



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 03/17/20

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: Discussion and direction to staff from the board on the draft Storey County Capital Improvement Plan.
2. **Recommended motion:** I [county commissioner] motion to direct staff to continue developing the Storey County Capital Improvement Plan (CIP) and to use the draft plan as a guide toward developing the 2020/2021 tentative budget.
3. **Prepared by:** Austin Osborne
4. **Department:** County Manager **Telephone:** 775.847.0968
5. **Staff summary:** The Storey County Capital Improvement Plan (CIP) is a five-year plan for maintaining existing infrastructure and building or acquiring new facilities to meet demands from growth, legal mandates, and health and safety issues. The plan will be finalized in 2020 and submitted as part of the budget per NRS.
6. **Supporting materials:** Presentation and guiding points.
7. **Fiscal impact:** None on local government.

Funds Available: Fund: _____ Comptroller

8. **Legal review required:**

___yes___ District Attorney

9. **Reviewed by:**

_____ Department Head

Department Name:

___@'_ County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 12

The following is a **DRAFT TALKING PAPER** for discussion and planning purposes. The draft is subject to change.

CAPITAL IMPROVEMENT PLAN (CIP)

2020 / 2021

DRAFT DISCUSSION PAPER

ROADS

1-3 Years

- 2020 Resurface (patch and slurry) Cartwright Rd. – VCH Highlands
\$150,000 (see Other Infrastructure Plans below for prerequisite easement).
- 2019 Cut and patch Lousetown Rd. Phase I – VCH Highlands
\$15,000
- 2020 Cut and patch Lousetown Rd. Phase II – VCH Highlands
\$35,000
- 2020 Reimburse LCC (Lockwood) for paving Peri Ranch Road from Canyon Way to Senior Center.
\$5,000 for LCC's portion. County maintain permanently hereafter.
- 2020 Resurface Mark Twain roads including full re-pavement of Edith.
\$400,000
- 2019 Mark Twain culvert and drainage improvements - Phase I
\$150,000
- 2020 Mark Twain culvert and drainage improvements - Phase II.
\$150,000
- 2019 Add additional on- or off-street parking spaces at Virginia City Highlands mailbox plaza
\$ Completed
- 2019 Pave Lockwood Senior Center parking lot from north edge to Peri Ranch Road. (the dirt triangle area)
\$35,000
- 2020 Waste Management truck turnaround and retaining wall at Lockwood LCC Canyon Way road.
\$100,000
- 2023 Stripe E Street between Mill and Carson for Senior Center parking.
\$500
- 2023 Acquire from NDOT "C" Street between south and north "B" Street intersections.
\$Pending cost feasibility and benefit study. On hold. Working with NDOT.
- 2020 Fairgrounds: Purchase easement between F and I Streets from VC Ventures for arena entrance.
\$10,000
- 2020 Fairgrounds: Gravel / base down on parking areas.
\$50,000 rough estimate
- 2020 East Sydney Drive drainage and cul-de-sac improvements. TRIC
\$Pending return and rededication per TRI agreement.
- 2021 Highlands Fire Station 72 / VCH Community Center repave parking lot and driveway.
\$35,000
- 2021 VC Fire Station 21 repave parking lot and driveway.
\$35,000
- 2021 Six Mile Canyon Road drainage diversion at Sugarloaf Peak.
\$100,000

DRAFT – STOREY COUNTY CAPITAL IMPROVEMENT PLAN DEVELOPMENT

4-5 Years

- Improve storm water drainage, bridges, and culverts throughout Six Mile Canyon Road (USDA)
- Extend I-80 westbound freeway off ramp at Lockwood through NDOT (NDOT jurisdiction).
- Grind and Re-Surface 3 Miles of Canyon Way – Lockwood
- Work with owner of former Peri Ranch to pave and maintain Peri Ranch Road from Hillside Elementary School to Mustang Road. Requires landowner/developer to install underlying improvements. Easement needs to be established.
- Grid and repave Peru Drive TRIC.
- Through NDOT replace failing retaining wall at north end of “C” Street, Virginia City.
- Purchase and Installation of (20) Solar Powered Traffic Warning Signs.
- Addition of solar operated overhead streetlights at all road intersections and at grade railroad crossings at the Tahoe-Reno Industrial Center
- Improve existing roadside and other open drainage systems in Gold Hill and Virginia City
- ~~-Pave Carson Street from public swimming pool to “G” Street, then pave “G” Street from that point to Mill Street~~
- Plan for future round-about and frontage access in TRI on USA Parkway
- Emergency vehicle entering roadway emergency flashers on USA Parkway at Denmark Dr. and at Station 71 near Sutton Avenue and Mill Street.

6-10 Years

- Retrofit or replace dilapidated public restroom’s in Miner’s Park – VC -Grants?
- Remove and Replace Curb and Gutter - C Street (NDOT project jurisdiction)
- Improve ADA parking on “C” Street in Virginia City. (NDOT performing study)
- Painted Rock Road bridge replacement. New bridge above 100-year floodplain.
- Improved I80 ramp at Painted Rock (work with NDOT jurisdiction)
- New bridge/freeway off/on ramp at Orchard.
- Widen Tunnel Road to two lanes at the rock outcropping pinch point near its north terminus. 10+ years.
- Add covered bus stop at VCH Highlands mailbox plaza for school students. Work with SCSD.

BUILDINGS & GROUNDS

1-3 Years

- | | |
|-----------------|--|
| 2022 | New Lockwood Community Center with permanent community/senior center building, including commercial-grade kitchen facilities and separated Food Closet program.
\$400,000 (rough) Public workshops will direct design and essential elements of center. |
| 2020 | VCH Highlands Community Center: Build new Fire apparatus bay, remove trucks from existing VCH community center, make only community center, attach existing buildings and add kitchen and bathrooms. Plans in progress.
\$90,000 |
| 2019 | Improve Mark Twain community park including new playground equipment.
\$ Completed |
| 2020 | Work with Mark Twain residents to improve Mark Twain Community Center to meet needs.
\$7,000 |
| 2020 | Improve outdoor bulletin board at Mark Twain Community Center.
\$500 |
| 2021 | Sidewalk paver install adjacent to street parking at Taylor Street between B and A Street
\$Pending |
| 2021 | Construct VCTC Visitors Center at Black and Howell site. Sell existing visitor center.
\$1,800,000 (Sell Crystal Bar for \$375,000) |

DRAFT – STOREY COUNTY CAPITAL IMPROVEMENT PLAN DEVELOPMENT

- 2020 Fix 2 windows in Assessor's office so they open and close properly.
\$5,000
- 2020 Interior modifications for Justice of Peace per District Court order.
\$750,000 (out to bid)
- 2020 Interior modification of "Bank Building" for 911 Dispatch Center relocation.
\$In review (bid out)
- 2020 Modify existing interior space for Emergency Operations Command Center now at Bank Building.
\$5,000
- 2020 Interior modification of old 911 Dispatch space at jail for jail dorms, attorney-client space, etc.
\$Pending
- 2020 Interior amendments to Jail, general.
\$6,000
- 2020 Animal control kennels at Jail. 5 units.
\$20,000
- 2020 Relocate IT office/workspace to Divide justice center building.
\$80,000 pending
- 2023 Work with school district for possible dedication of VCMS/HGES for county complex.
\$ Pending school plans paid for by school funds to consolidate schools at VCHS.
- 2022 Relocate VC solid waste transfer station to "Old Storey County Dump" on Mill Street by sewer. Allows school to expand facilities.
\$ Pending
- 2020 V&T Freight Depot: install sprinklers, install roof, install ADA/safety. (Community Center/Conference)
\$150,000 pending
- 2021 V&T Freight Depot: improve town visitor parking adjacent to depot.
\$150,000 (note: V&TRR funds, see Storey County Master Plan for transportation.)
- 2020 Reset sidewalk stones for safety at public facility.
\$10,000 pending
- 2020 VC Fairgrounds: power.
\$50,000
- 2022 VC Fairgrounds: bathrooms.
\$50,000
- 2020 VC Fairgrounds: 6" water line and fire hydrants (see also Water/Sewer above and fire hydrant)
\$25,000
- 2022 VC Fairgrounds: Remodel shed and shop for ticket booth, concessions, and storage.
\$15,000
- 2020 Carpet replacement Administrative office.
\$2,000
- 2021 Paint Administrative office interior walls
\$1,000
- 2021 Piper's: Complete downstairs office.
\$ Material already purchased 2019.
- 2020 Install existing camera on existing pole at Courthouse Parking Lot.
\$1,000
- 2020 Re-install historic stairs on Taylor Street between "C" and "B" Streets.
\$60,000
- 2020 Relocate or bid to public Station 71 training building.
\$Possible revenue
- 2020 Paint exterior of Community Development.
\$5,000
- 2023 Gold Hill Depot – paint exterior.
\$10,000
- 2022 Gold Hill Depot – Deck extension from depot to railroad tracks for loading.
\$10,000

4-5 Years

- Replace deteriorated wood sidewalk between Fourth Ward and Presbyterian Church with hard surface.
- Construct 2 fire stations at TRI: one on Waltham and the other at Comstock Meadows. Convert Station 75 to administration, operations, Public Works, and lease vacant space in the interim. Funding to come from TRIC per STIP agreement. Plan saves addition of third station.
- Install smoke/heat alarm systems in all county-owned buildings less than 5,000 square feet.
- Install fire sprinklers in county buildings in excess of 5,000 square feet.
- Piper's: Complete balcony seating area. Grant funding.
- Replace carpet in Courthouse common areas. Grant funding.
- Reginal animal shelter and veterinarian facility. Ideas brought forth by non-profit animal rescue groups.

6-10 Years

- Elevator at Saint Mary's Art Center. Grants.
- VC Senior Center: Convert sunroom into offices.
- VC Senior Center: Finish attic space for offices.
- Seismic Retrofit of Historic Storey County Courthouse Building. Grants.
- Seismic Retrofit of Historic Storey County 1930's Fire Station (Museum) Grants.
- Seismic Retrofit of (3) Storey County Fire Stations. Grants.
- Seismic Retrofit of Historic Saint Mary's Art Center. Grants.
- Seismic Retrofit of Historic Piper's Opera House. Grants.
- Retrofit and repair of county Swimming Pool.
- County jail expansion.
- Expand fire district offices, training, and dormitory facilities at or abutting Station 71 VC
- South VC entrance rest-area with restrooms and interpretive center. Part of federal park grant trade with Community Chest community center building.
- Coordinate with The Nature Conservancy to develop parks, walking trails, and public access at key places on the Truckee River.
- ~~-Acquire V&T Freight Depot at E Street, Virginia City for V&T and tourism relates uses~~
- Evaluate and upgrade all pavement in parking areas to include ADA parking spaces, parking bumpers, stripping and pavement overlay as needed
- ~~-Add solar powered outdoor lighting at the Virginia City Highlands mailbox plaza.~~
- Develop dog parks in Virginia City, Mark Twain, Lockwood, and Highlands.
- Equipment building in VC
- Equipment building and storage yard in TRI
- Buildings and Grounds dedicated shop building in VC
- Automated vacuum system for the county swimming pool.
- Remodel of county swimming pool building facilities.
- Solar water heating system at the pool that works and is efficient
- Addition on Mechanics shop building.
- V&T Freight Depot: return to V&TRR terminus station. Long-range plan.
- Build an independent senior living center in the county.

DRAFT – STOREY COUNTY CAPITAL IMPROVEMENT PLAN DEVELOPMENT
WATER & WASTEWATER

Most costs born from Storey County Water and Sewer Funds (Virginia City, Gold Hill, Silver City).

1-3 Years

- 2021 Re-coat Raw Water Storage 3 Tank at Five Mile Reservoir
\$175,000
- 2021 Re-coat North Water Tank.
\$175,000
- 2021 Re-coat Silver City Tank.
\$175,000
- 2020 Gold Hill Sewer to replace failing septic (active project)
\$USDA and State Revolving Fund funding.
- 2020 Check existing water tanks in system for possible re-coating needs and re-paint exteriors of all tanks
\$25,000
- 2020 Fairgrounds install 6" water supply.
\$50,000
- 2021 Engineer and construct recirculating water tank instead of the ponds for backwash at the water plant.
\$250,000
- 2020 Replace Sewer Treatment Plant Pickup.
\$35,000
- 2023 Chlorine injection and mixing system Silver City Water Tank
\$40,000
- 2020 On-site chlorine generator (saves \$ on purchase of drums of chlorine at water plant.)
\$30,000
- 2021 Replace existing turbidity meter.
\$10,000
- 2021 Replace multi-size valves at water plant.
\$35,000
- 2020 Tablet chlorine system at sewer plant to replace liquid drum system. Saves on pickup truck/haling costs and increases safety and versatility.
\$6,000
- 2020 Hach Ph probe meter for dissolved oxygen at sewer plant.
\$6,000

4-5 Years

- Water Transmission Line Replacement to Silver City Storage Tank
- Water System Telemetry Upgrades for Water System Storage Tanks
- Replacement of 1 Mile of 4" Distribution Main with 6" - B Street
- Replacement of 12" water line from Storage Tanks to Main Line
- Gold Hill Sewer Line Replacement
- Replacement / Upgrades of Silver City Water Transmission and Distribution Lines
- Upgrade/modify fire hydrants to 4.5" storz fittings in all water districts
- Assess possibility of municipal water system in Virginia Highlands and Mark Twain for fire protection, through GID, inter-local cooperation, or by other means
- Design/redesign VC street drainage – overall plan for storm drainage for town
- 2025 Replace 5 miles of 12" raw water transmission from top of siphon to I-580 at Lakeview.

6-10 Years

- Develop water transmission line from Virginia City to Highlands and Mark Twain. Pending 2020 water master plan feasibility and allowances.
- Replacement of Outgoing 4"AC Waterline from North Tank (Taylor St.) with minimum 6" across Summit St., North to Union and East to B St. tie-in.

COMMUNICATIONS & INFORMATION TECHNOLOGY

1-3 Years

- | | |
|------|--|
| 2021 | Purchase and Install Countywide Wireless Mesh Network Linking County and Schools
\$100,000 |
| 2020 | Expand security camera systems and network in county buildings.
\$100,000 |
| 2020 | Convert to new county-wide communications radio/cellular system countywide. (in progress)
\$750,000 (2020-2021) |
| 2020 | Continue refining Tyler and Devnet systems.
\$Department software based; physical hardware is still good for 3 more years. |
| 2020 | Upgrade and take advantage of microwave loops for emergency services communication systems to include all APCO requirements (in progress).
\$125,000 |
| 2020 | Expand security cameras and alarm systems in all county owned buildings and at all county municipal water tanks, and install monitoring facility to monitor systems
\$100,000 |
| 2020 | Single cloud based countywide camera network
\$150,000 |
| 2023 | Countywide key fob entry/exist system
\$250,000 |
| 2020 | Cable cleanup of existing infrastructure
\$50,000 |
| 2020 | Expand and Secure Network Facility in Jail
\$ |
| 2021 | New Line of Sight Paths for Entire County (Microwave)
\$100,000 |
| 2019 | Expand network capability at TRI training facility
\$Paid for by Switch. Completed IG upgrade, No cost. |
| 2020 | Establish high-speed public-private Wi-Fi system covering high traffic areas in VC.
\$20,000 |
| 2020 | Expand network capability at Bank Building for Emergency Command Center capability.
\$0 – Use existing microwave links for redundancy. |
| 2020 | Implement full cybersecurity training program provided to all departments
\$5,000 Completed. Annual reoccurring. |
| 2020 | Install new technology structured furniture in Divide Justice facility
\$5,000 |
| 2021 | Provide adequate cooling solutions for network closets/spaces countywide
\$50,000 |
| 2020 | Utilize 110-foot tower sitting unassembled at TRI
\$28,000 (Quoted by RADCO 2018) |
| 2020 | Standardize all meeting space / conference rooms with commercial grade audio/video solutions
\$50,000 |
| 2021 | Add tower to sewer treatment plant to better serve line of sight microwave functions in VC |

DRAFT – STOREY COUNTY CAPITAL IMPROVEMENT PLAN DEVELOPMENT

- \$50,000 for tower cost and installation.
- 2020 Complete physical security upgrades in all critical network infrastructure areas countywide
\$25,000
- 2021 Begin upgrading core switching and firewall equipment to be 10GB compliant
\$100,000
- 2021 Transition to HP Aruba Wi-Fi devices – begin mesh network testing
\$100,000
- 2020 Increase bandwidth to key locations in the County, starting with gigabit internet in the Courthouse
\$Completed
- 2022 Rewire Courthouse with CAT6 cabling
\$50,000
- 2020- Find another program for uploading plans for plan review
\$Tyler systems check.

4-5 Years

- Develop and expand county wide a general government talk group in a digital based system
- Consider means by which to merge Comstock Television (cooperative cable) with other provider to increase channels and reliability of system, and to ensure its long-term survival. Possible expansion of Comstock Cable to other communities.
- Fiber connectivity throughout county. Working with Switch.
- Explore cloud-based services to replace in house or on-premise hardware solutions
- Retire the AS400/iSeries mainframe permanently. Semi-retired now with Tyler migration.

5-10 Years

- Replace any aged network or server equipment with latest technical offerings
- Evaluate microwave networks and update, relicense, relocate, retire as needed

OTHER INFRASTRUCTURE & PLANS

1-3 Years

- 2020 Resolve easement issue on Cartwright Road allowing county to improve and maintain. (in process)
\$ Internal resources.
- ~~2020 Establish easement on Peri Ranch Road from Canyon Way to Senior Center allowing county work.~~
~~\$ Completed~~
- 2021 Finish transferring to Washoe County Mustang Road easement located in Washoe County
\$ Internal resources.
- 2023 Street plan for VC & GH – identify areas for street construction and right-of-way that can be abandoned
\$ Internal resources.
- 2021 Work with NRHA, USDA, and other sources to fund Lockwood LCC flood mitigation projects.
\$ (Pending grants, funding, and LCC interests).
- 2022 Work with USDA and private landowners to obtain property and build Mark Twain flood mitigation structures; coordinate shared costs and design with Lyon County. Coordinate with CWSD district.
\$ (Pending grants, funding, and private cooperation).
- 2020 Launch Storey County water resources plan for Marlette System for: water rights; water use trends and projections; existing and future infrastructure; potential for alternative use in VC, GH, AF, SC, Highlands, and Mark Twain.
\$66,000 (2019, 2020, and 2021)
- 2022 TRI Center drainage plan (FEMA funding/CTCD?)
\$ (Pending grants and funding).
- 2021 Launch flood study at Lockwood LCC area and plan projects that can mitigate flooding. (Possible MOU with TRFMA)

DRAFT – STOREY COUNTY CAPITAL IMPROVEMENT PLAN DEVELOPMENT

- \$ (Pending cooperation with TRFMA and other sources. LW workshops coming).
- 2020 Piper's: Historic Structures Report to gain eligibility for more grants.
\$20,000
- 2020 Monitor properties in Lockwood for possible redevelopment with USDA.
\$ (Pending cooperation with USDA and NRHA)
- 2021 Improvement of existing and construction of new stormwater drainage systems throughout the Mark Twain Estates including roadside drainages, culverts and bridges, high-water-crossings, drainage easements and rights-of-ways, and regional upstream detention basin(s)
\$ (300,000 2019 and 2020).
- 2023 Improve vehicle barriers, surveillance, and public accommodations at the petroglyphs site.
\$
- 2020 Study natural gas expansion in VC and VCH.
\$ (Pending work with NVE)
- 2020 Coordinate with NV Energy to transmit natural gas to VC and VCH.
\$ (Pending work with NVE)
- 2023 (SCFPD) Add Fire/Emergency training site to south end of county (Mark Twain or VC)**
\$20,000

4-10 Years

- Virginia and Truckee Railroad Project - Re-Construction of Tunnel # 6
- Ranger station and public park at Petroglyphs.

EQUIPMENT & VEHICLES

1-3 Years

- 2023 Replace John Deere Motor grader.
\$310,000
- 2020 Four post 18-ton lift for mechanics shop
\$20,000 (pending assessment)
- 2020 (SCFPD) Rehab fire ladder truck**
\$50,000
- 2021 (SCFPD) Refurbish two ambulances with new chassis utilizing current boxes (one approved in 19/20 FD CIP Budget)**
\$140,000
- 2021 (SCFPD) Purchase new Battalion Chief Vehicle**
\$55,000
- 2020 Sheriff's patrol cars – 2x Dodge Durango and patrol equipment.
\$75,000
- 2020 UTV vehicle VCTC for fairgrounds.
\$15,000 (2020)
- 2021 Replace PW Directors Pickup
\$60,000 (\$30,000 over 2 years) (Put into low-mileage use).
- 2020 Replace Sewer Plant Pickup (1/2 ton short-bed regular cab, base)
\$30,000
- 2020 Ground vibrator plate compactor attachment for existing min-excavator.
\$5,500
- 2021 Paladin JRB 10' show plow blade for streets and intersections.
\$14,000
- 2021 Bradco 24" cold planner motor skid steer attachment to existing tractor to grind/patch asphalt.

DRAFT – STOREY COUNTY CAPITAL IMPROVEMENT PLAN DEVELOPMENT

\$20,000

2021 Plow attachment for existing pickup.

\$8,000

4-5 Years

Two 10-wheeled dump Trucks to replace old Kenworth. \$400,000

Vacuum Truck for water and sewer

LeeBoy track paver and training to replace old antiquated rubber tire highway paver. \$160,000 (pending other efficient methods and contracting road work out).

2020 New medium duty F-450 multi-purpose plow, sander, brine and utility dump truck

\$ 85,000

Man-Bucket Truck for street lighting and tall signage. Possible use existing lift instead.

Replace 3 ambulances over a 3-year period

Refurbish 4 brush engines

Purchase at least one new engine for possible new fire station in Comstock Meadows

Purchase one new water tender for Comstock Meadows fire station

Purchase used ladder truck for VC

The preceding is a living document and subject to change.