

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/5/2019 9:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

<u>AGENDA</u>

MARSHALL MCBRIDE CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN VICE-CHAIRMAN

JAY CARMONA 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 CLOSED SESSION AT 9:00 A.M.

Pursuant to NRS 288.220 for the purpose of conferring with county management and fire protection district management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227 and the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin at 9:00 a.m.

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

Approval of the Agenda for February 5, 2019.

5. DISCUSSION/POSSIBLE ACTION:

Approval of the Minutes for December 4, 2018.

6. DISCUSSION/POSSIBLE ACTION:

Approval of the Minutes for December 18, 2018.

7. DISCUSSION/POSSIBLE ACTION:

Approval of the Minutes for January 7, 2019.

- 8. CONSENT AGENDA
 - I For possible action, cancelation of the March 5, 2019 County Commission Meeting due to Commissioners and Staff attending the annual National Association of Counties Legislative Conference in Washington D.C.
 - II For possible action, approval of the Justice Court Quarterly Report.
 - III For possible action, approval of Assessor's Recommended Corrections to 2018-19 Secured Tax Roll for Exemptions.
 - IV For possible action, approval of claims in the amount of \$4,694,456.36.
 - V For possible action, approval of Business Licenses first readings:
 - A. AAA FIRE SPRINKLER Professional / 630 Kregge Ln ~ Sparks, NV
 - B. SLONE GEAR INTERNATIONAL, INC General / 714 East Monument Ave ~ Dayton, NV
 - C. ATCO INDUSTRIES, INC General / 7200 Fifteen Mile Road ~ Sterling Heights, MI
 - D. CSG ELECTRIC LLC Contractor / 600 Valle Verde ~ Sparks, NV
 - E. "C" STREET MASSAGE Massage/ 240 C Street ~ Virginia City, NV
 - F. CASS NV, LLC General/ 2555 USA Parkway ~ McCarran, NV
 - G. WINBCO TANK COMPANY 1200 East Main Street ~ Ottumwa, IA
 - H. PINYON POTTERY, LLC 4250 Hobart Road ~ Carson City, NV
 - I. CHARTER COMMUNICATIONS HOLDING, LLC Contractor/ 9335 Prototype Drive, Reno, NV

VI For possible action, approve Memorandum of Understanding between The Nevada Rural Counties Retired and Senior Volunteer Program, Inc. and Storey County and authorize County Manager to sign the Memorandum of Understanding.

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

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

11. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution 19-524 approving Notice of Completion and Acceptance of the Five Mile Waterline Replacement Project.

12. DISCUSSION/POSSIBLE ACTION:

Approval of the National Radon Action Month Proclamation.

13. PUBLIC HEARING AT 10:30 AM:

Hold public hearing to consider public comments on proposed lease of that portion of Pipers Opera House known as the Old Corner Bar to VC Ponderosa Saloon LLC for a monthly rental amount of \$1800.00 until December 31, 2021 with a two year renewal term.

14. DISCUSSION/POSSIBLE ACTION:

Consideration and possible action to approve lease of Old Corner Bar to VC Ponderosa Saloon LLC for a monthly rental of \$1,800.00 per month until December 31, 2021 with a possible two year renewal.

15. **DISCUSSION/POSSIBLE ACTION:**

Possible approval of contract for professional services between Michael Workman and Storey County regarding due diligence review of TRIGID change in governance, and authorize the County Manager to sign evidencing approval.

16. **DISCUSSION/POSSIBLE ACTION:**

Review and possibly appoint Samuel K. Ward Real Estate Appraisers & Consultants to appraise the Crystal Bar (Visitor Center) located at 86 South C Street in Virginia City.

17. DISCUSSION/POSSIBLE ACTION:

Appointment of Bill Lewis to serve on the Storey County Board of Equalization for a term of 3 years.

18. DISCUSSION/POSSIBLE ACTION:

Review and Possible Approval of Agreed - Upon Procedures presented by Eide Bailly Certified Public Accounting Firm pertaining to audit engagement with Tesla.

19. DISCUSSION/POSSIBLE ACTION:

Review and possible approval of the Storey County property Tax Rate for 2019-2020.

20. DISCUSSION/POSSIBLE ACTION:

Review of the 2nd Quarter 2018 Unaudited Budget to Actual Review.

21. DISCUSSION/POSSIBLE ACTION:

Possible action to approve repair of Canyon Way by Cemex at no cost to County and to sign Waiver, Release and Hold Harmless Agreement waiving permits and fees.

22. DISCUSSION/POSSIBLE ACTION:

Special Use Permit 2018-056 is a request by the applicant to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35′ x 35′ leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.

23. DISCUSSION ONLY/NO ACTION:

Update on County Manager Selection Process

24. DISCUSSION/POSSIBLE ACTION:

Approval of Business License second readings:

- A. REED ELECTRIC & FIELD SERVICE Contractor / 5375 Louie Ln ~ Reno, NV
- B. AQUA METALS, INC General / 160 Denmark ~ McCarran, NV
- C. CAMBRIDGE BUILDERS, INC Contractor / 500 E. Ridge Rd ~ Griffith, IN
- D. WOOKIEE ENTERPRISES LLC Home / 21270 Fey Rd ~ Reno, NV
- E. INTEGRATED ARCHIVE SYSTEM, INC General / 1121 N. San Antonio Rd ~ Palo Alto, CA
- F. FLOWSERVE US INC General / 5215 N. O'Connor Blvd ~ Irving, TX
- G. CINCINNATI TEST SYSTEMS General / 10100 Progress Way ~ Harrison, OH
- H. KIMLEY-HORN AND ASSOCIATES, INC General / 421 Fayetteville St ~ Raleigh, NC
- I. K & C CONSTRUCTION LLC Contractor / 701 Schaad Ln ~ Dayton, NV
- J. BROWN & READ ENGINEERING, INC Contractor / 1000 Telegraph ~ Reno, NV

K. FINEST, LLC - Contractor / 4551 E. Fifth St ~ Carson City, NV

L. HUNT & SONS, INC - General / 5750 S. Watt Ave ~ Sacramento, CA

M. BURLITH COMPETIONS LLC – Home business / 257 Ave De La Emerald \sim Sparks, NV

N. SNOW MOLDING - Home Business / 2499 Cartwright ~ VC Highlands, NV

O. ROBERT ELECTRIC INC - Contractor / 774 Mays Blvd ~ Incline Village, NV

P. SCREEWAVE SERVICES INC – Home Business / 2440 Enterprise Road ~ Reno, NV

Q. HECTORS HANDYMAN SERVICE – Home Business / 1390 Main St \sim Virginia City, NV

R. VIP COLLISION CENTER, LLC - General / 100 Gentry Way ~ Reno, NV

S. VAN DYKE BALER CORP - General / 78 Halloween Blvd ~ Stamford, CT

T. NATIONWIDE BOILER INC - General / 42400 Christy Street ~ Fremont, CA

U. DAIWA ENGINEERING COMPANY - General / 1-2-1 Minami ~ Osaka, JP

V. SIMPLE POWER LLC - Contractor / 2187 Market St ~ Reno, NV

W. INTERMOUNTAIN TRAILER - General / 5510 W. Lampert Lane ~ West Valley City, UT

X. CREVO JAPAN CO., LTD - General / 5966 Kamimaki ~ Nagano, JP

25. PUBLIC COMMENT (No Action)

26. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited
 to matters not on the agenda). Public Comment will also be allowed during each item upon
 which action will be taken on the agenda (this comment should be limited to the item on the
 agenda). Time limits on Public Comment will be at the discretion of the Chairman of the
 Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at

http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; or
- (3) email: program.intake@usda.gov.

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

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 1/30/2019; 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.

Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners and Storey County Board of Fire Commissioners Agenda Action Report

Meeting d	late:	02/05/19 at 9	9:00 a.r	m. Estimate of time required: 60 min.
Agenda: (Consent []	Regular ager	nda []	Public hearing required [] (x Closed Session)
confer Storey	ring with co	ounty manage refighters' As	ment a	neeting pursuant to NRS 288.220 for the purpose of and legal counsel regarding labor negotiations with the con IAFF Local 4227 and the Storey County Employees' CME Local 4041. This meeting will begin at 9:00 a.m.
2. Recomi	nended me	otion. No acti	on	
3. <u>Prepare</u>	ed by: Aus	tin Osborne		
Department: Human Resources				Telephone : 775.847.0968
the Cor Em bar	Storey Commissioner ployees' A	unty Firefighters, and the exicustion and the exicustion and reements are presented.	ers Assisting 2: d the Si	and the existing 2017-19 bargaining agreements betweer sociation and the Storey County Board of Fire 2016-19 bargaining agreement between the Storey County torey County Board of County Commissioners, the ed to be modified separately as tentatively agreed
5. <u>Suppor</u>	ting mater	ials: Provided	d at clos	sed session meeting.
6. <u>Fiscal ir</u>	npact:			
Fur	nds Availat	ole: n/a	Fu	nd: Comptroller
7. <u>Legal re</u>	view requ	ired:		_ District Attorney
8. Reviewe		ent Head		Department Name: Commissioner's Office
Zell	County I	Manager		Other agency review:
9. Board a []	ction: Approv Denied		[]	Approved with Modifications Continued



[] Denied

Storey County Board of County Commissioners Agenda Action Report

Estimate of Time Required: 0-5 min. Meeting date: February 5, 2019

	•	- *				
Agenda Item Type: Regular Agenda						
1.	Title: Approval of the Minutes for December 4, 2018.					
2.	Recommended motion: Approve minutes as submitted.					
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:					
	Department Head	Department Name: Clerk				
	County Manager	Other Agency Review:				
9.	Board Action:					
	[] Approved	[] Approved with Modification				
	Denied	[] Continued				



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

DECEMBER 4, 2018 10:00 A.M.

DISTRICT COURTROOM 26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE CHAIRMAN

ANNE LANGER DISTRICT ATTORNEY

JACK MC GUFFEY VICE-CHAIRMAN

LANCE GILMAN COMMISSIONER

VANESSA STEPHENS CLERK-TREASURER

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Clerk/Treasurer Vanessa Stephens, District Attorney Anne Langer, Deputy District Attorney Keith Loomis, Comptroller Hugh Gallagher, Deputy Clerk/Treasurer Sarah Burnet, Administrative Officer/Planning Director Austin Osborne, Sheriff Gerald Antinoro, Community Development Director Cherie Nevin, Planner Kathy Canfield, Tourism Director Deny Dotson, Fire Chief Jeff Nevin, Public Works Director Jason Weizrbicki, Community Development Building Inspector Pete Renaud.

1. CALL TO ORDER 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 December 4, 2018.

Public Comment:

Nicole Barde, Storey County resident: At the previous meeting, she was told the Cooperative Agreement would be part of the agenda packet for today's meeting. Citizens need to review this prior to the item. It was not in the packet for this meeting nor was the agreement on reimbursement. Copies were provided this morning. How can the Commission vote on this without reviewing the documents. Since these were not available for public review prior to the meeting, it is requested that the item(s) be pushed out until the public has opportunity to examine the agreements.

Deputy District attorney Keith Loomis: Open Meeting Law states items available for review to Commissioners must be available to the public at the same time. The Clerk's office did not receive the Cooperative Agreement and Reimbursement Agreement until this morning. Those documents have now been provided and the Board will have them at the same time as the public. This complies

with Open Meeting Law requirements. It is up to the Board whether or not they want to proceed. Bond Counsel indicates approval of the Cooperative Agreement is not required at this point in order to proceed with the TIA (Tax Increment Area). It is the choice of the Board.

Ryan Henry from Sherman and Howard, County bond counsel: The Creation Ordinance creates the TIA, orders the undertaking, and creates the tax increment account. His perspective is the Reimbursement and Cooperative Agreements are separate and apart from the Creation Ordinance - not dependent on each other. The agreements were given to the public at the same as the Board. He concurs with Mr. Loomis, it is up to the Board.

Chair McBride: This is a legitimate argument, that people have not had time to review these documents.

County Manager Whitten indicated time is not of the essence with these two documents and recommends continuing the items.

Stephanie Ferlock, Storey County resident: Commented on the pipeline and its effect on everyone....

Chairman McBride advised this is public comment regarding the Agenda only.

Motion: Approve Agenda for December 4, 2018, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Commissioner Gilman, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

4. DISCUSSION ONLY/POSSIBLE ACTION: Approval of Minutes for October 29, 2018. Public Comment:

None

Motion: I make a motion to approve Minutes for October 29, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

5. CONSENT AGENDA:

- I For possible action, approval of business license first readings:
- A. SUGARLOAF MOUNTAIN MOTEL & MARKET General / 430 S. "C" St ~ Virginia City, NV
- B. NOMNIVORE LLC General / 222 E. 8th Ave ~ Reno, NV
- C. FIVES CINETIC CORP General / 23400 Halstead Rd ~ Farmington Hills, MI
- D. DEBELL WINDOW SYSTEMS, INC Contractor / 2600 S. Virginia St ~ Reno, NV
- E. BIGHORN SERVICES, LLC General / 560 Juniper St ~ Elko, NV
- F. STRATOSPHERE QUALITY LLC General / 12024 Exit Five Pkwy ~ Fishers, IN
- G. ANDREWS HARDING, AIA ARCHITECT General / 111 East 14th St ~ Elmira Heights, NY
- H. ERM-WEST, INC General / 1277 Treat Blvd ~ Walnut Creek, CA
- I. SMX, LLC General / 860 W. Evergreen ~ Chicago, IL
- J. A-1 QUALITY CARE, LLC Contractor / 12 Sunset Way #206 ~ Henderson, NV

- K. MANWEB SERVICES INC Contractor / 11800 Exit Five Pkwy ~ Fishers, IN
- L. LOOKOUT TRENDZ Home / 368 Wagon Wheel Way ~ Dayton, NV
- M. JHI ENGINEERING, INC General / 018 SW. Boundary Ct Ste 200 ~ Portland, OR
- N. AMBER'S PET FRIENDLY GROOMING General / 269 Edith Lane ~ Dayton, NV
- O. MICHAEL THOMAS SCHMOKER Home / 4590 Tybo Rd ~ Reno, NV
- P. HARGROVE SERVICES CORPORATION General / 20 S. Royal St ~ Mobile, AL
- Q. CBIZ RISK & ADVISORY SERVICES, LLC General / 6050 Oak Tree Blvd ~ Cleveland, OH
- R. PANASONIC SOLUTION TECHNOLOGIES CO., LTD General / Tokyo, JP
- S. SUEZ WTS ANALYTICAL INSTRUMENTS, INC General / 6060 Spine Rd ~ Boulder, CO
- T. ALLIED MODULAR BUILDING SYSTEMS, INC General / 642 W. Nicolas Ave ~ Orange, CA
- U. TRUCKEE TAHOE LUMBER COMPANY General / 10242 Church St ~ Truckee, CA
- II. For possible action, update update to Storey County Administrative Policies and Procedures including Policy 205A Reasonable Accommodation for Victims of Domestic Violence and Policy 206A Vehicle Operators Drug and Alcohol Policy, and amend or replace corresponding forms for Policy 206A including Forms 206A F1, F2, F3, F4, F5, and F6.
- III. For possible action, update to Storey County Administrative Policies and Procedures including Policy 205A Reasonable Accommodation for Victims of Domestic Violence and Policy 206A Vehicle Operators Drug and Alcohol Policy, and amend or replace corresponding forms for Policy 206A including Forms 206A F1, F2, F3, F4, F5, and F6
- IV. For possible action, update to Storey County Administrative Policies and Procedures including Policy 1001 Disciplinary Action and Appeals, adding Policy 1000 Investigations of Alleged Misconduct; and adding and amending corresponding forms including for verbal warning, written reprimand, last-chance-agreement, and complaints.
- V. For possible action, update to Storey County Administrative Policies and Procedures including Policy 302 Source of Candidates, Open Recruitment, Promotion, Transfer, and Eligible List to Vacancy Positions; Policy 303 Job Announcements; and Policy 304 Applications, Eligibility of Reduction of Applicants.
- VI. For possible action, approval of payroll claims in the amount of \$633,702.44 and accounts payable in the amount of \$1,110,153.66.

Public Comment:

None

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

- 6. DISCUSSION ONLY (No Action No Public Comment): Committee/Staff Reports Mike Nevin, 5 Mile Waterline Project Manager:
 - Water has started flowing through the new pipeline. Everything went better than expected.

- Flow through the pipeline is much better at the Five Mile tank as the pipe had to be reconstructed having been crushed, thereby restricted, during a fire in the 70's.
- The project is 90% complete ahead of schedule
- Fencing will be done sometime in January.
- Almost three miles of pipe was put in.
- Waiting for an appointment with BLM to do an on-site review of the area.

Elaine Spencer, General Manager V&T Railroad:

- The 2018 season revenues ended above last year.
- There has been great turnout for the Polar Express and days have been added Christmas week.
- Plans for next year will be presented to the Board in March.

Ms. Spencer presented Commissioner Jack McGuffey with a plaque in recognition of years of service on the V&T Railway Commission.

Commissioner McGuffey presented the Railway Commission and Elaine Spencer with a plaque regarding the Assembly Bill creating the V&T into law.

Deny Dotson, Tourism Director:

- Thank you to the merchants, residents, and businesses for their participation and decorating for the Christmas season.
- VCTC is working on the 2019 event calendar with some changes and new additions.

Mike Northan, Operations/Project Manager:

- The Black & Howell building's un-stable issues have been abated and debris cleared. The area has been fenced.
- No problems have been reported with the latest precipitation events.

Pete Renaud, Building Inspector:

- Presented the following information from Community Development:
 - 1. 154 Construction documents reviewed;
 - 2. 230 permits issued;
 - 3. 99 Business licenses processed;
 - 4. 1,087 Construction-building inspections;
 - 5. 236 annual fire inspections completed.
- AT&T is currently in the process of installing equipment on the Vista Tower.
- A tower has also been installed on USA Parkway.

Jeff Nevin, Fire Chief:

- Storey County Fire provided assistance in the recent fire in Paradise, California sending personnel and equipment. Three strike teams from this region were sent to fight this fire.
- Open burn season has started in Mark Twain and Painted Rock.
- The fuel reduction project continues.

Keith Loomis, Deputy District Attorney:

 An opinion has been received from the Attorney General's Office regarding an Open Meeting Law complaint filed by Tonya Brown in June stating there was no Open Meeting Law violation.

Pat Whitten, County Manager:

- With the continuance of items today, a Special Meeting will most likely be held on December 18th.
- The first BOC meeting in January will be Monday, January 7th. Elected and newly-elected officials will take oath of office, and committee assignments will be done.
- The second meeting is January 15th.
- The County Christmas party is Friday, December 10th at 5 PM at Pipers Opera House. All are welcome.

7. BOARD COMMENT (No Action - No Public Comment) None

8. DISCUSSION/POSSIBLE ACTION: Discussion and consideration to approve Resolution 18-520 honoring Mark Osmer and Carol Maley, with the Virginia City RV Park, as the 2018 Storey County business of the year.

VCTC Director Deny Dotson presented Mr. Osmer and Ms. Maley, owners of the Virginia City RV Park, with the annual Storey County Business of the Year award. Mr. Dotson read reviews from social media which have all been excellent and very complimentary.

Mr. Dotson read Resolution 18-520:

A Resolution honoring Mark Osmer and Carol Maley with the Virginia City RV Park, as the 2018 Storey County Business of the Year.

Whereas this award will be given to a Storey County business or organization that has shown significant contributions towards the economic stability in Storey County;

Whereas Mark Osmer and Carol Maley with the Virginia City RV Park have shown extraordinary entrepreneurship, market innovation, strong community relations and contributions towards fulfilling a needed service in Virginia City;

Therefore let it be known to all present, that the Board of County Commissioners of Storey County do hereby resolve to commend and honor Mark Osmer and Carol Maley with the Virginia City RV Park for their continued exemplary service to the people of Storey County.

Motion: I make a motion to approve Resolution 18-520 honoring Mark Osmer and Carol Maley, with the Virginia City RV Park, as the 2018 Storey County business of the year, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

9. DISCUSSION/POSSIBLE ACTION: For possible action, consideration and possible action on second reading of ordinance no. 18-299 creating the Tahoe-Reno Industrial Center Tax Increment Area pursuant to Nevada Revised Statutes Chapter 278C; considering all complaints, protests, objections and comments to the Area and the undertaking, ordering an undertaking relating to the tax increment area; creating the tax increment account for the undertaking; and ratifying action taken by County officers toward the undertaking and the tax increment area.

Commissioner Gilman recused himself from discussion and vote on items 9, 10, 11, 12.

County Manager Whitten said items 10, 11, and 12 will be continued to December 18, 2018.

Ryan Henry from Sherman & Howard, bond counsel to the County reviewed the title of this item. This is the second reading of Ordinance No. 18-299.

Public Comment:

Stephanie Ferdock, Storey County resident: There are people who do not want this on the back of Storey County taxpayers. She is concerned about taxes going up and feels (the Board) should reconsider voting on this now and give people a chance to review this.

Chairman McBride said there has been a lot of misinformation - the developer (TRI) is going to pay to have pipeline built. The major companies are going to reimburse the developer. Once it is built out, those companies will be reimbursed the amount of money paid for this pipeline from the increased taxes. This will not fall on Storey County residents. There is no plan to raise taxes.

Vice Chairman McGuffey commented this is an investment in the County for another tax base – a tax base paid by those using the water system.

Judy Cohen, business owner and Storey County resident: Ms. Cohen expressed her opposition to the use of County funds for this pipeline. She asked the Board to look at this and reconsider. She commented about paying for water and sewer improvements in Virginia City.

Chairman McBride explained that when water/sewer improvements are necessary for Virginia City and Gold Hill, funds are borrowed from USDA and have to be paid back. Funds do not come out of the General Fund, only rate payers of those areas pay for it – no one else.

The base for the TRI pipeline does not stay forever. Based on analysis, this will be paid off in 9 years. Once the pipeline is paid off, the taxes will come back into Storey County. Your property tax rate has not gone up in 10 years. The taxes have gone up – a good thing indicating the value of property has risen. When property values went down, so did taxes.

Nicole Barde, Storey County resident commented this is tax money being moved to billion dollar corporations and most of them received abatements and incentives to come to TRI. The County is giving money to a private developer for something that is a developer expense. Ms. Barde asked not to divert taxes out of TRI from the General Fund to give to corporations that do not need it.

Chairman McBride commented the abatements in place were devised by the Governor, the office of Economic Development – not the County. He explained this is a tool (the TIA) put in place by the Legislature and approved by the Interim Finance Committee. Without the pipeline, it has been reported these companies might not build out so the tax revenues would not be seen. This is a potential for growth.

County Manager Whitten said the State is a 50/50 partner in this – we are taking revenues that would not have been received otherwise.

Mike Riley, Storey County resident discussed the use of effluent water, which is good. Mr. Riley said Storey County carrying the "tools" is wrong and since this affects all of the surrounding counties, why don't they all "chip in".

Scott Jolcover, Storey County taxpayer, said he totally supports this (TIA).

Kris Thompson, TRI Project Manager explained that 98% of the land in TRI owned by tech companies has not been built out. The water from the pipeline will allow them to build out. The (TIA) reimbursement package is an incentive to do this. Mr. Thompson reviewed how the companies participate. The water from the pipeline will add to job growth in TRI.

Corrado DeGasparis, Comstock Mining, discussed the idea of this agreement and the public/private concept and support of the TIA.

Mr. Whitten read an article regarding Tesla building its newest model at the gigafactory – an indication of how (the County) is incentivizing companies.

Comptroller Hugh Gallagher discussed how this item has been reviewed by various agencies. This is about (the County's) financial independence – as he sees it, and feels this is a very good project for a bright future and concurs with staff findings. The County is not the only one giving incentives, incentives have been given forever. After the recession, the Governor's office provided tools to benefit jobs in Nevada.

Clay Mitchell, Storey County resident commented that most people are in favor of what's being done, but not how. Most people support using reclaimed water for economic development. He discussed how residents pay for infrastructure (water and sewer) without any tax reimbursement while the County is paying for infrastructure improvements for corporations. It seems this is a trade of present benefit for future potential. The residents are looking at when does this benefit the County as a whole, not just those involved in these issues.

Sam Toll, Gold Hill resident: Asked for clarification that TRI, not Roger Norman, is paying for the pipeline.

Keith Loomis, Deputy District Attorney: TRICenter is responsible for the pipeline.

Mr. Toll: Mr. Thompson's comment that companies would not develop without the pipeline funding would not happen. Blockchains opted out indicating they would pay for the pipeline without reimbursement. The companies have huge investments in TRIC and they will continue their business whether or not the County develops out there. He reiterated what Mr. Mitchell said – the water bills for County residents have increased several times to pay for improvements. Why should the companies who can afford it come to the County to shoulder the burden? The TIA is bad for the taxpayers.

County Manager Whitten: Staff recommends approval of second reading of Ordinance 18-299 creating the Tax Increment Area pursuant to NRS 278c.

Motion: I, Commissioner Jack McGuffey, make a motion to approve on second reading, Ordinance No. 18-299, creating the Tahoe Reno Industrial Center Tax Increment Area pursuant to Nevada Revised Statute, chapter 278c, ordering an undertaking relating to the tax increment area; creating the tax increment account for the undertaking; and ratifying action taken by County officers toward the

undertaking and the tax increment area, **Action**: Approve, **Moved by**: Vice Chairman McGuffey, **Seconded by**: Chairman McBride, **Vote**: Motion carried by unanimous vote, **(Summary:** Yes=2)

10. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on a resolution no. 18-522 approving the cooperative agreement between the County and TRI General Improvement District relating to the Tahoe-Reno Industrial Center Tax Increment Area subject to minor changes, if any, as are approved by the County Manager.

Chairman McBride: Staff recommendation is to continue this item to December 18, 2018.

Public Comment:

None

Motion: I make a motion to continue item 10 to December 18, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

11. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on resolution no. 18-521 approving the reimbursement agreement among the County and all owners of property in the Tahoe-Reno Industrial Center Tax Increment Area subject to minor changes, if any, as are approved by the County Manager.

Chairman McBride: Staff recommendation is to continue this item to December 18, 2018.

Public Comment:

None

Motion: I make a motion to continue item 11 to December 18, 2018, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Chairman McBride, Vote: Motion carried by unanimous vote, (Summary: Yes=2)

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on a resolution no. 18-523 making certain determinations regarding excess tax increment revenues distributed into the funds of the respective taxing agencies under Nevada Revised Statutes ("NRS") 278C.250 in connection with the Tahoe-Reno Industrial Center Tax Increment Area.

Chairman McBride: Staff recommendation is to continue this item to December 18, 2018.

Public Comment:

None

Motion: I make a motion to continue item 12 to December 18, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

13. DISCUSSION/POSSIBLE ACTION: Adoption of 2018 Carson River Watershed Regional Floodplain Management Plan by Carson Water Subconservancy District (CWSD).

Ed James, General Manager, Carson Water Subsconservancy District, introduced Debbie Neddenriep, Water Resource Specialist, to present this item.

Ms. Neddenriep reviewed the background of the Carson Water Subconservancy District and the need to reduce flood hazards. The ultimate outcome is to increase safety in a cost effective manner by preserving the floodplain. CWSD partnered with FEMA and since received funding to assist the County to fund studies. The County has been allowed to "drive" a study.

Ms. Neddenriep explained how the study works and suggestive actions.

Vice Chairman McGuffey asked if the Flood Zone Map (Mark Twain) recently generated by CWSD was a good map.

Ms. Neddenriep said yes. CWSD received a FEMA grant with Lyon and Storey Counties participating in the Mark Twain area.

Austin Osborne commented there is added detail to this map, but it is not ready yet.

Public Comment:

Sam Toll: Fear of flooding, as experienced in the past, has been expressed by residents of Mark Twain. This is a great step in helping alleviate concerns of the residents. The County should do some outreach to the citizens in that area to let them know this is important to the County.

Austin Osborne said there has been quite a bit of outreach in the Mark Twain community and a lot of participation. Residents have met with engineers working on the study. Residents presented maps and photographs. Staff supports this program – it is one more document to accompany the Master Plan and to contribute to improving our CRS flood rating, insurance ratings and to continue studies in this and other areas in the County.

Motion: Based on the recommendation by staff, I, Commissioner Jack McGuffey, motion to approve adoption of 2018 Carson River Watershed Regional Floodplain Management Plan by Carson Water Subconservancy District (CWSD), Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Commissioner Gilman, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Approve purchase of property from Virginia City Ventures Inc. of a parcel of real property identified as Lots 6, 7, and 8 of Block 210 Range H in Virginia City Nevada for the price of \$41,000.00

Deputy District Attorney Keith Loomis presented this item and described this property located in the vicinity of the fairgrounds. The proposal is to purchase this property along with those in the following three agenda items. Appraisal of these properties has been completed with this property being appraised at \$41,000.

Commissioner Gilman requested some background regarding these purchases.

Tourism Directory Deny Dotson discussed events leading up to the development of the fairground property. The purchase of additional property will help alleviate some of the parking and traffic congestion.

Commissioner Gilman believes the VCTC has done a great job growing tourism and applauds what is being done.

Chairman McBride said moving events to the fairgrounds has been a success and supports this request.

Public Comment:

Sam Toll agreed that purchase of this property will benefit the County and the merchants on C Street. Where is the money coming from for this purchase?

Comptroller Hugh Gallagher explained payment will be out of "cap projects fund" with a lease agreement to the VCTC recommended. The total price for all properties is about \$590,000.

Motion: I, Commissioner Jack McGuffey, move to approve the agreement for purchase of real property from Virginia City Ventures, Inc. located within Block 210 of Range H in Virginia City, Nevada, for the price of \$41,000, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: Approve purchase of property from Virginia City Holdings LLC of parcels of real property identified as Lots 6 – 16 and the south half of Lot 5 Block 180, Lots 3 – 17 Block 181; Lots 1- 6 Block 200; and Lots 1-6 Block 201 all within Range H, Virginia City, Nevada and bearing Assessor Parcel Numbers 001-135-07; 001-136-01; 001-173-01 and 001-176-01 (the Property) for the price of \$445,000.00

Mr. Loomis explained this is another property being used at the fairgrounds identified for purchase. The property has been appraised at \$445,000.00.

Public Comment:

Clay Mitchell: Asked about the zoning for these parcels, as well as the others. Is the proposed use appropriate for industrial?

Austin Osborne: The properties in that area are predominately industrial. There are mixed uses in the area which will be looked at individually. The Master Plan addresses the use of various zoning areas.

Motion: As recommended by staff, I, Commissioner Jack McGuffey, move to approve the agreement for purchase of property from Virginia City Holdings LLC, for the price of \$445,000.00, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. DISCUSSION/POSSIBLE ACTION: Approve purchase of property from Richard Correll of parcels of real property identified as all of Lots 2, 3, 4, and 5, in Block 210, Range H of Virginia City, Nevada, (the Property) for the price of \$83,333.00 and the conveyance of lot 6 Block 210, Range H Virginia City, Nevada.

Mr. Loomis explained these are also lots in the area of the fairgrounds appraised at \$97,000. Mr.Loomis reviewed the agreement for this purchase, which includes a trade for property, for the price of \$83,333.00.

Public Comment:

None

Motion: I, Commissioner Jack McGuffey, move to approve the agreement for the purchase of from Richard Correll for the price of \$83,333.00 and conveyance of lot 6, Block 210, Range H, Virginia City, Nevada, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Approve purchase of property from Mark Charlton of parcels of real property identified as all of Lot 1, in Block 210, Range H of Virginia City, Nevada (the Property) for the price of \$21,000.00 and \$2,000.00 for a metal shed located on the Property.

Mr. Loomis: This is the fourth property to be acquired for the fairgrounds. The appraisal is \$21,000 for the property and \$2,000 for the shed.

Public Comment:

Kris Thompson: Complimented the Board for these items, a great economic development expenditure showing support for small businesses.

Motion: I, Commissioner Jack McGuffey, move to approve the agreement for purchase of the property from Mark Charlton for the price of \$21,000.00 and for the purchase of a metal shed located on the property for an additional \$2,000.00, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

Chairman McBride called for recess at 12:01 P.M. Meeting reconvened at 12:15 P.M.

18. DISCUSSION/POSSIBLE ACTION: Special Use Permit 2018-053, request by the applicant to allow for construction of a single family residence and accessory structures on a 19.8 acre vacant property located in the Forestry zone east of Virginia City in Six Mile Canyon. The subject property is a portion of the West ½ of the Northwest ¼ of Section 25, Township 17 North, Range 21 East, Six Mile Canyon, Storey County, Nevada and having Assessor's Parcel Number 004-321-40. Planner Kathy Canfield explained that any construction in a forestry zone requires a Special Use Permit. This request is for a single family residence with accessory structures. The Planning Commission recommended approval.

Mr. Osborne said this request is legally non-conforming – normally it would have to be on 40 acres.

Public Comment:

None

Ms. Canfield read the findings of fact:

- (1) This approval is for Special Use Permit 2018-053, a request by the applicant to allow for construction of a single family residence and accessory structures on a 19.8 acre vacant property located in the Forestry zoning district along Six Mile Canyon Road. The subject property is a portion of the West ½ of the Northwest ¼ of Section 25, Township 17 North, Range 21 East, Six Mile Canyon, Storey County, Nevada and having Assessor's Parcel Number 004-321-40.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Resources designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 Special Use Permit, 17.12 General Provisions, and 17.32 Forestry Zone.

Motion: In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Jack McGuffey, move to approve Special Use Permit 2018-053, a request by the applicant to allow for construction of a single family residence and accessory structures on a 19.8 acre vacant property located in the Forestry zoning district along Six Mile Canyon Road. The subject property is a portion of the West ½ of the Northwest ¼ of Section 25, Township 17 North, Range 21 East, Six Mile Canyon, Storey County, Nevada and having Assessor's Parcel Number 004-321-40, **Action:**

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

19. DISCUSSION/POSSIBLE ACTION: Applicant requests to abandon a portion of unimproved F Street right-of-way, located within Virginia City. The right-of-way abandonment would be approximately 50-feet by 65-feet, located between Lot 5, Block 227 and Lot 5, Block 228 of Virginia City. The project also includes the dedication of an existing travelled way identified as F Street (although not currently located in the F Street right-of-way). The right-of-way abandonment is located adjacent to vacant parcels owned by the applicant at 660 S. F Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Numbers (APNs) 001-121-02 and 001-124-08.

Ms. Canfield described the proposed abandonment and showed slides of the property and surrounding area. There are no improvements in this area and there have been previous abandonments in the same area. The County is requesting applicant to dedicate an easement to the existing roadway. The Planning Commission recommended approval.

Public Comment:

Sam Toll: The portion of the mountainside being abandoned is not part of the road, and the property is being combined into one lot.

Ms. Canfield: Yes.

Ms. Canfield read the findings of fact:

- (1)This approval is to abandon a portion of unimproved F Street right-of-way, located within Virginia City. The right-of-way abandonment would be approximately 50-feet by 65-feet, located between Lot 5, Block 227 and Lot 5, Block 228 of Virginia City. The project also includes the dedication of an existing travel way identified as F Street (although not located in the F Street right-of-way). The right-of-way abandonment is located adjacent to a vacant parcels owned by the applicant at 660 S. F Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Numbers (APNs) 001-121-02 and 001-124-08.
- (2) The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.
- (3) The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.
- (4)The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Abandonment will not cause the public to be materially injured by the proposed abandonment.
- (6) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provision Access and Right-of-Ways, or any other Federal, State, or County regulations.

Motion: In accordance with the recommendation by staff and the Planning Commission the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I Commissioner Jack McGuffey, hereby move to approve an abandonment of a portion of unimproved F Street right-of-way, located within Virginia City. The right-of-way abandonment would be approximately 50-feet by 65-feet, located between Lot 5, Block 227 and Lot 5, Block 228 of Virginia City. The project also includes the dedication of an existing travel way identified as F Street (although not located in the F Street right-of-way). The right-of-way abandonment is located adjacent to a vacant parcel owned by the applicant at 660 S. F Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Numbers (APNs) 001-121-02 and 001-124-08, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Commissioner Gilman, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

20. DISCUSSION/POSSIBLE ACTION: Bill No. 109, the second reading of Ordinance No. 18-298, an ordinance amending Storey County Code chapter 15.04 Building and Construction, to adopt the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, and the 2018 Northern Nevada Amendments to the 2018 International Wildland Urban Interface Code, amending section 15.04.080 Fire District requirements, and providing for other properly related matters.

Outside Counsel Robert Morris presented this item to conclude the County's efforts to adopt the 2018 Northern Nevada to the 2018 International Wildland-Urban Interface Code and amendments. There have been no changes since the first reading.

Public Comment:

None

Motion: I move to approve second reading of Bill No. 109, the second reading of Ordinance No. 18-298, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** CommissioIner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

21. RECESS TO CALL TO ORDER THE FIRE DISTRICT BOARD

22. DISCUSSION/POSSIBLE ACTION: Resolution No. 18-518 adopting regulations consistent with Ordinance 18-298 amending Storey County Code chapter 15.04 Buildings and Construction, to adopt the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code.

Outside Counsel Robert Morris presented this item basically adopting the same sections of the Ordinance adopted in the previous item – it is easier as a Resolution so the Fire District does not have to do separate ordinances.

Public Comment:

None

Motion: I move to approve Resolution No. 18-518, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

23. RECESS THE STOREY COUNTY FIRE PROTECTION BOARD AND RECONVENE THE BOARD OF COUNTY COMMISSIONERS

24. DISCUSSION/POSSIBLE ACTION: Amendment of Resolution 18-519 to provide a new date for a public hearing on objections to the proposed lease of a portion of the County Complex located at 1705 Peru Drive to the Nevada Highway Patrol for no rent and to allow the County Manager to license temporary use of the facility to the Nevada Highway Patrol pending a final determination on the approval/disapproval of the lease.

Mr. Loomis: At a previous meeting, this item was heard giving notice that the County is going to lease a portion of its building on Peru Drive to the Highway Patrol for no rent. This item is required to be published with notice of a hearing. This item was not published requiring a new date for a hearing. This item will be published and put on the January 7th agenda. This amendment authorizes the County Manager to license the Highway Patrol with temporary use of the facility until approval or disapproval of the lease.

Public Comment:

None

Motion: I, Commissioner Jack McGuffey, hereby move to amend Resolution 18-519 to provide a new date for a public hearing on objections to the proposed lease to the 7th day of January 2019 and to authorize County Manager to license temporary use of the facility to the Nevada Highway Patrol until a final determination is made on the lease and authorize the Chairman to sign, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Commissioner Gilman, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

25. DISCUSSION/POSSIBLE ACTION: Special Use Permit Amendment 2000-222-A-6-2018 by applicant Scott Jolcover representing Comstock Mining, LLC. The applicant requests an amendment to Special Use Permit (SUP) Number 2000-222-A-5 to modify Condition 1.2 from an affective period of 10 years to 20 years for surface and underground mining, processing, and ancillary uses in accordance with Storey County Code 17.92; the amendment also includes modifying Condition 8.5 regarding contributions toward historic preservation projects. The subject properties of the SUP are located in American Flat and Gold Hill approximately in Township 16 North, Range 20 East, Sections 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8, and 9 MDBM, Storey County, Nevada.

Ms. Canfield said this is an application to modify two conditions of a previous permit. One to change the effective period from 10 to 20 years - new expiration date would be September 2, 2034. This is allowed by zoning code. The second is to modify Condition 8.5 that historic preservation efforts take place in Storey County only. There are no other changes to the permit. The Planning Commission recommended approval.

Public Comment:

Sam Toll: Why is this change necessary?

Planning Director Austin Osborne explained it took a lot of staff and community time to put this (original) permit together. A benefit of the expiration date change, is to keep the structure in place without having to re-negotiate when the permit expires in six years.

Mr. Toll commented despite efforts mining operations have ceased. Comstock Mining has continued to lose money. Comstock Mining does have a large investment and land holdings. This could be revisited when the SUP expires. There is concern about the condition and preservation of historic buildings in the area.

Kris Thompson discussed the Planning Commissions review and approval of this request and commented that nothing changes in enforcement procedures from the original permit. The Planning Commission saw no downside to this extension.

Corrado DeGasperis, President/CEO Comstock Mining explained that this permit has many conditions regarding historic consideration and mining. Almost \$1 million has gone into historical restoration. Mr. DeGasperis reviewed the many restoration projects completed and awards received for the work. More restorations are in the works. Mr. DeGasperis discussed the investment in the mining and future economic feasibility.

Ms. Canfield read the findings of fact:

- (1) This approval is for Special Use Permit Amendment 2000-222-A-6-2018, a request by applicant Scott Jolcover representing Comstock Mining, LLC. The applicant requests an amendment to Special Use Permit (SUP) Number 2000-222-A-5 to modify Condition 1.2 from an affective period of 10 years to 20 years for surface and underground mining, processing, and ancillary uses in accordance with Storey County Code 17.92; the amendment also includes modifying Condition 8.5 regarding contributions toward historic preservation projects. The subject properties of the SUP are located in American Flat and Gold Hill approximately in Township 16 North, Range 20 East, Sections 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8, and 9 MDBM, Storey County, Nevada.
- (2)The Amended Special Use Permit 2000-222-A-6-2018 conforms to the 2016 Storey County Master Plan for the Gold Hill planning area in which the subject property is located.
- (3)Granting of the Amended Special Use Permit 2000-222-A-6-2018 altering the permit expiration and the historic preservation area conditions, with the conditions of approval listed in this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

(No #4)

- (5) The Amended Special Use Permit 2000-222-A-6-2018 altering the permit expiration and the historic preservation area conditions will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations.
- (6) The conditions under the Amended Special Use Permit 2000-222-A-6-2018 altering the permit expiration and the historic preservation area conditions do not conflict with the minimum requirements in the Storey County Zoning Ordinance.
- (7) Certain mineral and surface property rights exist across the county and the Zoning Ordinance serves to protect those rights. The Zoning Ordinance also recognizes and serves to abide by the Mining

Law of 1872 which provides mineral property owners the right to mine where the property is a mine patent pursuant to Title 30 of the United States Code Section 29, or an unpatented mining claim located pursuant to Section 23, as well as the right to milling and ancillary uses pursuant to Section 42(a).

- (8) The county has a diversified economy including agriculture, commercial, industrial, tourism, recreation, and mining. Permitted uses under these categories are found to be economically and socially beneficial to the county, directly and indirectly, when they are appropriately regulated so that they do not cause substantial adverse impacts to adjacent uses and are not detrimental to the health, safety, and general welfare of citizens, property owners, scholars, and businesses in the county.
- (9) The provisions of the Zoning Ordinance serve to address and mitigate potential adverse impacts that mining and related activities may have on the natural and historic environment and adjacent land uses (e.g., residential, commercial, tourism, etc...) as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, Title 17, and any other plan, program, map or ordinance adopted or under consideration, pursuant to an official notice by the county or other governmental agency having jurisdiction to guide growth and development.

Vice Chairman McGuffey thanked the mining company for being a good neighbor and for the historic preservations being done, as well as taking care of the sinkhole and construction of the new road.

Motion: In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 6.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Jack McGuffey move to approve Special Use Permit amendment No. 2000-222-A-6-2018 an amendment to Special Use Permit (SUP) Number 2000-222-A-5 to modify Condition 1.2 from an affective period of 10 years to 20 years for surface and underground mining, processing, and ancillary uses in accordance with Storey County Code 17.92; and modifying Condition 8.5 regarding contributions toward historic preservation projects. The subject properties of the SUP are located in American Flat and Gold Hill approximately in Township 16 North, Range 20 East, Sections 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8, and 9 MDBM, Storey County, Nevada, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Commissioner Gilman, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

26. DISCUSSION/POSSIBLE ACTION: ITEM WITHDRAWN - 2018-045 Zone Map Amendment of a request by applicant Storey County, and property owners Virginia City Ventures Inc. for APN 001-172-01, Lots 6-8 of Block 210, at 575 South H Street; Richard Correll for APN 001-172-03, Lots 2-5 of Block 210, at 535 South H Street; and Mark Charlton for APN 001-172-04, Lot 1 of Block 210, at 515 South H Street, all located in Virginia City, Storey County, Nevada, and, to amend the zoning designation of said parcels which are located within portions of Sections 29 and 30, Township 17 North, Range 21 East, MDBM, from (I2) Heavy Industrial to (CR) Commercial Residential. The 2016 Storey County Master Plan map for this area designates these properties as a transition zone from Industrial to Mixed-Use Commercial Residential.

Chairman McBride called for recess at 1:06 P.M. Meeting reconvened at 1:18 P.M.

27. DISCUSSION/POSSIBLE ACTION: Annual review and evaluation of the performance of Pat Whitten, County Manager. The board may, without further notice, take administrative action against Pat Whitten, County Manager, if the board determines that such administrative action is awarded after considering the character, alleged misconduct, professional competence, or physical or mental health of the person. At the end of the annual performance evaluation, the board may modify existing goals and objectives of the county manager's job; determine whether to provide a merit increase, bonus, or other compensation adjustment; and/or take adverse administrative action up to and including termination.

District Attorney Anne Langer said Mr. Whitten has signed a notice of waiver to have counsel present.

Austin Osborne: A process for evaluation of the County Manager was developed and made part of the County Manager's job description. The current evaluation will be for the period of January 2018 to the current date. Mr. Osborne reviewed the job evaluation worksheet given to each Commissioner. Mr. Osborne explained each section of the evaluation form and said there will be a short discussion after each section is reviewed.

Commissioner Gilman said he would like to hear from Department heads who work directly with Mr. Whitten. Mr. Whitten got the County through many hard times over the years and to evaluate for the last year only does not seem right. Rating him over the last 20 years – he is an incredible individual. Rating him for the last 12 months is foolish.

Vice Chairman McGuffey commented that he has been around the Courthouse a long time, and has heard nothing negative about Mr. Whitten.

Chairman McBride explained the process came about because a new County Manager will be coming in this year and he feels the Commission should do this so there is a record that it has been done and that the effort in developing this evaluation is not disregarded.

Mr. Osborne: A few Department heads are here to speak regarding Mr. Whitten.

Chairman McBride said reviewing the list and saying yay or nay is good. There is no scorecard.

Commissioner Gilman discussed the growth in the County under Mr. Whitten's leadership.

Vice Chairman McGuffey reviewed the evaluation form with positive comments regarding Mr. Whitten. He said Mr. Whitten is well-respected by many other counties.

Chairman McBride reviewed the items on the evaluation form and Mr. Whitten's performance and said Mr. Whitten is always the leader.

The Commissioners continued reviewing and discussing each section of the evaluation form, commenting on each item. Most comments were very positive. The Commissioners discussed Mr. Whitten's accomplishments and said he is excellent in leadership, management, public service, and in many other fields. They said he always treats everyone fairly.

Mr. Osborne asked each Commissioner to give an "overall" summary of the County Manager's performance.

Commissioner Gilman: This is someone with a 20 year track record of accomplishments, doing everything for the County, and being very successful at it.

Vice Chairman McGuffey: Gives Mr. Whitten mostly "distinguished" ratings, with a few excellent.

Chairman McBride: Has a very "hands on" relationship with Mr. Whitten, and bases his evaluation on the last six years – not just the last year. He is on the job "24-7". He is a very good, fiscally responsible manager, and a man of high character. He's at the top of the class – between excellent and distinguished.

VCTC Directory Deny Dotson commented Mr. Whitten has been an exceptional boss and is the perfect example of what a leader should be.

Community Relations Director Cherie Nevin said she has a great working relationship with Mr. Whitten, who allows her to be innovative and look "outside of the box". She feels very fortunate and it is a pleasure to work with him.

Public Works Director Jason Wierzbicki commented that Mr. Whitten has been extremely supportive of the direction Public Works is going and has been a great boss.

Comptroller Hugh Gallagher said Mr. Whitten brought unique skills to the County. Looking at 2008, 2009, and 2010 – counties were going under. Storey County, under Mr. Whitten's leadership, was not. He has been on top of all "cap" projects through all districts, including the economic development of one of the largest industrial centers in the country.

Concurring comments were received from Fire Chief Jeff Nevin, Community Development Director Gary Hames, and Communications Director Dave Ballard.

Mr. Osborne says he shares everyone's comments as well. Mr. Whitten is certainly a great leader.

Mr. Osborne moved on to discuss County Manager's salary and/or bonuses expressly listed in the job description. He reviewed staff recommendation outlining a potential salary bonus based on positive evaluation and on a comp study of managers in the region. A bonus has been recommended rather than a compensation adjustment which would require adjustments to the county, a bonus would not. The amount recommended is \$61,000. It would be effective June 30, 2019.

Commissioner Gilman asked about the criteria used to determine this amount. This amount is what he would have received if he had not been "capped out"?

Mr. Osborne said that is correct. A portion would be salary - would be what he would have earned in PERS for that time.

Commissioner Gilman commented this is not actually a bonus, but to "bring him whole". He feels this should be looked at as a bonus and recommends an amount of \$100,000. He understands the

justification of the \$61,000 but feels the additional amount is a well-earned bonus as (Mr. Whitten) has led us to where we are.

Mr. Osborne said the process allows the Board to provide something different, as you have provided in your discussion of the County Manager.

Commissioner Gilman feels the amount is justified based on the (evaluation) comments and a job well done. He does not know if Mr. Whitten is going to retire or not, but as far as he is concerned, it is earned.

Vice Chairman McGuffey agrees with Commissioner Gilman.

Chairman McBride said the numbers to make Mr. Whitten "whole" are the same as his calculations.

Public Comment:

Nicole Barde said she agreed with Mr. Whitten's accomplishments and what he has done for Storey County. He "pulled the team together" and pointed the County in the right direction. Ms. Barde, while on the Senior Center Board, worked with Pat and he helped keep the Center open and feeding people. She has thanked him publicly.

Ms. Barde commented that there was a misappropriation given out by Mr. Whitten last year, without Board knowledge or approval, in the amount of \$217,000. What were the consequences for this misappropriation? You (the Board) are sitting here proposing to award the misappropriation. Ms. Barde has no argument with the \$61,000 and asked for an explanation of the misappropriation.

Chairman McBride said (the Board) did not like the process but there is no indication whatsoever that there was misappropriation of funds.

Ms. Barde asked if it was approved. If not, isn't that misappropriation?

Chairman McBride commented this matter was not going to be "rehashed", it was discussed at length during a Commission meeting. What was done had been common practice through his office for several years. This Board was not aware of this. His office did things, with Board approval, prior to this Board – he continued doing the same thing as before.

Kris Thompson apologized to Mr. Whitten for having to sit through the previous comments. Decisions cannot be made perfectly. Singling out a previous decision and to ignore the body of work is a travesty. Mr. Thompson spoke about the "ugly" times during the recession and how Mr. Whitten shepherded the County through.

Clay Mitchell commented with a process now in place, it will be easier for future managers. Does the bonus, as the one suggested, affect retirement compensation?

Mr. Osborne said there are options – make a deposit into PERS, provide in cash, or into a deferred comp or his own choice of retirement plan.

Mr. Mitchell asked if PERS compensation, after retirement, based on last year's salary? Would this potentially increase the retirement in addition to the amount given?

Mr. Osborne: PERS retirement is based on the average of the last 36 months of service. This is discretionary.

District Attorney Anne Langer said there are different ways to handle this under subsection 3, Performance Evaluation of Job. An increase in salary can be considered, or deferred comp can be given, or a bonus. Deferred comp or bonus are separate from, and not added into, salary – and not calculated into the years or 36 months.

Mr. Osborne: A bonus is the only thing on the table as expressed by the Commissioners. The job description does say it could be a salary increase, or a bonus, or whatever the Commissioners want.

Sam Toll offered his review of Mr. Whitten, stating he is extremely professional, with clear leadership, directing the County in a positive, effective manner. He concurs with what has been said. Mr. Toll discussed this evaluation process indicating that it would have taken ten minutes if the Board had reviewed the questionnaire prior to this meeting. Mr. Toll suggested tabling whatever funds are going to be given to Mr. Whitten and make it a retirement bonus at the time of retirement. Mr. Toll congratulated Mr. Whitten on what he has done for the County.

Mr. Osborne clarified this is a retirement bonus, effective June 30, 2019. If he stays longer, it is still effective on that date.

Chairman McBride called for a recess at 2:53 P.M. Meeting reconvened at 3:04 P.M.

Mr. Osborne stated that if the \$100,000 is decided on, it will not work for deferred comp. Mr. Whitten may want to put this into something different. A portion can be put into deferred comp with the balance as a cash bonus.

Chairman McBride said how this takes place isn't the Board's decision, it's Pat's.

Mr. Osborne indicated the finding would be changed to not go into a retirement program. Providing a simple bonus remains simple. It should not matter to the Board where Mr. Whitten puts it.

Chairman McBride commented that he is totally in favor of the original number of \$61,000 – making Mr. Whitten whole for the steps missed with the County and the subsequent PERS he would be entitled to. It has been his position in the past that he does not like bonuses for retiring government employees and has rejected this before.

There was discussion by the Board, Mr. Osborne, and District Attorney Langer regarding the wording of the motion.

Mr. Osborne read the findings:

1. Performance Evaluation. This performance evaluation of County Manager Pat Whitten occurred on 12/4/18 by the Board of Storey County Commissioners (board) and was

- conducted according to Section 3 of the County Manager job description dated and approved by the board on 2/20/18 (amended). The performance evaluation is for the period beginning on 1/01/18 and ending on 1/01/18.
- 2. Job Description. Section 3 of the County Manager job description states that the board "may consider an increase in salary, including a merit increase consistent with the amount given unclassified personnel and a possible performance based bonus."
- 3. Grade and Step. The board hereby maintains the County Manager classification at grade 157 in accordance with Resolution 18-488 adopted by the board on 07/03/18, and it maintains the incumbent County Manager at his current step 10 of grade 157, which is the top step in the grade range.
- 4. Performance Bonus. The board hereby provides a performance bonus based to incumbent County Manager Pat Whitten. The performance based bonus is in the amount oif \$61,000.00. This amount will be provided to incumbent County Manager Pat Whitten on 06/30/19 in the form of a deposit to Pat Whitten's Nevada Public Employees' Deferred Compensation Program (retirement savings program for employees of the State of Nevada and local government employers) or another retirement investment account of Pat Whitten's preference. The performance bonus is conditioned upon Pat Whitten retiring from Storey County employment on or later than 06/30/19. This performance based bonus applies only to Pat Whitten and not to any other person, including any person serving as County Manager at the effective date of this performance bonus.
- 5. Study Findings. The amount of salary and bonus provided to County Manager Pat Whitten is supported by the findings from a 2018 study of the incumbent's compensation study for similar classifications in other Nevada counties of relative staff size and organizational makeup to Storey County.
- 6. NRS Notice. On 10/29/18 County Manager Pat Whitten was provided via in-person delivery a Notice of Waiver advising him pursuant to NRS 241.033 and NRS 241.023 that he has the right to be informed, in writing, 5 business days in advance of the board meeting this character, professional competence, alleged misconduct, performance, or health may be considered at the meeting, and other properly related matters, and Pat Whitten on said date and in writing, waived his rights to receive the required notice.

Motion: In accordance with the unanimous, distinguished performance of County Manager Pat Whitten from January 1, 2018 to December 4, 2018, as determined during this performance evaluation, and in accordance with the findings of fact stated above and other findings deemed appropriate by the Board, I, Commissioner Jack McGuffey, hereby motion to accept the performance evaluation of County Manager Pat Whitten given by this Board, and to provide Pat Whitten with a performance based bonus in the amount of \$100,000 to be effective 6/30/19, conditioned upon Pat Whitten retiring from Storey County employment on or after that date, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Commissioner Gilman, Vote: Motion carried by unanimous vote, (Summary: Yes=2, Chairman McBride voting nay)

- 28. DISCUSSION/POSSIBLE ACTION: Approval of Business Licenses, second readings:
- A. OMBOLI INTERIORS INC Contractor / 4200 Rewana Way ~ Reno, NV
- B. ADKORE STAFFING GROUP LLC General / 4200 W. 115th St ~ Legwood, KS
- C. MICHAEL CLAY CORPORATION Contractor / 410 E. Minor ~ Winnemucca, NV
- D. PICKETT, KELM & ASSOCIATES General / 4100 Duval Rd ~ Austin, TX

- E. FISHER SAND & GRAVEL, dba: ARIZONA DRILL&B-Contractor/1302 W.Drivers Way~Tempe, AZ
- F. DANNY WAYNEHAM, dba: SAWDUDE DESIGNS General / 1130 Harmony ~ WMCA, NV
- G. PROGRESS WIRELESS Contractor / 2133 Donald Dr #3 ~ Moraga, CA
- H. HOLDER CONSTRUCTION Contractor / 3300 Riverwood Pkwy ~ Atlanta, GA
- I. ATLAS COPCO RENTAL LLC General / 2306 South Battleground Rd ~ La Port, TX
- J. CHIKO AIRTEC CO., LTD General / 2-27-24 Hakushima ~ Osaka, Japan
- K. COLIN GORDON ASSOCIATES General / 150 North Hill Dr ~ Brisbane, CA
- L. ALPINE LOCK AND KEY, INC General / 811 Ryland St ~ Reno, NV
- M. SOUTH STAR RISK CONSUTLING, LLC General / 1059 Redfish St ~ Bayou Vista, TX
- N. ENGINEERED TOOLING SYSTEMS General / 2780 Courier NW ~ Grand Rapids, MI
- O. WEIGL CONCRETE, LLC Contractor / 3550 Barron Way ~ Reno, NV
- P. PROSPECT PEAK LLC Contractor / 177 Walnut Dr ~ Fernley, NV
- Q. NEESER CONSTRUCTION Contractor / 455 US Hwy 395 N ~ Washoe Valley, NV
- R. MTEX INNOVATIVE SOLUTIONS GMBH General / 7 Kirchstrafe ~ Roansburg, Germany
- S. TYRES INTERNATIONAL INC General / 4637 Allen Rd ~ Stow, OH
- T. RYAN SESSIONS, dba: HANDYMAN SERVICE Home Business / 7770 Opal Bluff Dr ~ Reno, NV

On behalf of Community Development, Mr. Whitten requested approval of all Items A. through T.

Public Comment:

None

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

29. PUBLIC COMMENT (No Action)

Sam Toll: Once again requests that the County Commissioners move Public Comment to the beginning of the meeting.

Mr. Toll commented despite signatures collected opposing the use of public funds for billion dollar companies, you continue to not take constituents into account. Mr. Toll discussed the drop in taxable sales for the County in the last several months. Benefits are not being seen in Storey County. Giving away revenues is giving away the future for children.

30. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA Chairman McBride adjourned the meeting at 3:24 P.M.

Respectfully submitted,

Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 5, 2019
Agenda Item Type: Regular Agenda

Estimate of Time Required: 0-5 min.

1.	Title: Approval of the Minutes for December 18, 2018.					
2.	Recommended motion: Approve minutes as submitted.					
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.	<u>Legal review required:</u> No					
8.	Reviewed by:					
	Department Head	Department Name: Clerk				
	County Manager	Other Agency Review:				
9.	Board Action:					
ſ	[] Approved	[] Approved with Modification				
ĺ	[] Denied	[] Continued				



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

DECEMBER 18, 2018 10:00 A.M.

DISTRICT COURTROOM 26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MEETING 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, County Manager Pat Whitten, Deputy Clerk/Treasurer Sarah Burnet, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Project Manager Mike Northan, Community Relations Director Cherie Nevin, Administrative Officer/Planning Director Austin Osborne.

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

Meeting was called to order by Chairman McBride at 9:00 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for December 18, 2018.

County Manager Pat Whitten, and legal counsel, requests Item 11 be withdrawn.

Public Comment:

None

Motion: Approve Agenda for December 18, 2018, with item 11 withdrawn, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for November 9, 2018

Public Comment:

None

Motion: I make a motion to Approve Minutes for November 9, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. CONSENT AGENDA

- I. For possible action, approval of payroll claims in the amount of \$331,743.77 and accounts payable claims in the amount of \$631,304.82.
 - II. For possible action, approval of 1st reading for Crusader Armament & Training. CCW instructor, Hank Shannon owner.
 - III. For possible action, approval of Amendments to Storey County Administrative Policies and Procedures including Policy 040 Annual Department Budget Request.
 - IV. For possible action, approval and acceptance of a National Park Services Historic Preservation Grant (HPF) award for \$46,800.00 to assist St.Mary's Art Center with Phase II of their Building Rehabilitation Project.

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

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

- Approved on the Consent Agenda is a Historic Preservation grant for St. Mary's Art Center.
 This will allow complete restoration of the third floor and balcony, which has been needed for
 years. This is about \$46,000 in grant funds with a \$31,000 match. Work should begin in
 spring.
- On behalf of Eric Schoen, a message to Commissioner McGuffey in appreciation from Community Chest for years of service to Storey County and support for non-profits.

Deputy District Attorney Keith Loomis:

• The County has recently received three Writs of Mandamus regarding public records of an individual. The Writs have been referred to attorney Rebecca Brewer for response.

County Manager Pat Whitten:

• Reminder: Meetings in January will be Monday, January 7th – elected officials will be sworn in, and Tuesday, January 15th.

7. BOARD COMMENT (No Action - Public Comment)

Chairman McBride:

- Acknowledged the passing of longtime Virginia City Highlands resident, Carla McFarlane.
- **8. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on Resolution no. 18-521 approving the reimbursement agreement among the County and all owners of property in the Tahoe-Reno Industrial Center Tax Increment Area subject to minor changes, if any, as are approved by the County Manager.

Commissioner Gilman recused himself from discussion and vote on Items 8, 9, and 10.

Ryan Henry, from Sherman & Howard (County's bond counsel), discussed this item – the reimbursement agreement between the County and property owners in the TIA. The agreement is permitted by statute. Mr. Henry asked for questions regarding the agreement.

Deputy District Attorney Loomis discussed an issue regarding item 11 that has arisen regarding a previous agreement with TRIC properties and repayment of vouchers. It is proposed that revenues received within the TIA that are to be used to repay property owners in the TIA, not be used for repayment of vouchers. The Stipulation (item 11) has not yet been received. Mr. Loomis requested that a motion to approve the Reimbursement Agreement include a statement that it will be effective upon receipt of the Stipulation from TRIC.

Public Comment:

Nicole Barde, Storey County resident: If a property owner participating in this agreement sells the property, is the new owner obligated under the agreement as well as being eligible for reimbursement.

Mr. Henry said there is nothing in the Agreement restricting a property owner from selling. Reimbursement situations that would apply (to a new owner) are very limited.

Sam Toll, Gold Hill resident commented that the TRI GID is mentioned throughout this agreement. There is no mention of TRI or Roger Norman. Has this changed from previous meetings?

Mr. Henry: The Cooperative Agreement does reference TRI. TRI is not part of the Reimbursement Agreement. There are no changes from previous meetings regarding payment of the project. This Agreement deals with reimbursement of property owners for payment of the undertaking – it does not dictate operation or construction of the project. That is dealt with in the next agenda item.

Mr.Toll questioned the areas where the pipeline will be built, and assumes the remainder will be in Storey County.

Mr. Loomis said the Operating Agreement addresses the relationship with the applicable parties and the GID.

Mr. Toll asked if there was language in this (reimbursement) agreement protecting Storey County?

Mr. Henry said the section referenced is part of Item 9. He explained this agreement addresses any portion of the project not owned by TRI GID and the ability to transfer ownership to other applicable governments – keeping the project a public project.

Chairman McBride commented he is disappointed that the Stipulation referred to in Item 11 has not been received.

Motion: I, Commissioner Jack McGuffey, move to approve Resolution No. 18-521 approving the Reimbursement Agreement among the County and all owners of property in the Tahoe-Reno Industrial Center Tax Increment Area- with the addition for approval that execution of Resolution 18-521 and Reimbursement Agreement, shall not occur until the County receives the signed Stipulation from Tahoe-Reno Industrial Center, LLC, stipulating that incremental tax revenues received by the

County attributable to properties and activities within the Tax Increment Area which are distributed to owners of property within the Tax Increment Area to reimburse them for the cost of building the offsite portion of the effluent pipeline will not be included in the project revenues as that term is defined in Exhibit E to the Development Agreement between TRICenter LLC and Storey County dated February 1, 2000, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Chairman McBride, Vote: Motion carried by unanimous vote, (Summary: Yes=2)

9. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on Resolution No. 18-522 approving the Cooperative Agreement between the County and TRI General Improvement District relating to the Tahoe-Reno Industrial Center Tax Increment Area subject to minor changes, if any, as approved by the County Manager.

Ryan Henry, Sherman & Howard, explained this Resolution approves the Cooperative Agreement between the County and TRI GID regarding inspection and ownership of the undertaking of the Agreement. The Cooperative Agreement is authorized and permitted by NRS.

Deputy District Attorney Loomis requested if this item is approved, that it also be conditioned upon receipt of the signed Stipulation as discussed in the previous item.

Public Comment:

Nicole Barde asked if Roger Norman would still provide funding for the pipeline as indicated in previous meetings. Doesn't that make him a third party, and if so why isn't he in the agreement?

Chairman McBride said to his knowledge, yes (regarding funding).

Mr. Loomis referred to section 12, a provision stating the agreement is not intending to benefit anyone other than the parties to the agreement. Mr. Norman is not a party to this agreement.

Mr. Henry explained the Cooperative Agreement is only between the County and the TRI GID. There is no contract between the County and Mr. Norman for recourse where Mr. Norman could come after the County – the County is protected under the Cooperative Agreement.

Ms. Barde understands there is a push to change (the County's) Master Plan to allow residential in TRI. Ms. Barde was surprised that the Agreement does not state the (pipeline) water should only be used for manufacturing and not as a way to calculate water requirement for residential use in TRI.

Mr. Whitten said that SB1 sets the specified uses.

Mr. Henry commented the project complies with the definition of "undertaking" under NRS. Specifics do not need to be outlined within this Agreement. Referring to Ms. Barde's comments, that could be a future zoning matter which would be ancillary to this agreement.

Mr. Whitten commented regarding residential – anything could happen but there are a lot of hurdles, including changes to the Master Plan, the Developer Agreement, Zoning – none of which is being paid for at all.

Mr. Henry agreed there would be a lot of hurdles and those steps are outside of this agreement.

Kris Thompson, TRI Project Manager said the pipeline water is effluent water treated to EPA standards for discharge into the river – this does not make it potable, not allowed for domestic use. It can only be used for manufacturing in closed, separate plumbing systems.

Mr. Osborne confirmed there was nothing in public records requested by Ms. Barde indicating that the County, County staff or leadership are supporting residential uses in TRI that the Master Plan currently does not allow.

Sam Toll referred to a letter (included in response to his request for public records) sent by Mr. Whitten to Governor Sandoval which included as justification for an Opportunity Zone in Storey County, a 10,000 residential "Smart City" within TRI. This is indication that everyone is aware that Blockchains is interested in having residential in the park.

Mr.Toll discussed additional infrastructure improvements that will be needed in the future. Procedures to turning effluent water into tap water are well known. He feels it is shortsighted to not include language to prohibit this water from being used for residential uses and is appropriate.

Mr.Toll asked if the Cooperative Agreement contains any language indicating that Roger Norman, TRI, or the TRI GID, is the person paying the bills.

Mr. Henry said the Cooperative Agreement is between the County and the GID. No other parties are part of this agreement. This project is a government project and needs to be owned by a local government. TRI GID will own and operate the project. Under the agreement, the County cannot own and operate the project.

Mr. Loomis: An agreement between Reno, Sparks, and TRI GID, states TRI GID is responsible for construction of the pipeline. This is done through Mr. Norman and his agreement with property owners and the GID. This is not an agreement with the County and Mr. Norman.

Mr. Toll asked if any of today's (agenda) items discuss Mr. Norman's obligations for the first part of this project. Shouldn't that be an element of these items – a contract to show everything is "on the up and up"? Mr. Toll expressed concern over a lack of documents including the agreement between TRI and the County.

Mr. Loomis: There is a contract between Reno, Sparks, and the GID setting out how the pipeline will be built – this is a public document. There are other agreements between property owners and TRICenter which are not public at this time.

Mr. Toll asked if there was any language protecting Storey County like there is protecting Reno and Sparks.

Mr. Henry responded that the County is protected in the Agreement under (Section 6, Paragraph C).

Mr. Toll expressed concern about the TRI GID. The Board has two vacant positions out of five. The three positions are held by employees and/or residents of the Mustang Ranch. No one outside of the

GID has the ability to serve on the Board. Mr. Toll questioned the liability of the County regarding the GID. What if someone sues the GID?

Mr. Loomis said the GID is a separate political entity. The County has some oversight but no obligations or responsibilities in regards to the GID. The GID has its own insurance to protect it.

Motion: I, Commissioner Jack McGuffey, move to approve Resolution No. 18-522 approving the Cooperative Agreement between the County and TRI General Improvement District relating to the Tahoe Reno Industrial Center Tax Increment Area, in addition to this motion for approval of Resolution No. 18-522 and of the Interlocal Cooperative Agreement between Storey County and the TRI General Improvement District, that approval shall not occur unless and until the County receives a signed Stipulation from the Tahoe Reno Industrial Center, LLC, stipulating that interim tax revenues received by the County attributable to properties and activities within the Tax Increment Area, which are distributed to owners of property within the Tax Increment Area to reimburse them for the cost of building the offsite portion of the effluent pipeline and will not be included in project revenues as that term is defined in Exhibit B to the Development Agreement between TRICenter, LLC and Storey County, dated February 1, 2000, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Chairman McBride, Vote: Motion carried by unanimous vote, (Summary: Yes=2)

10. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on Resolution No. 18-523 making certain determinations regarding excess tax increment revenues distributed into the funds of the respective taxing agencies under Nevada Revised Statutes (NRS) 278c.250 in connection with the Tahoe-Reno Industrial Center Tax Increment Area.

Ryan Henry, Sherman & Howard, explained pursuant to the Reimbursement Agreement, certain excess tax increment revenues must be utilized for government distribution. The County shall pay these amounts to the respective taxing agencies in the TIA.

Public Comment:

None

Motion: I, Commissioner Jack McGuffey, move to approve Resolution No. 18-523 making certain determinations regarding excess tax increment revenues distributed into the funds of the respective taxing agencies under Nevada Revised Statutes (NRS) 278c.250 in connection with the Tahoe-Reno Industrial Center Tax Increment Area, Action: Approve, Moved by: Vice Chairman McGuffey, Seconded by: Chairman McBride, Vote: Motion carried by unanimous vote, (Summary: Yes=2)

11. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on Stipulation with Tahoe Reno Industrial Center LLC (TRIC) to provide that incremental tax revenues used to reimburse owners of the property within the Tax Increment Area for expenses in constructing the effluent pipeline will not be counted as "Project Revenues" as that term is defined in the Capital Improvement Plan agreed upon between Storey County, DP Operating Partnership LLP and TRIC on or about February 1, 2000 (Project Revenues).

ITEM WITHDRAWN

Commissioner Gilman rejoined the Board.

12. DISCUSSION/POSSIBLE ACTION: Approval of Resolution 18-525 honoring Commissioner Jack McGuffey.

County Manager Pat Whitten commented on the huge impact made by Commissioner Jack McGuffey during his years of service to the County. Mr. Whitten applauded Commissioner McGuffey for his work with the Fourth Ward School and St. Mary's Art Center, among others, and commended him for his work to obtain a zip code for the TRIC area. His participation with the V&T Rail Commission has helped lead the V&T to be in a much better position. Mr. Whitten also reviewed Commissioner McGuffey's participation in NACO.

Mr. Whitten read the Resolution:

A Resolution Honoring Jackie McGuffey

WHEREAS, Jackie McGuffey, has faithfully served Storey County for six years from 2011-2012 and again from 2015-2018; and

WHEREAS, Jackie McGuffey is dedicated to his job and the citizens of Storey County; and WHEREAS, Jackie McGuffey has served with distinction, earning the respect of al he works with both locally and statewide; and

WHEREAS, Jackie McGuffey's professional skills in several capacities have served to make Storey County a better place to live, work and play.

THEREFORE IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor JACKIE MC GUFFEY for exemplary service to the people of Storey County, Nevada this 18th day of December 2018, by the following:

AYES: McBride and Gilman

NAYS: None

Vice Chairman McGuffey thanked everyone and reviewed the many Boards he served on and what has been done in the last few years.

Commissioner Gilman said it has been a pleasure and commented that Commissioner McGuffey has carried such a load for everyone, working tirelessly.

Public Comment:

Nicole Barde reminded that Commissioner McGuffey obtained food from TRI for distribution at the Senior Centers. He also sponsored Commissioner lunches at the Senior Center – making a difference. Thank you.

Sam Toll congratulated and thanked Commissioner McGuffey for his service to the County.

Motion: I, Lance Gilman, motion to approve Resolution 18-525, honoring Commissioner Jack McGuffey, Action: Approve, Moved by: Commissioner Gilman Seconded by: Chairman McBride, Vote: Motion carried by unanimous vote, (Summary: Yes=2)

13. PUBLIC COMMENT (No Action)

Sam Toll once again requests that Public Comment be held at the beginning, as well as the end, of the Commission meetings.

Mr.Toll discussed the passing of Resolution 18-521 and said he should have commented at that time. He has talked with people in Storey County for a year and a half about the use of public funds - the only people in favor were two persons at the last (Commission) meeting. Hundreds of citizens expressed opposition and signed petitions, and were overruled every time. Mr. Tolls feels this sends the wrong message – there was no discussion. Hopefully this can be voted on when the new Commissioner comes in.

14. ADJOURNMENT

Chairman McBride adjourned the meeting at 11:20 A.M.

Respectfully submitted,

Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners **Agenda Action Report**

Meeting date: February 5, 2019

Estimate of Time Required: 0-5 min.

gend	a Item Type: Regular Agenda	
1.	<u>Title:</u> Approval of the Minutes	for January 7, 2019.
2.	Recommended motion: Appro	eve as minutes as submitted.
3.	Prepared by: Vanessa Stephen	ns.
	Department: Clerk	Contact Number: 775.847.0969
4.	Staff Summary: Minutes are a	ttached.
5.	Supporting Materials: See att	ached
6.	Fiscal Impact: 0	
7.	Legal review required: No	
8.	Reviewed by:	
	Department Head	Department Name: Clerk
	County Manager	Other Agency Review:
9.	Board Action:	
No.	[] Approved	[] Approved with Modification
8	[] Denied	[] Continued



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JANUARY 7, 2019 10:00 A.M.

DISTRICT COURTROOM 26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MEETING MINUTES

MARSHALL MCBRIDE CHAIRMAN

ANNE LANGER DISTRICT ATTORNEY

LANCE GILMAN VICE-CHAIRMAN

JAY CARMONA COMMISSIONER

VANESSA STEPHENS CLERK-TREASURER

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Deputy Clerk/Treasurer Sarah Burnet, District Attorney Anne Langer, Deputy District Attorney Keith, Project Manager Mike Northan, Administrative Officer/Planning Director Austin Osborne, Virginia City Tourism Director Deny Dotson, Fire Marshal Martin Azevedo, Chief Deputy Tony Dosen

1. SWEARING IN OF NEWLY ELECTED OFFICIALS

The Honorable James Wilson, Judge, presided over and conducted the swearing in of the following newly elected and re-elected officials: Commissioner Jay Carmona, Judge Eileen Herrington, County Clerk/Treasurer Vanessa Stephens, Recorder Jen Chapman, District Attorney Anne Langer, Sheriff Gerald Antinoro, School Board: Jeff Nevin and Tom Thompson.

2. CALL TO ORDER MEETING AT 10:00 A.M.

Meeting was called to order by Commissioner McBride at 10:09 A.M.

5. PLEDGE OF ALLEGIANCE

Commissioner Marshall McBride led those present in the Pledge of Allegiance.

3. ELECTION OF CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008

Commissioner Lance Gilman nominated Commissioner Marshall McBride as Chairman of the Board of County Commissioners to serve a term of one year.

Motion: I make a motion to approve Commissioner Marshall McBride as Chairman of the Board of County Commissioners to serve a term of one year, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, (Summary: Yes=2)

4. ELECTION OF VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008 Chairman Marshall McBride nominated Commissioner Lance Gilman as Vice-Chairman of the Board of County Commissioners to serve a term of one year.

Motion: I make a motion to approve Lance Gilman as Vice-Chairman of the Board of County Commissioners to serve a term of one year, Action: Approve, Moved by: Chairman McBride, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=2)

6. CONSENT AGENDA

- I For possible action, approval of Assessor's Recommended Correction to 2018-19 Secured Tax Roll for Clerical Error.
- II For possible action, approval of Assessor's Recommended Corrections to 2016-17, 2017-18 and 2018-19 Secured Tax Rolls for Factual Error.
- III For possible action, approval of Assessor's Recommended Corrections to Unsecured 2017-18 Tax Roll for Overassessment.
- IV For possible action, approval of business license first readings:
 - A. REED ELECTRIC & FIELD SERVICE Contractor / 5375 Louie Ln Reno, NV
 - B. AQUA METALS, INC General / 160 Denmark McCarran, NV
 - C. CAMBRIDGE BUILDERS, INC Contractor / 500 E. Ridge Rd Griffith, IN
 - D. WOOKIEE ENTERPRISES LLC Home / 21270 Fey Rd Reno, NV
 - E. INTEGRATED ARCHIVE SYSTEM, INC General / 1121 N. San Antonio Rd ~Palo Alto, CA
 - F. FLOWSERVE US INC General / 5215 N. O'Connor Blvd Irving, TX
 - G. CINCINNATI TEST SYSTEMS General / 10100 Progress way Harrison, OH
 - H. KIMLEY-HORN AND ASSOCIATES, INC General / 421 Fayetteville St, Raleigh, NC
 - I. K & C CONSTRUCTION LLC Contractor / 701 Schaad Ln Dayton, NV
 - J. BROWN & READ ENGINEERING, INC Contractor / 1000 Telegraph Reno, NV
 - K. FINEST, LLC Contractor / 4551 E. Fifth St Carson City, NV
 - L. HUNT & SONS, INC General / 5750 S. Watt Ave Sacramento, CA
 - M. BURLITH COMPETIONS LLC Home business / 257 Ave De La Emerald, Sparks, NV
 - N. SNOW MOLDING Home Business / 2499 Cartwright VC Highlands, NV
 - O. ROBERT ELECTRIC INC Contractor / 774 Mays Blvd Incline Village, NV
 - P. SCREEWAVE SERVICES INC Home Business / 2440 Enterprise Road Reno, NV
 - Q. HECTORS HANDYMAN SERVICE Home Business / 1390 Main St Virginia City, NV
 - R. VIP COLLISION CENTER, LLC General / 100 Gentry way Reno, NV
 - S. VAN DYKE BALER CORP General / 78 Halloween Blvd Stamford, CT
 - T. NATIONWIDE BOILER INC General / 42400 Christy Street Fremont, CA

U. DAIWA ENGINEERING COMPANY - General / 1-2-1 Minami Osaka, JP

V. SIMPLE POWER LLC - Contractor / 2187 Market St Reno, NV

W. INTERMOUNTAIN TRAILER - General / 5510 W. Lampert Lane West valley City, UT

X. CREVO JAPAN CO., LTD - General / 5966 Kamimaki Nagano, JP

Motion: I make a motion to approve the Consent Agenda, Action: Approve, Moved by: Vice Chairman Gilman, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

7. DISCUSSION ONLY (No Action - Public Comment): Committee/Staff Reports Operations/Projects Coordinator Mike Northan:

- Public Works has repaired several small water breaks in Gold Hill.
- Crews are doing a good job staying ahead of storms.
- Windows have been re-habbed at Pipers Opera House, two being re-built. Construction will begin to relocate the office to the first floor.
- Working with Farr West Engineering on improvements to Six Mile Canyon drainage.
- Final has been received for the abandonment of a portion of Mustang Road in Washoe County.
- Meetings have been held regarding design and structure of the building to be on the Black & Howell site.
- Public restrooms and water and power improvements to the fairgrounds are being discussed. Also parking and traffic flow through that area.

VCTC Director Deny Dotson:

- A lot of new projects in the works including the fairgrounds and Black & Howell building.
- Marketing and special event budges are being worked on.
- This year's special event calendar will be ready today.
- New events include: International Mining Competition, Cowboy Wild West Fest, Women's Only Car Show, and Hot Camel Nights during the Camel Races.
- Christmas events will be bigger and held over three weekends.
- The V&T wrapped up the Polar Express and was a success under Elaine Spencer.

Mike Nevin, Special Projects Manager:

- The sewer project is basically complete with close-out of the storm water protection permit.
- A walk-through will be done with USDA. The Board will then approve substantial completion.
- There is \$550,000 in funds remaining from the 5 Mile Waterline project, which originally included a new water tank replacing the two tanks with one larger. The smaller tank has deteriorated and can no longer be repaired. It would be best to replace the tank with two, and/or one new tank and re-hab the 250,000 gallon tank. The funds available would enable design and getting the site ready for placement of the tanks with about \$477,000 for construction.
- Interest on this loan from USDA is 1.3%, which today would be over 4%.
- Farr West Engineering will be doing the design on this project.
- Fencing needs to be completed around the Five Mile tank, as well as re-seeding in various areas of the project.

Fire Marshal Martin Azevedo updated projects to date:

- Construction/plan review documents 173;
- Permits issued 261;
- Business licenses 119;
- Active nuisances 36;
- Inspections 1787;
- Open permits at gigafactory 106; commercial/industrial 65; residential- 60; trailer 16.

Administrative Officer/Planning Director Austin Osborne:

- Working on updating the County's contract with Waste Management;
- Title 17 Zoning Ordinance continues to be worked on. The community will be given opportunity to weigh in on the changes.
- The Mark Twain flood study is still underway and the first workshop has been held.
- USGS study in the Highlands continues with another workshop in the spring.
- The Special Use Permit has been submitted for the Virginia City cell tower. Inspections of the cell tower on the Highlands mono-pine are taking some time but moving forward.
- Letters advising of re-bargaining of contracts have been provided to the Firefighters and General Employees associations.

District Attorney Anne Langer:

 Community Development is doing a really good job of addressing nuisances without sending them to the District Attorney's Office for prosecution. This indicates that people are complying and cleaning up their properties. It has been a very positive program with issues dating back to 1999 being resolved.

County Manager Pat Whitten:

- Congratulations to Commissioner Jay Carmona who worked very hard during his time as "Commissioner elect" and before being elected.
- Congratulations to all who were re-elected.
- The next BOC meeting will be January 15th.
- The "protest period" for the Tax Increment Area passed without any comments.
- Last year, the County was approached by the TRI GID, operated by the TRI master developers who put in all infrastructure, to consider transitioning the GID to the Storey County Commissioners to sit as the GID Board. The County would not be taking over the GID and would not be liable in any way. The BOC would only be the Board for the GID. This will be reviewed over the next few months by legal counsel and by former Lyon County Public Works Director, Mike Workman. TRI has agreed to reimburse the County for all expenses of the review. This proposal would seem to provide the most independent oversight for the GID.

8. BOARD COMMENT (No Action - Public Comment)

Chairman McBride:

- It was a very festive holiday season in Virginia City.
- Acknowledged the passing of longtime resident Bonnie Craig.
- **9. DISCUSSION/POSSIBLE ACTION:** Approval of a proposed recruitment process, timeline, position announcement and salary range for a new Storey County Manager.

Mr. Whitten discussed the responsibility of providing a recruitment process with the goal of finding the very best candidate for the position. Mr. Whitten likes the process used by Carson City in recruiting a City Manager providing for staff input and public interview. Mr. Whitten is

recommending the recruitment process for County Manager be coordinated by Linda Ritter (Linda Ritter Consulting), former Carson City Manager.

Ms. Ritter presented the Board with a "position announcement brochure" developed for recruitment of a new County Manager. Ms. Ritter interviewed staff and Commissioners, receiving information used in developing the brochure. Ms. Ritter reviewed some of the strong points brought out in the interviews.

Ms. Ritter discussed the recruitment including announcement of the position and timeline for the entire process. Ms. Ritter feels it is important that the person filling the position live in Storey County, however this will be up to the Board. Preliminary interviews will be held by a citizens panel an internal panel (staff members) to take place at the end of February. The top two or three would come before the Board with a target date the first meeting in April.

Ms. Ritter suggested Mr. Whitten could make a formal decision on retirement date after a candidate is chosen.

Chairman McBride expressed concern about the timeline not dragging out too long. He would like to get someone on board as soon as possible.

Ms. Ritter feels if there is a top candidate from out of the area, it may take time to get them here. After applications are reviewed, if the process can be completed sooner it will be done.

Public Comment:

Nicole Barde, Storey County resident, expressed concern about the short time for recruitment and suggested increasing the recruitment period and accelerating the (process) at the end. Ms. Barde asked why the recruitment does not require experience in having done this – based on how much the County has grown and the complexity of issues. The County and citizens, need and deserves someone who has been to where we're going. Ms. Barde suggested looking to other States who have done this. New ideas need to be brought in.

Mr. Whitten explained his retirement date is not set in stone and he is willing to stay a couple of months longer if necessary. He encourages to let the process play out, it has potential and hope.

Ms. Ritter said she is looking for a person with management experience. Recruitment will be done on line, maybe with ICMA. If the right candidate is not found, we may have to go out again. The goal is to get the best County Manager possible.

Kris Thompson, Project Manager TRI: Disagrees with Ms. Barde in that there is no county that compares to Storey County. The County sells itself short by restricting (recruitment). There was no one here that had the experience of a big, metropolitan area. This County is special and the cultural element that is here is critical to the County and encourages that this (recruitment) not be a bureaucratic progression from a major metropolitan area.

Motion: I make a motion to approve the recruitment process, timeline, position announcement and salary range for a new Storey County Manager as presented, **Action:** Approve, **Moved by:** Vice

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

10. DISCUSSION/POSSIBLE ACTION: 2019 Appointments to serve on State, County, and Regional Boards.

County Manager Whitten reviewed State, County, and Regional Board appointments and explained there were very few changes which were necessitated with the election of a new commissioner:

- 1. Safety Committee Jeff Holman Chair (No Change)
- 2. Legislative Representative Marshall McBride with all others, including staff as needed (No Change)
- 3. Historic Fourth Ward School and Museum Board Jay Carmona (Was Jack McGuffey)
- 4. NACO Lance Gilman with Austin Osborne as alternate (Was Jack McGuffey)
- 5. Nevada Works Lance Gilman with Austin Osborne as alternate (No Change)
- 6. Virginia City Senior Center Lance Gilman and Cherie Nevin (Adding Lance Gilman)
- 7. Lockwood Senior Center Lance Gilman and Cherie Nevin (No Change)
- 8. St. Mary's Art Center Jay Carmona with Cherie Nevin as alternate (Was Jack McGuffey)
- 9. Western Nevada Development District Austin Osborne (No Change)
- 10. Carson Water Subconservancy District Austin Osborne (No Change)
- 11. State Land Use Planning Advisory Council Austin Osborne with Kathy Canfield as alternate (No Change)
- 12. Natural Resources Conservation District (USDA) Kathy Canfield (No Change)
- 13. Truckee River Flood Management Authority (Technical Advisory Committee) Lance Gilman with Austin Osborne and Kathy Canfield as alternates (No Change)
- 14. Comstock Historic District Marshall McBride (No Change)
- 15. Nevada Commission for the Reconstruction of the V&T Railway Marshall McBride (Was Jack McGuffey)
- 16. Virginia City Tourism Commission Lance Gilman (No Change)
- 17. Oversight of Fire and Public Works Marshall McBride (No Change)
- 18. Economic Development
 - a. EDAWN Pat (No Change)
 - b. NNDA Lance Gilman (No Change)
- 19. Storey County Wildlife Advisory Board Rob DuFresne, Greg Hess Sr., Greg "Bum" Hess, Jim Clark, and Rich Bacus (No Change)
- 20. Washoe-Storey Conservation District Kathy Canfield with Austin Osborne as alternate (No Change)

Public Comment:

None

Motion: I make a motion to approve committee appointments as recommended by staff, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2018.

Comptroller Hugh Gallagher reviewed the Audited Financial Statements completed by DiPietro & Thornton, CPA. Mr. Gallagher said the General Fund, and all others, are very healthy. Revenues are higher than budgeted with expenses lower than budgeted.

Joe Costanza, CPA reviewed several items on the audit including benefits for retirees included in the statements which were not (required) to be included five years ago. This changes the position the County is in.

Mr. Costanza discussed deficiencies reported in the audit regarding preparation of financial statements in-house, recording bonds at fair market value, and payments made at retirement. Recommendations to address the deficiencies were reviewed.

Mr. Whitten said that he and Mr. Gallagher have discussed the issues at length.

Public Comment: None

Motion: I hereby move to approve the Storey County Audited Financial Statements for the year ended June 30, 2018, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Approval of National Radon Action Month Proclamation

Mr. Whitten, per request from UNR, asked that this matter be continued.

Motion: I move to continue this item to a date to be determined, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Amend project completion benchmarks of contract with Robert Loveberg 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.

Austin Osborne presented this item amending the current contract with Robert Loveberg. Due to unforeseen circumstances, benchmarks in the original contract have not been met. The benchmarks have been reviewed and revised, and will suffice to fix any issues. The substance of the contract is unchanged. The contract will cause a complete re-write of the County's floodplain ordinance which is old and needs to be brought into compliance.

Public Comment: None

Motion: Based on the recommendation by staff, I, Lance Gilman, motion to approve amending project completion benchmarks of contract with Robert Loveberg to review, update, and amend Storey County's floodplain ordinance as indicated in Enclosure B, Amended Scope of Work and Schedule, Action: Approve, Moved by: Vice Chairman Gilman, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on Resolution 19-562 to provide a date for a public hearing on the proposed lease of a portion of Piper's Opera House commonly known as the Old Corner Bar located at 12 North B Street in Virginia City, Nevada to VC Ponderosa Saloon LLC for a monthly rental amount of \$1,800.

Deputy District Attorney Keith Loomis said this is a Resolution pursuant to NRS requiring publication of notice of a proposed lease and setting a date for hearing on the proposed lease. The proposed lease of the portion of Pipers Opera House is for 3 years with a 2 year renewal, at a rate of \$1,800 per month. The Resolution sets February 5, 2019 at 10:30 A.M. for the proposed lease.

Mr. Whitten said a "mark up" lease has been reviewed by all parties and will be presented at the February 5th meeting.

Motion: I, Commissioner Lance Gilman, hereby move to approve Resolution 19-526 to provide for a hearing on the proposed lease of a portion of Pipers Opera House to VC Ponderosa Saloon LLC, on the 5th day of February 2019 and further authorize the County Clerk/Treasurer to publish a notice of the proposed lease at least once in a newspaper published in the County, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

15. PUBLIC HEARING AT 10:30 A.M. (No Action): Public hearing to consider objections to proposed lease of a portion of the County owned building located at 1705 Peru Drive at Tahoe Reno Industrial Center in Storey County, Nevada to the Nevada Highway Patrol for no rent.

Mr. Loomis explained this is a proposed interlocal agreement. This date has been published as the hearing date for any objections to the proposed lease to the Nevada Highway Patrol for no rent.

Chairman McBride asked if there were any objections. None received.

Mr. Whitten said this was a "win-win" situation for the County and the Highway Patrol. The County has a lot of interaction with NHP. The presence of marked units at the sub-station, and in the area, is vital. NHP will maintain the premises.

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on approval/denial of proposed lease of County property located at 1705 Peru Drive in the Tahoe Reno Industrial Center to Nevada Highway Patrol for no rent.

Mr. Loomis: This item is the proposed lease at the Peru complex for no rent, terminating November 30, 2022. There were no objections.

Public Comment: None

Motion: I, Commissioner Lance Gilman, hereby move to approve the lease of a portion of the county property located at 1705 Peru Drive in the Tahoe Reno Industrial Center to the State of Nevada for the benefit of the Nevada Highway Patrol on the terms set forth in the lease and authorize the Chairman to sign, Action: Approve, Moved by: Vice Chairman Gilman, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve revised agreement to purchase Assessor's Parcel No. (APN) 001-172-003 (fairgrounds parcel) from Richard Correll for the price of \$83,333.00 and the transfer to Mr. Correll of Lot 6 Block 210 Range H in Virginia City, Nevada.

Mr. Loomis: This item is being heard again as the agreement previously executed by Mr. Correll had been signed on a blank page. In addition, Mr. Correll requested a change to the agreement regarding the transfer of the lot. This was done and the lot transfer is currently in escrow.

Public Comment: None

Motion: I, Lance Gilman, move to approve the revision of the agreement to purchase APN 001-172-003 from Richard Correll for the sum of \$83,333.00 and the transfer of Lot 6, Block 210, Range H, in Virginia City, Nevada, Action: Approve, Moved by: Vice Chairman Gilman, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on Stipulation with Tahoe Reno-Industrial Center LLC (TRIC) to provide that incremental tax revenues used to reimburse owners of property within the Tax Increment Area for expenses in constructing the effluent pipeline will not be counted as "Project Revenues" as that term is defined in the Capital Improvement Plan agreed upon between Storey County, DP Operating Partnership LLP and TRIC on or about February 1, 2000 (Project Revenues) and are therefore not available as revenues to pay vouchers issued to TRICenter LLC.

Commissioner Gilman recused himself from discussion and vote on this item.

Mr. Loomis: The TIA agreement approved in December was approved on condition of receipt of this Stipulation stating that the TIA revenues reimbursing property owners for their costs of the pipeline would not be available to retire the vouchers issued to TRIC for dedication of infrastructure other than the pipeline. The Stipulation has been received.

County Manager Whitten thanked Lance Gilman, Roger Norman, Bob Sader, and Kris Thompson who had this document executed within a short time after approval of the agreement in December

Public Comment:

Nicole Barde asked if there were any changes to this (Stipulation) document from the one in the Board packet at the previous meeting.

Mr. Loomis said Mr. Sader made some amendments, but not sure whether or not they were in the previous Stipulation. The amendments were not substantive.

Motion: I, Jay Carmona, move to approve the Stipulation between Storey County and TRIC that incremental tax revenues derived from the Tax Incremental Area (TIA) and used to reimburse owners of property within the TIA for the costs of constructing an effluent pipeline will not be counted as project revenues when determining the amount of revenue available to pay for infrastructure vouchers issued to TRIC, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

19. DISCUSSION/POSSIBLE ACTION: Approval of second reading for General Business License – Crusader Armament & Training. Hank Shannon, owner.

Chief Deputy Tony Dosen said all guidelines have been met and there is no reason to not move forward.

Public Comment: None

Motion: I make a motion to approve second reading for General Business License – Crusader Armament & Training. Hank Shannon, owner, CCW instructor, 112 N. Curry St., Carson City, Nevada, Action: Approve, Moved by: Vice Chairman Gilman, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

- 20. DISCUSSION/POSSIBLE ACTION: Approval of business license Second Readings
 - A. SUGARLOAF MOUNTAIN MOTEL & MARKET General / 430 S. "C" st ~ Virginia City, NV
 - B. NOMNIVORE LLC General / 222 E. 8th Ave ~ Reno, NV
 - C. FIVES CINETIC CORP General / 23400 Halstead Rd ~ Farmington Hills, MI
 - D. DEBELL WINDOW SYSTEMS, INC Contractor / 2600 S. Virginia St ~ Reno, NV
 - E. BIGHORN SERVICES, LLC General / 560 Juniper St ~ Elko, NV
 - F. STRATOSPHERE QUALITY LLC General / 12024 Exit Five Pkwy ~ Fishers, IN
 - G. ANDREWS HARDING, AIA ARCHITECT General / 111 East 14th St ~ Elmira Heights, NY
 - H. ERM-WEST, INC General / 1277 Treat Blvd ~ Walnut Creek, CA
 - I. SMX, LLC General / 860 W. Evergreen ~ Chicago, IL
 - J. A-1 QUALITY CARE, LLC Contractor / 12 Sunset Way #206 ~ Henderson, NV
 - K. MANWEB SERVICES INC Contractor / 11800 Exit Five Pkwy ~ Fishers, IN
 - L. LOOKOUT TRENDZ Home / 368 Wagon Wheel Way ~ Dayton, NV
 - M. JHI ENGINEERING, INC General / 018 SW. Boundary Ct Ste 200 ~ Portland, OR
 - N. AMBER'S PET FRIENDLY GROOMING General / 269 Edith Lane ~ Dayton, NV
 - O. MICHAEL THOMAS SCHMOKER Home / 4590 Tybo Rd ~ Reno, NV

- P. HARGROVE SERVICES CORPORATION General / 20 S. Royal St ~ Mobile, AL
- Q. CBIZ RISK & ADVISORY SERVICES, LLC General / 6050 Oak Tree Blvd ~ Cleveland, OH
- R. PANASONIC SOLUTION TECHNOLOGIES CO., LTD General / Tokyo, JP
- S. SUEZ WTS ANALYTICAL INSTRUMENTS, INC General / 6060 Spine Rd ~ Boulder, CO
- T. ALLIED MODULAR BUILDING SYSTEMS, INC General / 642 W. Nicolas Ave ~ Orange, CA
- U. TRUCKEE TAHOE LUMBER COMPANY General / 10242 Church St ~ Truckee, CA

Mr. Whitten, on behalf of Community Development, recommends approval of all items A. through U.

Public Comment:

None

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

PUBLIC COMMENT:

None

22. ADJOURNMENT of all active and recessed Boards on the Agenda

Chairman McBride adjourned the meeting at 12:05 P.M.

Respectfully submitted,

Vanessa Stephens Clerk Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 5, 2019	Estimate of time required: 1-5 Minutes
Agenda: Consent [X] Regular agenda []	Public hearing required []
	County Commission Meeting due to Commissioners nal Association of Counties Legislative Conference in
made to remove and discuss separate	val as part of the Consent Agenda unless a request is ely. If so then; Move to cancel the March 5, 2019 ssioners and Staff attending the annual National Conference in Washington D.C.
3. Prepared by: Pat Whitten - County Mana	ager
<u>Department</u> : Commissioner's Office	Telephone: 847-0968
4. Staff summary: See Page 2	
5. Supporting materials: Conference Sche	dule
6. <u>Fiscal impact</u> :	
Funds Available: Minimal Publicatio budget. Fund: General Admin	on Fees & Travel as included in the current fiscal year AL. Comptroller
7. Legal review required: None	District Attorney
8. Reviewed by: Department Head	Department Name:
County Manager	Other agency review:
9. Board action: [] Approved [] [] Denied []	Approved with Modifications Continued

Staff summary: At this point in time, Chairman McBride and Vice-Chairman Gilman, together with County Manager Whitten and Administrative Officer Osborne are registered to attend and participate in the National Association of Counties annual Legislative Conference in Washington DC. Conference dates run from March 1st thru March 6th with travel to/from Reno to Washington DC booked for February 28th and returning on March 7th. While a conference schedule is included with this report, there are also unscheduled events coordinated by both our Nevada Association of Counties as well as our Federal Government Affairs Consultant, Retired Congressman Jon Porter and his team. In past years, those "off-agenda" events include meeting with officials from the Department of the Interior, US Postal Service as well as key Committee Staffers and Elected Officials involved on Federal items of concern and interest to Storey County. Congressman Porter frequently also schedules more private meetings with the Nevada Congressional delegation where we can better focus on specific items of interest to Storey County and not just Nevada as a whole. There are no known critical items to be determined after the February 19th meeting and before the next regularly scheduled meeting on March 19, 2019. Should unanticipated urgent matters arise; a special meeting can be convened after giving proper notice. Notice of cancelation will be placed in the newspaper of record, if approved.

2019 NACo Legislative Conference

Schedule as of: 01/24/2019

Friday, March 1, 2019

Mar. 1

NACo Ambassadors Meeting

4:00 pm to 5:00 pm

Mar. 1 R

Registration Open

5:00 pm to 7:00 pm

Saturday, March 2, 2019

Mar. 2 First-T

First-Time Attendees Orientation and Breakfast

7:00 am to 8:30 am

All first-time attendees are welcome to join us to learn more about NACo and how to

make the most out of the Legislative Conference.

Mar. 2

Registration Open

7:00 am to 5:00 pm

Mar. 2

NACCTFO: Session

8:00 am to 11:00 am

Mar. 2

Community Economic and Workforce Development Steering

9:00 am to 10:00 am

Committee - Resolutions Meeting

Mar. 2

Public Lands Policy Steering Committee - Resolutions Meeting

9:00 am to 10:00 am

Mar. 2

Transportation Policy Steering Committee - Resolutions Meeting

9:00 am to 10:00 am

Mar. 2

Agriculture and Rural Affairs Policy Steering Committee -

9:00 am to 10:30 am

Subcommittee Meeting

9:00 am to 11:00 am	Environment, Energy and Land Use Steering Committee – Resolutions Meeting
Mar. 2 9:00 am to 11:30 am	Health Policy Steering Committee - Subcommittee Meetings
9:00 am to 11:30 am	Human Services and Education Policy Steering Committee – Joint Subcommittee Meetings
Mar. 2 9:00 am to 12:00 pm	Justice and Public Safety Policy Steering Committee – Morning Meeting
9:00 am to 12:00 pm	Telecommunications and Technology Steering Committee Meeting
9:30 am to 12:00 pm	Finance, Pensions and Intergovernmental Affairs Policy Steering Committee Meeting
Mar. 2 10:00 am to 12:00 pm	Community, Economic and Workforce Development Steering Committee – Joint Subcommittees Meeting
Mar. 2 10:00 am to 12:00 pm	Public Lands Policy Steering Committee – Subcommittee Meetings
Mar. 2 10:00 am to 12:00 pm	Transportation Policy Steering Committee – Subcommittee Meetings
Mar. 2 10:30 am to 12:00 pm	Agriculture and Rural Affairs Policy Steering Committee – Business Meeting
Mar. 2 10:30 am to 12:00 pm	Audit Committee Meeting
Mar. 2 12:00 pm to 1:30 pm	Finance Committee Meeting

Mar. 2

Leading Local Efforts to Reach Young Children

12:00 pm to 1:30 pm

Strong evidence shows that when counties invest in the first three years of a child's life, the returns for the community are the highest and can reduce the need for more expensive interventions later. Early childhood investments help to support a thriving community and positively impact children's outcomes that span into adulthood. Hear from an expert panel of county and national thought leaders about how counties are investing in young children early and advancing early childhood policy, programs and systems.

While this event is open to all, there will be limited place settings for lunch. Seating is first-come, first-served. There will be additional perimeter seating (no food service) for those interested in attending the session once all luncheon seating is full. This luncheon is made possible by the National Collaborative for Infants and Toddlers (NCIT), funded through the Pritzker Children's Initiative. We thank NCIT for their support.

Mar. 2 12:00 pm to 1:30 pm

Resilient Counties Luncheon: Addressing Ongoing and Emerging Threats Due to Adverse Weather Patterns

In 2017, 25 percent of all counties received at least one major presidential disaster declaration. In 2018, devastating wildfires, hurricanes, flooding, tornados and other natural disasters affected counties nationwide. Natural disasters impact counties' ability to protect their residents and infrastructure.

Join the Resilient Counties Advisory Board and the Environment, Energy and Land Use Steering Committee to discuss federal and local programs and policies available to help counties adapt to changing weather conditions.

While this event is open to all, there will be limited place settings for lunch. To ensure your seat at the luncheon, please come early. There will be additional perimeter seating (no food service) for those still interested in attending the session once all luncheon seating is full. This luncheon is made possible by the 2018-2019 Resilient Counties sponsors. Thank you to the Resilient Counties sponsors for their support.

Mar. 2 1:30 pm to 4:00 pm Finance, Pensions and Intergovernmental Affairs Policy Steering Committee – Business Meeting

Mar. 2

Mar. 2

Mar. 2

NACCTFO: Session

1:30 pm to 4:00 pm

Mar. 2 Environment, Energy and Land Use Steering Committee –
Business Meeting

1:30 pm to 4:30 pm

Justice and Public Safety Policy Steering Committee - Afternoon Meeting

1:30 pm to 4:30 pm

Public Lands Policy Steering Committee - Business Meeting

2:00 pm to 4:00 pm

Mar. 2 2:00 pm to 4:00 pm	Transportation Policy Steering Committee – Business Meeting
Mar. 2 2:00 pm to 4:30 pm	Community, Economic and Workforce Development Steering Committee – Business Meeting
Mar. 2 2:00 pm to 4:30 pm	Health Policy Steering Committee – Business Meeting
Mar. 2 2:00 pm to 4:30 pm	Human Services and Education Policy Steering Committee – Business Meeting
Mar. 2 4:00 pm to 6:00 pm	NACCTFO Focus Group
Mar. 2 5:00 pm to 5:45 pm	Policy Coordinating Committee Meeting #2
Mar. 2 5:00 pm to 6:00 pm	NACHFa Annual Meeting
Mar. 2 5:00 pm to 6:00 pm	Resorts/Tourism/Gateway Counties Working Group
Mar. 2 5:00 pm to 6:30 pm	PA Counties Caucus
Mar. 2 5:00 pm to 7:00 pm	NACA (National Association of County Administrators) Executive Board Meeting
Mar. 2 5:00 pm to 7:00 pm	Open for Affiliate Meetings & Events
Mar. 2 5:00 pm to 7:00 pm	WON (Women of NACo) Leadership Reception
	Sunday, March 3, 2019

Non-Denominational Worship Service

7:00 am to 8:00 am

Mar. 3

Registration Open Mar. 3 7:00 am to 5:00 pm **Gulf States Counties and Parishes Caucus** Mar. 3 8:00 am to 9:30 am **Healthy Counties Advisory Board Meeting** Mar. 3 8:30 am to 10:00 am **GIS Subcommittee Meeting** Mar. 3 9:30 am to 11:00 am Large Urban County Caucus (LUCC) Meeting Mar. 3 10:00 am to 12:00 pm **Rural Action Caucus (RAC) Meeting** Mar. 3 10:00 am to 12:00 pm **IT Standing Committee Meeting** Mar. 3 11:00 am to 12:00 pm WIR Executive Committee & U.S. Forest Service Lunch Mar. 3 12:00 pm to 1:00 pm **Membership Committee Meeting** Mar. 3 12:00 pm to 1:30 pm NABCO/NOBCO Meeting Mar. 3 12:30 pm to 3:00 pm **Arts & Culture Commission Meeting** Mar. 3 1:00 pm to 2:00 pm **NACo International Development Task Force Meeting** Mar. 3 1:00 pm to 2:30 pm As shifts in U.S. trade policy ripple across the global economy, county governments and their residents feel the impacts on the ground. In this session, panelists from federal agencies and academic think tanks will discuss the recent tariffs implemented in 2018, trade relations with China and other important changes in U.S. trade policy, with a special focus on how county leaders can continue to encourage international economic development within their county economies. Hosted by the International Economic Development Task Force, this session is open to all conference attendees. Mar. 3 **Veterans and Military Services Committee Meeting** 1:00 pm to 3:00 pm

Western Interstate Region (WIR) Board Meeting Mar. 3 1:00 pm to 3:30 pm **Immigration Reform Task Force Meeting** Mar. 3 2:00 pm to 3:30 pm **Creative Counties Forum** Mar. 3 2:00 pm to 5:00 pm The Creative Counties Forum features a conversation on broad trends and useful resources with creative placemaking experts, a "world café" with the NACo Creative Counties teams about successes and lessons learned and an in-depth attendee discussion on using the arts to solve local challenges. Registration is not required, but please complete this one minute form if you plan to attend to help us track numbers. State Association Deputy Directors and Staff Meeting Mar. 3 3:00 pm to 4:45 pm **NACo Board Forum** Mar. 3 3:30 pm to 4:45 pm **Next Gen Business Meeting** Mar. 3 4:45 pm to 5:45 pm **NACIO Board Meeting** Mar. 3 5:00 pm to 6:00 pm **Alabama Delegates Caucus & Reception** Mar. 3 5:00 pm to 6:30 pm Florida Delegates Reception Mar. 3 5:00 pm to 6:30 pm **Open for Affiliate Meetings & Events** Mar. 3 5:00 pm to 7:00 pm NACA (National Association of County Administrators) Reception Mar. 3 5:30 pm to 6:30 pm NextGen / CLI Reception Mar. 3 5:45 pm to 6:45 pm

Monday, March 4, 2019

Mar. 4

Registration Open

7:00 am to 5:00 pm

Mar. 4

Central Region Caucus Meeting

7:30 am to 8:30 am

Mar. 4

Northeast Region Caucus Meeting

7:30 am to 8:30 am

Mar. 4

South Region Caucus Meeting

7:30 am to 8:30 am

Mar. 4

West Region Caucus Meeting

7:30 am to 8:30 am

Mar. 4

General Session

9:00 am to 10:30 am

Mar. 4

NCCAE Business Meeting

10:30 am to 12:00 pm

Mar. 4

Leadership Symposium

10:30 am to 4:30 pm

Mar. 4

Connecting Federal and County Systems of Care

10:45 am to 11:45 am

Counties are exploring and implementing innovative approaches to delivering health and human services critical to breaking cycles of poverty. Learn how the U.S. Department of Health and Human Services and county leaders are restructuring federal public

assistance and work training programs.

Mar. 4

EDUCATIONAL WORKSHOP BLOCK #1

10:45 am to 11:45 am

Mar. 4

Online Sales Tax Collection: What's Next?

10:45 am to 11:45 am

In June 2018, the U.S. Supreme Court ended the "physical presence" standard for sales tax collection, allowing states and counties to begin collecting taxes on online and remote sales. In this workshop, hear experts talk about the approaches different states are taking to this new landscape and a discussion on potential future federal action and court cases.

Mar. 4

Opportunity Zones: Your Chance for Community Investment

10:45 am to 11:45 am

The Tax Cuts and Jobs Act included a provision to incentivize investment in economic development in communities across the country. Join this workshop to learn more about the new regulations from the U.S. Treasury Department, and what counties need to do to access and leverage this new funding stream.

Mar. 4

Outlook for Federal Policy Issues in the 116th Congress

10:45 am to 11:45 am

Join the NACo legislative team for a rapid-fire discussion on the top issues facing counties, including health care, entitlement reform, transportation and infrastructure, public lands management and payments, environmental regulations and much more.

Mar. 4

10:45 am to 11:45 am

Reimagining County Behavioral Health Crisis Response Systems and Policies

Without alternatives to jails and emergency rooms, law enforcement and other first responders have few options for diverting people who are experiencing a behavioral health crisis. NACo is partnering with the Laura and John Arnold Foundation to improve America's crisis response system through the Data-Driven Justice Initiative. This workshop presents engagement strategies counties are using to build regional and state support to redesign crisis response systems and link people with mental illnesses and/or substance use disorders to places where they are most likely to receive effective treatment.

Mar. 4

Smarter Counties Summit Session 1: Bridging the Digital Divide

10:45 am to 11:45 am

From foundational middle-mile investments in underserved communities to changes in local zoning authority for next-generation telecommunications infrastructure, this session examines how rural and urban counties are bridging the digital divide while meeting the challenges of rapid growth in telecommunications.

Mar. 4

Credentials Committee Meeting

11:00 am to 12:00 pm

Mar. 4 Attendee Luncheon

12:00 pm to 1:30 pm

Mar. 4

1:45 pm to 3:00 pm

Backstage Pass: Behind the Scenes of Congressional Decision Making

Many Americans believe that federal lawmakers are unreachable – that they don't care about what constituents think and that influencing legislative outcomes is impossible and a waste of time. Yet research shows that members of Congress strongly believe that constituents are a valuable and informative resource in the decision-making process. Your "backstage pass" dispels myths about Congress and provides practical strategies on how decisions are really made and by whom.

Mar. 4

EDUCATIONAL WORKSHOP BLOCK #2

1:45 pm to 3:00 pm

Mar. 4

NCCAE Continuing Education Workshop

1:45 pm to 3:00 pm

Mar. 4

1:45 pm to 3:00 pm

Smarter Counties Summit Session 2: Borrowing From the Tech Industry: How to Improve Services and Customer Experiences with Design Thinking

This workshop uses "design thinking," a user-centered approach to technology solutions, to give county leaders practice strategies to improve access to effective social services for vulnerable residents.

Mar. 4

Understanding FEMA's New Policy Guidelines Before Disasters Hit

1:45 pm to 3:00 pm

This session discusses imminent pre-hazard mitigation rule changes following the passage of the Disaster Recovery Relief Act, including funding eligibility and potential codes and standards requirements. In this workshop, FEMA will outline the questions county officials should ask their staff and give tips on applying for grants under the new FEMA guidelines. The workshop will also highlight successful county-led hazard mitigation projects and exemplary local policy examples.

Mar. 4

Unveiling the New County Explorer Tool and How it can Strengthen Your Advocacy

1:45 pm to 3:00 pm

NACo's County Explorer tool provides easy access to the latest available county-level data, with hundreds of indicators across categories ranging from county administration to all manner of policy issues, including transportation and infrastructure, health and many others. NACo staff unveil an all-new and dramatically improved version of County Explorer, optimized for functionality on mobile platforms and suitable for use by expert and novice users.

Mar. 4

Upcoming Supreme Court Cases Hold Consequences for Counties

1:45 pm to 3:00 pm

The Supreme Court has two new justices and a docket of cases relevant to counties. This session covers several First Amendment cases, including a case involving an enormous cross on county property, a cemetery takings case against a county and employment and police cases, plus a discussion of how the addition of Justices Kavanaugh and Gorsuch will change the Court.

Mai. 4

NACo Board of Directors Meeting

1:45 pm to 4:30 pm

Mai 4

Coming to You Soon? Emerging Trends in State Legislature

3:15 pm to 4:30 pm

State governments have a significant impact on the operations of counties, and states across the country are legislating on similar issues state to state. Join us for a discussion of how states are tackling pressing county priorities like property taxes. 5G and elections, and how federal action could change the landscape for states and counties alike.

Mai 4

EDUCATIONAL WORKSHOP BLOCK #3

3:15 pm to 4:30 pm

Mar. 4 Evolving Cash Bail Policy Could Impact Your County

3:15 pm to 4:30 pm

This workshop updates attendees on litigation and legislative changes to pretrial reform and examines challenges and success in counties that have eliminated monetary bail. Following several recent federal court decisions, states and counties across the country are requiring or experimenting with eliminating cash bail.

Mai. 4

3:15 pm to 4:30 pm

How Elections Shift Power in Congress: Identifying and Building Relations in a New Congress

A new Congress means new committee and subcommittee chairs, new alliances and significant changes in the political terrain on Capitol Hill. When power shifts in Congress from one political party to the other, an advocate who may have been represented by an anonymous backbencher the year before might become the conduit to the most important legislator for your cause. This presentation shows advocates how to build relationships with new members of Congress, the value of identifying key committee chairs (and why some are more important than others) and research on best practices for building relationships with new lawmakers back home.

Mar. 4

Making Existing Leaders Better and Emerging Leaders Ready

3:15 pm to 4:30 pm

Extensive research has been conducted over the last century to develop strategies for improving leadership effectiveness, and most of it has focused on making poor leaders fair. Unfortunately, little work has been done to help leaders advance from relatively capable to extraordinary. Join Dr. Tim Rahschulte for a session focused on making that leap. Drawing from research from over 3,000 executives, learn how good leaders become GREAT leaders – by not forgetting the fundamentals.

Mai. 4

3:15 pm to 4:30 pm

Smarter Counties Summit Session 3: Borrowing from the Tech Industry: How to Improve Services and Customer Experiences with Design Thinking (continued)

This workshop uses "design thinking," a user-centered approach to technology solutions, to give county leaders practice strategies to improve access to effective social services for vulnerable residents.

Mar. 4 Strengthening Your County's Fiscal Fitness

3:15 pm to 4:30 pm

Join this session to learn more about the role of county finance officers vs. the role of county electeds, and learn how to bridge the gap between CFOs and the county board. This session includes best practices on county financial policies, including debt, pensions and transparency.

Mar. 4 NACP (National Association of County Planners) Meeting

5:00 pm to 6:00 pm

Mar. 4 Oregon Caucus Meeting

5:00 pm to 6:00 pm

Mar. 4 Minnesota Delegation Caucus

5:00 pm to 6:30 pm

Mar. 4 NACIRO Business Meeting

5:00 pm to 7:00 pm

Mar. 4 NCRCO Reception & Business Meeting

5:00 pm to 7:00 pm

Mar. 4 NDCO Reception & Business Meeting

5:00 pm to 7:00 pm

Mar. 4 New Mexico Association of Counties Reception

5:00 pm to 7:00 pm

Mar. 4 Open for Affiliate Meetings & Events

5:00 pm to 7:00 pm

Tuesday, March 5, 2019

Mar. 5 Registration Open

7:00 am to 1:00 pm

Mai. 5 Advancing Civility in the County Workplace

8:00 am to 9:15 am

Incivility in the workplace isn't just disruptive – it's a productivity and engagement killer that costs organizations millions of dollars annually, drives employee departures and can even cause stress-related illnesses. Why is it so common – and how do you combat it? Join Dr. Christopher Kilmartin, former professor of psychology at The University of Mary Washington and internationally-recognized expert on diversity and inclusion, to learn about the surprising sources of incivility in the workplace and how you can impact your workplace culture in powerful ways.

Mar. 5

Building a Skilled Workforce for the Future

8:00 am to 9:15 am

Learn how workforce boards can use the flexibility of the Workforce Innovation and Opportunity Act (WIOA) to rethink workforce policies and invest resources to create a future-forward workforce system, while hearing best practice examples from both urban and rural counties and regions.

Mar. 5

EDUCATIONAL WORKSHOP BLOCK #4

8:00 am to 9:15 am

Finding Better Solutions: Supporting People with Mental Illness Awaiting Trial

8:00 am to 9:15 am

National experts discuss how states have changed policies to allow for community-based competency restoration and reduced wait times and reliance on state hospital beds for people detained pending competency restoration. Learn how county leaders have addressed the challenge of reducing the number of people with mental illnesses in jails and the impact on county jail populations and individual outcomes, and how federal legislators are attempting to address the issue nationally.

Mar. 5

Repaying the Federal Permitting Process

8:00 am to 9:15 am

In 2018, the Trump Administration announced efforts to streamline the federal permitting process, with the goal of capping reviews for new projects at a total of two years. Agencies engaged in this effort are involved in projects ranging from water infrastructure to roads and ditches to public transit. Join this workshop to learn more about how counties can benefit from federal streamlining efforts.

Mar. 5

General Session

9:30 am to 11:45 am

Mar. 5 CIO Forum (RSVP required)

12:00 pm to 5:00 pm

The CIO Forum provides an opportunity for county CIOs and technology officials to learn about the latest technology programs and engage with NACo Premier Corporate members. The 2019 CIO Forum will focus on cybersecurity, telecommunications infrastructure, disaster planning and recovery and cloud storage.

RSVPs are required. Please RSVP when registering for the conference. To check your RSVP status or submit an RSVP if you are already registered, please contact nacomeetings@naco.org

Mar. 5

Hill Visits

12:00 pm to 5:00 pm

Join us on Capitol Hill to engage policymakers, staff members and leadership so we can let them know why stronger counties build a stronger America.

Mar. 5

Dealing with Difficult Topics and Stakeholders

1:00 pm to 2:15 pm

Elected officials are faced with difficult topics, conflicting solutions, and multiple stakeholders every day. Do you have the skills to successfully negotiate This seminar examines the art and science behind finding consensus and explores methods and

strategies to address challenging public issues.

Mar. 5

EDUCATIONAL WORKSHOP BLOCK #5

1:00 pm to 2:15 pm

Making Your Retirement Income go the Distance Mar. 5

1:15 pm to 4:30 pm

Join NACo and Nationwide for a session on understanding how taxes can affect your income planning and distribution, including sequencing strategies.

Mar. 5

NACo President's Reception

7:00 pm to 9:00 pm

Connect with fellow conference attendees over drinks and heavy hors-d'oeuvres at our closing networking reception. Whatever you do, don't forget to put on your dancing shoes for your favorite conference band, No Bad Ju Ju!

Wednesday, March 6, 2019

Mar. 6

NACo Open House & Luggage Storage

8:00 am to 3:00 pm

660 North Capitol Street NW

Need a place to put your luggage while on the Hill? Please bring it to the lobby of the first-floor conference center at NACo HQ and ask for a tour of our headquarters, your office away from home!

Mar. 6

Hill Visits

8:00 am to 5:00 pm

Join us as we visit Capitol Hill to engage policymakers, staff members and leadership so we can let them know why stronger counties build a stronger America.



Storey County Board of County Commissioners

Agenda Action Report

Meetin	ng Date: Tuesday, January 15,	2019	Estimate of Time Required: 5 min
Agenda	a: Consent ⊠	Regular 🗆	Public Hearing Required 🗆
1.	Title: Justice Court Quarter	ly Report	
2.	Recommended Motion:	Approve	
3.	Prepared By: E.F. Herringto	n, Justice of the	e Peace
	Department: Justice Court	775-84	17-0962
4.	Staff Summary:		
5.	Supporting Materials:	EOP Listings fo	or October, November, December, 2018
6.	Fiscal Impact: None ⊠		
	Funds Available: n/a	Fund: 🗆	Comptroller
7.	Legal Review Required:		District Attorney □
8.	Reviewed By:		
	☐ Department Head		Department Name: Commissioners' Office
	☐ County Manager		☐ Other Agency Review
9.	Board Action:		
	☐ Approve	☐ Approved	with Modifications
	☐ Denied	☐ Continued	1
			Agenda Item No. 8 II

Virginia Township Justice Court ~ Storey County, Nevada

26 South B Street, Second Floor Virginia City, Nevada 89440 775-847-0962 • Facsimile: 775-847-0915 www.storeycounty.org



FILED

January 8, 2019

Sheef Co. Clerk
Deputy

QUARTERLY REPORT

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for October, November, and December, 2018.

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

E.F. Herrington
Justice of the Peace

Subscribed and sworn before me

this 3 day of John 20 19.

Justice Court Clerk

Disbursed Total

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*** End of Report ***

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End UP Period Listing - Actual VIRGINIA TOWNSHIP JUSTICE COURT From 10/31/2018 09:18:25.41 To 11/30/2018 08:56:16.94

Disbursed Total

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*** End of Report ***



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 15, 2019		Estimate of time required: 0-5 mins
Agenda: Consent [X] Regular ag	genda [] Public h	earing required []
Title: For Possible Action – Ap Secured Tax Roll for Exen		's Recommended Corrections to 2018-19
2. Recommended motion: Appro	oval	
3. Prepared by: Tobi Whitten		
Department: Assessor's Offic	e	Telephone: 847-0961
certain criteria. Exemption before June 15th of each fis cause a delay and, as a resuthe Assessor's Office feels exemption application or recausing the exemption to n	applications and recal year, but circulate, an exemption rethat the taxpayer cenewal by the dead to the applied correction of the Board	eax exemptions to individuals who meet enewals are typically due to our office on or instances beyond a taxpayer's control may not being applied to the tax bill. In cases where could not have reasonably filed their lline, or if there is an unforeseeable error extly, the tax bill may be amended by the and a new tax bill or a refund be mailed to the with adjusted assessed values.
6. Fiscal impact: Unknown		
Funds Available:	Fund:	Comptroller
7. Legal review required:	District A	ttorney
8. Reviewed by: Department Head	Departn	nent Name: Assessor's Office
County Manager	Other ag	gency review:
P. Board action: [] Approved [] Denied	[] Approve	ed with Modifications ed Agenda Item No. 8



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

January 4, 2019

Memo to: Storey County Commissioners

Re: Corrections for Exemption(s)

The owner(s) of the property(ies) listed below should have had a personal exemption applied to their property for the 2018-19 tax year. For various reasons, the taxpayer was either unaware of their eligibility for the exemption, an unforeseen situation prevented them from timely filing, a clerical error occurred, or the exemption renewals or percentage changes were not received and processed by our office before the close of the 2018-19 re-opened secured roll. Therefore, we were unable to apply or adjust the exemptions prior to the printing of their tax bill. The adjusted net assessed values and the net assessed value overrides should be:

APN	Current Net Assessed	Exemption Amount	Exemption NRS	Adjusted Net Assessed before Tax Cap	Current Year Net Assessed Value Override
1-264-11	66,099	27,000	361.091-A	39,099	21,631

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

Thank You.

Tobi Whitten

Storey County Assessor's Office



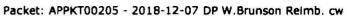
Storey County Board of County Commissioners **Agenda Action Report**

Mo Age

	ing date: a Item Type: Consent Agenda	Estimate of Time Required: 0-5 min.
1.	<u>Title:</u> For possible action, approval of	claims in the amount of \$4,694,456.36.
2.	Recommended motion: Approve as p	art of the Consent Agenda.
3.	Prepared by: Vanessa Stephens	
	Department: Treasurer	Contact Number: 775.847.0969
4.	Staff Summary: Claims are 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:	
	[] Approved	[] Approved with Modification
	[] Denied	[] Continued

Check Register

By Check Number





Vendor Number Bank Code: AP Bank-AP Bank 405444

Vendor Name Brunson, Whitney

Payment Date
12/10/2018

Payment Type Regular

Discount Amount Payment Amount Number

0.00 92.20 94216

Bank Code AP Bank Summary

	Barabla	Bar-11011		
Payment Type	Payable Count	Payment Count	Discount	Payment
5804-178 BOOLDS 083009 - 500 BO BOOLDS	Count			
Regular Checks	1	1	0.00	92.20
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	92.20

Chairman	Commissioner	Commissioner

Comptroller

Approved by the Storey County Board of Commissners:

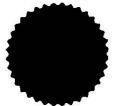
Treasurer

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Check Register
Packet: APPKT00210 - 2018-12-10 AP Spci Cks cw

By Check Number



Vendor Number Benk Code: AP Benk-AJ	Vendor Name Benk	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403713	CAPITAL 1 EQUIP FINANCE	12/10/2018	Regular	0.00	73,040.00	94217
403692	JAMSAB REALTY CORP	12/10/2018	Regular	0.00	61,775.00	94218

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	134,815.00
Manual Checks	0	O	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Orafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
*	2	2	0.00	134,815.00

Approved by the St	orey County Board of Comm	nissners:
Chairman	Commissioner	Commissioner
Comptroller		_
Treasurer		_



Check Register Packet: APPKT00215 - 2018-12-14 PR Payment cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-Ai	P Bank					
300007	USAA 529 College Savings Plans	12/12/2018	EFT	0.00	50.00	
300003	AFLAC	12/14/2018	Regular	0.00	1,091.01	94219
300008	AFSCME Union	12/14/2018	Regular	0.00	604.53	94220
300001	Colonial Life & Accident	12/14/2018	Regular	0.00	111,69	94221
404704	DVM INSURANCE AGENCY	12/14/2018	Regular	0.00	105.72	94222
405264	FIDELITY SEC LIFE INS CO	12/14/2018	Regular	0.00	1,410.83	94223
404366	HOMETOWN HEALTH	12/14/2018	Regular	0.00	110,293.58	94224
405263	KANSAS CITY LIFE INS CO	12/14/2018	Regular	0.00	709.02	94225
300011	Nevada State Treasurer	12/14/2018	Regular	0.00	4.00	94226
300004	Pacific Life Insurance Co	12/14/2018	Regular	0.00	50.00	94227
103233	PUBLIC EMPLY RETIREMENT SYSTEM	12/14/2018	Regular	0.00	46.66	94228
102441	ST CO SHERIFF	12/14/2018	Regular	0.00	692.91	94229
300010	State Collection & Disbursement Un	12/14/2018	Regular	0.00	197.70	94230
300006	Storey Co Fire Fighters Assoc	12/14/2018	Regular	0.00	1,200.00	94231
405076	UNITEDHEALTHCARE INS CO	12/14/2018	Regular	0.00	7,768.63	94232
404639	VOYA RETIREMENT INS	12/14/2018	Regular	0.00	7,354.00	94233
300005	Washington National Ins	12/14/2018	Regular	0.00	521.02	94234
300002	Western Insurance Specialties	12/14/2018	Regular	0.00	328.89	94235

Bank Code AP Bank Summary

	Payable	Psyment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	43	17	0.00	132,490.19
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	1	1	0.00	50.00
	44	18	0.00	132.540.19

Chairman	Commissioner	Commissioner
omptroller		
Treasurer		



Check Register

Packet: APPKT00216 - 2018-12/14 Direct Payables HL Party & Stump carving cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-A	P Bank					
405447	Ham, Daniel Wayne	12/14/2018	Regular	0.00	3,300.00	94236
405445	LaVake, Barbara S.	12/14/2018	Regular	0.00	280.00	94237
405120	STEM LLC	12/14/2018	Regular	0.00	2,250.00	94238
405446	Zam, Laura A.	12/14/2018	Regular	0.00	80.00	94239

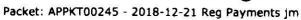
Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	4	4	0.00	5,910.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	4	0.00	5.910.00

Approved by the Storey County Board of Commissners:

Chairman	Commissioner	Commissioner
Comptroller		
Treasurer		







By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-A	P Bank					
404671	PORTER GROUP LLC	12/20/2018	EFT	0.00	12,000.00	10002
10050	ADVANCED DATA SYSTEMS INC	12/21/2018	Regular	0.00	4,156.00	94240
405449	AFC Industries, Inc	12/21/2018	Regular	0.00	381.96	94241
101589	AIRGAS NON INC	12/21/2018	Regular	0.00	138.05	94242
100135	ALSCO INC	12/21/2018	Regular	0.00	271.90	94243
404935	AMES CONSTRUCTION	12/21/2018	Regular	0.00	465,794.04	94244
403651	ARC HEALTH AND WELLNESS	12/21/2018	Regular	0.00	395.36	94245
99663	AT&T MOBILITY II LLC	12/21/2018	Regular	0.00	114.20	94246
100285	AVS DEVELOPMENT LTD	12/21/2018	Regular	0.00	54.90	
405254	BARKDULL-SPENCER, ELAINE	12/21/2018	Regular	0.00	12,202.23	94248
99837	BATTERIES PLUS (RENO)	12/21/2018	Regular	0.00	198.00	94249
405278	Bean, James	12/21/2018	Regular	0.00	1,240.00	
101605	BERRY ENTERPRISES	12/21/2018	Regular	0.00	9,670.94	94251
404810	BLACKPOINT LLC	12/21/2018	Regular	0.00	939.08	94252
100422	BOB BARKER COMPANY INC	12/21/2018	Regular	0.00		94253
403671	BURRELL, SCOTT LEWIS	12/21/2018	Regular	0.00		94254
100476	BURTON'S FIRE INC	12/21/2018	Regular	0.00	127.43	
10035	C & W LOCK, GLASS & SAFE	12/21/2018	Regular	0.00	0.0000000000000000000000000000000000000	94256
99720	CASELLE INC	12/21/2018	Regular	0.00	202.00	
403268	CELLCO PARTNERSHIP	12/21/2018	Regular	0.00	2,572.32	
405235	CHARTWELL STAFFING SERV	12/21/2018	Regular	0.00	1,994.10	
405134	CMC TIRE INC	12/21/2018	Regular	0.00	534.40	
403822	COLLECTION SERVICE OF NEV	12/21/2018	Regular	0.00	136.01	
403990	COMSTOCK CEMETERY FOUNDAT	12/21/2018	Regular	0.00	240.00	94262
99652	COMSTOCK CHRONICLE (VC)	12/21/2018	Regular	0.00	765.00	94263
404060	CREATIVE CONCEPTS MEDIA +	12/21/2018	Regular	0.00	450.00	
405354	Crisis Collections Management, LLC	AND TO COMPANY SAME AND A SOUR	Regular	0.00	679.06	
405405	Demuth, Katie	12/21/2018	Regular	0.00	147.09	
402905	DISH DBS CORPORATION DISH NETV	Action of the Control	Regular	0.00		94267
405210	DUNCAN, CANDY L	12/21/2018	Regular	0.00	3,350.00	
405452	Dunseath, James Scott	12/21/2018	Regular	0.00	320.00	
404266	DYNAMIC DIESEL, INC	12/21/2018	Regular	0.00		94270
404547	ELLIOTT AUTO SUPPLY INC	12/21/2018	Regular	0.00	798.12	
405211	ENERSPECT MEDICAL SOL	12/21/2018	Regular	0.00	1,767.78	
405008	ERICKSON THORPE & SWAINSTON L		Regular	0.00	Particular de Carago e de carago	
403216	FARR WEST ENGINEERING	12/21/2018	Regular	0.00	940.50 125,430.80	
404757	FCC COMMUNICATIONS, LLC	12/21/2018	Regular	0.00	352.00	
403975	FERRELLGAS LP	12/21/2018	Regular	0.00		
402959	FLAG STORE OF NEV INC-THE	12/21/2018	responsible responses	V202020	4,935.81	MESSEL SEC
404640	GLADDING, EDWARD A.	12/21/2018	Regular	0.00	29.95	
404896	GOLDEN GATE/SET PETROLEUM		Regular		8,676.00	
101899	GRAINGER	12/21/2018	Regular	0.00	2,785.52	
103470	GREAT BASIN TERMITE & PES	12/21/2018	Regular	0.00	554.78	
404394	GTP INVESTMENTS LLC	12/21/2018	Regular	0.00	130.00	
405023		12/21/2018	Regular	0.00	1,042.72	
404778	HANSEN OVERHEAD GARAGE HAT, LTD	12/21/2018	Regular	0.00	1,179.85	
102983	P (5) (100 (100 € 10 × 100 (100 (100 (100 (100 (100 (100	12/21/2018	Regular	0.00	2,714.88	
403040	HD SUPPLY FACIL MAINT LTD	12/21/2018	Regular	0.00	258.67	
403951	HENRY SCHEIN	12/21/2018	Regular	0.00	1,446.94	
403753	HOT AUGUST NIGHTS INC	12/21/2018	Regular	0.00	1,600.00	
405454	HOT SPOT BROADBAND INC	12/21/2018	Regular	0.00	82.50	
	Hunt, Jennifer J.	12/21/2018	Regular	0.00	64.75	
405302	Institute for Enviornmental Health In		Regular	0.00	735.00	
404328	INTERCEPT INC	12/21/2018	Regular	0.00	232.00	
100885	IRON MOUNTAIN INFO MGT IN	12/21/2018	Regular	0.00	292.16	94292

	庭	1300				
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	[60215] 1070: [602] brillstriga(A7)40763	
403834	IT1 SOURCE LLC	12/21/2018	Regular	0.00	4,212.30	94293
103317	JBP LLC	12/21/2018	Regular	0.00	3,037.35	2 3 3 3 4 3 5 3 5 3 5 5 5
405224	KENNETH L DORR JR SOLE M	12/21/2018	Regular	0.00	2,678.00	
101040	L N CURTIS & SONS	12/21/2018	Regular	0.00	260.00	
404356	LANGUAGE LINE SERVICES IN	12/21/2018	Regular	0.00		94297
405093	LATHROP FAMILY CORP	12/21/2018	Regular	0.00	255.00	
405151	LAZZARINO, NICHOLAS	12/21/2018	Regular	0.00	496.49	
101030	LIFE-ASSIST INC	12/21/2018	Regular	0.00	795.67	
405077	MACKAY MANSION	12/21/2018	Regular	0.00		94301
405455	MacLeod Watts, Inc.	12/21/2018	Regular	0.00	3,300.00	
404088	METRO OFFICE SOLUTIONS IN	12/21/2018	Regular	0.00	492.97	94303
405339	Morrow, Jocelyn	12/21/2018	Regular	0.00	1,250.00	94304
100471	MOUND HOUSE TRUE VALUE	12/21/2018	Regular	0.00	83.04	94305
101168	NACO	12/21/2018	Regular	0.00	11,308.00	94306
405448	National Emergency Number Assoc.		Regular	0.00	550.00	94307
101228	NEV ADMIN BLDG & GROUNDS	12/21/2018	Regular	0.00	4,484.67	94308
101343	NEV DEPT HUMAN RESOURCES	12/21/2018	Regular	0.00	2,877.96	94309
403317	NEV DEPT PUBLIC SAFETY	12/21/2018	Regular	0.00	1,087.50	94310
403632	NEVADA BLUE LTD (RNO)	12/21/2018	Regular	0.00	200.00	94311
101256	NEVADA STATE GRAZING BRD	12/21/2018	Regular	0.00	37.52	94312
404854	NEVIN, MIKE	12/21/2018	Regular	0.00	179.00	94313
101362	Nextel of California	12/21/2018	Regular	0.00	240.46	94314
405352	Ocampo, Julie Lozada	12/21/2018	Regular	0.00	158.40	94315
402926	OFFSITE DATA DEPOT, LLC	12/21/2018	Regular	0.00	231.03	94316
404118	OPTUMINSIGHT INC	12/21/2018	Regular	0.00	285.00	94317
405127	O'REILLY AUTO ENTERPRISES	12/21/2018	Regular	0.00	377.23	94318
404870	OSBORNE, JOAN	12/21/2018	Regular	0.00	3,547.50	94319
404746	OTIS ELEVATOR COMPANY	12/21/2018	Regular	0.00	119.55	94320
404556	OUTFRONT MEDIA LLC	12/21/2018	Regular	0.00	644.68	94321
403895	PETRINI, ANGELO D	12/21/2018	Regular	0.00	21.00	94322
101434	PITNEY BOWES INC	12/21/2018	Regular	0.00	1,183.06	94323
405450	Polvos, Justine Annie	12/21/2018	Regular	0.00	500.00	94324
103032	POWERPLAN	12/21/2018	Regular	0.00	91.81	94325
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	140.97	94326
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	79,856.06	94327
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	200.46	94328
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	5,789.23	94329
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	654.95	94330
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	2,189.68	94331
103221	PUBLIC EMPLY RETIREMENT	12/21/2018	Regular	0.00	2.67	94332
100348	PURCELL TIRE & RUBBER CO	12/21/2018	Regular	0.00	2,048.48	94333
103306	PURCHASE POWER	12/21/2018	Regular	0.00	3,800.00	94334
404797	PYROGUYS, INC	12/21/2018	Regular	0.00	7,500.00	
404134	RAPID SPACE LLC	12/21/2018	Regular	0.00	346.45	
402937	RAY MORGAN CO INC (CA)	12/21/2018	Regular	0.00	90.19	
102388	REDWOOD TOXICOLOGY LAB, IN	12/21/2018	Regular	0.00	361.58	
404863	REFUSE, INC	12/21/2018	Regular	0.00	228.17	
403361	ROADPOST USA INC	12/21/2018	Regular	0.00	122.50	
405095	ROBERTS, BOBBI JEAN	12/21/2018	Regular	0.00	354.13	
10026	RUPPCO INC	12/21/2018	Regular	0.00	321.47	
103241	SBC GLOBAL SERVICES IN LD	12/21/2018	Regular	0.00	47.01	
101210	SBC GLOBAL SERVICES INC	12/21/2018	Regular	0.00	4,000.31	
405073	SESMA, RAY	12/21/2018	Regular	0.00	162.50	
405081	SHERMARK DISTRIBUTORS INC	12/21/2018	Regular	0.00	224.00	
102462	SIERRA ENVIRONMENTAL MONITOF		Regular	0.00	148.00	
101630	SIERRA PACIFIC POWER CO	12/21/2018	Regular	0.00	97.99	
403480	SLICK INDUSTRIES LLC DBA	12/21/2018	Regular	0.00	43.00	
403384	SMITHS FOOD & DRUG CENTER	12/21/2018	Regular	0.00	391.32	
404195	SOUTHERN GLAZERS WINE & S	12/21/2018	Regular	0.00	1,238.10	
403567	SPARKS ELECTRIC MOTOR REP	12/21/2018	Regular	0.00	1,430.74	
101658	SPB UTILITY SERVICES INC	12/21/2018	Regular	0.00	901.68	
	S. S. S. M. C. SERVICES INC.	,,		0.00	201.08	J4333

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Check Register

Packet: APPKT00245-2018-12-21 Reg Payments jm

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403892	SUN PEAK ENTERPRISES	12/21/2018	Regular	0.00	136.00	94354
405244	SUTTON HAGUE LAW CORP	12/21/2018	Regular	0.00	697.50	94355
405453	TAPI USA	12/21/2018	Regular	0.00	1,684.00	94356
405329	Thaiman, Rhoda Kealoha	12/21/2018	Regular	0.00	2,192.07	94357
404615	THE ANTOS AGENCY	12/21/2018	Regular	0.00	637.50	94358
404845	THOMAS PETROLEUM LLC	12/21/2018	Regular	0.00	3,439.02	94359
405218	TROWBRIDGE, LORI	12/21/2018	Regular	0.00	14.49	94360
405112	TYLER TECHNOLOGIES, INC	12/21/2018	Regular	0.00	11,182.56	94361
404062	UNITED FINANCE INDUSTRIAL LOAN	12/21/2018	Regular	0.00	22.20	94362
101947	UNITED RENTALS	12/21/2018	Regular	0.00	86.07	94363
101845	US POSTOFFICE (VC)	12/21/2018	Regular	0.00	12.00	94364
405438	Vann, Terri A.	12/21/2018	Regular	0.00	300.00	94365
403983	VCTC	12/21/2018	Regular	0.00	260.00	94366
405250	VIEVU LLC	12/21/2018	Regular	0.00	49.00	94367
403894	VIRGINIA & TRUCKEE RR CO, INC.	12/21/2018	Regular	0.00	24,215.00	94368
402820	WALKER & ASSOCIATES	12/21/2018	Regular	0.00	2,167.00	94369
103009	WASHOE COUNTY SENIOR SERV	12/21/2018	Regular	0.00	1,455.70	94370
103080	WATERS SEPTIC TANK SV DBA	12/21/2018	Regular	0.00	740.00	94371
101809	WEDCO INC	12/21/2018	Regular	0.00	590.76	94372
405451	Welch, Ron & Minnie	12/21/2018	Regular	0.00	8.99	94373
103237	WESTERN ENVIRONMENTAL LAB	12/21/2018	Regular	0.00	216.80	94374
404856	WILSON, CARLA JEAN	12/21/2018	Regular	0.00	14,664.00	94375

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	210	136	0.00	885,912.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	12,000.00
	212	137	0.00	897,912.13

Approved by the Sto	rey County Board of Commi	ssners:
Chairman	Commissioner	Commissioner
Comptroller		_
Treasurer		-

WF

Pecket #	Туре	Payable Description	Tot	el Payments	Post Date
APPKT00240	Invoice	Stames-Nulsance postage	\$	7.20	12/21/2018
APPKT00239	Invoice	WF VCTC WB, KD, DD	\$	2,925.26	12/21/2018
APPKT00238	Invoice	Wells Fargo Purchase Card	\$	264.68	12/21/2018
APPKT00237	Invoice	Assessor Office Jana	\$	78.89	12/21/2018
APPKT00236	Invoice	C.NEVIN- ROADPOST WF	\$	122.50	12/21/2018
APPKT00233	Invoice	Fire: MD, JL, JN, TNP, DS	\$	5,806.46	12/21/2018
APPKT00229	Invoice	C Wood-Wells Fargo Poard	\$	210.96	12/21/2018
APPKT00226	Invoice	Communications: DBallard	\$	59.98	12/21/2018
APPKT00212	Invoice	PW 12/1/18 - 12/14/18	\$	4,538.86	12/21/2018
APPKT00223	Invoice	Sheriff's Office - TD, JB, BG	\$	2,235.56	12/21/2018
APPKT00222	Invoice	IT Dept JD, TS, RB	\$	1,739.63	12/21/2018
APPKT00220	Invoice	NACO Conference -One Day Attendance 11/	\$	100.00	12/21/2018
APPKT00218	Invoice	WF Commish - JF, MK - ns	8	3,456.18	12/21/2018
Totals					

Approved by the Storey County Board of Commissners:

Chairman Commissioner Commissioner

Comptroller

Treasurer



Check Register

Packet: APPKT00256 - 2018-12-28 PR Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-Af	P Bank					
300001	Colonial Life & Accident	12/28/2018	Regular	0.00	111.69	
405264	FIDELITY SEC LIFE INS CO	12/28/2018	Regular	0.00	57.25	
102441	ST CO SHERIFF	12/28/2018	Regular	0.00	692.91	
300003	AFLAC	12/28/2018	Regular	0.00	1,057.17	
404704	DVM INSURANCE AGENCY	12/28/2018	Regular	0.00	105.72	
404639	VOYA RETIREMENT INS	12/28/2018	Regular	0.00	7,324.00	
300008	AFSCME Union	12/28/2018	Regular	0.00	605.19	
300010	State Collection & Disbursement Un	12/28/2018	Regular	0.00	197.70	
404869	SCSO EMPLOYEES ASSOCIATIO	12/27/2018	EFT	0.00	579.00	
300005	Washington National Ins	12/28/2018	Regular	0.00	521.02	
404366	HOMETOWN HEALTH	12/28/2018	Regular	0.00	6,557.15	
300007	USAA 529 College Savings Plans	12/27/2018	EFT	0.00	50.00	
300011	Nevada State Treasurer	12/28/2018	Regular	0.00	4.00	
103233	PUBLIC EMPLY RETIREMENT SYSTEM	12/28/2018	Regular	0.00	46.66	
405076	UNITEDHEALTHCARE INS CO	12/28/2018	Regular	0.00	406.31	
300004	Pacific Life Insurance Co	12/28/2018	Regular	0.00	50.00	
300006	Storey Co Fire Fighters Assoc	12/28/2018	Regular	0.00	1,200.00	

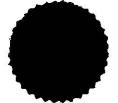
Bank Code AP Bank Summary

	Payable	Payment	N20000 95	STELLAS AN
Payment Type	Count	Count	Discount	Payment
Regular Checks	24	15	0.00	18,936.77
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	2	0.00	629.00
	26	17	0.00	19,565,77

Approved by the Store	y County Board of Comr	nissners:
Chairman	Commissioner	Commissioner
Comptroller		

Treasurer

Check Register



Packet: APPKT00262 - 2018-12-28 Voya replacement for 94233

By Check Number

Vendor Number Vendor Name
Bank Code: AP Bank-AP Bank
404639 VOYA RETIREMENT INS

 Payment Date
 Payment Type
 Discount Amount
 Payment Amount
 Number

 12/28/2018
 Regular
 0.00
 7,354.00
 94391

Bank Code AP Bank Summary

	MALIN COOK AT BRIDE	SCHOOL A		
	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	3	1	0.00	7,354.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	1	0.00	7,354.00

Approved by	y the Storey	County Board	of Commissners:
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Chairman	Commissioner	Commissioner
Comptroller	-	_
Treasurer		



Packet: APPKT00293 - 2018-01-04 Retiree Ins Payment cw

By Check Number

		10				
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank	t-AP Sank					
405264	FIDELITY SEC LIFE INS CO	01/04/2019	Regular	0.00	222.13	94483
404366	HOMETOWN HEALTH	01/04/2019	Regular	0.00	15,296.23	94484
405263	KANSAS CITY LIFE INS CO	01/04/2019	Regular	0.00	15.92	94485
101241	NEV PUBLIC AGENCY INS PL	01/04/2019	Regular	0.00	1,386.00	94486
405076	UNITEDHEALTHCARE INS CO	01/04/2019	Regular	0.00	1,142.71	94487

Bank Code AP Bank Summary

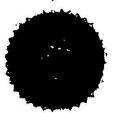
	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	5	5	0.00	18,062.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	ana ana 3	5	0.00	18,062.99

Approved by the Storey County Board of Commissners:

Chairman	Commissioner	Commissioner
Comptroller		_
Treasurer		







By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-A	AP Bank				r aymant rangant	(VOIII)
405020	ALL COMSTOCK LLC	01/04/2019	Regular	0.00	4,000.00	94392
405279	ALPINE SIGNS INC	01/04/2019	Regular	0.00	900.00	94393
100135	ALSCO INC	01/04/2019	Regular	0.00	53.93	94394
100157	AMERICAN WATERWORKS ASSN	01/04/2019	Regular	0.00	433.00	94395
403949	AMERIGAS PROPANE LP	01/04/2019	Regular	0.00	1,844.89	94396
403651	ARC HEALTH AND WELLNESS	01/04/2019	Regular	0.00	550.00	94397
99663	AT&T MOBILITY II LLC	01/04/2019	Regular	0.00	115.12	
405254	BARKDULL-SPENCER, ELAINE	01/04/2019	Regular	0.00	9,923.47	94399
405103	BATTLE BORN CONSULTING SE	01/04/2019	Regular	0.00	11,354.00	94400
100430	BOARD OF REGENTS (COMPT)	01/04/2019	Regular	0.00	6,875.00	94401
100422	BOB BARKER COMPANY INC	01/04/2019	Regular	0.00	69.53	94402
405280	Bobula, James Clark	01/04/2019	Regular	0.00	2,200.00	94403
404634	BRANDON, RUSSELL D	01/04/2019	Regular	0.00	60.00	94404
405444	Brunson, Whitney	01/04/2019	Regular	0.00	139.72	94405
403671	BURRELL, SCOTT LEWIS	01/04/2019	Regular	0.00	208.50	94406
405260	CAD, Inc.	01/04/2019	Regular	0.00	75.00	94407
403268	CELLCO PARTNERSHIP	01/04/2019	Regular	0.00	140.31	94408
405235	CHARTWELL STAFFING SERV	01/04/2019	Regular	0.00	3,905.40	94409
405357	City of Carson	01/04/2019	Regular	0.00	159.42	94410
403685	CITY OF CARSON CITY	01/04/2019	Regular	0.00	888.88	94411
403822	COLLECTION SERVICE OF NEV	01/04/2019	Regular	0.00	239.37	
100655	COMMUNITY CHEST INC	01/04/2019	Regular	0.00	27,041.00	94413
99652	COMSTOCK CHRONICLE (VC)	01/04/2019	Regular	0.00	893.40	94414
404060	CREATIVE CONCEPTS MEDIA +	01/04/2019	Regular	0.00	3,596.50	94415
404060	CREATIVE CONCEPTS MEDIA +	01/04/2019	Regular	0.00	450.00	94416
405354	Crisis Collections Management, LLC	50-000 (00-00-00-00-00-00-00-00-00-00-00-00-00-	Regular	0.00	679.06	94417
404466	DAIOHS USA INC	01/04/2019	Regular	0.00	51.90	94418
405128	DEVNET, INC	01/04/2019	Regular	0.00	6,410.50	94419
403722	DPBH-ENVIRONMENTAL HEALTH	01/04/2019	Regular	0.00	26,614.74	94420
404547	ELLIOTT AUTO SUPPLY INC	01/04/2019	Regular	0.00	1,519.15	
404509	FASTENAL COMPANY	01/04/2019	Regular	0.00	175.60	
403975	FERRELLGAS LP	01/04/2019	Regular	0.00	2,073.21	
404896	GOLDEN GATE/SET PETROLEUM	01/04/2019	Regular	0.00	2,101.29	94424
101899	GRAINGER	01/04/2019	Regular	0.00	875.26	
404508	GRANSBERY, TOM	01/04/2019	Regular	0.00	450.00	94426
404778	HAT, LTD	01/04/2019	Regular	0.00	2,748.82	
403040	HENRY SCHEIN	01/04/2019	Regular	0.00	741.88	
100826	HISTORIC FOURTH WARD SCHOOL F	01/04/2019	Regular	0.00		94429
403753	HOT SPOT BROADBAND INC	01/04/2019	Regular	0.00	380.00	(数) 8.6
405454	Hunt, Jennifer J.	01/04/2019	Regular	0.00	71.29	94431
405360	Huntington, Elizabeth L.	01/04/2019	Regular	0.00		94432
403834	IT1 SOURCE LLC	01/04/2019	Regular	0.00	18,139.09	
404583	JAMES C MCLENNAN MDPC	01/04/2019	Regular	0.00		94434
103317	JBP LLC	01/04/2019	Regular	0.00	15.58	
401286	KEENER, MELANIE	01/04/2019	Regular	0.00		94436
404557	LIBERTY ENGINE CO NO 1	01/04/2019	Regular	0.00		94437
404363	MA LABORATORIES INC	01/04/2019	Regular	0.00	2,200.66	
405077	MACKAY MANSION	01/04/2019	Regular	0.00	75.00	
404691	MARK TWAIN COMMUNITY CTR	01/04/2019	Regular	0.00	1,667.67	
404899	MCCARTHY, TIMOTHY	01/04/2019	Regular	0.00	50.00-00000 - 0.00000 - 0.00000000	94441
404088	METRO OFFICE SOLUTIONS IN	01/04/2019	Regular	0.00		94442
102857	MICHAEL HOHL MOTOR CO	01/04/2019	Regular	0.00		94443
403839	MORRIS, ROBERT T	01/04/2019	Regular	0.00		94444
101168	NACO	01/04/2019	Regular	0.00	11,308.00	
			शहरती	20000207		DAVING AND

Chenk Register

Packet: APPKT00291-2019-1-04 Payment Process cw

				, wines Ar i Kibo	-37-7013-1-03 - 6411	PERIC PROCESS CW
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101225	NEV DIV OF FORESTRY	01/04/2019	Regular	0.00	200.00	94446
101969	NEV HUMAN RESOURCES	01/04/2019	Regular	0.00	6,794.00	94447
404940	NEV HUMAN RESOURCES, LV	01/04/2019	Regular	0.00	1,931.25	94448
405352	Ocampo, Julie Lozada	01/04/2019	Regular	0.00	71.20	94449
102782	OFFICE DEPOT INC	01/04/2019	Regular	0.00	205.64	94450
405127	O'REILLY AUTO ENTERPRISES	01/04/2019	Regular	0.00	78.70	94451
402987	OSBORNE, AUSTIN	01/04/2019	Regular	0.00	37.89	94452
403895	PETRINI, ANGELO D	01/04/2019	Regular	0.00	21.00	94453
405457	PharmChem, Inc	01/04/2019	Regular	0.00	605.70	94454
405256	PIPER'S OPERA HOUSE	01/04/2019	Regular	0.00	12.00	94455
404398	RAD STRATEGIES INC	01/04/2019	Regular	0.00	150.00	94456
404780	REPORTING SYSTEMS, INC	01/04/2019	Regular	0.00	618.00	94457
10026	RUPPCO INC	01/04/2019	Regular	0.00	101.40	94458
200395	SAINT MARYS ARTCENTER INC	01/04/2019	Regular	0.00	15,000.00	94459
101210	SBC GLOBAL SERVICES INC	01/04/2019	Regular	0.00	891.43	94460
404985	SEIPEL, DUSTIN J.	01/04/2019	Regular	0.00	2,610.00	94461
405081	SHERMARK DISTRIBUTORS INC	01/04/2019	Regular	0.00	224.00	94462
102462	SIERRA ENVIRONMENTAL MONITOF	01/04/2019	Regular	0.00	105.00	94463
102980	SIERRA FIRE PROTECTION LL	01/04/2019	Regular	0.00	461.80	94464
101630	SIERRA PACIFIC POWER CO	01/04/2019	Regular	0.00	11,169.99	94465
101630	SIERRA PACIFIC POWER CO	01/04/2019	Regular	0.00	757.31	94466
404195	SOUTHERN GLAZERS WINE & S	01/04/2019	Regular	0.00	412.70	94467
101726	ST CO SENIOR CENTER(VC)	01/04/2019	Regular	0.00	33,667.00	94468
101745	ST CO WATER SYSTEM	01/04/2019	Regular	0.00	2,482.56	94469
404871	STAR2STAR COMMUNICATIONS, LLC	01/04/2019	Regular	0.00	207.96	94470
401352	STOREY COUNTY JEEP POSSE	01/04/2019	Regular	0.00	2,500.00	94471
403892	SUN PEAK ENTERPRISES	01/04/2019	Regular	0.00	310.00	94472
404615	THE ANTOS AGENCY	01/04/2019	Regular	0.00	116.65	94473
404845	THOMAS PETROLEUM LLC	01/04/2019	Regular	0.00	4,169.20	94474
402935	TRUCKEE MEADOWS WATER SYS	01/04/2019	Regular	0.00	49.95	94475
404062	UNITED FINANCE INDUSTRIAL LOAN	01/04/2019	Regular	0.00	95.62	94476
403728	UNITED SITE SERVICES OF NEVADA	01/04/2019	Regular	0.00	172.35	94477
404819	UNIVERSAL PACKAGING CORP	01/04/2019	Regular	0.00	1,164.56	94478
101845	US POSTOFFICE (VC)	01/04/2019	Regular	0.00	200.00	94479
403894	VIRGINIA & TRUCKEE RR CO, INC.	01/04/2019	Regular	0.00	45,954.60	94480
103080	WATERS SEPTIC TANK SV DBA	01/04/2019	Regular	0.00	740.00	94481
405043	WHITE, NATHAN	01/04/2019	Regular	0.00	102.00	94482
404295	WELLS ONE COMMERCIAL CARD	01/04/2019	Bank Draft	0.00	9,833.14	DFT0000080

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	124	91	0.00	324,725.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	16	1	0.00	9,833.14
EFT's	0	0	0.00	0.00
	140	92	0.00	334,558,74

Approved by the Storey County Board of Commissners:

Chairman	Commissioner	Commissioner
Comptroller		
Treasurer		





Packet: APPKT00295 - 2018-01-07 Ticor Title Special checks cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-Al	P Bank					
404800	TICOR TITLE OF NEVADA	01/07/2019	Regular	0.00	42,870.66	
404800	TICOR TITLE OF NEVADA	01/07/2019	Regular	0.00	450,272.37	

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	2	2	0.00	493,143.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	493,143.03

Approved by the Storey County Board of Commissners:			
Chairman	Commissioner	Commissioner	
Comptroller		_	
Treasurer			



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-	NP Bank		\$ - Pag		•	
300007	USAA 529 College Savings Plans	01/11/2019	EFT	0.00	50.00	10006
300003	AFLAC	01/11/2019	Regular	0.00	1,057.17	94490
300008	AFSCME Union	01/11/2019	Regular	0.00	607.89	94491
300001	Colonial Life & Accident	01/11/2019	Regular	0.00	111.69	94492
404704	DVM INSURANCE AGENCY	01/11/2019	Regular	0.00	105.72	94493
405264	FIDELITY SEC LIFE INS CO	01/11/2019	Regular	0.00	1,457.90	94494
404366	HOMETOWN HEALTH	01/11/2019	Regular	0.00	113,264.30	94495
405263	KANSAS CITY LIFE INS CO	01/11/2019	Regular	0.00	765.36	94496
300011	Nevada State Treasurer	01/11/2019	Regular	0.00	4.00	94497
300004	Pacific Life Insurance Co	01/11/2019	Regular	0.00	50.00	94498
103233	PUBLIC EMPLY RETIREMENT SYSTEM	01/11/2019	Regular	0.00	46.66	94499
102441	ST CO SHERIFF	01/11/2019	Regular	0.00	692.91	94500
300010	State Collection & Disbursement Un	01/11/2019	Regular	0.00	197.70	94501
300006	Storey Co Fire Fighters Assoc	01/11/2019	Regular	0.00	1,200.00	94502
405076	UNITEDHEALTHCARE INS CO	01/11/2019	Regular	0.00	7,980.43	94503
404639	VOYA RETIREMENT INS	01/11/2019	Regular	0.00	7,524.00	94504
300005	Washington National Ins	01/11/2019	Regular	0.00	521.02	94505
300002	Western Insurance Specialties	01/11/2019	Regular	0.00	328.89	94506

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	32	17	0.00	135,915.64
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	1	1	0.00	50.00
	33	18	0.00	135,965.64

Approved by the Storey County Board of Commissners:

Chairman	Commissioner	Commissioner
Comptroller		
Treasurer		1



Check Register

Packet: APPKT00343 - 2018-01-18

By Check Number

Vendor Number Vendor Name Bank Code: AP Bank-AP Bank

Payment Date

Payment Type

Discount Amount Payment Amount Number

404267 GREENLUND, GARY 01/18/2019

Regular

0.00

490.00 94659

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	1	1	0.00	490.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	490.00

Approved by the Storey County Board of Commissners:			
Chairman	Commissioner	Commissioner	
Comptroller	<u></u>	_	
Treasurer			







By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-A				2 249	is include the	
404671	PORTER GROUP LLC	01/17/2019	EFT	0.00	6,000.00	01540
405261	A AND H INSURANCE, INC	01/18/2019	Regular	0.00	510.00	
99672	ABC FIRE & CYLINDER SERVI	01/18/2019	Regular	0.00	112.00	
10050	ADVANCED DATA SYSTEMS INC	01/18/2019	Regular	0.00	3,516.00	
101589	AIRGAS NCN INC	01/18/2019	Regular	0.00	143.32	
100135	ALSCO INC	01/18/2019	Regular	0.00	259.59	
403651	ARC HEALTH AND WELLNESS	01/18/2019	Regular	0.00	15,050.79	
404647	**Void**	01/18/2019	Regular	0.00	9554 Tel	94518
404647	ARDAGH METAL PKG USA INC	01/18/2019	Regular	0.00	63,657.00	
405268	ARGENTUM PARTNERS, LTD	01/18/2019	Regular	0.00	41,368.85	
403619	AT&T TELECONFERENCE SERVI	01/18/2019	Regular	0.00	295.00	94521 94522
100073 405463	AUTO & TRUCK ELECTRIC, INC	01/18/2019	Regular	0.00	100.00	
405254	Ballard, Narenda	01/18/2019	Regular	0.00	14,660.97	
405103	BARKDULL-SPENCER, ELAINE	01/18/2019	Regular	0.00	11,354.00	
101605	BATTLE BORN CONSULTING SE	01/18/2019	Regular	0.00	820.12	
404901	BERRY ENTERPRISES BFE SCREEN PRINTING AND	01/18/2019	Regular	0.00		94527
404810	BLACKPOINT LLC	01/18/2019 01/18/2019	Regular	0.00	23.817.90	
100430		01/18/2019	Regular	0.00	8,000.00	
405442	BOARD OF REGENTS (COMPT)	01/18/2019	Regular	0.00	\$200 Act to Assess (Act to Assess (A	94530
405444	Brigger, Shannon	01/18/2019	Regular Regular	0.00		94531
403671	Brunson, Whitney BURRELL, SCOTT LEWIS	01/18/2019	Regular	0.00	151.50	
10035	C & W LOCK, GLASS & SAFE	01/18/2019	Regular	0.00		94533
99763	CANYON GENERAL IMPROVEMENT	SO EAVY ENDINA CONTROL CONTROL	Regular	0.00		94534
100792	CAPITAL FORD INC	01/18/2019	Regular	0.00	882.00	
404206	CAPITAL SANITATION CO	01/18/2019	Regular	0.00	158.51	
404500	CARSON DODGE CHRYSLER INC	01/18/2019	Regular	0.00	79,587.75	
99720	CASELLE INC	01/18/2019	Regular	0.00	202.00	
403635	CENTRAL SANITARY SUPPLY	01/18/2019	Regular	0.00	188.92	
405235	CHARTWELL STAFFING SERV	01/18/2019	Regular	0.00	3,615.60	
100505	CITY OF CARSON TREASURER	01/18/2019	Regular	0.00	100.	94541
403822	COLLECTION SERVICE OF NEV	01/18/2019	Regular	0.00	223.25	
404921	COLORADO PRINTING COMPANY	01/18/2019	Regular	0.00	1,315.13	
100655	COMMUNITY CHEST INC	01/18/2019	Regular	0.00	175.00	
404868	COMPLETE DOCUM MNGMNT SOL	01/18/2019	Regular	0.00	5,290.00	94545
99652	COMSTOCK CHRONICLE (VC)	01/18/2019	Regular	0.00	369.76	
100660	COMSTOCK COMMUNITY TV INC	01/18/2019	Regular	0.00	384.00	94547
405354	Crisis Collections Management, LLC	01/18/2019	Regular	0.00	679.06	94548
404466	DAIOHS USA INC	01/18/2019	Regular	0.00	333.50	94549
403825	DEUCE NINE LLC	01/18/2019	Regular	0.00	2,370.00	94550
404547	ELLIOTT AUTO SUPPLY INC	01/18/2019	Regular	0.00	2,779.12	94551
100775	FARMER BROS CO	01/18/2019	Regular	0.00	66.07	94552
403216	FARR WEST ENGINEERING	01/18/2019	Regular	0.00	1,738.76	94553
403712	FAST GLASS INC	01/18/2019	Regular	0.00	195.00	94554
404757	FCC COMMUNICATIONS, LLC	01/18/2019	Regular	0.00	286.00	94555
101485	FERGUSON ENTERPRISES INC	01/18/2019	Regular	0.00	223.60	94556
403975	FERRELLGAS LP	01/18/2019	Regular	0.00	5,566.56	94557
403082	GALLAGHER, HUGH III	01/18/2019	Regular	0.00	6,296.02	94558
405046	GLENN, PHILLIP	01/18/2019	Regular	0.00	125.00	94559
404896	GOLDEN GATE/SET PETROLEUM	01/18/2019	Regular	0.00	1,302.83	94560
404468	GOPHER CONSTRUCTION INC	01/18/2019	Regular	0.00	200.07	94561
404508	GRANSBERY, TOM	01/18/2019	Regular	0.00	630.00	
103470	GREAT BASIN TERMITE & PES	01/18/2019	Regular	0.00	125.00	94563
404394	GTP INVESTMENTS LLC	01/18/2019	Regular	0.00	632.66	94564

THROUGH THROUGAM

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Packet: APPKT00342-2019-01-18 AP Payment cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
100897	HARRY'S BUSINESS MACHINES	01/18/2019	Regular	0.00	224.50	94565
404778	HAT, LTD	01/18/2019	Regular	0.00	1,798.61	94566
404980	HIGH SIERRA BUSINESS	01/18/2019	Regular	0.00	2,023.97	94567
405460	Hoover, Melody Ellen	01/18/2019	Regular	0.00	500.00	94568
405462	Hunt, Jason	01/18/2019	Regular	0.00	1,000.00	94569
405302	Institute for Enviornmental Health Ir	01/18/2019	Regular	0.00	740.00	94570
100885	IRON MOUNTAIN INFO MGT IN	01/18/2019	Regular	0.00	291.09	94571
403834	IT1 SOURCE LLC	01/18/2019	Regular	0.00	6,612.66	94572
103317	JBP LLC	01/18/2019	Regular	0.00	169.56	94573
405224	KENNETH L DORR JR SOLE M	01/18/2019	Regular	0.00	493.50	94574
101040	L N CURTIS & SONS	01/18/2019	Regular	0.00	671.79	94575
405465	Law Enforcement Risk Management	01/18/2019	Regular	0.00	375.00	94576
101030	LIFE-ASSIST INC	01/18/2019	Regular	0.00	874.34	94577
405048	LINDSEY, DAVID	01/18/2019	Regular	0.00	13.00	94578
404102	LIQUID BLUE EVENTS LLC	01/18/2019	Regular	0.00	56,200.00	94579
404102	LIQUID BLUE EVENTS LLC	01/18/2019	Regular	0.00	1,335.10	
405467	Longdon, Linda	01/18/2019	Regular	0.00		94581
405077	MACKAY MANSION	01/18/2019	Regular	0.00	5.50	94582
403032	MCCAIN, JENNIFER	01/18/2019	Regular	0.00		94583
403936	MERRITT COMMUNICATIONS IN	01/18/2019	Regular	0.00	987.86	
404088	METRO OFFICE SOLUTIONS IN	01/18/2019	Regular	0.00	1,307.01	
403096	MONARCH DIRECT LLC	01/18/2019	Regular	0.00	109.90	94586
100471	MOUND HOUSE TRUE VALUE	01/18/2019	Regular	0.00		94587
101228	NEV ADMIN BLDG & GROUNDS	01/18/2019	Regular	0.00	4,041.72	
101226	NEV COMPTROLLER	01/18/2019	Regular	0.00	11,146.50	
403317	NEV DEPT PUBLIC SAFETY	01/18/2019	Regular	0.00	1,015.00	
101335	NEV DEPT TAXATION	01/18/2019	Regular	0.00	67.90	94591
101026	NEV LEGISLATIVE COUNSEL	01/18/2019	Regular	0.00	374.55	
101306	NEV LIBRARY & ARCHIVES	01/18/2019	Regular	0.00	1,482.68	
102309	NEV RURAL WATER ASSOC	01/18/2019	Regular	0.00	343.00	
403632	NEVADA BLUE LTD (RNO)	01/18/2019	Regular	0.00	268.40	
101269	NEVADA LEGAL SERVICE INC	01/18/2019	Regular	0.00	487.86	94596
404357	NEVADA OCCUPATIONAL HLTH	01/18/2019	Regular	0.00	370.00	
101250	NEVADA SHERIFF & CHIEFS A	01/18/2019	Regular	0.00	500.00	
101362 404163	Nextel of California	01/18/2019	Regular	0.00 0.00	236.46 196.00	
404163	NORTON CONSULTING LLC	01/18/2019 01/18/2019	Regular	0.00	428.00	94601
102782	OAKES, JUSTIN EDWARD OFFICE DEPOT INC	01/18/2019	Regular Regular	0.00	82.70	94602
402926	OFFSITE DATA DEPOT, LLC	01/18/2019	Regular	0.00	242.54	
103220	ON THE SIDE GRAPHICS & SI	01/18/2019	Regular	0.00	244.00	
405127	O'REILLY AUTO ENTERPRISES LLC	01/18/2019	Regular	0.00		94605
404870	OSBORNE, JOAN	01/18/2019	Regular	0.00	3,300.00	
404556	OUTFRONT MEDIA LLC	01/18/2019	Regular	0.00	644.68	
103486	PAPE MACHINERY	01/18/2019	Regular	0.00	52,725.00	
403895	PETRINI, ANGELO D	01/18/2019	Regular	0.00	1550 page 200 page 20	94609
101435	PITNEY BOWES GLOBAL (LEA)	01/18/2019	Regular	0.00	165.12	
403329	PROTECTION DEVICES INC	01/18/2019	Regular	0.00	1,310.92	
103221	PUBLIC EMPLY RETIREMENT RETIRE	soundingstation son	Regular	0.00	2,189.68	
103306	PURCHASE POWER	01/18/2019	Regular	0.00	2,310.33	
404398	RAD STRATEGIES INC	01/18/2019	Regular	0.00	12,025.00	
405221	RAIL EVENTS INC.	01/18/2019	Regular	0.00	170,774.23	94615
404153	RANDS & SOUTH LTD	01/18/2019	Regular	0.00	2,557.50	94616
402937	RAY MORGAN CO INC (CA)	01/18/2019	Regular	0.00	5,123.72	94617
404863	REFUSE, INC	01/18/2019	Regular	0.00	126.23	
404909	RENO TYPOGRAPHERS, INC	01/18/2019	Regular	0.00	51.00	94619
405459	Ritter, Linda P	01/18/2019	Regular	0.00	1,190.00	94620
405404	Rudnick, Scott	01/18/2019	Regular	0.00	125.00	94621
10026	RUPPCO INC	01/18/2019	Regular	0.00	254.90	94622
101210	SBC GLOBAL SERVICES INC	01/18/2019	Regular	0.00	4,374.59	94623
	Void	01/18/2019	Regular	0.00	0.00	94624
405081	SHERMARK DISTRIBUTORS INC	01/18/2019	Regular	0.00	207.00	94625

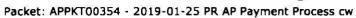
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Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2019	1,521,321.95 1,521,321.95







By Check Number

Str. America, and analysis						
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-Af	Bank					
300007	USAA 529 College Savings Plans	01/25/2019	EFT	0.00	50.00	10008
300003	AFLAC	01/25/2019	Regular	0.00	1,057.17	94663
300008	AFSCME Union	01/25/2019	Regular	0.00	627.82	94664
300001	Colonial Life & Accident	01/25/2019	Regular	0.00	111.69	94665
404704	DVM INSURANCE AGENCY	01/25/2019	Regular	0.00	105.72	94666
405264	FIDELITY SEC LIFE INS CO	01/25/2019	Regular	0.00	67.67	94667
404366	HOMETOWN HEALTH	01/25/2019	Regular	0.00	6,557.15	94668
300011	Nevada State Treasurer	01/25/2019	Regular	0.00	4.00	94669
300004	Pacific Life Insurance Co	01/25/2019	Regular	0.00	50.00	94670
103233	PUBLIC EMPLY RETIREMENT SYSTEM	01/25/2019	Regular	0.00	46.66	94671
102441	ST CO SHERIFF	01/25/2019	Regular	0.00	692.91	94672
300010	State Collection & Disbursement Un	01/25/2019	Regular	0.00	197.70	94673
300006	Storey Co Fire Fighters Assoc	01/25/2019	Regular	0.00	1,200.00	94674
405076	UNITEDHEALTHCARE INS CO	01/25/2019	Regular	0.00	468.63	94675
404639	VOYA RETIREMENT INS	01/25/2019	Regular	0.00	7,524.00	94676
300005	Washington National Ins	01/25/2019	Regular	0.00	521.02	94677

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	24	15	0.00	19,232.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	1	1	0.00	50.00
	25	16	0.00	19,282.14

Approved by the Storey County Board of Commissioners:

Chairman Commissioner Commissioner

Comptroller

Treasurer



Payroll Check Register

Report Summary
Pay Period: 11/26/2018-12/9/2018

Packet: PRPKT00100 - 2018-12-14 Payroll Process cw/tp

Payroll Set: Storey County - 01

Туре	Count	Amount
Regular Checks	11	1,712.81
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	164	320,355.46
Total	175	322,068.27

Approved by the Si	torey County Board of Comn	nissners:
Chairman	Commissioner	Commissioner
Comptroller		-
		_



Packet: PRPKT00109 - 2018-12-28 Regular Payroll jm

Payroll Set: Storey County - 01

Туре	Count	Amount
Regular Checks	3	3,055.54
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	162	294,558.56

165

297,614.10

Total

Payroll Check Register

Pay Period: 12/10/2018-12/23/2018

Report Summary

Approved by the S	torey County Board of Commis	ssners:
Chairman	Commissioner	Commissioner
Comptroller		
Treasurer	_	



Payroll Check Register Report Summary Pay Period: 12/24/2018-1/6/2019

Packet: PRPKT00140 - 2018-01-11 Payroll Process cw

Payroll Set: Storey County - 01

Туре	Count	Amount
Regular Checks	1	859.48
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	162	330,967.76
Total	163	331,827.24

Approved by the St	orey County Board of Commis	ssners:
Chairman	Commissioner	Commissioner
Comptroller		-
Treasurer		-



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Payroll Check Register Report Summary Pay Period: 12/24/2018-1/6/2019

Туре	Count	Amount
Regular Checks	i	386.31
Manual Checks	О	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	0	0.00
Total	1	386.31

Approved by the S	torey County Board of Com	missners:
Chairman	Commissioner	Commissioner
Comptroller		
Treasurer		



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2-5-19		Estimate of time required: 0 - 5
Agenda: Consent [X] R	737	c hearing required []
1. Title: Business Licens		
		roved as part of the Consent Agenda) I move to a consent agenda by request).
3. Prepared by: Melissa	Field	
Department: Commu	nity Development	Telephone: 847-0966
approved on the c		usiness license applications are normally lications are then submitted at the next
5. <u>Supporting materials</u>	See attached Agenda I	etter
6. Fiscal impact:		
Funds Available:	Fund:	Comptroller
7. <u>Lenal review requires</u>		t Attorney
B. Reviewed by X Dovernment	Head Depa	urtment Name:
County Man	or Othe	r agency review:
9. Board action: [] Approved [] Denied	1.7	roved with Modifications inued

Storey County Community Bevelopment



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 January 28, 2019 Via email

Fr: Melissa Field

Please add the following item(s) to the February 5, 2019 COMMISSIONERS Consent Agenda:

LICENSING BOARD FIRST READINGS:

- A. AAA FIRE SPRINKLER Professional / 630 Kregge Ln ~ Sparks, NV
- B. SLONE GEAR INTERNATIONAL, INC General / 714 East Monument Ave ~ Dayton, NV
- C. ATCO INDUSTRIES, INC General / 7200 Fifteen Mile Road ~ Sterling Heights, MI
- D. CSG ELECTRIC LLC Contractor / 600 Valle Verde ~ Sparks, NV
- E. "C" STREET MASSAGE Massage/ 240 C Street ~ Virginia City, NV
- F. CASS NV, LLC General/2555 USA Parkway ~ McCarran, NV
- G. WINBCO TANK COMPANY 1200 East Main Street ~ Ottumwa, IA
- H. PINYON POTTERY, LLC 4250 Hobart Road ~ Carson City, NV
- I. CHARTER COMMUNICATIONS HOLDING, LLC Contractor/ 9335 Prototype Drive, Reno, NV

Ec: Community Development Commissioners' Office

Planning Department Comptroller's Office Sheriff's Office



Meeting date: February 5, 2019

Storey County Board of County Commissioners Agenda Action Report

Estimate of time required: 0-5 minutes

Agenda: Consent [X] Regular agenda [] P	ublic hearing required []
	ng between The Nevada Rural Counties Retired and Senior ty and authorize County Manager to sign the Memorandum
	the Memorandum of Understanding between The Nevada teer Program, Inc. and Storey County and authorize County derstanding.
3. Prepared by: Cherie Nevin	
Department: Community Relations	Telephone: 847-0986
4. Staff summary: Storey County has been collaborating with the Nevada Rural Counties Retired and Senior Volunteer Program (RSVP) since 1973. The mission of RSVP is to provide high impact Independent Living programs designed to keep low-income seniors self-sufficient and in their own homes as long as possible. Storey County secured a Passenger Van from the Nevada Department of Transportation (NDOT) in 1994 for the Lockwood (River District) community. This van was procured through an NDOT 5310 program which provides formula funding to States for the purpose of assisting private nonprofit organizations or Governmental entities in meeting the transportation needs of the elderly and persons with disabilities. Since securing the van in 1994, Storey County has provided regular maintenance, fuel and insurance for the van. RSVP has assisted by using their trained volunteers to drive the van to transport senior to receive direct services. This Memorandum of Understanding is formalizing the use of the van and the responsibilities of both Storey County and RSVP in regards to its use.	
5. Supporting materials: Memorandum of U	Inderstanding
6. Fiscal impact:	
Funds Available: YES	Fund: 001-116 Comptroller
7. Legal review required:	strict Attorney
8. Reviewed by:	Department Name: Commissioner's Office
	Other agency review:
County Manager	enter agency review.
	Approved with Modifications Continued Agenda Item No. 8 VI

Memorandum of Understanding

between

The Nevada Rural Counties Retired and Senior Volunteer Program, Inc.

and

Storey County

The purpose of this Memorandum of Understanding is to set forth the essential elements of the collaboration between **Nevada Rural Counties Retired and Senior Volunteer Program, Inc. (RSVP)** and **Storey County**. The mission of **RSVP** is to provide high impact Independent Living programs designed to keep low-income seniors self-sufficient and in their own homes as long as possible. **RSVP** has been highly recognized as an expert in this area of service for seniors in rural Northern Nevada since 1973. This MOU will be in effect from January 6, 2018 to January 6, 2023.

Nevada Rural Counties Retired and Senior Volunteer Program (RSVP) agrees to provide:

- 1. Marketing and promotion of the programs offered in Storey County.
- 2. Perform outreach to recruit volunteers and identify clients in need.
- 3. Be responsible for orientation and training of RSVP Volunteers.
- 4. Provide the site for training of the volunteers.
- Utilize RSVP Volunteers in accordance with RSVP policies and regulations.
- 6. Registered RSVP Volunteers will provide transportation to registered RSVP clients in Storey County River District utilizing a van provided by Storey County.
- 7. Survey the RSVP clients who receive the direct services to determine if this program has reduced their stress and improved their health.
- 8. Keep the client records and reports confidential and in a secure environment.
- 9. Provide Volunteer insurance.

Storey County agrees to:

- 1. Provide a van to be utilized only by registered RSVP Volunteers to transport registered RSVP clients to appointments.
- 2. Provide regular maintenance to the van provided to RSVP.
- 3. Provide fuel for the van provided to RSVP.

4. Provide insurance on the van provided to RSVP.

The Nevada Rural Counties Retired and Senior Volunteer Program, Inc. and Storey County may terminate this Memorandum of Understanding with a 60-day written notice to each other, for any action which would seriously impair either agency's ability to carry out the program. Within 30 days of a significant change or modification to this Memorandum of Understanding, the change will be made in writing with the consent of both agencies.

Susan C. Haas	Pat Whitten	
Executive Director and C.E.O.	County Manager	
Nevada Rural Counties RSVP, Inc.	Storey County, NV	
Date		



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 15, 2019	Estimate of time required: 10 minutes	
Agenda: Consent [] Regular agenda [X]	Public hearing required []	
 Title: Approval of Resolution 19-524 approving Notice of Completion and Acceptance of the Five Mile Waterline Replacement Project. 		
2. Recommended motion: I move to approve Resolution 19-524 Notice of Completion and Acceptance of the Five Mile Waterline Replacement Project.		
3. Prepared by: Cherie Nevin		
Department: Community Relations	Telephone: 847-0986	
4. Staff summary: In July 2018, you (County Commission) awarded a bid to Ames Construction Inc. for the construction of the Five Mile Waterline Replacement Project. This project is funded with a Loan of \$2,126,000 from the USDA Rural Development Utilities Program. As of this date, our Farr West Engineering is recommending issuance of acceptance of work and notice of completion for this project.		
6. Fiscal impact: Funds Available: YES Funds	d: USDA 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	
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RESOLUTION NO. 19-524

OF THE BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, NEVADA

A RESOLUTION APPROVING NOTICE OF COMPLETION AND ACCEPTANCE OF THE STOREY COUNTY 5 MILE WATERLINE PROJECT

WHEREAS, the County of Storey has entered into a Public Works Contract with Ames Construction through Resolution No.19-524 for the project known as the Storey County 5 Mile Waterline Project, and

WHEREAS, Farr West Engineering has recommended Final Acceptance of the project and certified that everything has been installed to the best of their knowledge, per the approved plans and specifications.

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

- 1. That the project is accepted as complete and the Chairman of the Storey County Board of County Commissioners is directed to record a "Notice of Completion" for the work done on the Storey County 5 Mile Waterline Project; and,
- 2. That the County of Storey is the owner of the Storey County 5 Mile Waterline Project located in Virginia City, Nevada
- 3. Storey County Department of Public Works has accepted the project as complete on December 26, 2018; and,
- 4. That the contractor for the public work is:
 - a. Ames Construction3737 West 2100 SouthWest Valley, Utah 84120

BE IT FURTHER RESOLVED THAT the Comptroller is authorized and directed to release and pay the final amounts due under the contract 40 days after the Notice of Completion has been recorded assuring that there are no Notices of Lien filed against the project.

PASSED AND ADOPTED by the Board of County Commissioners at a regular meeting of said Board, held on the 15 day of January 2019

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BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

	By:	
		Marshall McBride, Chairman
Attest:		
Vanessa Stephens, Clerk and Treasurer		

Recorded at the Request of and

Return Recorded Document to: STOREY COUNTY PO BOX 435 VIRGINIA CITY, NV 89440

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TICE IS	HEREB	NOTICE OF COMPLETION (Pursuant to NRS 108.228) BY GIVEN:
1.	(a)	Work of improvement to the property described herein has been completed on DECEMBER 19, 2018 ; or
	(b)	Cessation of labor occurred on and lasted for the following duration:
2.	The n	name and address of the owner(s) is:
	PO B	REY COUNTY, NEVADA SOX 435 GINIA CITY, NEVADA 89440
3.	The d	lescription of the property sufficient for identification is:
		REY COUNTY 5 MILE WATERLINE PROJECT GINIA CITY, NEVADA 89440
4.	The n	name of the contractor, if any, for such work of improvement was:
	AME	CS CONSTRUCTION
Dated	l this 15	day of JANUARY 2019
		STOREY COUNTY
		By:(Signature)
		Cherie Nevin, Community Relations Coordinator

STATE OF NEVADA)	
) ss.	
COUNTY OF STOREY)		
CHERIE M. NEVIN	, being first duly sworn	on oath, according to law, deposes and says;
PROJECT I read the above a thereof and state that the san	and foregoing NOTICE ne are true of my own pe	OREY COUNTY 5 MILE WATERLINE OF COMPLETION, know the contents personal knowledge, except those matters matters, I believe them to be true.
		[CHERIE M. NEVIN]
SUBSCRIBED AND SWO	RN to before me this	day of, 2019.
· · · · · · · · · · · · · · · · · · ·		
NOTARY PUBLIC in and for	or said County and State	re e

NOTE: the owner shall, within 10 days after this notice is recorded, deliver a copy of such notice by certified mail, to any general contractor with whom the owner contracted for the work of improvement and any person, who before the notice of completion was recorded submitted a request to the owner to receive the notice of completion or delivered a preliminary notice of right to lien pursuant to



December 20, 2018

Pat Whitten
Storey County Manager
Storey County Public Works Department
P.O. Box 435
Virginia City, NV 89440

RE: Storey County 5 Mile Water Line Project, Recommendation for Final Acceptance

Dear Mr. Whitten:

Construction of the Storey County 5 Mile Water Line has concluded. All work was overseen by full time inspection, and Farr West Engineering certifies that everything has been installed, to the best of our knowledge, per the approved plans and specifications. Farr West Engineering recommends final acceptance of all work.

Mike Nevin and Jason Wierzbicki of Storey County Public Works, USDA, and Farr West Engineering have performed a walkthrough of the project area and have created a punch list for Ames Construction (Ames) to address. Ames has performed all required work per the punch list, with the exception of a few outstanding items. These outstanding items are shown in the attached punch list and will be completed within the warranty period of the Contract.

The warranty start date for this project is December 19, 2018. The warranty inspection has been scheduled for October 15, 2019 and a meeting reminder has been forwarded to all interested parties.

Let me know if you have any questions, or if you require any further information. Thank you for your time.

Sincerely,

Chuck Reno, P.E.

Encl. Final Punch List dated 12/19/2018

Cc: John Nelson, P.E., USDA Rural Development; Mike Nevin, Storey County Project Representative; and Jason Wierzbicki, Storey County Public Works



Farr West Engineering 5442 Longley Ln, Suite A Reno, NV 89511 Phone: 775-851-4788 Fax: 775-851-0766

Disposition		TEX. 775-031-0700	0.000	2004 200	4000	
PROJECT:	Storey County 5 Mile Water Line				SHEET No:	1
BY;	Alexa Kinsinger	DATE: 12/19/2018	CHECKED:		DATE:	
	Substantial Punch List	JOB No. 920	PHASE:		TASK:	

SUBJECT	Substantial Punch List	ЮВ No. 920		PHASE:			TASK	
Item		Description	Part of Original Contract	Installed Correctly	Cost Estimate	Notes	Requested By	Complete (Y/N)
			1				apor j	
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Services.	Ter decriptings on Dispute	Committee of the second	· 清晰 情		為众			
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17	Collect and dispose of fallen trees few outstanding trees for collection	s by the reservoir tank (STA 10+00 to tank there are a on)	Yes	N/A	4 ***	To take place during warranty period	SCPW	N
*	e F							
							50°W	
			e en				2000	
22	Install water bars along steep por		No	N/A		Going to wait until spring to evaluate need based off erosion impacts in winter	SCPW	N N
a 22		a a compression of the second					SCRY	, ,
μ t = 1. Δ ω ω	a de la composición del composición de la compos	Charles of the Control of the Contro					spw.	

25	Return (2) County keys	Yes	N/A	To take place during warranty period	SCPW	N
26	Grade road from ARV #1 to ARV #3	Yes	N/A	To take place during warranty period	SCPW	N
	The second secon	TO THE		44 44 46 46		
					95W	¥
29	Water bars on cross country section on either side of ARV #2	No	N/A	Going to wait until spring to evaluate need based off erosion impacts in winter	SCPW	N
30	Remove old fence taken down by Ames	No	N/A	To take place during warranty period	SCPW	N



CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	Storey County			Owner's Contract N	0.:	ST-2018-085
Contractor:	Ames Construction, Inc			Contractor's Project	: No.:	
Engineer:	Farr West Engineering			Engineer's Project N		0920
Project:	Storey County 5 Mile V	Vater L	ine Project	Contract Name:		Storey County 5 Mile Water Line
This Certifi	cate of Substantial Com	pletion	applies to:		***	
☐ All V	Vork			All Work ha site restora fence insta	s been ation a llation.	fied portions of the Work: completed with the exception of and revegetation and reservoir These two outstanding items within the warranty period.
	_	Date	12/19/ of Substant	2018 tial Completion		
Engineer, ar designated at The date of	nd found to be substanti above is hereby establish	ally con ned, su in the	mplete. The bject to the final Certifica	Date of Substantial (provisions of the Con ate of Substantial Co	Comple itract p mpletio	entatives of Owner, Contractor, and tion of the Work or portion thereof ertaining to Substantial Completion. In marks the commencement of the
the failure t						his list may not be all-inclusive, and Contractor to complete all Work in
insurance, a amended as	nd warranties upon Ow	ner's u nents o	se or occupa f contractual	ncy of the Work sha responsibilities recor	ll be as ded in t	afety, maintenance, heat, utilities, provided in the Contract, except as this Certificate should be the product of Conditions.]
Amendment responsibilit	<u> </u>	one follow	s			
Amendment Contractor's	responsibilities: 🔀 N	one s follow	·r			
The followin	ig documents are attach			art of this Certificate:	None.	
	ate does not constitute ontractor's obligation to		62			the Contract Documents, nor is it a cract.
EXECU	TED BY ENGINEER:		RECE	IVED:		RECEIVED:
By: 1/2	1x /x -/x =	By:	Onleu	n. nen	Ву:	11-12-
2 2 2	horized signature)	-	Owner (Aut	horized Signature)		Contractor (Authorized Signature)
Title: Proj	ect Engineer	Title:	Community	Relations	Title:	Project Manager
Date:	0/18	Date:	12/26/18		Date:	12/22/18
-	Prepared and		ed 2013 by the l	cate of Substantial Comple Engineers Joint Contract De Page 1 of 1		s Committee.



Storey County Board of County Commissioners Agenda Action Report

Feb. 5, 2019 Meeting date: January 7, 2019		Estimate of time required: 15 minutes
Agenda: Consent [] Regular age	nda [X]	Public hearing required []
1. Title: National Radon Action M	onth Pro	oclamation
2. Recommended motion: I move Storey County.	e to proc	laim January 2019 as National Radon Action Month in
3. Prepared by: Cherie Nevin Department: Community Serv	ices	Telephone: 775-847-0986
present at elevated concentrations. In recognition of National Radon And Nevada Division of Public and Befforts to educate the public about	in about Action Nehaviora the dated level ruary.	Month, University of Nevada Cooperative Extension, the all Health, in conjunction with the EPA, will strengthen ingers of radon and what can be done to minimize the s of indoor radon. Free radon test kits will be offered to
6. Fiscal impact: NONE		
Funds Available: 7. Legal review required: 8. Reviewed by: Department Head	Fur	District Attorney Department Name: Commissioner's Office
County Manager		Other agency review:
9. Board action: [] Approved [] Denied	[]	Approved with Modifications Continued Agenda Item No. 12

A PROCLAMATION DECLARING JANUARY 2019 AS "NATIONAL RADON ACTION MONTH IN STOREY COUNTY, NEVADA"

WHEREAS. many Storey County residents don't know about radon, yet need to know, for the safety and health of their families, as radon is a colorless, odorless, naturally occurring radioactive gas that is the primary cause of lung cancer among nonsmokers; the second leading cause of lung cancer for smokers; and

WHEREAS, the U.S. EPA estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure, and lung and bronchus cancer kills more people in a year than any other cancer; and

WHEREAS, radon kills more people than secondhand smoke, drunk driving and home fires combined; and

WHEREAS, any home in Storey County may have elevated levels of radon, even if neighboring homes do not, and living in a home with an average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking half a pack of cigarettes a day; and

WHEREAS, testing is the only way to know if a home has an elevated radon level, and testing is easy and inexpensive, and when identified, homes can be fixed; and

WHEREAS. University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, and the U.S. Environmental Protection Agency support efforts to encourage all Storey County residents to test their homes for radon, mitigate elevated levels of radon, and have new homes built with radon-reducing materials and features.

NOW, THEREFORE, We, the Storey County Board of Commissioners, do hereby proclaim January 2019, as

"NATIONAL RADON ACTION MONTH" In Storey County, Nevada

ADOPTED this	_th day of January, 2019	
(Signature and Sea	l of Official)	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 5, 2019		Estimate of time required: 15 minutes				
Agend	a: Consent [] Regular a	genda[]	Public hearing req	uired [X]		
1.	<u>Title</u> : Hold public hearin of Pipers Opera House kr monthly rental amount of	nown as th	e Old Corner Bar to	o VC Ponderosa	Saloon LLC for a	
2.	Recommended motion: regarding the proposed le	No motio	on or action require	d other than to c	onsider comments	
3.	Prepared by: Keith Lo	omis				
4.	Department: District A	ttorney's (Office	Telephone	e: 847-0964	
5.	Staff summary: It is pro House be leased to VC Po December 31, 20121 and lease of this nature is auth hearing after public notic proposed lease from men public hearing. Notice of January 18, 2019.	onderosa S that the le norized by e is publis obers of th	Saloon LLC for a mease be renewable for NRS 244.2833 but shed in a newspape to public. This agen	nonthly rental of or an additional to trequires that the or to consider cond da item provides	\$1,800.00 until two year term. A ere be a public nments regarding the for the required	
6.	Supporting materials:	Proposed	Lease			
7.	Fiscal impact: Funds Available:		Fund:	_	_ Comptroller	
8.	Legal review required:					
	X District Attorney					
8.	Reviewed by:					
	Department Head County Manager		rtment Name: r agency review:			

9.	Board action:		
	Approved		Approved with Modifications
	Denied	ΓĪ	Continued

Agenda Item No. 13

Lease Agreement

Names: This lease is made between Storey County, a political subdivision of the State of Nevada, hereinafter named "Landlord" and VC Ponderosa Saloon LLC; (dba Old Corner Bar) hereinafter named "Tenant"

Premises Leased

Landlord is leasing to Tenant, and Tenant is leasing from Landlord the following premises named the "Old Corner Bar" located

Piper's Opera House 12 North B St Virginia City, NV 89440

Specifically, Tenant is leasing:
The bar area

Storage area in back of bar Restrooms Utility room

Term of Lease:

Lease of the Old comer Bar is for a period of 3 years and begins January 1,2019 and is in effect until December 31, 2021. The lease is renewable for an additional 2 years and is automatically renewed unless a notice of termination in writing is provided at least 90 days prior to the expiration of the initial term. Either party may terminate this lease at any time upon providing written notice of the termination 90 days in advance of the termination.

Rent:

Rent of \$1,800.00 is due the first day of every month for the upcoming month. A late fee of 5% of the monthly rental will be charged for all rental payments made later than the 15th day of any month. Purchases made on behalf of the Landlord will be deducted from the next month's rent.

Improvements made by Tenant:

Tenants may make alterations and improvements to the premises after obtaining Landlords written consent. At any time before this lease ends, Tenant may remove any of Tenants alterations and improvements, as long as Tenant repairs any damage caused by attaching the *items* to or removing them from the premises. Written consent is not required for decorating purposes *i.e.*; pictures.

Tenant's use of premises:

Bar services/liquor sales in and about Piper's Opera House Snack/Food services

Music and entertainment

Lobby with written permission (facility form to be filled out)

**If the renter of Piper's Opera House requests to do their own beverage services, the landlord has the right to assign beverage services to them (excluding weddings-tenant to provide beverage services).

Landlord's Representations:

Utilities:

Tenant will pay \$50.00 per month for water directly to Landlord. Tenant will pay no propane. Tenant will pay 35% of electric bill. Tenant shall pay for bar phone service, cable and satellite radio for bar use.

Maintenance and repairs of leased premises:

Landlord will maintain and make all necessary repairs to the following parts of the building in which the leased premises are located:

*Foundation and structural components

*Exterior walls

* Exterior doors and windows

*Plumbing system

*Interior walls

*Sewage disposal

*Electrical system

Tenant must keep bathrooms and floor clean at all times. Tenant will maintain the leased premises and keep in good condition except those specified above as being Landlord's responsibility.

Insurance:

Tenant will carry public liability insurance in a minimum amount of one million dollars (\$1,000,000.00) and shall have Storey County named as an additional inused on Tenant's policy. Landlord will carry fire and extended coverage insurance on the building to include tenant's area.

Landlord and Tenant release each other from any liability to the other for any property loss damage or personal injury to the extent covered by the insurance carried by the party suffering the loss, damage or injury. Exempt is loss of revenue to tenant.

Taxes:

Tenant will pay all personal property taxes levied and assessed against Tenant's personal property as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275.

Landlord is responsible for all personal and real property taxes levied and assesses against Landlord's personal property and real property.

Damage to premises:

If the premises are damaged through fire or other cause not the fault of Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of premises. Loss of revenue by tenant will be subtracted from monthly rent until loss is repaid to tenant in full. If Tenant is substantially deprived of the use of the premises for more than 90 days because of such damage, Tenant may terminate lease by written notice of termination to Landlord. Upon termination of the lease by either Tenant or Landlord no further obligation for loss of use is required.

Quiet enjoyment:

As long as Tenant is not in default under the terms of this lease, Tenant will have the right to occupy the premises peacefully and without interference.

Disputes:

If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a

mediator to be mutually selected. The parties will share the costs of the mediator equally. EachParty will cooperate fully and fairly with mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to arbitration before an arbitrator mutually selected by the parties.

Entire agreement:

This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Notices:

All notices must be writing. A notice may be delivered to a party at the address that follows a Party's signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Governing laws:

This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Modification:

This lease may be modified only by a written agreement signed by all the parties.

Walver:

If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Severability:

If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this day of 2019.	Dated this day of	, 2019
Storey County	VC Ponderosa Saloon LLC	
Chairman Board of County Commissioners Storey County, Nevada	By: Manager	
Attest		
Storey County Clerk Treasurer		

Inventory

(Items owned by landlord)
Metal bar stools
Small wooden chairs
Small round tables
Single Keg Cooler
Walk in Cooler
Antique Mirror
Metal storage cabinet

(Items owned by tenant)
Single Keg Cooler
2 - Double door stainless coolers
All shelving Units
Pellet Stove
Ice Machine
2 large wooden pub tables
8 wooden bar stools
TV



Storey County Board of County Commissioners Agenda Action Report

Meet	ing date: February 5, 2019	Estimate of tim	ie requirea: 15 minutes
Agen	nda: Consent [] Regular age	enda [X] Public hearing r	required []
1.	<u>Title</u> : Consideration and portage Ponderosa Saloon LLC for 2021 with a possible two y	a monthly rental of \$1,800	ease of Old Corner Bar to VC 0.00 per month until December 31,
2.	Recommended motion: lease between Storey Coun	I (Commiss ity and VC Ponderosa Salo	sioner) move to approve the proposed on LLC.
3.	Prepared by: Keith Loor	mis	
4.	<u>Department</u> : District Atto	orney's Office	Telephone : 847-0964
5.	leased to VC Ponderosa Sa	loon LLC, the exiting tena December 31, 2021 subject	ar within Piper's Opera House be int, for a monthly rent of \$1,800.00 at to a 2 year renewal. The lease is
6.	Supporting materials: I	Proposed Lease	
7.	Fiscal impact:		
	Funds Available:	Fund:	Comptroller
8.	Legal review required:		
	X District Attorney		
8.	Reviewed by:		
	Department Head County Manager	Department Name: Other agency review: _	
9.	Board action: Approved	[] Approved with I	Modifications

[] Denied [] Continued

Agenda Item No. 14

Lease Agreement

Names: This lease is made between Storey County, a political subdivision of the State of Nevada, hereinafter named "Landlord" and VC Ponderosa Saloon LLC; (dba Old Corner Bar) hereinafter named "Tenant"

Premises Leased

Landlord is leasing to Tenant, and Tenant is leasing from Landlord the following premises named the "Old Corner Bar" located

Piper's Opera House 12 North B St Virginia City, NV 89440

Specifically, Tenant is leasing: The bar area

Storage area in back of bar Restrooms Utility room

Term of Lease:

Lease of the Old comer Baris for a period of 3 years and begins January 1,2019 and is in effect until December 31, 2021. The lease is renewable for an additional 2 years and is automatically renewed unless a notice of termination in writing is provided at least 90 days prior to the expiration of the initial term. Either party may terminate this lease at any time upon providing written notice of the termination 90 days in advance of the termination.

Rent:

Rent of \$1,800.00 is due the first day of every month for the upcoming month. A late fee of 5% of the monthly rental will be charged for all rental payments made later than the 15th day of any month. Purchases made on behalf of the Landlord will be deducted from the next month's rent.

Improvements made by Tenant:

Tenants may make alterations and improvements to the premises after obtaining Landlords written consent. At any time before this lease ends, Tenant may remove any of Tenants alterations and improvements, as long as Tenant repairs any damage caused by attaching the *items* to or removing them from the premises. Written consent is not required for decorating purposes *i.e.*; pictures.

Tenant's use of premises:

Bar services/liquor sales in and about Piper's Opera House Snack/Food services

Music and entertainment

Lobby with written permission (facility form to be filled out)

**If the renter of Piper's Opera House requests to do their own beverage services, the landlord has the right to assign beverage services to them (excluding weddings-tenant to provide beverage services).

Landlord's Representations:

Utilities:

*Roof

Tenant will pay \$50.00 per month for water directly to Landlord. Tenant will pay no propane. Tenant will pay 35% of electric bill. Tenant shall pay for bar phone service, cable and satellite radio for bar use.

Maintenance and repairs of leased premises:

Landlord will maintain and make all necessary repairs to the following parts of the building in which the leased premises are located:

*Foundation and structural components

*Exterior walls

* Exterior doors and windows

*Plumbing system

*Interior walls

*Sewage disposal

*Electrical system

Tenant must keep bathrooms and floor clean at all times. Tenant will maintain the leased premises and keep in good condition except those specified above as being Landlord's responsibility.

Insurance:

Tenant will carry public liability insurance in a minimum amount of one million dollars (\$1,000,000.00) and shall have Storey County named as an additional inused on Tenant's policy. Landlord will carry fire and extended coverage insurance on the building to include tenant's area.

Landlord and Tenant release each other from any liability to the other for any property loss damage or personal injury to the extent covered by the insurance carried by the party suffering the loss, damage or injury. Exempt is loss of revenue to tenant.

Taxes:

Tenant will pay all personal property taxes levied and assessed against Tenant's personal property as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275.

Landlord is responsible for all personal and real property taxes levied and assesses against Landlord's personal property and real property.

Damage to premises:

If the premises are damaged through fire or other cause not the fault of Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of premises. Loss of revenue by tenant will be subtracted from monthly rent until loss is repaid to tenant in full. If Tenant is substantially deprived of the use of the premises for more than 90 days because of such damage, Tenant may terminate lease by written notice of termination to Landlord. Upon termination of the lease by either Tenant or Landlord no further obligation for loss of use is required.

Quiet enjoyment:

As long as Tenant is not in default under the terms of this lease, Tenant will have the right to occupy the premises peacefully and without interference.

Disputes:

If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a

mediator to be mutually selected. The parties will share the costs of the mediator equally. EachParty will cooperate fully and fairly with mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to arbitration before an arbitrator mutually selected by the parties.

Entire agreement:

This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Notices:

All notices must be writing. A notice may be delivered to a party at the address that follows a Party's signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Governing laws:

This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Modification:

This lease may be modified only by a written agreement signed by all the parties.

Waiver:

If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Severability:

If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this day of 2019.	Dated this day of	, 2019
Storey County	VC Ponderosa Saloon LLC	
Chairman Board of County Commissioners Storey County, Nevada	By: Manager	
Attest		
Storey County Clerk Treasurer		

Inventory

(Items owned by landlord)
Metal bar stools
Small wooden chairs
Small round tables
Single Keg Cooler
Walk in Cooler
Antique Mirror
Metal storage cabinet

(Items owned by tenant)
Single Keg Cooler
2 - Double door stainless coolers
All shelving Units
Pellet Stove
Ice Machine
2 large wooden pub tables
8 wooden bar stools
TV



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 5, 2	019	Estimate of ti	me required: 5 Minutes
Agenda: Consent [] Regul	ar agenda [X]	Public hearing require	d[]
	chael Workman	and Storey County reg	f contract for professional garding due diligence review of fanager to sign evidencing
2. Recommended motion: professional services County Manager to s	between Micha		prove the contract for y County and authorize the
3. Prepared by: Pat Whitten	า		
Department: Commissio	ners		Telephone : 847-0968
4. Staff summary: Please so	ee page 2		
5. Supporting materials:	Mike Workma		RIC-GID
6. Fiscal impact: None as the Storey County for costs on a			as committed to reimburse
Funds Available: N/A	A Fund	l: As budgeted	Comptroller
7. <u>Legal review required:</u>	NoKL_	District Attorney	
8. Reviewed by:		_	
Department He	ad	Department Name:	
County Manage	er	Other agency review:	
9. Board action:		SI 91 INSI HAMINININ	
[] Approved [] Denied	[]	Approved with Modif Continued	ications

4. Staff summary: As briefly mentioned during staff reports at the January 7th Commission Meeting, representatives from the Tahoe-Reno Industrial Center General Improvement District (TRIC-GID) have recently asked staff if Storey County would consider converting the governance structure of their Board of Trustees from being composed of elected residents of the GID's serving area to having the Board of County Commissioners serve as that Board as provided for in Nevada Revised Statutes. It should be emphasized that this request should not cause any liability to the County as the TRIC-GID would continue to function as a stand-alone local government, just under different Board Structure. Obviously, there is a substantial amount of due diligence required in order to fully understand the integral components, factors and conditions of the GID if the Board of County Commissioners were to agree to assume governance of TRIC-GID. Much of this will be prepared and conducted by Farr West Engineering, the engineer used by both Storey County and TRIC-GID. As an abundance of caution, County staff feels it prudent to engage an outside professional familiar with water & sewer operations to independently review and validate certain information being provided thru our due diligence process. We have selected Mike Workman for this role, a person well known by those in the water/sewer service. A letter format resume is attached together with a draft contract. Mike has negotiated a very reasonable hourly rate of \$75 and estimates his total billings should not exceed \$10,000. TRIC-GID has agreed to reimburse Storey County for Mike's billings up to the \$10,000 limit. Mike has already started work on a contract not to exceed \$5,000.00 pursuant to the County Manager's authority to enter into contracts with a value less than \$5,000.00. This contract would essentially increase Mr. Workman's authority to provide services above the \$5,000.00 cap.

CONTRACT FOR SERVICES OF INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

STOREY COUNTY
FOR AND ON BEHALF OF STOREY COUNTY
(COUNTY)

AND

MICHAEL WORKMAN (CONTRACTOR)

WHEREAS, Storey County (hereinafter County), a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Mike Workman (hereinafter Contractor) herein specified are both necessary and desirable and in the best interests of County; and

WHEREAS, Contractor represents that it is duly qualified, equipped, staffed, ready, willing and able to perform and render services in assisting in the due diligence investigation into the Tahoe Reno Industrial General Improvement District (TRI GID)

Now, Therefore, in consideration of the agreements herein made, the parties mutually agree as follows:

- 1. EFFECTIVE DATE OF CONTRACT. This contract shall be effective January 1, 2019 through December 31, 2020.
- 2. INDEPENDENT CONTRACTOR STATUS. The parties agree that Contractor, shall have the status of an independent contractor. As an independent contractor, Contractor is not a Storey County employee and that there shall be no:
 - (1) Withholding of income taxes by the County;
 - (2) Industrial insurance coverage provided by the County;
 - (3) Participation in group insurance plans which may be available to employees of the County;
 - (4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
 - (5) Accumulation of vacation leave or sick leave;
 - (6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.
- **3. RIGHTS.** Contractor and County agree to the following rights consistent with an independent contractor relationship:
 - a. Contractor has the right to perform services for others during the term of this Agreement.
 - b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.
 - c. Contractor shall not be assigned a work location on County premises.

- d. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Agreement.
- e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Agreement.
- f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Agreement, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.
- g. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Agreement.
- h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Agreement.

Contractor further certifies the following:

- i. Contactor is licensed by the State of Nevada or other political subdivision to provide similar services to other clients/customers.
- j. Contractor understands that it is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.
- 4. INDUSTRIAL INSURANCE. Contractor shall, as a precondition to the performance of any work under this contract and as a precondition to any obligation of the County to make any payment under this contract, provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also shall, prior to commencing any work under the contract, complete and provide the following written request to a qualified insurer:

Mike Workman has entered into a contract with Storey County to perform work from January 1, 2019 to May 31, 2019 and requests that the insurer provide to Storey County 1) a certificate of coverage issued pursuant to NRS 616B.627 and 2) notice of any lapse in coverage or nonpayment of coverage that the contractor is required to maintain. The certificate and notice should be mailed to:

Storey County Manager Post Office Box 176 Virginia City, Nevada 89440

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the contract. If contractor does not maintain coverage throughout the entire term of the contract, contractor agrees that County may, at any time the coverage is not maintained by contractor, order the contractor to stop work, suspend the contract, or terminate the contract. For

each six month period this contract is in effect, contractor agrees, prior to the expiration of the six month period, to provide another written request to a qualified insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If contractor does not make the request or does not provide the certificate before the expiration of the six month period, contractor agrees that County may order the contractor to stop work, suspend the contract, or terminate the contract.

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the contract. If Contractor does not maintain coverage throughout the entire term of the contract, Contractor agrees that Storey County may, at any time the Contractor does not maintain coverage, order the Contractor to stop work, suspend the contract, or terminate the contract. For each six-month period this contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to a qualified insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that Storey County may order the Contractor to stop work, suspend the contract, or terminate the contract.

Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit (attached) indicating that he is a sole proprietor and that:

- A. 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
- B. Is otherwise in compliance with those terms, conditions and provisions
- 5. GENERAL LIABILITY INSURANCE. Storey County's liability coverage will extend to Contractor while acting within the course and scope of his/her duties as such. Contractor's coverage by virtue of this written contract includes coverage such as is included in Storey County's liability coverage including general or automobile liability and wrongful acts as defined in the policy form, but only with respect to operations by or on behalf of Storey County as Contractor under this agreement. Coverage does not apply to any liability arising in any private capacity separate and apart from his work on behalf of Storey County.
- 6. SERVICES TO BE PERFORMED. The parties agree that the services to be performed are as follows:
 - a. Assist County in evaluating the operations and facilities of the TRI GID
- 7. PAYMENT FOR SERVICES. Contractor agrees to provide the services at a cost not to exceed \$\ \frac{N/A}{A} \text{ per month or at an hourly rate of \$\frac{\$75/hr}{A}.}

Contractor shall be responsible for all other expenses incurred while performing services under this Agreement, including without limitation licenses fees, memberships and dues; automobile and other travel expenses; insurance premiums; and all salary, expenses and other compensation paid to Contractor's employees or contract personnel Contractor hires to perform the services described by this Agreement.

- 8. TERMINATION OF CONTRACT. This contract may be revoked without cause by either party prior to the date set forth in paragraph (2), provided that a revocation shall not be effective until 30 days after a party has served written notice upon the other party. The Contractor shall submit invoices for work performed to the date notice was given.
- 9. Construction of Contract. This contract shall be construed and interpreted according to the laws of the State of Nevada. There shall be no presumption for or against the drafter in interpreting or enforcing this Contract.
- 10. COMPLIANCE WITH APPLICABLE LAWS. Contractor shall fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this contract, including, but not limited to, all federal, state, and local accounting procedures and requirements and all immigration and naturalization laws
- 11. ASSIGNMENT. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this contract without the prior written consent of the County.
- 12. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract shall be the exclusive property of the County and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the County upon completion of the project, or termination or cancellation of this contract.
- 13. PUBLIC RECORDS LAW. Contractor expressly agrees that all documents ever submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statue of the State of Nevada, shall be treated as public records pursuant to NRS Ch. 239 and shall be available for inspection and copying by any person, as defined in NRS § 0.039, or any governmental entity.
- 14. MODIFICATION OF CONTRACT. This contract constitutes the entire contract between the parties and may only be modified by a written amendment signed by the parties and approved by the Board of County Commissioners.
- 15. NOTICES. All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given 3 days after mailing by United States, postage prepaid, first class mail addressed to the other party at the addresses set forth below:

FOR COUNTY:

Storey County
P.O. Box176
Virginia City, Nevada 894440
(775) 847-0968
Favor (775) 847-0940

Fax: (775)847-0949

FOR CONTRACTOR:

Mike Workman 116 Pebble Dr. Dayton, NV 89403 (775) 722-7283 m-workman@sbcglobal.net

16. NO APPROPRIATION OF FUNDS. All payments and services provided under this agreement are contingent upon the availability of the necessary public funding. In the event that Storey County does not receive the funding necessary to perform in accord with the terms of this Agreement, this Agreement shall automatically terminate and all fees due and owing shall be paid.

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

Pat Whitten, date
Storey County Manager

| Contractor | C

AFFIDAVIT

- 1, Mike Workman, being duly sworn, depose and declare:
 - 1) I am a Sole Proprietor;
 - 2) I will not use the services of any employees in the performance of this contract;
 - 3) I have elected to not be included in the terms, conditions, and provisions of NRS Chapters 616A-616D, inclusive; and
 - 4) I am otherwise in compliance with the terms, conditions and provisions of NRS chapters 616A-616D.

I release Storey County from all liability associated with claims made against me and my company, in the performance of this contract, that relate to compliance with NRS Chapters 616A-616D, inclusive.

Signed this 19 day of December	,2018
Mike Workman	
State of Nevada	
County of Lyon	Lilackima n
On this 19th day December, 2018	working?
On this 19 day December, tot	before the undersigned Notary Public,
personally appeared Mike Workman having property of the personal proper	
whose name is subscribed to this instrument a	nd acknowledge that Mike Workman executed it.
Witness my hand and official seal.	MISTY M. MANN
mil In Monn	Appointment Recorded in Lyon County

Mike Workman

116 Pebble Drive Dayton, NV 89403 Cell (775) 722-7283 workdude.dayton@gmail.com

November 20, 2018

Pat Whitten County Manager PO Box 176 Virginia City, NV 89440

RE: Assistance With Due Diligence Items Related to TRI GID

Dear Mr. Whitten:

I am submitting my name for consideration as a person that could assist Storey County go through the Due Diligence process related to the TRI GID transition process.

I have worked my entire career in municipal water, wastewater and storm water system operation and management. I hold the highest level of Water Distribution certification in both Nevada and California and have years of experience with both ground and surface water rights, storm water flood storage and effluent reuse. I have a strong working relationship with NDEP, DWR and the various municipal water suppliers throughout our region.

I am serving my second term on the Nevada Board for Financing Water Projects and I continue to serve as an American Water Works Association CA/NV Section Certification Proctor (we administer exams for NDEP).

I started my career in the Public Works Department in Mt. Shasta, CA in 1974 and worked there for 13 years. I took the Utilities Manager position at Incline Village GID and worked there for 13 years. I went back to Mt. Shasta as the Public Works Director for 4 1/2 years then came to Lyon County as the Utilities Director for 14 years. I retired this past June. During my time with Lyon Co., I was directly involved with the successful transition of 2 GIDs and a private water company into County control and operation. All were not without challenges, some of which presented themselves years later. All in all, things worked out the best for our rate payers.

I was directly involved in developing Nevada's Cross Connection Control requirements found in NAC 445A, served as a charter member of the Certification Advisory Board tasked with the development of an Operator Certification program and also served as the Certification Administrator for the State of NV for 5 years.

With my knowledge, experience and desire to stay active in our regional water issues, I feel that during your evaluation of the potential TRI GID transition, I could provide you with a perspective focused on the operation and management of the Utility. I am not looking for a full time or long term position but if a part time/casual position become available, I would be interested.

I would be happy to meet with you if would like to discuss the project further.

Respectfully.

Mike Workman

Pat Whitten

From:

Robert Sader <rmsader@robertmsaderltd.com>

Sent:

Monday, December 17, 2018 4:23 PM

To:

Pat Whitten

Cc:

Keith Loomis; Anne Langer; Brent Farr

Subject:

RE: Energy Inc Presentation Kim Kirkendall 03 15 16 1 1

Pat:

\$10K not to exceed and \$75 hr. is acceptable to TRIGID for reimbursement. Please send me the contract that Keith drafted and Mike edited.

Bob

Robert M. Sader, Esq.
Robert M. Sader, Ltd., a Professional Corporation
8600 Technology Way, Suite 101
Reno, Nevada 89521
(775) 329-8310
(775) 329-8591 fax
NEW EMAIL:

rmsader@robertmsaderitd.com

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Holiday Notice: Our office will be closed Monday December 24th and Tuesday December 25th for Christmas AND our office will be closed Monday December 31st and Tuesday January 1st for New Year's. Have a happy and safe holiday!

From: Pat Whitten <pwhitten@storeycounty.org>
Sent: Monday, December 17, 2018 3:43 PM

To: Robert Sader <rmsader@robertmsaderltd.com>

Cc: Keith Loomis kloomis@storeycounty.org; Anne Langer kloomis@storeycounty.org;

Subject: Fwd: Energy Inc Presentation Kim Kirkendall 03 15 16 1 1

Hi Bob. It looks like we are comfortable going with a maximum budget not to exceed \$10k. Hourly rate is \$75.

Sent from my iPhone

Begin forwarded message:

From: Brent Farr < brent@farrwestengineering.com > Date: December 17, 2018 at 9:32:47 AM PST

To: Mike Workman < m-workman@sbcglobal.net >, Pat Whitten < pwhitten@storeycounty.org >

Subject: RE: Energy Inc Presentation Kim Kirkendall 03 15 16 1 1



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2-5-2019	Estimate of time required: 5-10 min
Agenda: Consent [] Regular a	genda [X] Public hearing required []
	oint Samuel K. Ward Real Estate Appraisers & Consultants to (Visitor Center) located at 86 South C Street in Virginia City.
	ent of Samuel K. Ward Real Estate Appraisers & Consultants to (Visitor Center) located at 86 South C Street in Virginia City
3. Prepared by: Deny Dotson	
Department: VCTC	Telephone: 775-847-7500
4. Staff summary: The appraisal is being prostorey County to determing general public thru an auditory. 5. Supporting materials: attack	•
6. Fiscal impact:	
Funds Available: YES	Fund: VCTC (Professional Services) Comptroller
7. Legal review required: Ye	s District Attorney
8. Reviewed by: _X_ Department Head	Department Name: VCTC
County Manager	Other agency review:
9. Board action: [] Approved [] Denied	[] Approved with Modifications

QUALIFICATIONS SAMUEL K. WARD

Real Estate Appraisers/Consultants 106 East Adams St., Suite 212 Carson City, NV 89706 (775) 885-8822 FAX (775) 885-7808

e-mail: sward@skwrea.com

Nevada Certified General Appraiser - A.0000123-CG Exp. date: 4/30/2019

Background and Experience

Farming & Ranching Background on Family Ranch - Yakima, Washington	
Farm & Heavy Equipment Marketing (Caterpillar/John Deere) - Yakima Washington	1965-67
Custom Home Construction - Seattle, Washington	1968
Real Estate Sales - Seattle & Spokane, Washington, & Carson City, Nevada	1969-76
Nevada Division of State Land, Land Agent	1977
Eagle Service Corporation (First Federal Savings & Loan), Staff Appraiser	1977-80
Eagle Service Corporation, Senior Commercial Appraiser	1981-82
Independent Fee Appraiser, Northern Nevada & North Eastern California	1983-Present
Education and Technical Training	
Univ. of Colorado - (ski scholarship)	1959-61
Univ. of Washington - B.A. Business Administration (Marketing-Finance)	1961-64
Real Estate Sales - Seattle, Washington (brokers license)	1969-72
Real Estate Sales - Carson City, Nevada	1973-76
Society of Real Estate Appraisers - various course	1979-83
Appraisal Institute Associate/Affiliate Member - various courses	1983-present

Type of Appraisals Completed

Residences, Land, including Farms, Ranches, Subdivisions, Mining Properties, Apartments, All Types of Commercial & Income Properties, Industrial Properties, Condemnation, Estate and Various Specialty Properties (Banks, Motels, Convenience Mkts./Service Stations, Casinos, etc.), Fractional Interests, Lease Analysis, Estates & Estate Planning

Areas Served

All of Northern Nevada & Lake Tahoe Area, plus surrounding Counties in California

Affiliations

Affiliate Member of the Appraisal Institute- Reno/ Carson City/ Lake Tahoe Chapter

Partial List of Institutional Clients, Large Corporations & Government Agencies Served

Partial List of Banks: Large Corporation: Expert Witness:
Nevada State Bank Texaco, Exxon, Mobil, ARCO
City National Bank Unocal, Standard Oil Co.
Focus Business Bank Government Entities: Washoe District Court
Bank of America Reno Airport Authority Fed. Bankruptcy Court, Reno

Union Bank of California City of Reno, Nevada

The Mechanics Bank City of Carson, Douglas, Lyon, Washoe & Story Counties in Nevada Heritage Bank of Nevada U.S. Department of Interior - BLM & U.S. Forest Service

Samuel K. Ward Real Estate Appraisers/Consultants 106 East Adams St., Suite 212 Carson City, NV 89706 (775) 885-8822 FAX (775) 885-7808

sward@skwrea.com Nevada Certified General Appraiser A.0000123-CG

PROPOSAL FOR APPRAISAL SERVICES

Date:	January 16, 2019		
То:	Mr. Deny Dotson, Executive Virginia City Tourism Comn 86 South C Street Virginia City, NV 89440		
Phone No.	(775) 847-7500 (775) 847-1	1114	email: DDotson@StoreyCounty.Org
From:	Sam Ward		
Subject:	Proposal to complete an appr C Street, Virginia City, NV	raisal of	the Crystal Bar property located at 86 South
and deliver macceptance of If my signed copy b me an engage Attached are	by written report to you within a this agreement. My fee is due proposal is acceptable to you, pack to me and keep a copy for ment letter to sign please do so my qualifications and Per NRS	approxi e on deli please s yoursel o. Than	95-3, I have not appraised this property or
	ncial interest in this property of sproperty or owners of any adj		my relationship or conflict of interest with the real property.
Jon ill	ent ²		
Samuel K. W	ard	Accep	ted by
January 16, 2	019	Date	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 5, 2019 Es
Agenda Item Type: Regular Agenda

Estimate of Time Required: 0-5 min.

- 1. <u>Title:</u> Appointment of Bill Lewis to serve on the Storey County Board of Equalization for a term of 3 years.
- 2. <u>Recommended motion:</u> Appoint Bill Lewis to serve on the Storey County Board of Equalization.
- 3. <u>Prepared by:</u> Vanessa Stephens

Department: Clerk **Contact Number:** 775.847.0969

- **4.** Staff Summary: Bill has previously served on this Board, this will be a reappointment to a second 3 year term.
- 5. Supporting Materials: See attached
- 6. Fiscal Impact: 0
- 7. Legal review required: No
- 8. Reviewed by:

Department Head	Department Name: Clerk	
County Manager	Other Agency Review:	

9. Board Action:

[] Approved	[] Approved with Modification
[] Denied	[] Continued



Meeting date:		Estimate of time required:		
Agenda: Consent []	Regular agenda [x]	Public hearing required []		
		Agreed – Upon Procedures presented by Eide Bailly ertaining to audit engagement with Tesla.		
to sales tax aud	ve the Agreed-Upon	Procedures presented Grant Thornton LLP with regards oursement by Storey County to Tesla and allow the m such document.		
3. Prepared by: Hugh	Gallagher			
Department: Comp	troller	Telephone: (775) 847-1006		
4. Staff summary:				
5. Supporting materia Document perta		reed-upon procedures submitted by Grant Thornton.		
6. Fiscal impact:				
Funds Available	e: Fund	d: _x Comptroller		
7. Legal review requi		District Attorney		
8. Reviewed by: Department	nt Head	Department Name: Commissioner's Office		
County M	anager	Other agency review:		
9. Board action: [] Approve [] Denied	ed []	Approved with Modifications Continued		



CPAs & BUSINESS ADVISORS

January 8, 2019

Mr. Mark Olson Senior Director, US Tax Tesla, Inc. 3500 Deer Creek Road Palo Alto, CA 94304

This letter sets forth our understanding for applying agreed-upon procedures to Tesla, Inc.'s (the "Company") Schedule of Sales Tax Remitted to the State of Nevada for project costs incurred solely for the purpose of assisting the Company and Storey County, Nevada for the period September 2018 through October 2018 and each month thereafter until terminated by either party.

This engagement is solely for the purpose of reporting our findings in regards to the results of the procedures performed in connection with determining the accuracy of the sales tax claim submitted for reimbursement relating to sales tax paid to the State of Nevada and allocated to Storey County, Nevada by all Participants and Contractors. The procedures we will perform have been agreed to by the specified parties to this engagement listed as follows: The Company and Storey County, Nevada. We will apply the following procedures:

- We will obtain the Schedule of Sales Tax Remitted to the State of Nevada from the Company listing all sales tax for which the Company is filing a claim to Storey County, Nevada related to the specific project costs incurred from the period of September 2018 through October 2018, and each month thereafter.
- 2. We will agree all amounts on the Schedule to the sales tax returns submitted by the Participants, or contractors, during the period.
- 3. We will foot and recalculate the sales tax returns, ensuring all sales tax returns were for Storey County, Nevada at 2.75%.

We will conduct our engagement in accordance with the attestation standards for agreed-upon procedures engagements of the American Institute of Certified Public Accountants. We are responsible for carrying out the procedures and reporting findings in accordance with these standards. The sufficiency of these procedures is solely the responsibility of the specified parties. Consequently, we make no representation as to the sufficiency of these procedures for the purposes of the specified parties or for any other purpose.

The agreed-upon procedures to be performed do not constitute an examination or review of the subject matter. Accordingly, we will not express an opinion or conclusion on the subject matter. If we did perform additional procedures, other matters might come to our attention that would be reported to you.

Our report will list the procedures performed and our findings. Our report will be addressed to Tesla, Inc. and will be intended for use by and restricted to the use of the specified parties as identified above. Our report will contain such restricted-use language.

Should we have any reservations with respect to the subject matter, we will discuss them with you before the report is issued.

We have no responsibility to update our report for events and circumstances occurring after the date of our report.

As part of our engagement, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the agreed upon procedures.

During the course of the engagement, we may communicate with you or with your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Dan Flowers is the engagement partner for the services specified in this letter. Responsibilities include supervising services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the agreed-upon procedures report.

Our fees, which represent an approximate 45% discount based off the fees previously billed by Grant Thornton LLP, are based on the amount of time required at various levels of responsibility, and our rates by level will be based upon our standard rates, and further discounted by 10% at the Partner and Senior Manager levels as follows:

Partner - \$315.00. Senior Manager - \$225.00. Manager - \$165.00. Senior - \$145.00. Associate - \$135.00.

Invoices are payable upon presentation. We estimate that our fee for the engagement will be between \$2,000 and \$3,000. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate.

In addition, we will be compensated for any time and expenses, including time and expenses of legal counsel, we may incur in conducting or responding to discovery requests or participating as a witness or otherwise in any legal, regulatory, or other proceedings as a result of our Firm's performance of these services. You and your attorney will receive, if lawful, a copy of every subpoena we are asked to respond to on your behalf and will have the ability to control the extent of the discovery process to control the costs you may incur.

Should our relationship terminate before our agreed upon procedures are completed and a report issued, you will be billed for services to the date of termination. All bills are payable upon receipt. A service charge of 1% per month, which is an annual rate of 12%, will be added to all accounts unpaid 30 days after billing date. If collection action is necessary, expenses and reasonable attorney's fees will be added to the amount due.

We will maintain the confidentiality of your personal information and will apply procedures to protect against any unauthorized release of your personal information to third parties.

We agree to retain our attest documentation or work papers for a period of at least seven years from the date of our report.

Eide Bailly LLP is a member of HLB International, a worldwide organization of accounting firms and business advisors, (HLB). Each member firm of HLB, including Eide Bailly LLP is a separate and independent legal entity and is not owned or controlled by any other member of HLB. Each member firm of HLB is solely responsible for its own acts and omissions and no other member assumes any liability for such acts or omissions. Neither Eide Bailly LLP, nor any of its affiliates, are responsible or liable for any acts or omission of HLB or any other member firm of HLB and hereby specifically disclaim any and all responsibility, even if Eide Bailly LLP, or any of its affiliates are aware of such acts or omissions of another member of HLB.

DISPUTE RESOLUTION

The following procedures shall be used to resolve any disagreement, controversy or claim that may arise out of any aspect of our services or relationship with you, including this engagement, for any reason ("Dispute"). Specifically, we agree to first mediate.

Mediation

All Disputes between us shall first be submitted to non-binding mediation by written notice ("Mediation Notice") to the other party. In mediation, we will work with you to resolve any differences voluntarily with the aid of an impartial mediator. The mediator will be selected by mutual agreement, but if we cannot agree on a mediator, one shall be designated by the American Arbitration Association ("AAA").

The mediation will be conducted as specified by the mediator and agreed upon by the parties. The parties agree to discuss their differences in good faith and to attempt, with the assistance of the mediator, to reach an amicable resolution of the Dispute. Mediation will be conducted with the parties in person in Reno, Nevada.

Each party will bear its own costs in the mediation. The fees and expenses of the mediator will be shared equally by the parties.

Either party may commence suit on a Dispute after the mediator declares an impasse.

Governing Law and Venue

We both agree to submit any unresolved Dispute to trial by a federal or state court venued in Minneapolis, Minnesota. This agreement shall be governed by and construed in accordance with the laws of the State of Minnesota (regardless of the laws that might be applicable under the principles of conflict of law) as to all matters including without limitation, matters of validity, construction, effect, and performance.

LIMITATION OF DAMAGES AND NO PUNITIVE DAMAGES

The exclusive remedy available to you in any adjudication proceeding shall be the right to pursue claims for actual damages that are directly caused by acts or omissions that are breaches by us of our duties under this agreement and/or under applicable professional standards, such damages will be limited to no more than two times fees paid under this agreement. In no event shall we be liable to you for any punitive or exemplary damages, or for attorneys' fees.

TIME LIMITATION

The nature of our services makes it difficult, with the passage of time, to gather and present evidence that fully and fairly establishes the facts underlying any Dispute. We both agree that, notwithstanding any statute of limitations that might otherwise apply to a Dispute, it is reasonable that you may not bring any legal proceeding against us unless it is commenced within twenty-four (24) months ("Limitation Period") after the date when we deliver our report, return or other deliverable under this agreement to you, regardless of whether we do other services for you or that may relate to the agreed-upon procedure report.

The Limitations Period applies and begins to run even if you have not suffered any damage or loss, or have not become aware of the existence or possible existence of a Dispute.

INDEMNITY

You agree that none of Eide Bailly LLP, its partners, affiliates, officers or employees (collectively "Eide Bailly") shall be responsible for or liable to you for any misstatements in this agreed-upon procedures report that we may fail to detect as a result of knowing representations made to us, or the concealment or intentional withholding of information from us, by any of your owners, directors, officers or employees, whether or not they acted in doing so in your interests or for your benefit, and to hold Eide Bailly harmless from any claims, losses, settlements, judgments, awards, damages and attorneys' fees from any such misstatement, provided that the services performed hereunder were performed in accordance with professional standards, in all material respects.

If a claim is brought against you by a third-party that arises out of or is in any way related to the services provided under this engagement, you agree to indemnify Eide Bailly LLP, its partners, affiliates, officers and employees (collectively "Eide Bailly"), against any losses, including settlement payments, judgments, damage awards, punitive or exemplary damages, and the costs of litigation (including attorneys' fees) associated with the services performed hereunder provided that the services were performed in accordance with professional standards, in all material respects.

ASSIGNMENTS PROHIBITED

You agree that you will not and may not assign, sell, barter or transfer any legal rights, causes of actions, claims or Disputes you may have against Eide Bailly, its partners, affiliates, officers and employees, to any other person or party, or to any trustee, receiver or other third party.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our engagement including our respective responsibilities. If you have any questions, please let us know.

We appreciate the opportunity to be of service to you and look forward to working with you and your staff.

Respectfully,

Dan Flowers
Partner

RESPONSE:
This letter correctly sets forth our understanding.
Acknowledged and agreed on behalf of Tesla, Inc. by:
Name:
Title:
Date:
Specified Party Acknowledgement
The aforementioned procedures #1, #2 and #3 acknowledged and agreed on behalf of Storey County, Nevada by:
Name:
Title:
Date:



Meeting date:	Estimate of time required:	
Agenda: Consent [] Regular agenda [x] Public hearing required []		
1. Title: Review and possible approv	al of the Storey County property Tax Rate for 2019-2020.	
2. Recommended motion I hereby approve the Storey 2020.	County property tax rate of 3.4607% for the fiscal year 2019-	
3. Prepared by: Hugh Gallagher		
Department: Comptroller	Telephone: (775)847-1006	
4. Staff summary:		
5. Supporting materials: Attached	I	
6. Fiscal impact:		
Funds Available: Yes	Fund: Water Fundx_ 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	



Meeting date:	Estimate of time required:				
Agenda: Consent [] Regular agenda [x] Public hearing required []					
1. Title: Review of the 2nd Quarter 2018 Unaudited Budget to Actual Review					
2. Recommended motion N/A	2. Recommended motion N/A				
3. Prepared by: Hugh Gallagher					
Department: Comptroller Telephone: 847-1006					
4. Staff summary: Review of Departmental Budgets for the 2nd Quarter of 2018 Budget Year					
5. Supporting materials: Second6. Fiscal impact:	narter Budget Summary				
Funds Available:	Fund:x_Comptroller				
7. Legal review required: District Attorney					
8. Reviewed by:x Department Head Department Name: Commissioner's Office					
County Manager	Other agency review:				
9. Board action: [] Approved [] Denied	[] Approved with Modifications [] Continued				



Meet	ing date: February 5, 2019	Estimate of time required: 5 minutes		
Agenda: Consent [] Regular agenda [X] Public hearing required []				
1.		of Canyon Way by Cemex at no cost to County and less Agreement waiving permits and fees.		
2. 3.				
3.	Canyon Way by Cemex and waive the r	(Commissioner) move to approve the repair of requirements that Cemex obtain permits or licenses, director to sign the Waiver, Release and Hold		
3.	Prepared by: Keith Loomis			
4.	Department: District Attorney's Offic	e <u>Telephone</u> : 847-0964		

- 5. <u>Staff summary:</u> Cemex has offered to repair Canyon Way at no charge to the County in order to access its stone quarry. In return Cemex is asking that the County waive any requirements for obtaining license, permits, paying fees and is requesting a waiver of all liability. Storey County Code Chapter 2.18 addresses the requirements for street excavation permits for anyone desiring to excavate or fill a County road. Generally it requires an application, payment of fees, bonds and insurance. Section 2.10.040(F) provides, however, as follows:
 - F. The director of public works may, for the good cause, modify the provisions of this chapter with the approval of the county commissioners.

Further NRS 244.155 provides:

NRS 244.155 Roads and bridges. The boards of county commissioners shall have power and jurisdiction in their respective counties to lay out, control and manage public roads, turnpikes, ferries and bridges within the county, in all cases where the law does not prohibit such jurisdiction, and to make such orders as may be necessary and requisite to carry its control and management into effect.

By these provisions, the County can waive the permit requirements and the fees

6. Supporting materials: Waiver, Release and Hold Harmless agreement

1.	Fiscal impact:		
	Funds Available:	Fund:	Comptroller
8.	Legal review required:		
	District Attorney		
8.	Reviewed by:		
	Department Head County Manager	Department Name: Other agency review:	
9.	Board action: Approved Denied	[] Approved with Modifications [] Continued	;

Agenda Item No. 21

WAIVER, RELEASE AND HOLD HARMLESS AGREEMENT

This Waiver, Release and Hold Harmless Agreement ("Release") is made and effective this January __, 2019 by and between The Board of Commissioners of Storey County, Nevada (the "County") and Cemex Construction Materials Pacific, LLC ("Cemex").

WHEREAS, the County and Cemex agree that Canyon Way, the haul route road from approximately Interstate 80 to the entrance of Cemex's Sierra Stone Quarry, is in need of immediate repairs and that the County is unable to make such repairs at this time;

WHEREAS, the County has requested and Cemex has agreed to make such temporary repairs necessary to make Canyon Way serviceable for the traffic entering Cemex's Sierra Stone Quarry;

NOW THEREFORE, in consideration of the premises and covenants and agreements contained herein, and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, agree as follows:

In consideration for the Cemex completing the temporary repairs to the potholes on Canyon Road (the "Repairs"), the County agrees to waive all permits, licenses or fees required to make such Repairs, grant Cemex access required to make the Repairs, release Cemex and its subcontractors from any liability in connection with the Repairs and hold Cemex harmless from claims made in connection with the Repairs.

THE UNDERSIGNED IS A DULY AUTHORIZED OFFICER OR REPRESENTATIVE OF THE COUNTY AND ACKNOWLEDGES HAVING CAREFULLY READ AND REVIEWED THIS AGREEMENT AND REPRESENTS THAT HE OR SHE FULLY UNDERSTANDS AND VOLUNTARILY EXECUTES THE SAME.

The Board of Commissioners of Storey County, Nevada

By:	
Name:	
Title:	ilidak



Meet	ting date: February 5, 2019	Estimate of time required: 10 min.	
Agen	nda: Consent [] Regular agend	a [x] Public hearing required [x]	
1.	allow for construction of a stower, equipment shelters an tower to disguise the propositionated on an approximate 3:	action: Special Use Permit 2018-056 is a request by the applicant 00-foot high wireless commercial communication facility, including other associated equipment. The tower will be configured as a wed antenna equipment. The tower and associated equipment will 'x 35' leased area on Storey County property. The subject property Virginia City, Storey County, Nevada and having Assessor's Pa	ng a vater I be ty is
2.	Commission, the Findings of appropriate by the Board of (approval, I (county commission construction of a 90-foot high equipment shelters and other to disguise the proposed anter on an approximate 35' x 35'	Fact under Section 3.A of this report, and other findings deemed county Commissioners, and in compliance with the conditions of oner), move to approve Special Use Permit 2018-056 to allow for a wireless commercial communication facility, including a tower, associated equipment. The tower will be configured as a water town an equipment. The tower and associated equipment will be located eased area on Storey County property. The subject property is located to the county of the county of the subject property is located to the county of the county of the subject property is located to the county of the county of the subject property is located to the county of the count	d ated
3.	Prepared by: Kathy Canfiel	I	
4.	Department: Planning	Telephone: 775.847.1144	
5.	Staff summary: See enclose	d Staff Report No. 2018-056	
6.	Supporting materials: Enc.	osed Staff Report No. 2018-056	
7.	Fiscal impact: None on loca	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	

Storey County Planning Department

Storey County Courthouse 26 South B Street, PO Box 190, Virginia City, Nevada 89440

Phone 775-847-1144 – Fax 775-847-0949

planning@storeycounty.org



To:

Storey County Board of County Commissioners

From:

Storey County Planning Department

Meeting Date:

February 5, 2019

Meeting Location:

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

Staff Contact:

Kathy Canfield

File:

Special Use Permit File 2018-056

Applicant:

AT&T Wireless

Property Owner:

Storey County

Property Location:

160 E. Toll Road, Virginia City, Nevada

Request:

Special Use Permit 2018-056 is a request by the applicant to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and

having Assessor's Parcel Number 002-023-11.

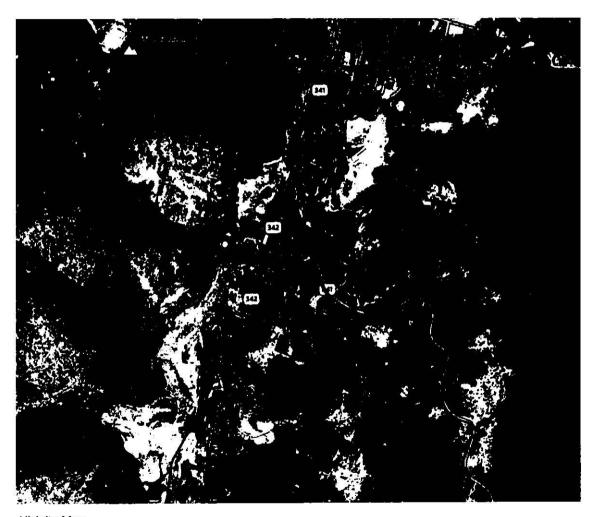
Planning Commission Recommendation: The Planning Commission heard the proposed project at their

January 17, 2019 meeting. The Planning Commission voted 5-0, with two absent, to recommend approval of the project to the Board of County Commissioners. No public was in attendance at the meeting and no inquiries into the project were received by the Planning Department. No modifications

were made to the recommended conditions of approval.

1. Background & Analysis

A. <u>Site Location</u>. The property is located between Toll Road and State Route 341, east of the Storey County Public Works yard in the Divide area between Virginia City and Gold Hill. The property is owned by Storey County and also contains the Storey County Jail and a communications tower, disguised as a flag pole, with associated equipment. The property is 22.46 acres and the new tower and associated equipment will lease a 35-foot by 35-foot area (1,225 square feet) within the parcel. The lease area will be located adjacent to the existing flag pole tower.



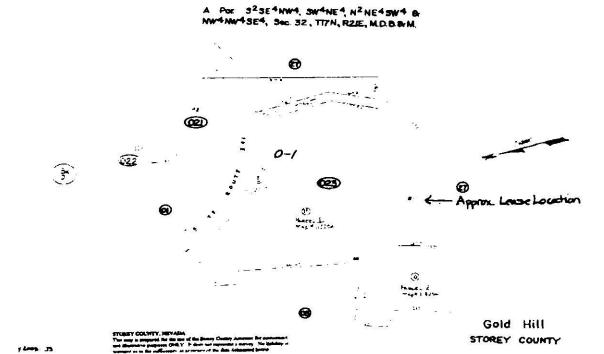
Vicinity Map



Property Location



Communication tower approximate location



Assessor's Parcel Map



Zoning Map

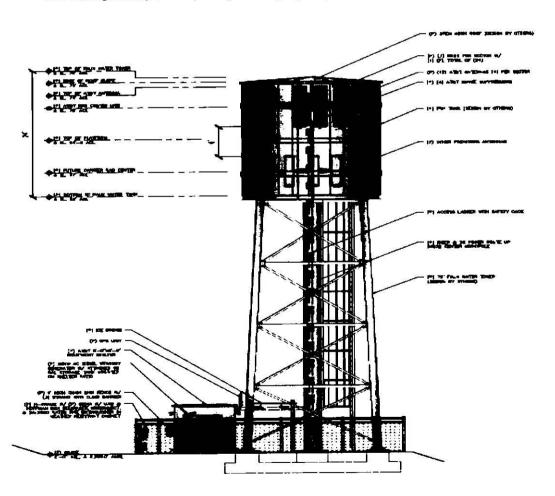
- B. Proposed Project. The applicant is proposing to construct a 90-foot high wireless commercial communications tower and associated ground equipment. The tower is proposed to contain panel antennas, radio heads and other similar type communications equipment, all enclosed within a façade of a water tank to disguise the equipment from view. The communications tower will look like a water tower which will blend with the Comstock Historic District. The project will also include the ground installation of an approximate 8-foot by 8-foot closet equipment shelter and a back-up generator.
- C. Zoning Ordinance. The property is located within a Public Zone (P). The purpose of the zoning district is "To accommodate the wide range of public institutional and auxiliary uses that are established in response to the health, safety, cultural, and welfare need of the citizens of the county." The proposed wireless commercial communications tower is consistent with this purpose and will provide service to the surrounding area.
- D. <u>Special Use Permit</u>. General Provisions Section 17.12.044 states that any proposed wireless communication facility over 45-feet in height in the P zoning district requires a special use permit. The provision goes on to state "A special use permit may be granted to exceed these height limitations provided that the structures may be safely erected and maintained at that height in view of surrounding conditions and circumstances."
- E. <u>Comstock Historic District</u>. The Comstock Historic District reviewed the proposed project at their October 8, 2018 meeting. The project was approved by the District subject to the actual construction materials being reviewed and approved by District staff.
- F. <u>Additional Height</u>. The applicant is proposing a tower height of 90-feet. The Public zoning district allows for a height of 45-feet, with additional height being subject to a Special Use Permit. The additional height is needed to allow for the antenna to function without interference of land features. The proposed tower will be similar in height to the adjacent flag pole tower.



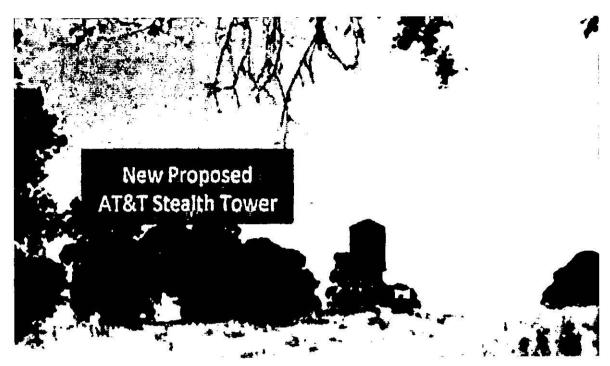
View looking east, from area below Community Development Department building



View looking south, from Jail parking lot along Highway 341



Drawing of proposed facility



Example of a similar water tower facility located in Northern California

2. Compatibility and Compliance

A. Compatibility with surrounding uses and zones.

The following table documents land uses, zoning classifications, and master plan designations for the land at and surrounding the proposed project.

	Land Use	Master Plan Designation	Zoning Code
Applicant's Land	Public Service: communication tower, jail	Public Facilities	Public
Land to the North	Vacant, Residential	Mixed Use Commercial Residential	Commercial- Residential
Land to the East	Vacant	Resources	Forestry
Land to the South	Vacant	Resources	Forestry
Land to the West	Storey County Public Works, Community Development	Public Facilities	Public

- B. <u>Compliance with Zoning</u>. The proposed wireless commercial communications tower, with the request for additional height, is consistent with the requirements of the 2015 zoning ordinance including Section 17.12 General Provisions and Section 17.15 Public Zone.
- C. General use allowances and restrictions. Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the

Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

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

The proposed wireless commercial communication tower will be consistent with the requirements of Section 17.15 Public Zone and 17.12 General Provisions. The project is requesting additional height beyond 45-feet which requires a special use permit. The project, as conditioned, is consistent with the Zoning Ordinance and the Storey County Master Plan.

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

The proposed communication tower will be located adjacent to an existing communication tower on property owned by Storey County. The property is zoned Public and the use provides a desired service to the surrounding community. The height of the proposed tower is 90-feet. The adjacent existing tower is 95-feet in height and is disguised as a flag pole. The base of the proposed tower will be located higher than the base of the flag pole tower because of the adjacent topography. The two towers are anticipated to be similar in height once constructed. The new tower will be disguised as a water tower to blend with the historic nature of the community. The closest property line to the tower site is approximately 160-feet, consistent with all required setbacks.

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

The proposed wireless commercial communications tower will be constructed on a small portion of a 22.46 acre parcel owned by Storey County. The applicant will lease a 35-foot x 35-foot (1,225 square foot) area for the tower and associated ground equipment. The tower will be located adjacent to an existing flag pole communication tower on the parcel. The tower will be disguised to look like a water tower which is consistent with the public service use of the land and surrounding land to the west. The proposed wireless commercial

communications tower will serve the surrounding area. Access to the site is from Toll Road.

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

The proposed use is not expected to require any additional governmental services or impact existing governmental facilities. The wireless commercial communications tower will serve the surrounding area. The applicant will lease the land from Storey County.

D. 2016 Storey County Master Plan. The 2016 Storey County Master Plan identifies the property within a Public Facilities designated area within the Divide Area Specific Plan. Chapter 3 of the Master Plan states "Public works facilities in this area have expanded steadily in a commensurate level with population and commercial growth in the south part of the county, and it is expected that these facilities will grow at their current locations and at a similar rate into the foreseeable future." The new facility will be located within a public service facilities area, will serve the surrounding area, and is consistent with the master plan.

3. Findings of Fact

- A. <u>Motion for approval</u>. The following Findings of Fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.
 - (1) This approval is for Special Use Permit 2018-056, a request by the applicant to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.
 - (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Public Facilities designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.
 - (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on

- adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 – Special Use Permit, 17.12 – General Provisions, and 17.15 Public Zone.
- (7) The Comstock Historic District has reviewed and approved the proposed project at their October 8, 2018 meeting.
- B. <u>Motion for denial</u>. Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.
 - (1) This denial is for Special Use Permit 2018-056, a request by the applicant to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.
 - (2) The conditions under the Special Use Permit conflict with the minimum requirements/findings in the 2015 Storey County Zoning Ordinance Sections 17.03.150-Special Use Permit, 17.12—General Provisions and/or 17.15—Public Zone.
 - (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

- A. Special Use Permit. This approval is for Special Use Permit 2018-056 to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.
- B. Requirements. The Permit Holder shall apply for any/all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This permit shall remain valid as long as the Permit Holder remains in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.
- C. Permit Contents. This permit incorporates by reference the standards, objectives, conditions, terms and requirements of all plans and submitted separately from this permit. The requirements of all submitted plan, along with support material submitted with the application, become part of this Special Use Permit.
- D. <u>Separate Permits Required</u>. This Special Use Permit shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit may be required for work previously performed or for future construction.
- E. <u>Legal Responsibility</u>. Issuance of this permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
- F. <u>Hold Harmless</u>. The Permit Holder agrees to hold Storey County, its Officers and Representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Variance.
- G. <u>Transfer of Rights</u>. This Special Use Permit shall inure to the Permit Holder and shall run with the land defined herein. Any and all transfers of Special Use Permit 2018-056 shall be advised in writing to the Storey County Planning Department at least 90 days prior to assignee taking over the operation of the facility. Any new Permit Holder of the facility must sign and accept all conditions and requirements of SUP 2018-056 prior to any modifications or operations at the facility.
- H. Comstock Historic District. Prior to, or concurrent with, submittal for building permits, the Permit Holder shall demonstrate that the Comstock Historic District has approved the proposed design and construction materials and submit such approval to the Community Development Department and the Planning Department.

- Lease. The Permit Holder shall demonstrate that the lease agreement between the Permit Holder and Storey County has been finalized.
- J. <u>Design</u>. The proposed tower must be of an aesthetic design similar in appearance to that described and illustrated in this Special Use Permit Application 2018-056 and as documented in the associated staff report and attached to this approval letter.
- K. <u>Lighting</u>. Lighting of the tower and facility must conform to Storey County Code 8.02 Outdoor Lighting (Dark Skies).
- L. <u>Emergency Management Plan</u>. A comprehensive emergency management plan shall be developed by the Permit Holder and submitted to the Storey County Fire District for review and approval before obtaining a building permit. The plan shall include, but not be limited to, the following in case of tower failure of the support structure, antenna(s) thereon, and related appurtenances: (1) Permit Holder's emergency contact phone number(s); (2) emergency contact procedure, including for Dispatch 9-1-1, Storey County Emergency Direct-Connect 775.847.0950; (3) documenting and reporting; (4) post structure failure management, clean-up, reclamation, and material disposal; (5) electrical system shut-down procedure; (6) disclosure and management of hazardous materials (e.g., asbestos) or other conditions (e.g., radiation), if applicable; and (7) post structure failure damage reporting and treatment of affected neighboring properties.
- M. Closure/Reclamation. In the event that the tower and facility becomes decommissioned or is absent any permitted wireless carriers for a period of any three consecutive years commencing after construction, Storey County shall reserve the right to deem the facility abandoned and mandate the tower and facility be removed within 180 days thereof at the Permit Holder's expense. The Permit Holder shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be pursuant to Chapter 17.03 Administrative Provisions, of the Storey County Code. Removal and reclamation shall include complete removal of the entire facility, including the tower, antenna, electrical wiring and connections, accessory structures, foundation and pads and all other appurtenances. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, or representatives bare any cost or responsibility for the deconstruction, disassembly, or removal of the antenna support structure or the facility, or reclamation.
- N. Noise. Any proposed power generator(s) (also to include "alternator(s)") shall be muffled and remain within a sound-insulated structure, encasement, or sound buffer walls (such as concrete masonry unit walls) sufficient to attenuate noise to or below the limitations set forth by the Storey County Code. Any generator shall only operate during power outages and/or during routine recharge and maintenance intervals. All other noise emitted from the facility, except during times of periodic maintenance and repair, shall not exceed 40 dBA at a point of 100' from the antenna support structures or any other noise emitter within the property.

- O. <u>Insurance</u>. The Permit Holder shall maintain satisfactory liability insurance for all aspects of this operation under Special Use Permit 2018-056 for a <u>minimum</u> amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the Special Use Permit.
- P. <u>Cautionary Signage</u>. Signage shall be installed at the main port of entry (i.e., facility gates) stating the company's name, site address, and 24-hour company management emergency contact phone number(s). Signage shall indicate all potential hazards and safety requirements associated with entering the facility.
- Q. <u>Antenna Limitations</u>. The communications tower and facility shall be used exclusively for commercial wireless communications. The tower shall not be used to support amateur or other non-commercial radio antennae, or lights, flags, banners, pennants, etc. Storey County and other government agency emergency repeaters and antenna shall be exempt from this requirement.
- R. <u>Electrical Distribution and Controls</u>. The location, routing, and alignment of exterior electrical and communication controls, associated wiring, and power lines (except those now existing) shall be approved by the Building Department, when applicable.

5. Public Comment

As of January 8, 2019, Staff has not received any comments from the public.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision. The report and recommendation and must make such a decision thereon as it deems warranted.

7. Proposed Motions

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

A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (county commissioner), move to approve Special Use Permit 2018-056 to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The

tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I (county commissioner), move to deny Special Use Permit 2018-056 to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.

Appendix A Submitted Plans



at&t

SITE NUMBER: CVL06075

GOLD HILL -HANGMAN RGINA CITY, NV 89440

911 HIGHWAY 341

SITE NAME: GOLD HILL - HANGMAN

911 HIGHWAY 341 VIRGINA CITY, NV 89440 JURISDICTION: STOREY COUNTY APN: 002-023-11

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Service Comments Table

SITE TYPE:WATER TOWER/SHELTER

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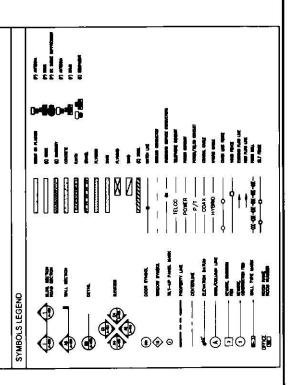
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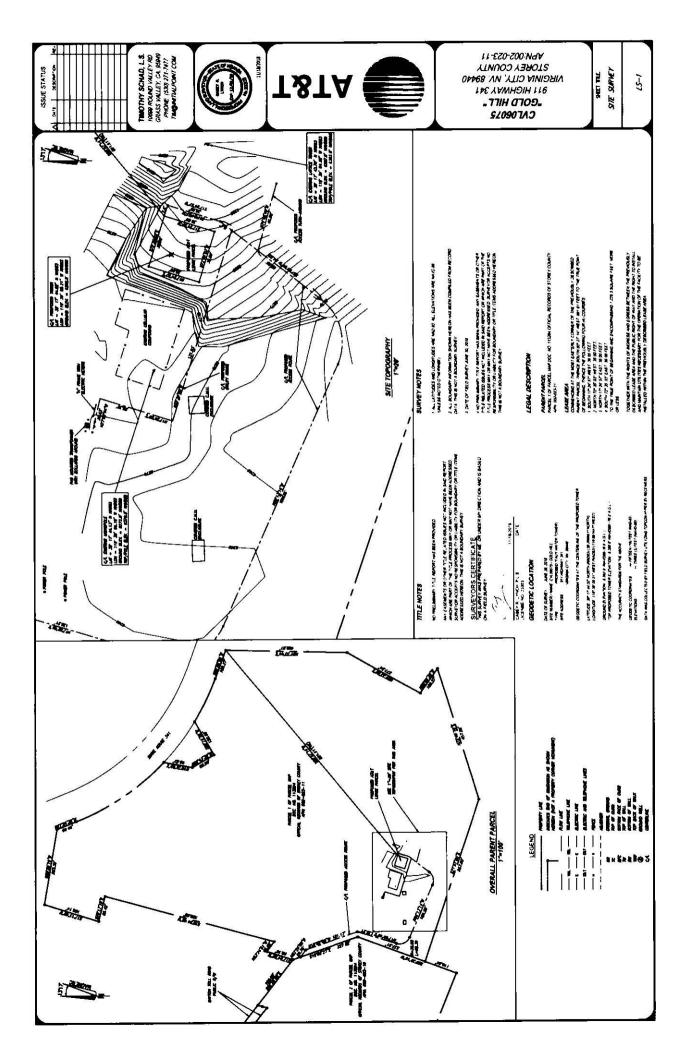
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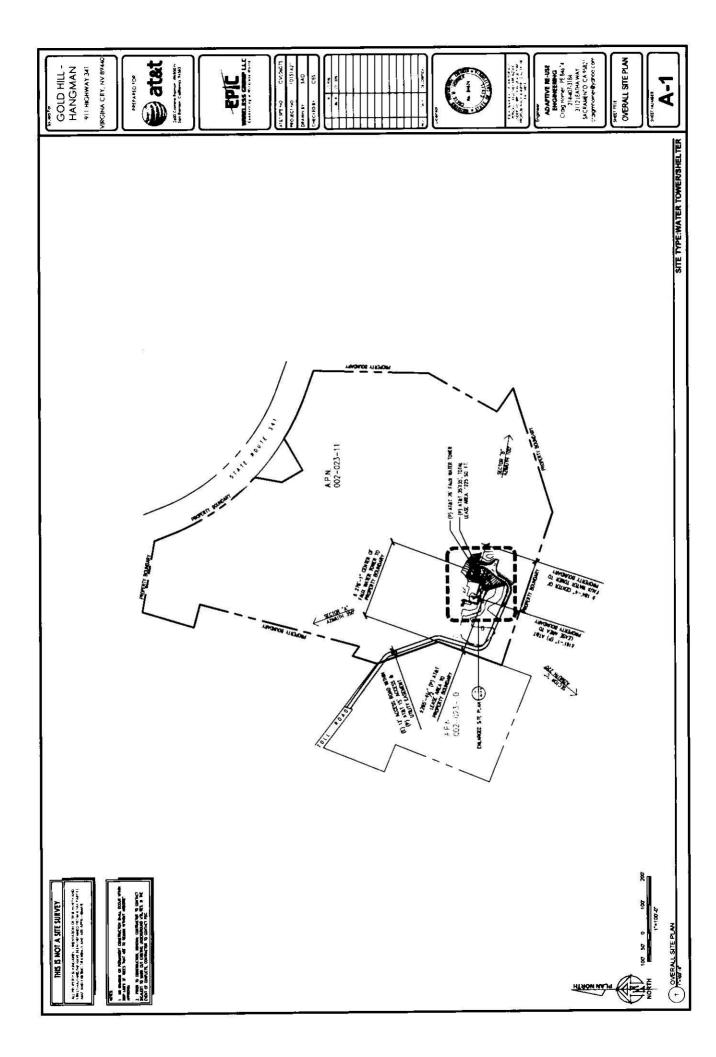


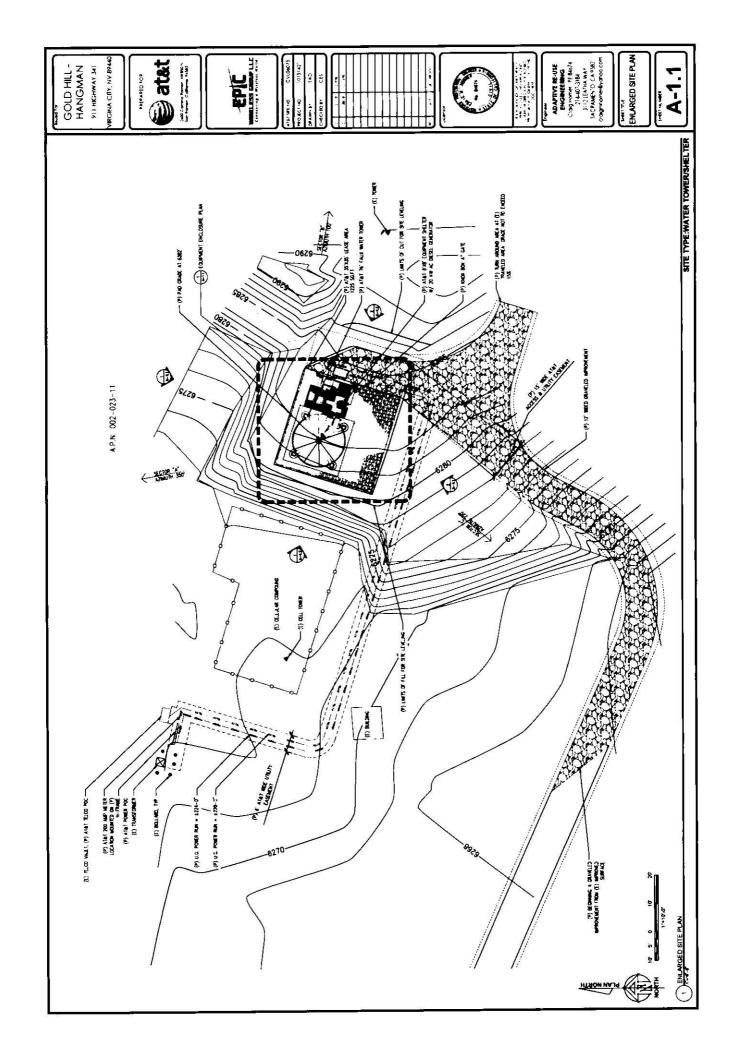
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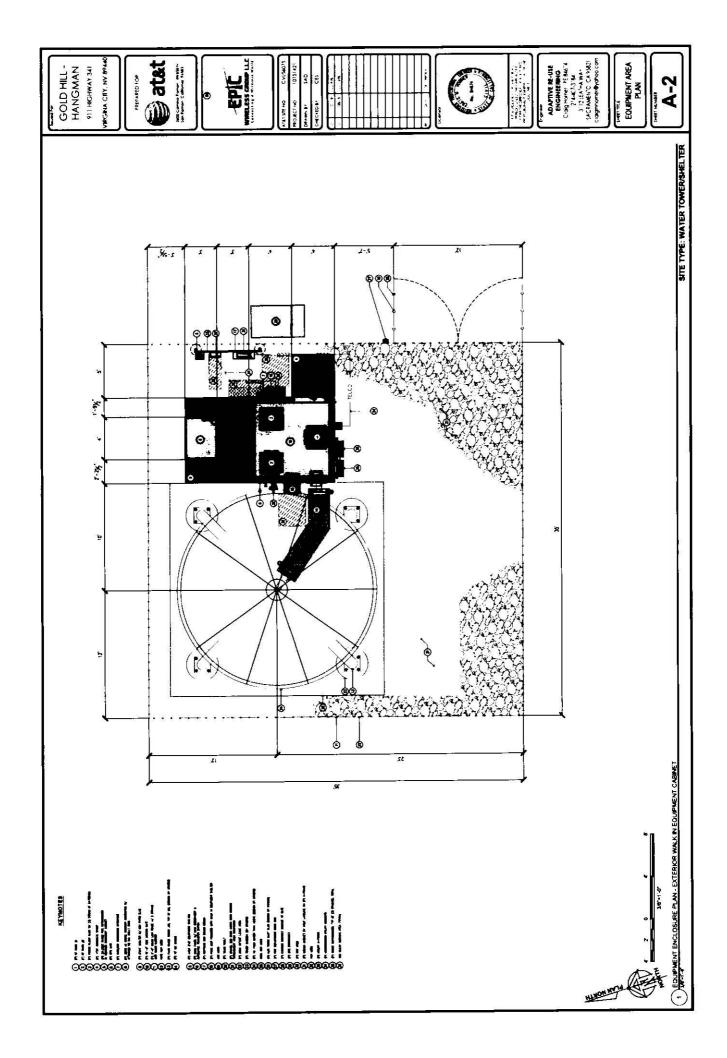
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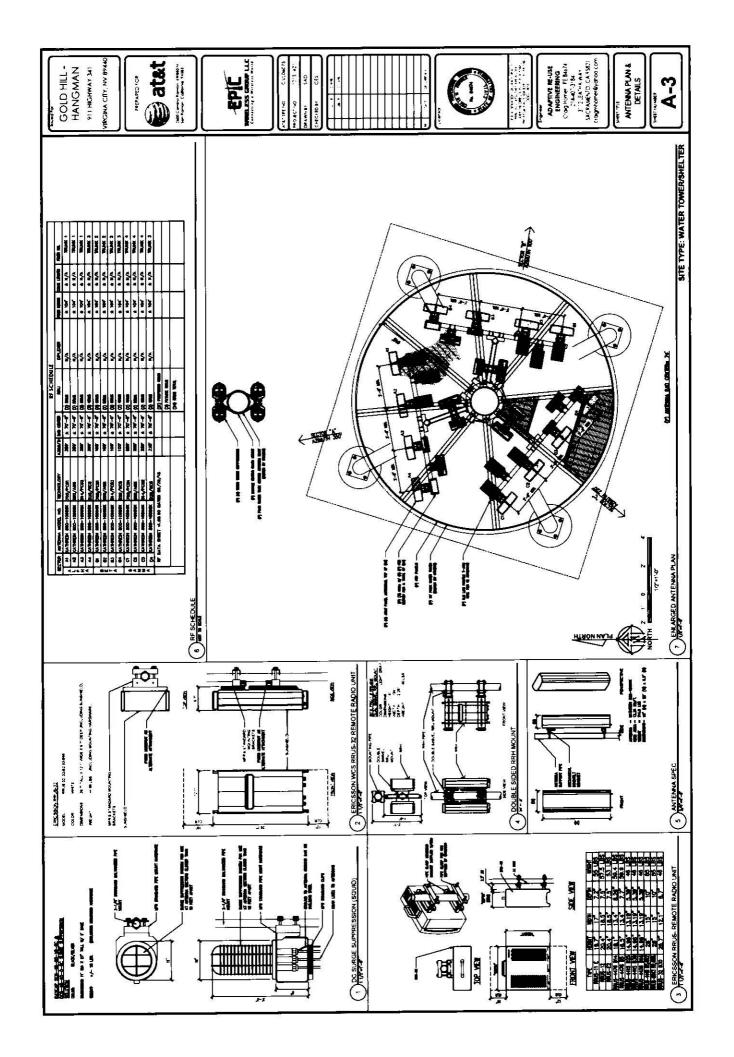
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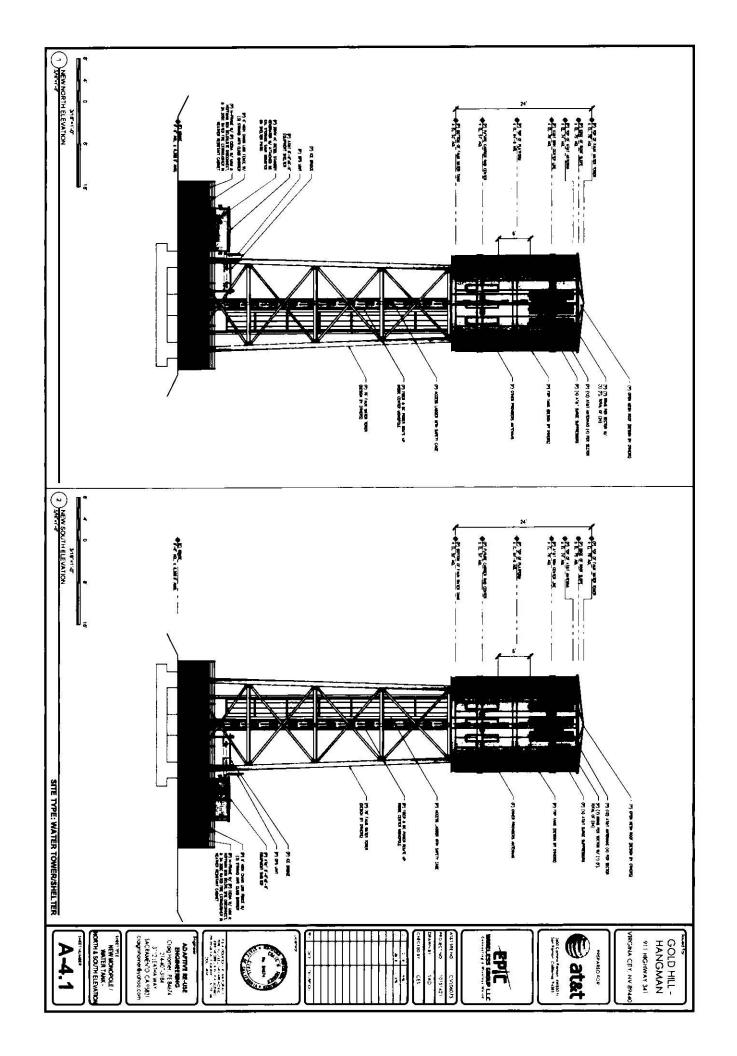


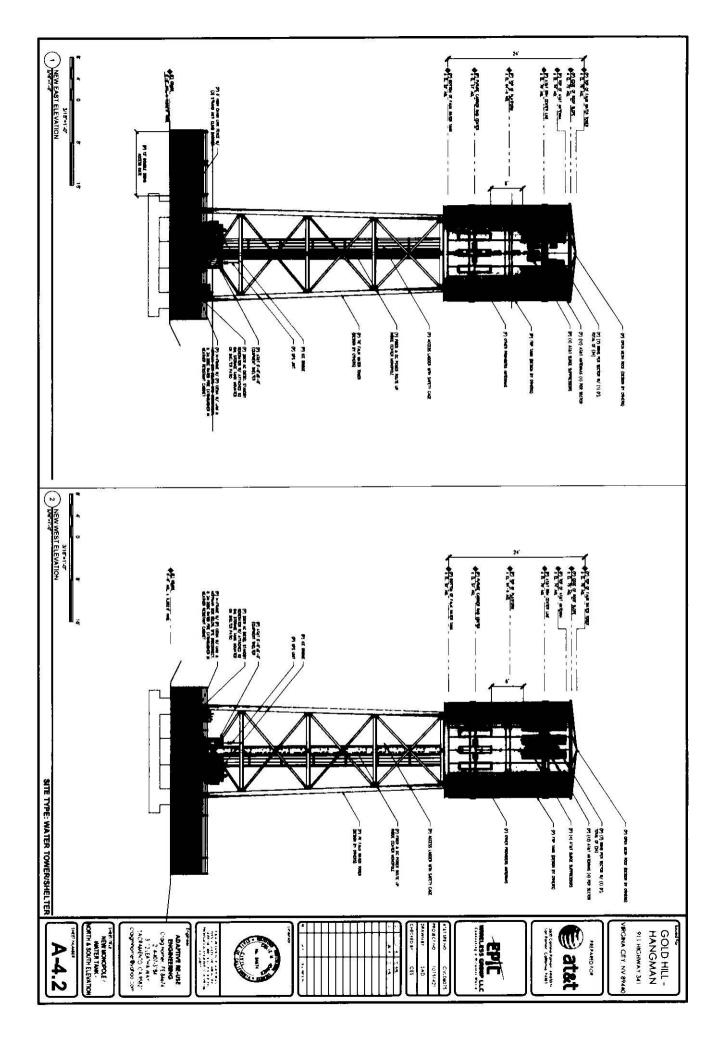














Meeting date: February 5, 2019	Estimate of ti	me required: 5 Minutes		
Agenda: Consent [] Regular agenda [X] Public hearing required []				
1. <u>Title</u> : DISCUSSION/NO ACTIO	N: Update on County Manager	Selection Process		
2. Recommended motion: None - I	Discussion Only			
3. Prepared by: Pat Whitten				
Department: Commissioners		<u>Telephone</u> : 847-0968		
	provide me a brief written sun to provide information current in on doing this at every Comm	as of the Friday preceding the		
5. Supporting materials: None				
6. Fiscal impact: None				
Funds Available: N/A	Fund: As budgeted	Comptroller		
7. <u>Legal review required</u> : No	District Attorney			
8. Reviewed by: Department Head	Department Name:			
County Manager	Other agency review:			
9. Board action: Approved Denied	[] Approved with Modifi	cations		



wiceting date.		Established time required. 0 - 3
2-5-19 Agenda: Consent [] Regu	ılar agenda [X]	Public hearing required []
1. <u>Title:</u> Business License	Second Reading	s Approval
2. Recommended motion:	Approval	
3. Prepared by: Melissa Fi	eld	
Department: Community	y Development	<u>Telephone:</u> 847-0966
approved unless, for follow-up letter noting Commission Meeting business license hold	various reasons, ng those to be co g. The business der.	mitted business license applications are normally, requested to be continued to the next meeting. A ontinued or approved will be submitted prior to the licenses are then printed and mailed to the new
5. Supporting materials; S 6. Fiscal impact:	see attached Age	inda Lener
Funds Available:	Fund	: Comptroller
7. Legal review required:	r	District Attorney
B. Reviewed by: x December 10	*	Department Name:
County Manag	cr	Other agency review:
9. Board action: [] Approved [] Denied	[]	Approved with Modifications Continued

Storey County Community Development



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

To: Vanessa Stephens, Clerk's Office Pat Whitten, County Manager January 28, 2019 Via email

Fr: Melissa Field

Please add the following item(s) to the February 5, 2019 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. REED ELECTRIC & FIELD SERVICE Contractor / 5375 Louie Ln ~ Reno, NV
- B. AQUA METALS, INC General / 160 Denmark ~ McCarran, NV
- C. CAMBRIDGE BUILDERS, INC Contractor / 500 E. Ridge Rd ~ Griffith, IN
- D. WOOKIEE ENTERPRISES LLC Home / 21270 Fey Rd ~ Reno, NV
- E. INTEGRATED ARCHIVE SYSTEM, INC General / 1121 N. San Antonio Rd ~ Palo Alto, CA
- F. FLOWSERVE US INC General / 5215 N. O'Connor Blvd ~ Irving, TX
- G. CINCINNATI TEST SYSTEMS General / 10100 Progress Way ~ Harrison, OH
- H. KIMLEY-HORN AND ASSOCIATES, INC General / 421 Fayetteville St ~ Raleigh, NC
- I. K & C CONSTRUCTION LLC Contractor / 701 Schaad Ln ~ Dayton, NV
- J. BROWN & READ ENGINEERING, INC Contractor / 1000 Telegraph ~ Reno, NV
- K. FINEST, LLC Contractor / 4551 E. Fifth St ~ Carson City, NV
- L. HUNT & SONS, INC General / 5750 S. Watt Ave ~ Sacramento, CA
- M. BURLITH COMPETIONS LLC Home business / 257 Ave De La Emerald ~ Sparks, NV
- N. SNOW MOLDING Home Business / 2499 Cartwright ~ VC Highlands, NV
- O. ROBERT ELECTRIC INC Contractor / 774 Mays Blvd ~ Incline Village, NV
- P. SCREEWAVE SERVICES INC Home Business / 2440 Enterprise Road ~ Reno, NV
- Q. HECTORS HANDYMAN SERVICE Home Business / 1390 Main St ~ Virginia City, NV
- R. VIP COLLISION CENTER, LLC General / 100 Gentry Way ~ Reno, NV
- S. VAN DYKE BALER CORP General / 78 Halloween Blvd ~ Stamford, CT
- T. NATIONWIDE BOILER INC General / 42400 Christy Street ~ Fremont, CA
- U. DAIWA ENGINEERING COMPANY General / 1-2-1 Minami ~ Osaka, JP
- V. SIMPLE POWER LLC Contractor / 2187 Market St ~ Reno, NV
- W. INTERMOUNTAIN TRAILER General / 5510 W. Lampert Lane ~ West Valley City, UT
- X. CREVO JAPAN CO., LTD General / 5966 Kamimaki ~ Nagano, JP.

Ec: Community Development Commissioners' Office

Planning Department Comptroller's Office Sheriff's Office