
Thence S 00°36'27" E 997.44 feet;
Thence N 90°00'00" E 5753.75 feet;
Thence N 00°00'00" E 1190.94 feet to the TRUE POINT OF BEGINNING.

Document No. 119409 is provided pursuant to the requirements of Section 6.NRS 111.312.

Apn: Portion of 4-111-01 and 4-131-08

Parcel 2:

Parcel 2 as shown on the Division into Large Parcels Merger and Re-Subdivision Map for Storey County Properties, according to the map thereof, filed in the office of the County Recorder of Storey County, State of Nevada, on October 8, 2013, as File No. 119408, Official Records, being more particularly described as follows:



A parcel of land situate in the North 1/2 of Section 20, Township 19 North, Range 21 East, M.D.B.&M., Storey County, Nevada, more particularly described as follows:

Beginning at the Southwest corner of Parcel "A" of that certain Record of Survey for DR Land Co. recorded as Document No. 42094 dated June 16, 1978 in the Official Records of Storey County, said corner marked by an Aluminum cap stamped PLS6836 and the TRUE POINT OF BEGINNING;

Thence along the North boundary of said Section 20, N 86°48'52" E 1313.81 feet to the North 1/4 corner of said Section 20;

Thence along said North boundary S 88°55'58" E 1285.62 to a rebar and cap stamped PLS 4787 marking the Southeast corner of said Parcel "A";

Thence leaving said North boundary S 00°00'00" E 1240.00 feet;

Thence N 90°00'00" W 2597.18 feet;

Thence N 00°00'00" E 1190.94 feet to the TRUE POINT OF BEGINNING.

Document No. 119410 is provided pursuant to the requirements of Section 6.NRS 111.312.

Apn: Portion of 4-111-01 and 4-131-08

DOC # DV-119550
11/08/2013 11:43:AM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) portions of 4-131-08 and 4-111-01
b) _____
c) _____
d) _____

Recording requested By
Ticor Title - Reno (Commercial)

Storey County - NV
Jen Chapman - Recorder

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

Page 1 of 1 Fee: \$1,581.00
Recorded By: JC RPT: \$1560.00
Book - 0 Page - 0

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value
Real Property Transfer Tax Due:

\$400,000.00
\$
\$400,000.00
\$1,560.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature David J. Young Capacity Grantor
Signature Debbie L. Young and Mark Jonathan Menezes Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Storey County Properties Limited Liability Company

Print Name: Debbie L. Young and Mark Jonathan Menezes, Co-Trustees of The Mark Jonathan Menezes 2011 Irrevocable Trust as to an undivided 40% interest in the property and Herman Menezes, Trustee of The Herman Menezes 2008 Revocable Trust, dated July 11, 2008 as to an undivided 60% interest in the property

Address: PO Box 12672
Reno, NV 89510

Address: 100 Canyon Way
Sparks, NV 89434

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc.
Address: 5441 Kietzke Lane, Suite 100
City, State, Zip: Reno, NV 89511

Escrow #: 1300642-CD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

DOC # 0119409

10/08/2013

10:37 AM

Official Record

Recording requested By
GA ENGINEERING & PLANNING

Storey County - NV

Jen Chapman - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: MH

Book-

Page-



0119409

APN# _____

Recording Requested by:

Name: Steven N. Bell

Address: 280 Grey St Ste 8

City/State/Zip: Sparks NV 89502
Reno

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Please complete Affirmation Statement below:

☐ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: _____

(State specific law)

Signature (Print name under signature) _____

Title _____

Parcel 1 - Storey County Properties Large parcel map
(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to _____

-OR-

This document is being recorded to correct document # _____, and is correcting

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

LEGAL DESCRIPTION**Parcel 1 - Storey Co. Properties Large Parcel Map**

A parcel of land situate in the Southeast $\frac{1}{4}$ of Section 13, Northeast $\frac{1}{4}$ of Section 24, Township 19 North, Range 20 East, M.D.B.&M., North $\frac{1}{2}$ of Section 19, North $\frac{1}{2}$ of Section 20, Township 19 North, Range 21 East, M.D.B.&M Storey County, Nevada, more particularly described as follows:

Beginning at the southwest corner of parcel "A" of that certain record of survey for DH Land Co. recorded as document 42094 dated June 16, 1978 in the Official Records of Storey County; said corner marked by an Aluminum cap stamped PLS6836 and the TRUE POINT OF BEGINNING;

Thence along the north boundary of said section 20, S $87^{\circ} 22' 47''$ W 806.46 feet to a scribed stone marking the northwest corner of said section 20;

Thence along the north boundary of said section 19, S $85^{\circ} 54' 03''$ W 507.77 feet to a scribed stone marking the southeast corner of section 18 Township 19 North, Range 21 East, M.D.B.&M;

Thence along the north boundary of said section 19, N $89^{\circ} 05' 11''$ W 2648.34 feet to a scribed stone marking the $\frac{1}{4}$ corner common to said section 18 and 19;

Thence along the north boundary of said section 19, N $89^{\circ} 36' 48''$ W 470.96 feet to a scribed stone marking the northwest corner of said 19;

Thence along the east boundary of said section 13, N $00^{\circ} 34' 41''$ E 1123.40 feet;

Thence leaving said east boundary N $89^{\circ} 00' 52''$ W 1330.35 feet;

Thence S $00^{\circ} 37' 54''$ W 1312.10 feet to the south boundary of said section 13;

Thence S $00^{\circ} 36' 27''$ E 997.44 feet;

Thence N $90^{\circ} 00' 00''$ E 5753.75 feet;

Thence N $00^{\circ} 00' 00''$ E 1190.94 feet to the TRUE POINT OF BEGINNING.

Contains 186.83 Acres, more or less.

The basis of bearings for this description is NAD-83 state plane grid bearings.

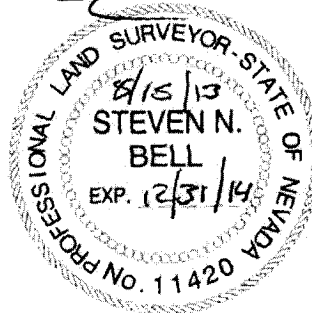
Steven N. Bell, PLS 11420

Expires: 12/31/14

GA Engineering

280 Greg St. Suite 8

Reno, NV 89502





Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 07/03/18

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: Authorize the County Manager to approve a contract with Robert G. Loveberg up to \$12,000 to review, update, and amend Storey County's floodplain ordinance to improve standards to meet or exceed FEMA minimum requirements, accommodate the regional floodplain mapping and flood insurance rate maps (FIRMs), implement Carson River Flood Mitigation Plan mitigation measures, and consider revisions necessitated by the 2017 flood event, as set forth in the attached scope of work and schedule.

2. **Recommended motion:** Based on the recommendation by staff, I [county commissioner] authorize the County Manager to approve a contract with Robert G. Loveberg up to \$12,000 to review, update, and amend Storey County's floodplain ordinance to improve standards to meet or exceed FEMA minimum requirements, accommodate the regional floodplain mapping and flood insurance rate maps (FIRMs), implement Carson River Flood Mitigation Plan mitigation measures, and consider revisions necessitated by the 2017 flood event, as set forth in the attached scope of work and schedule.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** See Enclosure A Staff Summary

6. **Supporting materials:** Enclosures: (A) Staff summary; (B) scope of work; (C) contract draft.

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

Funds Available:

Fund:

____ Comptroller

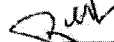
8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. | |

Enclosure A: Staff Summary

There is a need to update and improve Storey County Code 15.20 Flood Damage Prevention (floodplain ordinance) in order to comply with the Federal Emergency Management Agency (FEMA) National Floodplain Insurance Program (NFIP) program, to prevent unnecessary structural damage and devastation from flood events, and to improve the county's NFIP Community Rating System (CRS) rating with FEMA. Improving the CRS rating translates into reduced flood insurance rates for residents located within the FEMA flood hazards area, which will benefit many residents of Lockwood. The contractor recommended to perform this task and the proposed project will be accomplished in conjunction with the Carson Water Subconservancy District's (CWSD) Floodplain Ordinance Language Update project now underway in the region, including Douglas County, Carson City, Lyon County, and Churchill County, and will benefit from previous floodplain, floodplain planning, and other work accomplished by the CWSD.



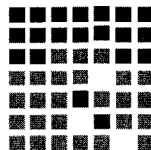
STOREY COUNTY NEVADA

**PROPOSED
SCOPE OF SERVICES**

FLOODPLAIN ORDINANCE LANGUAGE UPDATE

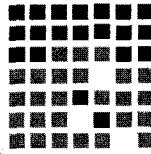
SUBMITTED TO:
STOREY COUNTY PLANNING DEPARTMENT

NOVEMBER 30, 2017



Robert G. Loveberg

Planning ■ Consulting ■ Services



Robert G. Loveberg
Planning ■ Consulting ■ Services

November 30, 2017

Mr Austin Osborne, Planning Director
Storey County Planning Department
26 S. B Street
Virginia City, Nevada 89440

RE: Floodplain Ordinance Language Update

Dear Austin:

I am pleased to submit this Scope of Services for the Storey County Floodplain Ordinance Language Update project. The Project will be accomplished in conjunction with the Carson Water Subconservancy District's (CWSD) Floodplain Ordinance Language Update project now underway and will benefit from previous work accomplished for the CWSD.

The approach outlined reflects Storey County's desire to update and improve its floodplain ordinance. The Project supports Storey County's and the CWSD's efforts to improve standards, accommodate new regional floodplain mapping and flood insurance rate maps (FIRMs), and implement mitigation measures. The proposed Scope of Services will assist Storey County's efforts from the identification of needs and opportunities through the ordinance adoption process.

The project can be completed within a timeframe of approximately 19 months. The timeframe will be particularly dependent on the time required for the ordinance adoption process. I propose a cost not to exceed \$11,000. Costs will be billed monthly based on work performed. Additional meetings and/or services can be undertaken at additional cost using the Scope of Services rates.

Please contact me if you have any questions.

Sincerely,

/s/ Rob Loveberg

Robert G. Loveberg

SCOPE OF SERVICES

This Scope of Services has been structured to assist Storey County to improve and update its floodplain management regulations. Through a collaborative process, the services will help the County review, update and amend their floodplain ordinance to improve standards to exceed FEMA minimum requirements, accommodate the new regional floodplain mapping and flood insurance rate maps (FIRMs), implement Carson River Flood Mitigation Plan mitigation measures, and consider revisions necessitated by the 2017 flood event. The new ordinance language will be consistent with the State of Nevada model floodplain ordinance, FEMA requirements, and the Carson River Regional Floodplain Plan (CRRFP).

TASKS

TASK 1 REVIEW BACKGROUND MATERIALS AND DETERMINE NEEDS AND OPPORTUNITIES

- 1.1 Review the Carson River Regional Floodplain Plan, State of Nevada model floodplain ordinance, FEMA guidance and regulatory materials, and other related reference materials.
- 1.2 Obtain and Review the current Storey County floodplain management ordinance and regulatory measures.
- 1.3 Review the Carson River Flood Mitigation Plan mitigation measures for Alpine County, Carson City, Douglas County, and Lyon County to determine if any measures are relevant to Storey County.
- 1.4 Meet and collaborate with Storey County and CWSD staff.
 - 1.4.1 Meet with Storey County staff to initiate the Project and discuss Project goals, concepts, tasks, and timeline. The meeting should include all relevant staff such as the floodplain administrator, Planning Director, Building Department/Community Development Director, engineering staff, District Attorney's Office staff, etc.
 - 1.4.2 Meet with Storey County staff to discuss and document specific needs, unique circumstances, programs and opportunities regarding floodplain management, implementing standards that exceed minimum FEMA requirements, and development of ordinance revisions. Review and discuss needs and opportunities considering the 2017 flooding event and any newly available information. Review and discuss the Carson River Flood Mitigation Plan mitigation measures for Alpine County, Carson City, Douglas County, and Lyon County to determine if any measures are relevant to Storey County.
 - 1.4.3 Meet with the CWSD staff to discuss and document specific Storey County needs and opportunities as viewed by CWSD. Review and discuss needs and opportunities considering the 2017 flooding event and any newly available information. Review and discuss the Carson River Flood Mitigation Plan mitigation measures for Alpine County, Carson City,

Douglas County, and Lyon County to determine if any measures are relevant to Storey County.

1.5 Prepare an interview summary.

Collaboration/Coordination:

- Collaboration/coordination with Storey County staff
- Collaboration/coordination with CWSD staff
- Requests for copies of existing ordinances, CRS materials and other relevant information from Storey County.

Deliverable Products:

- Storey County Interview Summary in electronic format

TASK 2 PREPARE DRAFT AND FINAL FLOODPLAIN MANAGEMENT ORDINANCE LANGUAGE

Through a collaborative process with Storey County and CWSD, prepare draft floodplain management ordinance language for the County incorporating the requirements, needs, and opportunities, and any identified mitigation measures. Prepare final floodplain management ordinance language for the County incorporating the comments and revisions received on the draft floodplain management ordinance language.

2.1 Prepare draft floodplain management ordinance language

2.1.1 Through a collaborative effort with County staff, edit, revise and amend the County's floodplain management ordinance language to meet or exceed the minimum requirements of the State of Nevada model floodplain ordinance and FEMA requirements based on the needs and opportunities assessments, and priorities developed in conjunction with County staff.

2.1.2 Meet and collaborate with Storey County and CWSD

2.1.2.1 Meet with Storey County staff during the preparation of draft language to review, discuss and revise draft language being prepared for the County.

2.1.2.2 Meet with Storey County staff to review the draft ordinance language prepared for the County.

2.2 Prepare final floodplain management ordinance language

2.2.1 Prepare final floodplain management ordinance language incorporating the comments and revisions received on the draft floodplain management ordinance language.

2.2.2 Meet and collaborate with Storey County and CWSD

2.2.2.1 Collaborate with CWSD staff to review the final ordinance language prepared for Storey County by providing an electronic version of the draft language to the CWSD staff for their comments.

2.2.2.2 Meet with Storey County staff to review the final ordinance language prepared for the County.

Collaboration/Coordination:

- Correspondence/telephone conversations with Storey County staff and CWSD staff during the preparation of draft and draft language
- Correspondence/telephone conversations with Storey County and CWSD staff to discuss, and solicit reviews of and comments on draft floodplain management ordinance
- Correspondence/telephone conversations with Storey County staff and CWSD staff during the preparation of final language, as needed

Deliverable Products:

- Draft Ordinance Language in electronic format
- Final Ordinance Language in electronic format

TASK 3 FLOODPLAIN MANAGEMENT ORDINANCE ADOPTION

3.1 Assist the Storey County with the adoption of the revised/improved floodplain management ordinance language.

- 3.1.1 Meeting with Storey County and CWSD staff to coordinate and review presentations to Storey County.
- 3.1.2 Participate in the presentation of the revised ordinance language at one Planning Commission or public outreach meeting.
- 3.1.3 Participate in the presentation of the revised ordinance language at one Board of Commissioners meeting.

Collaboration/Coordination:

- Collaboration/coordination with Storey County staff on presentations to Storey County

Deliverable Products:

- None

PROJECT BUDGET

TASK	TITLE	ACTIVITY	QUANTITY	TOTAL
1.1 - 1.3	Review Existing Ordinance, Mitigation Measures, and Reference/Regulatory Materials	Planning	11 hours	\$925
		Support	1.5 hours	\$90
			Subtotal	\$1,015
1.4 - 1.5	Prepare Needs and Opportunities	Planning	3.5 hours	\$388
		Support	4.5 hours	\$270
		Meetings	3 meetings	\$1,420
			Subtotal	\$2,078
2.1	Prepare Draft Floodplain Management Ordinance Language	Planning	33 hours	\$2,925
		Support	5 hours	\$300
		Meetings	2 meetings	\$1,004
			Subtotal	\$4,229
2.2	Prepare Final Floodplain Management Ordinance Language	Planning	7 hours	\$675
		Support	1.5 hours	\$90
		Meetings	1 meetings	\$462
			Subtotal	\$1,227
3	Floodplain Management Ordinance Adoption	Planning	4.5 hours	\$463
		Support	2.5 hours	\$150
		Meetings	3 meetings	\$1,377
			Subtotal	\$1,990
			TOTAL	\$10,539

Billing Rates: Principal – \$125/hour (\$50/hour travel time) Planner – \$75/hour (\$37.50/hour travel time) Support – \$60/hour

PROJECT SCHEDULE

TASK	TITLE	MILESTONE	DATE
1	Review Background Materials and Prepare Needs and Opportunities	1.1-1.3	Complete review of ordinances and other reference materials
		1.4.1	Complete Project initiation meeting with County staff
		1.4.2	Complete meeting with County staff on needs and opportunities
		1.4.3	Meeting with CWSD staff on County needs and opportunities
		1.5	Complete County Interview Summary
2	Prepare Draft Floodplain Management Ordinance Language and Final Floodplain Management Ordinance Language	2.1	Complete draft of County floodplain management language
		2.2	Complete final County floodplain management language
3	Floodplain Management Ordinance Adoption	3.1	Complete presentation assistance to County for final floodplain management language

1. Dates are estimates and subject to change due to the potential change in estimated project initiation date, variances in meeting scheduling, timeliness of the receipt of information and comments, hearing schedules, etc.

MEETINGS AND TRAVEL

TASK	PURPOSE	LOCATION	PARTICIPANTS
1.4.1	Storey County Staff Introductory Meeting	Virginia City	Storey County staff & consultant
1.4.2	Storey County Needs and Opportunities Identification	Virginia City	Storey County staff & consultant
1.4.3	Storey County Needs and Opportunities Identification	CWSD Office, Carson City	CWSD staff & consultant
2.1.5.1	Review, Discuss & Revise Preliminary Draft Language	Virginia City	Storey County staff & consultant
2.1.5.2	Review & Discussion of Draft Ordinance Language	Virginia City	Storey County staff & consultant
2.2.5.2	Review & Discussion of Final Ordinance Language	Virginia City	Storey County staff & consultant
3.1.1	Coordination and Review of Presentations for Final Ordinance Language	Virginia City	Storey County staff & consultant
3.1.2	Presentation of Final Ordinance Language	Virginia City	Storey County staff & consultant at Planning Commission or public outreach meeting
3.1.3	Presentation of Final Ordinance Language	Virginia City	Storey County Board of Commissioners & staff, and consultant

PROFESSIONAL SERVICES AGREEMENT

Agreement for Professional Services of Independent Contractor to Review and Propose Revisions to County Floodplain Ordinance

THIS AGREEMENT dated this ____ day of _____, 2018, is entered into by and between ROBERT G. LOVEBERG (hereinafter "CONSULTANT") and the STOREY COUNTY, a political subdivision of the State of Nevada (hereinafter "COUNTY").

WITNESSETH:

WHEREAS, COUNTY requires the services of an independent contractor to assist COUNTY in reviewing, revising, and updating its County Code floodplain provisions, which is described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, CONSULTANT is a private planning consultant; and

WHEREAS, CONSULTANT has substantial experience as a professional planner, floodplain administrator, emergency manager, and multi-discipline consultant and is currently providing professional services to the Carson Water Subconservancy District to improve floodplain ordinances in the Carson River Watershed; and

WHEREAS, COUNTY desires to contract with CONSULTANT to provide services to review, revise, and update its County Code floodplain provisions; and

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

WHEREAS, CONSULTANT represents that he is ready, willing, and able to perform and render services hereinafter described.

NOW THEREFORE, in consideration of the premises and of the mutual covenants herein contained, it is mutually agreed by and between the parties as follow:

1. **Effective Date.** This Agreement will not become effective until and unless approved by the Storey County Board of Commissioners.
2. **Compensation.** COUNTY shall reimburse CONSULTANT for the costs to review and propose revisions to its County Code to revise and update its floodplain provisions, as described in Exhibit "A."
3. **Available Funds.** The maximum amount of funds available under this Agreement will not exceed \$12,000.00.
4. **Term of Agreement.** This Agreement shall terminate December 31, 2019, at which time CONSULTANT shall have one (1) month thereafter to submit its final invoice for payment related to work performed under this Agreement. If all funds are expended earlier, this Agreement may be terminated sooner by written notice from COUNTY.
5. **Notices.** For invoicing and notice purposes, the address of each party is as follows:

CONSULTANT
Robert G. Loveberg
Planning Consultant
P.O. Box 2924
Minden, Nevada 89423
lovebergconsulting@gmail.com
775-721-2282

COUNTY
Attn.: Austin Osborne
Storey County Planning Director
P.O. Box 176
Virginia City, Nevada 89440
aosborne@storeycounty.org
775-847-0968

6. **Assignment.** This Agreement shall be by and between the parties hereto and shall not be assignable or transferable.

7. **Independent Contractor Status.** Under this Agreement, CONSULTANT is considered an independent contractor and not an employee of COUNTY. As an independent contractor, there will be no:
- a. Withholding of income taxes by COUNTY;
 - b. Industrial insurance coverage by COUNTY;
 - c. Participation in group insurance plans which may be available to employees of COUNTY;
 - d. Participation or contributions by either party to the public employees' retirement system;
 - e. Accumulation of vacation or sick leave; and
 - f. Unemployment compensation coverage provided by COUNTY if the requirements of NRS 612.085 for independent contractors are met.
8. **Industrial Insurance.** CONSULTANT is a sole proprietor. In lieu of providing a certificate of insurance for and maintaining workers compensation insurance, CONSULTANT, in accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions, and provisions of chapters 616A to 616D, inclusive, of NRS; and is otherwise in compliance with those terms, conditions, and provisions.
9. **Indemnification.** CONSULTANT agrees to defend, indemnify and hold harmless COUNTY, its employees, officers and agents from any liabilities, damages, losses, claims, actions or proceedings, including without limitation, reasonable attorney fees, that are caused by the negligence, errors, omissions, recklessness or intentional misconduct of CONSULTANT or its employees or agents in the

performance of this agreement. COUNTY agrees to defend, indemnify and hold harmless CONSULTANT, its employees, officers and agents from any liabilities, damages losses, claims, actions or proceedings, including without limitation, reasonable attorney fees, that are caused by the negligence, errors, omissions, recklessness or intentional misconduct of COUNTY or its employees or agents.

10. Insurance. CONSULTANT shall provide COUNTY insurance as follows:

- a. General Liability Insurance: Prior to commencement and for the duration of activities that constitute the Project that is the subject of this Contract, CONSULTANT shall maintain commercial general liability (CGL) insurance as follows:
 - i. Two Million Dollars (\$2,000,000.00) - General Aggregate.
 - ii. Two Million Dollars (\$2,000,000.00) - Products & Completed Operations Aggregate.
 - iii. One Million Dollars (\$1,000,000.00) - Each Occurrence.
- b. Automobile Liability Insurance:
 - i. CONSULTANT shall maintain automobile liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident for bodily injury and property damage.
 - ii. Such insurance shall cover liability arising out of owned, hired, and non-owned autos (as applicable).

11. County Inspection. The books, records, documents, and accounting procedures and practices of CONSULTANT related to this agreement will be subject to inspection, examination, and audit by COUNTY, including, but not limited to, the

contracting agency, the County Manager, the District Attorney, and, if applicable, the Comptroller General of the United States or the United States Department of Agriculture, Office of Rural Development, or any authorized representatives of those entities.

12. **Disposition of Contract Materials.** Any books, reports, studies, photographs, negatives, or other documents, data, drawings, or other materials prepared by or supplied to CONSULTANT in the performance of its obligations under this agreement will be the exclusive property of COUNTY, and all materials must be remitted and delivered, at CONSULTANT's expense, by CONSULTANT to COUNTY upon completion, termination, or cancellation of this agreement. Alternatively, if COUNTY provides its written approval to CONSULTANT, any books, reports, studies, photographs, negatives, or other documents, data, drawings, or other materials prepared by or supplied to CONSULTANT in the performance of its obligations under this agreement must be retained by CONSULTANT for a minimum of six years after final payment is made, and all other pending matters are closed. If, at any time during the retention period, COUNTY, in writing, requests any or all of the materials, then CONSULTANT must promptly remit and deliver the materials, at CONSULTANT's expense, to COUNTY. CONSULTANT will not use, willingly allow, or cause to have the materials used for any purpose other than the performance of CONSULTANT's obligations under this Agreement without the prior written consent of COUNTY.
13. **Public Records Law.** CONSULTANT expressly agrees that all documents ever submitted, filed, or deposited with COUNTY by CONSULTANT, unless

designated as confidential by a specific statute of the State of Nevada, will be treated as public records pursuant to NRS 239 and must be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. CONSULTANT expressly and indefinitely waives all of its rights to bring, including but not limited to, by way of complaint, interpleader, intervention, or any third party practice, any claims, demands, suites, actions, judgements, or executions, for damages or any other relief, in any administrative or judicial forum, against COUNTY or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

14. **Modification of Agreement.** This Agreement may only be amended by consent of both parties. Any amendments must be written and executed with the same formality as this Agreement.
15. **Termination of Agreement.** Either party may terminate this agreement without cause, provided that the termination of the agreement shall not be effective until 30 days after a party has served written notice on the other party. All monies due and owing up to the point of termination shall be paid by COUNTY to CONSULTANT within 60 days unless otherwise agreed upon by the parties.
16. **Construction of Agreement.** This Agreement shall be construed and interpreted according to the laws of the State of Nevada.
17. **Compliance with Applicable Laws.** CONSULTANT shall fully and completely comply with all applicable local, state, and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this Agreement.

18. **Understanding Between the Parties.** This Agreement, including Exhibit "A," constitutes the entire understanding between the parties and there are no representations, conditions, warranties or collateral agreements (expressed or implied), statutory or otherwise, with respect to the subject of this Agreement.
19. **Signatory Authority.** The parties hereto represent and warrant that the person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement and that the parties are authorized by law to engage in cooperative action set forth herein.
20. This Agreement shall be entered into with duplicate originals, realizing that each entity, by necessity, must approve and execute the subject document at different dates, times and places.

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

DATED: _____

ROBERT G. LOVEBERG
PLANNING CONSULTANT

Robert G. Loveberg

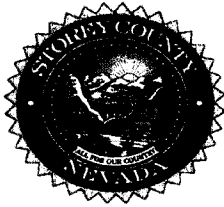
DATED: _____

PAT WHITTEN
STOREY COUNTY MANAGER

Pat Whitten, County Manager

ATTEST:

Vanessa Stephens, County Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 3, 2018

Estimate of time required: 5 minutes

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

1. **Title:** Resolution 18-418 Tax Rate Levy 2018-2019

2. **Recommended motion:** I approve Resolution 18-418 to set the tax rate levy for fiscal year 2018-2019

3. **Prepared by:** Hugh Gallagher and Staff

Department: Comptroller

Telephone: 775-847-1006

4. **Staff summary:** Annual Resolution to approve the Tax Rate Levy for fiscal year 2018-2019
Tax rate will remain unchanged at 3.4607

5. **Supporting materials:** Resolution 18-418

6. **Fiscal impact:** yes

Funds Available:

Fund:

ALL

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 12

RESOLUTION # 18-498

WHEREAS, The Board of Commissioners in and for the County of Storey, State of Nevada did hold a public hearing on the 2018-2019 tentative budget for Storey County and,

WHEREAS, the resources, expenditures and required tax rates were reviewed and approved at that public hearing and,

WHEREAS, the approved resources, expenditures and tax rates were submitted in the 2018-2019 final budget for the County of Storey, State of Nevada,

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners in and for the County of Storey, State of Nevada in accordance with NRS 361.460 intends to levy the following tax rates following certification by the Nevada Tax Commission.

GENERAL	1.7719
INDIGENT MEDICAL	.0100
INDIGENT ACCIDENT	.0150
YOUTH SERVICE	.0045
CAPITAL ACQUISITION	.0500
FIRE PROTECTION DISTRICT 474	.5446
TOTAL COUNTY	<u>2.3960</u>

<u>REFERENCE ONLY</u>	
SCHOOL OPERATING	.7500
SCHOOL DEBT	.1447
STATE	.1700
TOTAL TAX RATE	<u>3.4607</u>

PASSED, ADOPTED AND APPROVED THE _3th_ of July, 2018.

AYES:

NAYS:

Absent:

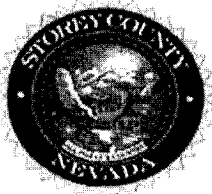
By:

Marshall McBride, Chairman

Storey County Board of Commissioners

ATTEST:

Storey County Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 007/03/18

Estimate of time required: 15 min.

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

1. **Title:** Discussion/Possible Action. Resolution No. 18-488, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials.
2. **Recommended motion.** I [commissioner] move to approve Resolution No. 18-488, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials.
3. **Prepared by:** Austin Osborne

Department: Human Resources

Telephone: 775.847.0968

4. **Staff summary:** NRS 245.045 states that the board has authority to fix the salaries of all appointive officers and employees by the enactment of ordinances or the adoption of resolutions. The proposed resolution conforms to the NRS requirement, and it amends appointed officials' grade and salary range chart to a structured schedule which is consistent with that already applicable to other existing employees in the county. The proposed resolution creates more consistency in the classification plan for appointed and non-appointed county employees.

5. **Supporting materials:** Draft Resolution No. 18-488.

6. **Fiscal impact:**

Funds Available: yes Fund: per department budget Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

RESOLUTION NO. 18-488

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 245.045 FOR APPOINTED OFFICIALS.

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

WHEREAS, for the purposes of NRS 245.210, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed County employees by the enactment of a resolution.

WHEREAS, the salaries of all regular county employees, except certain Sheriff's Office employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade range salary chart shown in the General Salary Schedule for regular employees of the county.

WHEREAS, the salary range of appointed employees shall be set by the General Salary Schedule for regular employees of the county and the assigned grades for the appointed positions are as follows:

Public Works Director	Grade 151
Assistant Public Works Director	Grade 137
Automotive/Equipment Specialist	Grade 133
County Manager	Grade 157
Assistant County Manager	Grade 152
Fire Marshal	Grade 144
Community Development Director	Grade 151
Chief Deputy District Attorney	Grade 152
Deputy District Attorney	Grade 151
Chief Deputy Sheriff	Grade 136
Communications Director	Grade 140
Information Technology Director	Grade 151
Network Administrator	Grade 130
Comptroller	Grade 151
Management Analyst I to Comptroller	Grade 129
Management Analyst II to Comptroller	Grade 133
Management Analyst I to County Manager	Grade 129
Management Analyst II to County Manager	Grade 131
Management Analyst III to County Manager	Grade 133
Management Analyst I to Fire District	Grade 129
Administrative Officer/HR Director	Grade 151
Community Services Coordinator	Grade 133
Senior Planner	Grade 134
VCTC Director	Grade 151
Tourism Marketing Manager	Grade 135
Bailiff/Director of Security	Grade 140

WHEREAS, each employee who is capped in the ten-step General Salary Schedule shall receive a Cost of Living increase equal to fifty (50%) percent of any PERS increase for that year, if there is no PERS increase (every other year) each employee who is capped in the ten-step General Salary Schedule shall receive a two (2%) percent Cost of Living increase July 1st. Each employee who is not capped in the ten-step General Salary Schedule shall receive a Cost of Living increase equal to fifty (50%) percent of any PERS increase for that year, if there is no PERS increase (every other year) no Cost of Living increase will be granted.

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, by unanimous vote, to adopt Resolution 18-488 providing for the setting of salaries for the appointed officials not represented by a bargaining unit.

This resolution shall be effective on the 1st, day of July, 2018.

PROPOSED AND ADOPTED this 3rd day of July, 2018.

THOSE VOTING AYE:

THOSE VOTING NAY:

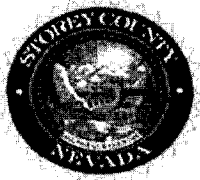
STOREY COUNTY

BOARD OF COUNTY COMMISSIONERS

Marshall McBride, Chairman

ATTEST:

CLERK TO THE BOARD



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: 07/03/18

Estimate of time required: 15 min.

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

1. **Title:** Discussion/Possible Action. Resolution No. 18-489, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey County Fire District officials.

2. **Recommended motion.** I [commissioner] move to approve Resolution No. 18-489, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey Fire District officials.

3. **Prepared by:** Austin Osborne

Department: Human Resources

Telephone: 775.847.0968

4. **Staff summary:** NRS 474.470 states that the board has authority to fix the salaries of all appointive officers and employees by the enactment of ordinances or the adoption of resolutions. The proposed resolution conforms to the NRS requirement, and it amends appointed officials' grade and salary range chart to a structured schedule which is consistent with that already applicable to other existing employees in the district. The proposed resolution creates more consistency in the classification plan for appointed and non-appointed Fire District employees.

5. **Supporting materials:** Draft Resolution No. 18-489.


6. **Fiscal impact:**

Funds Available: yes Fund: per department budget _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

RESOLUTION NO. 18-489

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED PER NRS 474.470 FOR APPOINTED OFFICIALS.

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

WHEREAS, for the purposes of NRS 474.470, the Storey County Board of Fire Commissioners has authority to establish the salaries of all appointed Fire District employees by the enactment of a resolution or other action.

WHEREAS, the salary range of all Fire District appointed employees, except certain Fire District employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade salary range chart shown in the General Salary Schedule for regular employees of Storey County.

WHEREAS, the salary range of appointed employees shall be set by the General Salary Schedule for regular employees of Storey County and the assigned grades for the appointed positions are as follows:

Fire Chief	Grade 152
Division Chief	Grade 144
Battalion Chief	Grade 140

WHEREAS, each employee who is capped in the ten-step General Salary Schedule shall receive a Cost of Living increase equal to fifty (50%) percent of any PERS increase for that year, if there is no PERS increase (every other year) each employee who is capped in the ten-step General Salary Schedule shall receive a two (2%) percent Cost of Living increase July 1st. Each employee who is not capped in the ten-step General Salary Schedule shall receive a Cost of Living increase equal to fifty (50%) percent of any PERS increase for that year, if there is no PERS increase (every other year) no Cost of Living increase will be granted.

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF FIRE COMMISSIONERS, by unanimous vote, to adopt Resolution 18-489 providing for the setting of salaries for the appointed officials not represented by a bargaining unit.

This resolution shall be effective on the 1st, day of July, 2018.

PROPOSED AND ADOPTED this 3rd day of July, 2018.

THOSE VOTING AYE: _____

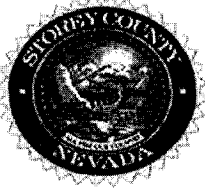
THOSE VOTING NAY:

STOREY COUNTY
BOARD OF FIRE COMMISSIONERS

Marshall McBride, Chairman

ATTEST:

CLERK TO THE FIRE BOARD



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 07/03/18

Estimate of time required: 5 min.

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

1. **Title:** Discussion/Possible Action: **Continue to August 7, 2018 board meeting.** Consideration of letters of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 1 Virginia City on the Storey County Planning Commission.

2. **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to continue the consideration of appointment of a planning commissioner to fill the Precinct 1 vacancy until August 7, 2018, in order to allow further review of the qualified applicants.

3. **Prepared by:** Austin Osborne

4. **Department:** Human Resources and Planning

Telephone: 847-1144

5. **Staff summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. The Precinct 1 planning commissioner position currently filled by Virgil Bucchianeri expires December 31, 2020. The incumbent on June 21, 2018, announced his need to retire from the planning commission. The incumbent is in good standing with the county and his 23 years of service on the planning commission was admirable and is highly appreciated. The vacancy was posted according to policy and NRS and several letters of interest were received. The applicants show an impressive background and their interest in serving our community is appreciated. Staff requests additional time to review the applicants before making a recommendation for appointment to the board. It is hereby noted that a notice of appointment needs to be posted again near the expiration of the term.

6. **Supporting materials:** Enclosures: (A) vacancy public posting.

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

Funds Available:


Fund:

___ Comptroller


8. **Legal review required:**

___ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 17

Enclosure A: Public Vacancy Posting

STOREY COUNTY PUBLIC NOTICE **PLANNING COMMISSIONER POSTING**

Precinct 1 (Virginia City)

Position: Storey County Planning Commissioner to represent Precinct1 (Virginia City).

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

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

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

Closing Date: Letters of interest (originals) must be received by the Storey County Human Resources Office, Storey County Courthouse, 26 South "B" Street (P.O. Box 176), Virginia City, NV 89440 by **5:00 p.m., Monday, June 25, 2018.** Please contact 775.847.0968 for further questions.

Appointment Date: The Board of County Commissioners will consider letters of interest at its **July 3, 2018** regularly scheduled meeting. Applicants may be asked to speak and should attend.

Storey County is an Equal Opportunity Employer. Posting dates: 06/11/18 – 06/25/18



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/03/18

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** Modification to the Tahoe-Reno Industrial Center, LLC-Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving amendments to Chapter 8, Storey County Code 17.28 C Commercial Zone modifying building height limitation from 3 stories or 45 feet to 6 stories or 75 feet, adding to Section 17.28.020 Permitted Uses urgent-cares, truck sales, heavy equipment sales, microbreweries, and micro-distilleries; adding to Section 17.28.030 Uses Subject to Permit buildings exceeding 6 stories or 75 feet, and hospitals, convalescent homes, and sanitariums; and amending SCC 17.36 I1 Light Industrial Zone modifying building height limitation from 4 stories or 50 feet to 6 stories or 75 feet, and other properly related matters.
2. **Recommended motion:** See Enclosure A Recommended Motion 2018-023.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.1144
4. **Staff summary:** In the Tahoe-Reno Industrial Center, property owners may seek approval from Storey County and the Tahoe-Reno Industrial Center, LLC to apply the SCC 17.28 Commercial zone and may apply SCC 17.36 I1 Light Industrial uses to land already zoned I2 Heavy Industrial. The total commercial allotment must not exceed 10 percent of land in the industrial center. The proposed amendment allows hotels and other commercial uses to be built to a height which is consistent with the underlying I2 zoning requirements, it enhances economic development opportunity and eliminates unnecessary and burdensome regulations in a pre-approved industrial center environment regulated by the development agreement, and it requires board and planning commission review and approval for certain uses causing potential impact to county resources and infrastructure. These amendments will only apply to zoning and land within the Tahoe-Reno Industrial Center.
6. **Supporting materials:** Enclosures: (A) Recommended Motion; (B) Proposed text amendment; and (C) Notice of Acceptance
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

2018-023 Enclosure A: Recommended Motion

In accordance with the recommendation by staff, I [commissioner] motion to approve modification to the Tahoe-Reno Industrial Center, LLC-Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving amendments to Chapter 8, Storey County Code 17.28 C Commercial Zone modifying building height limitation from 3 stories or 45 feet to 6 stories or 75 feet, adding to Section 17.28.020 Permitted Uses urgent-cares, truck sales, heavy equipment sales, microbreweries, and micro-distilleries; adding to Section 17.28.030 Uses Subject to Permit buildings exceeding 6 stories or 75 feet, and hospitals, convalescent homes, and sanitariums; and amending SCC 17.36 II Light Industrial Zone modifying building height limitation from 4 stories or 50 feet to 6 stories or 75 feet, and other properly related matters.

2018-023 Enclosure B: Proposed Amendment to Development Agreement

Chapter 17.28

C COMMERCIAL ZONE

Sections:

- 17.28.010 Applicability.
- 17.28.015 Purpose and intent.
- 17.28.020 Permitted uses.
- 17.28.030 Uses subject to permit.
- 17.28.040 Building height and width.
- 17.28.050 Yards.

17.28.010 Applicability.

The C commercial zone shall be governed by the provisions set forth in this chapter. (Ord. 159 § 2(part), 1999)

17.28.015 Purpose and intent.

To provide suitable areas within Storey County where commercial uses and activities may be established and maintained, to promote efficiency by grouping compatible land uses, and to protect residential areas from the adverse impacts that may be associated with commercial uses. (Ord. 159 § 2(part), 1999)

17.28.020 Permitted uses.

The following uses are permitted in the C commercial zone:

A. Retail sales, new and used, of items as such as antiques, books, appliances, bakeries, hardware, clothing, pharmacies, dry goods, fabrics, flowers, furniture, electrical and electronic equipment, animal feed, gifts, groceries, jewelry, liquor, lumber, sporting goods, pets, toys and other similar retail uses and activities, service stations and mini-marts;

B. Commercial offices and financial institutions, such as real estate, medical and dental, banks, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, credit unions, associations and other similar office uses and activities;

C. Personal services, such as barbers, beauticians, dry cleaning, laundromats, funeral homes, health clubs,

tailors, travel agencies, wedding chapels, child care and other similar service uses and activities;

D. Tourist and visitor related services, such as hotels, motels, bed and breakfast inns, restaurants, cafes, souvenir sales, gift shops, fast food establishments, commercial museums, and other similar visitor related uses and activities;

E. Places of religious worship such as churches, temples and synagogues, including accessory facilities and uses normally associated with such religious use;

F. Recreational uses and activities, including bowling lanes, billiard parlors, gaming (when incidental to a primary use and limited to no more than fifteen slot and/or video machines), golf driving ranges, miniature golf, health clubs, pool halls, skating rinks, theaters, and other similar recreational uses and activities;

G. Public facilities and uses, such as ambulance services, libraries, governmental offices, parking lots and structures, medical clinics, urgent-cares, museums, post offices, telephone exchanges, utility company offices, and other similar public facilities and uses and activities;

H. General service uses and activities, such as animal hospitals, bars and taverns, car washes (coin operated), catering, private schools and academies, equipment and appliance repair, equipment rental, feed stores, manufactured home sales and service, night clubs, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities;

I. Automotive related use and activities, such as automobile and light truck sales, truck and heavy equipment sales, auto and truck parts sales, automobile service and repair (except body repair and painting), automobile rentals, tire shops, gasoline service stations, recreational vehicle sales and service, and other similar uses and activities; however, auto wrecking yards, ~~automobile paint shops and body repair shops, truck sales and service, and heavy equipment sales and service are~~ prohibited.

J. Other commercial uses as follows:

1. Billboards;
2. Building materials, but not including ready-mix concrete or hot mix asphalt plants;
3. Contractor storage yards;
4. Fraternal lodges, recreational and social clubs, labor halls, service clubs and other private clubs;
- ~~5. Hospitals, convalescent homes, and sanitariums;~~

- 6. Lumber yards;
- 7. **Microbreweries micro-distilleries with on-site sales only.**

7. Signs.

K. Other uses similar to the above which are determined by the board of county commissioners to be consistent with the uses permitted within the zone, after considering a recommendation on such use by the planning commission. (Ord. 159 § 2(part), 1999)

17.28.030 Uses subject to permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in Chapter 17.62 of this title:

- A. Automobile paint shops and body repair shops;
- B. Fortunetellers;
- C. Buildings and structures constructed for permitted uses as listed in Section 17.28.020 of this ordinance that will exceed ~~forty-five~~ **seventy-five** feet in height **or six stories**, ~~or that will be less than twenty-five feet in width;~~ **not including silos, stacks or antennas.**

D. Car washes using production line methods such as a chain conveyor, blower, steam cleaning device or other mechanical devices;

E. Casinos and gaming establishments of more than five thousand square feet of total floor area where slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;

F. Equestrian facilities, including riding stables and pony rides;

~~G. Micro-breweries, with on-site sales only;~~

H. Manufactured home sales lots;

I. Propane sales and storage;

J. Public utility service yards, electric transmission stations and gas transmission stations;

K. Recreational vehicle parks;

L. Wholesale businesses and distributing operations.

M. Mini-warehouses and storage facilities for rent.

N. Hospitals, convalescent homes, and sanitariums.

(Ord. 159 § 2(part), 1999)

17.28.040 Building height and width.

No building shall be higher than ~~three stories, not to exceed forty-five feet,~~ **six stories or seventy-five feet without a special use permit.** and the width of any building shall not be less than twenty-five feet. (Ord. 159 § 2(part), 1999), **not including silos, stacks or antennas.**

17.28.050 Yards.

There shall be no front yard or side yard required, except wherever a building is located on a lot adjacent to an R-1, R-2 or E zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line. There shall be a rear yard of ten feet provided behind every building. (Ord. 159 § 2(part), 1999)

Chapter 17.36

I-1 LIGHT INDUSTRIAL ZONE

Sections:

- 17.36.010 Applicability.
- 17.36.015 Purpose and intent.
- 17.36.020 Permitted uses.
- 17.36.030 Uses subject to permit.
- 17.36.040 Minimum parcel area.
- 17.36.050 Setbacks.
- 17.36.060 Loading zone.
- 17.36.070 Building height.

17.36.010 Applicability.

The I-1 light industrial zone shall be governed by the provisions as set forth in this chapter. (Ord. 159 § 2(part), 1999)

17.36.015 Purpose and intent.

The I-1 light industrial zone is intended to provide areas for the development and operation of industrial uses which do not create or cause fumes, odor, smoke, gas, noise or vibrations which are or may be detrimental to other properties in the neighborhood. (Ord. 159 § 2(part), 1999)

17.36.020 Permitted uses.

The following uses are permitted in the I-1 light industrial zone:

- A. Ten percent of the total area in the light industrial zone as designated in the Storey County master plan may be utilized for commercial use. A site plan must be approved by the Storey County building and planning department. No special use permits shall be required of commercial uses, but Chapter 17.28 shall apply to commercial uses in an I-1 light industrial zone;
- B. Storage warehouses for industrial, agricultural, commercial or other products;
- C. Automobile paint shops and body repair shops;
- D. Mini-warehouses and storage facilities for rent including recreational vehicle storage;
- E. Wholesale businesses and distributing operations;
- F. Welding shops;
- G. Warehouses and warehouse complexes;
- H. Limited manufacturing and assembly uses, such as electronic parts and equipment, when conducted solely within an enclosed building;
- I. Car washes using production line methods such as a chain conveyor, blower, steam cleaning device or other mechanical devices;
- J. Casinos and gaming establishments where more than fifteen slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;
- K. Heavy equipment sales and service;
- L. Truck sales and services;
- M. Truck refueling facilities;
- N. Commercial offices and financial, institutions, such as real estate, medical and dental, banks, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, credit unions, associations and other similar office uses and activities;
- O. Public facilities and uses, such as ambulance services, libraries, governmental offices, parking lots and structures, medical clinics, museums, post offices, telephone exchanges, utility company offices, and other similar public facilities and uses and activities;
- P. Ten percent of the total industrial building improvements may be used for commercial sales to the general public. (Ord. 159 § 2(part), 1999)

17.36.030 Uses subject to permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in Chapter 17.62 of this title:

A. Casinos and gaming establishments over five thousand square feet where more than fifteen slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;

B. Watchman's dwelling, permanent or temporary;

C. Buildings and structures constructed for uses listed in Sections 17.36.020 and 17.36.030 of this chapter that will exceed fifty seventy-five feet in height or six stories;

D. Kennels for the maintenance, raising, breeding, or caretaking of four or more dogs over twelve weeks old;

E. Agricultural product processing;

F. Recycling centers.

(Ord. 159 § 2(part), 1999)

17.36.040 Minimum parcel area.

One acre, except commercial uses in a light industrial zone area for which there is a fifteen thousand square foot minimum per parcel. (Ord. 159 § 2(part), 1999)

17.36.050 Setbacks.

No building shall be located closer than twenty feet to any property line. (Ord. 159 § 2(part), 1999)

17.36.060 Loading zone.

Loading area shall have adequate room. All truck parking and docking areas shall be so designed that county streets shall not be impacted by the operation of the business. (Ord. 159 § 2(part), 1999)

17.36.070 Building height.

No building shall have a height greater than ~~four~~ six stories or ~~fifty~~ seventy-five feet, not including silos, stacks or antennas. A special use permit will be required if the facility exceeds these limits. ~~(Ord. 159 § 2(part), 1999)~~

2018-023 Enclosure C: Notice of Acceptance

**NOTICE TO STOREY COUNTY OF ACCEPTANCE OF LAND USE
REGULATION**

The Tahoe-Reno Industrial Center, LLC hereby gives notice pursuant to Section 5.2 of the Development Agreement Between The County of Storey and Tahoe-Reno Industrial Center, LLC and DP Operating Partnership, LP that it approves of and accepts the application of Chapter 8, Storey County Code 17.28 C Commercial Zone modifying building height limitation from 3 stories or 45 feet to 6 stories or 75 feet, adding to Section 17.28.020 Permitted Uses urgent-cares, truck sales, heavy equipment sales, microbreweries, and micro-distilleries; adding to Section 17.28.030 Uses Subject to Permit buildings exceeding 6 stories or 75 feet, and hospitals, convalescent homes, and sanitariums; and amending SCC 17.36 I1 Light Industrial Zone modifying building height limitation from 4 stories or 50 feet to 6 stories or 75 feet, and other properly related matters. Said amendments will be apply to the 1999 Storey County Zoning Ordinance as applicable to land within the Tahoe-Reno Industrial Center.

Dated this _____ day of _____, 2018.

DEVELOPER:

**TAHOE-RENO INDUSTRIAL CENTER,
LLC, a Limited liability company.**

By: Norman Properties, Inc. a California
corporation, Managing Member

By: _____
Lance L. Gilman, Representative

COUNTY:

**THE COUNTY OF STOREY, a
political Subdivision of the State of
Nevada**

Marshall McBride, Chairman



Storey County Board of County Commissioners Agenda Action Report

Meeting date:

7-3-18

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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

2. **Recommended motion:** Approval

3. **Prepared by:** Melissa Field

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to the Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

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

6. **Fiscal impact:**

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

x Department Head

Department Name:

County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 19

Storey County Community Development

Business Licensing



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

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

June 25, 2018
Via email

Please add the following item(s) to the **July 3, 2018** 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. ADVANCED SYSTEMS LCL** – General / 1020 W. 14 Mile Rd ~ Clawson, MI
- B. AMERICAN POWER SOLUTIONS, LLC** – General / 2995 Mill St ~ Reno, NV
- C. KEN MORGAN** – Contractor / 325 Neilson Rd ~ Reno, NV
- D. MARIO LEPROVOST** – Contractor / 1946 Wilder St ~ Reno, NV
- E. PARLEVEL SYSTEMS INC** – General / 114 E. Cevallos St ~ San Antonio, TX
- F. VINEBURG MACHINING** – General / 26 Stokes Dr ~ Carson City, NV
- G. BENCH TEK SOLUTIONS, LLC** – General / 525 Aldo Ave ~ Santa Clara, CA

Ec: Community Development
Commissioners' Office

Planning Department
Comptroller's Office

Sheriff's Office