



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/2/2021 10:00:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

No members of the public will be allowed in the BOCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

***Join Zoom Meeting:**

<https://zoom.us/j/597519448>

Meeting ID: 597 519 448

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Meeting ID: 597 519 448

Find your local number: <https://zoom.us/j/597519448>

**For additional information or supporting documents please contact the
Storey County Clerk's Office at 775-847-0969.**

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. 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. 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. 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. PLEDGE OF ALLEGIANCE

2. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the Agenda for February 2, 2021

3. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the Minutes for December 15, 2020

4. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the Minutes for December 30, 2020

5. CONSENT AGENDA

I For possible action, approval of appointment of Chairman Jay Carmona the Storey County Board of Equalization and Storey County Debt Management Board.

II For possible action, approve tax bill correction for burned residences, parcels 003-421-13 and 004-071-05.

III For possible action, approval of update of the Storey County Investment Policy.

IV For possible action, approval of Business License First Readings

A. Anton PAAR USA, Inc. – Out of County / 10215 Timber Ridge Dr. ~ Ashland, VA

B. ARMAC Excavating & Paving LLC – Contractor / 343 Fairview Dr. Ste. 103 ~ Carson City, NV

C. Austin Jones Corporation - Contractor / 18575 Jamboree Rd. Ste. 600 ~ Irvine, CA

D. Chick-fil-A Sparks Blvd & 1-80 - Out of County / 1350 Big Fish Dr. ~ Sparks, NV

E. Drop In Medical - Out of County / J4360 Slide Mtn. Cir. ~ Reno, NV

F. Distribution International Southwest Inc. - Out of County / 1263 Spice Island Dr. ~ Sparks, NV

G. NV Handyworks - Handyman / 75 S. O St. ~ Virginia City, NV

H. Switch Electric LLC. - Contractor / 1231 Freddie Ct ~ Reno, NV

- V For possible action, update to Storey County Administrative Policies and Procedures including policies 504 - Rates of Pay; and 1002 - Definition of Terms. Both Policy 504 - Rates of Pay and Policy 1002 - Definition of Terms require updates to clarify and better define the way that employee salaries are affected by transfer, demotion, and reclassification.

VI For possible action, approval of claims in the amount of \$2,298,911.81

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

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

Updates and discussion from county lobbyists and staff regarding upcoming bills and legislative actions potentially effecting Storey County.

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

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

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

Presentation by Lisa K. Taylor, Ph.D., Assistant Professor and Extension Educator University of Nevada Reno, College of Agriculture, Biotechnology, and Natural Resources Carson City/Storey County Extension summarizing the results of UNR's Extension Program Needs Assessment.

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

Consideration and possible action regarding inmate food service vendor for the remainder of 20/21 and into 21/22.

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

Consideration and possible approval Resolution 21-601 providing for in-county general, liquor, cabaret, brothel, and gaming business license fee reimbursement generally equivalent to the amount paid for two quarters of fees by businesses principally impacted by use restriction or closures due to the COVID-19 pandemic

and related Declaration of Emergency Directives issued by the Governor. This is the second of two hearings on this resolution.

13. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 21-602 expressing impacts on businesses by certain State COVID-19 mitigation restrictions, the need and right for equitable treatments for all businesses, and the honor to protect the health, safety, and wellbeing of residents and visitors in Storey County.

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

15. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of disposal by means of auction, donation, sale or trade in of surplus District fire apparatus and vehicles.

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

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Second Reading of Bill 125, Ordinance 20-314, Text amendments to Storey County Code Title 17 Zoning Districts E Estate; F Forestry; and NR Natural Resources which include modifications and clarifications regarding the minimum floor area. Text amendments to the P Public Zone for modification and clarification of setbacks, and other properly related matters.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of purchase of Vaddio Soft Conference system from Justice AV Solutions, Inc. The Vaddio system would be an upgrade to the current audio/visual system in the District Courtroom allowing for the integration of Zoom. Total purchase price not to exceed \$5,409.71

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of 2nd reading for General Business License for Fire Protection Service Corporation DBA Mountain Alarm, PO BOX 14287; Odgen UT 84403.

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of 2nd reading for General Business License for FDI Backflow Specialists; DBA Trophy Peak Fire Protection; 5355 Louie Lane, Reno, NV 89511.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Business License Second Readings

- A. Double R Water Well Service, LLC - Contractor / 5301 Longley Ln. Unit E198 ~ Reno, NV
- B. Highlands Wireless, Inc. - Out of County / 28 N. Main St. ~ Yerington, NV
- C. LB Fence Company - Contractor / 214 Ridgecrest Dr. ~ Fernley, NV
- D. Lovelock Highspeed - Home Business / 355 Mill St. ~ Virginia City, NV
- E. Panasonic Corporation - Out of County / Japan
- F. Preferred Networks, Inc. - Out of County / 28 N. Main St. ~ Yerington, NV
- G. Shield Storage - General / 80 Menezes Way ~ Sparks, NV
- H. Sign on Signs, Inc. - Contractor / 1607 Greg ~ Sparks, NV
- I. Taco T - Food Truck / 190 Southfork Dr. ~ Sun Valley, NV
- J. The Lighting Guys LLC - Contractor / 220 Egyptian Dr. ~ Sparks, NV
- K. Combination Seven LLC - Contractor / 24737 Arnold Dr. ~ Sonoma, CA

22. PUBLIC COMMENT (No Action)

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

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

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

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 01/27/2021; 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. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at <https://www.storeycounty.org/agendacenter>.

By 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of minutes for December 15, 2020

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

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** N/A

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Clerk & Treasurer

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 3



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

DECEMBER 15, 2020 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 Carmona, Commissioner Gilman, County Manager Austin Osborne, Chief-Deputy Clerk-Treasurer Dore Nevin, Clerk-Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Comptroller Jennifer McCain, Fire Chief Jeff Nevin, Battalion Chief Jeremy Loncar, Community Relations Director Lara Mather, Planner Kathy Canfield, Recorder Marney Hansen-Martinez, Emergency Management Director Joe Curtis, Communications Director Dave Ballard, CARES Grant Administrator Honey Tapley, IT Director James Deane, Human Resources Tobi Whitten, Senior Center Director Stacey York and Labor Relations Jeanne Greene

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

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

2. PLEDGE OF ALLEGIANCE

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

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for December 15, 2020.

Public Comment: None

Motion: I make a motion to approve the Agenda for December 15, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for October 20, 2020.

Public Comment: None

Motion: I make a motion to approve the Minutes for October 20, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for November 2, 2020.

Public Comment: None

Motion: I make a motion to approve the Minutes for November 2, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for November 16, 2020.

Public Comment: None

Motion: I make a motion to approve the Minutes for November 16, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. CONSENT AGENDA

I For possible action, approval of claims in the amount of \$1,765,792.04

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

A. Evo Electric LLC - Out of County / 4871 Ravello Dr. ~ Sparks, NV

III For possible action, approval of update to Storey County Administrative Policies and Procedures including policies: 020 - Computer Workstation; PC Care & Other Computer Equipment; 023 - Misuse and Abuse of IT Resources; as well as Storey County Human Resources Policy 221 - Telecommuting.

Public Comment: None

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

8. PUBLIC COMMENT (No Action): None

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

Erik Schoen, Community Chest Director:

- The "holiday food program" is ramped up with a lot of donations.
- The before and after school programs will be closed during the holidays, aligning with the school schedule.
- The early childhood education center will be open except the week of Christmas.

James Deane, IT Director:

- The fiber circuit at the new dispatch center is up and functioning.

Dave Ballard, Communications Director:

- Waiting for AT&T to install the new phone system at the Communications Center - everything will be live once that is done.

Deny Dotson, VCTC Director:

- The VCTC will continue a strong marketing campaign for the rest of December activities although a lot of special events had to be "curbed".
- People realize that Virginia City is a special place and is still "alive and well".
- Thanks to the Public Works team for putting up the lights across C Street.
- There was a "light" contest for the businesses which received a lot of comments from visitors.
- Many thanks to Tom Gray who invested a lot in the "train with lights". It made so many people happy and was a very special thing to do.
- Looking at the first quarter - obviously they cannot do too much and are adjusting accordingly. Details will be made available the first week of January.
- Thank you Chairman McBride for your service. You have been a huge supporter of the VCTC.

Chairman McBride: Thank you for the advertising being done by (VCTC) staff under this Covid 19 pandemic. The ads, with videos, on television are terrific. There is a billboard in Reno advertising Virginia City as well. Following the Governor's guidelines - we still need people to know that we are open for business. You are doing a terrific job with this.

Lara Mather, Community Relations Director:

- Most of her time is being spent on Covid related matters.
- As part of Community Relations, she would like to reach out to County businesses and encourage them to contact her with any questions at all with regard to how the County can help with options that are available.

Mike Nevin, Water/Sewer Project Manager:

- Gold Hill Wastewater project:
 - All required documentation has been received back from SNC Construction.
 - Documents have been delivered to the USDA for final review and concurrence.
 - Once approval is received, the notice to proceed can be issued to the contractor.
 - With the holidays coming, the contractor wants to mobilize equipment to the site the first week of January - to begin construction activities January 11th.
 - The package plant has been delivered.
 - There is a 120-day construction timeline for this project.
- Hillside Water Tanks project:
 - Tank one is mostly constructed and is about ready for the coating process on the interior and exterior.
 - There have been a few delays with previously mentioned damage taken care of.

Joe Curtis, Emergency Management Director:

- Current Covid case numbers for the County: 65 cases total - 27 active; 35 recovered; and 2 deaths.
- The County's positivity rate is 3.3% - the lowest in the State, next to Eureka County. The only two counties not "flagged" by the Governor as potential problematic areas.
- Covid testing site will be held tomorrow in Lockwood - 12PM to 2PM. December 30 - in Virginia City, 12 to 2PM.

- Flu shots are no longer available.
- Vaccinations have started arriving. The planning process on how to distribute vaccinations has begun. This may begin on December 30th at the testing location and will be for first response personnel.
- There are three tiers for vaccinations:
 - Tier one - primarily for "front line" personnel and long-term facilities;
 - Tier two - essential business workers. Who this is is still being determined. Some businesses in the industrial park are considered "essential" - having to do with the food chain or delivery of essential materials.
 - Tier three - the general public. This will create major time demands for those setting up distribution sites.
 - A lot of information is still "up in the air". Being part of the Quad-County coalition, anyone in the four counties can go to any site in the four counties.

Agenda Item #17 heard at this point.

Mr. Curtis continued:

- It looks like Tier One will begin on the 30th, 9am to 11am - "first responder" vaccinations.
- Tier Two will likely be around the middle of January.
- The County's paramedics have been trained to provide vaccinations throughout the County and possibly the Quad-Counties.
- Things could change from time to time.
- At this time, Walgreens and CVS are giving vaccinations to long-term care facilities only.
- Community Chest is waiting for clearance to potentially provide vaccinations.
- Go to immunizeNevada.com for additional information.

Chairman McBride asked if there is a process where the most vulnerable would be vaccinated first. If someone is currently infected, is it recommended that they recover before being vaccinated?

Mr. Curtis: Appointments for vaccinations have been discussed - this is a possibility with Tiers 2 and 3. Also, there may be only certain amounts available on site. When vaccinated you will have to sit somewhere or in your car for 15 minutes to insure there is no reaction. I believe a person will be able to be vaccinated if they had Covid previously. A lot of the process is still in "flux". He has not seen a specific plan for "age factor".

Lara Mather explained that vaccinations are the responsibility of Carson City Health & Human Services (CCH&HS). They will handle all coordination - reaching out to everyone, advising when vaccinations will be available to the general public. They are keeping (the County) "in the loop" with hour-to-hour changes. Anyone with questions on vaccinations is encouraged to reach out to CCH&HS.

Commissioner Gilman: As a County, he hopes we would have the flexibility to select who is vaccinated first. (The County) has such a large senior population, especially in Lockwood area. If there is flexibility, he proposes thinking about putting all seniors first.

Mr. Curtis: This is a good point that would need to be discussed with CCH&HS. We are probably a month or more away from that point.

Jeff Nevin, Fire Chief:

- About 1/3 of (Fire Department) employees are able to give vaccinations. They can help in anyway they can when vaccinations are available.
- Burning has started on the large vegetation pile in the Highlands.
- They have received 6 electro-static sprayers to de-contaminate ambulances and fire stations. Stations will be sprayed every 48 hours, and ambulances each time there is a suspected positive case.

Austin Osborne, County Manager:

- The Community Center, the Lockwood Senior Center, and the tower road projects are moving along. Public outreach will begin in the Lockwood Senior Center shortly.
- Mr. Northan reports that work on the Justice Center is looking really good. Carpet should be in the beginning of January.

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

Vice Chairman Carmona:

- Having fireworks the last two weekends was great for the Christmas season. Response on social media was outstanding - hopefully we can do this next year. Thank you to the VCTC for scheduling this.

Chairman McBride agreed - there were a lot of positive feedbacks, terrific job.

Chairman McBride:

- This is his last regular-scheduled meeting chairing this Board, after being on the Commission for the last 7 years. He really appreciates this job and loves Storey County.
- Chair McBride described how, when first elected, Storey County was just coming out of the recession. There was reduction of staff and closure of the fire station in TRI. The high school library had been closed. All due to lack of funding.
- A new library has been opened with the assistance of Community Chest.
- Staffing levels are back to normal, with public safety being the most important.
- New fire engines and ambulances have been purchased. And hopefully new patrol cars.
- Studies have been done on flood control and water, and the work behind (those studies) has been done.
- Massive road projects have been done throughout the County. Along with big infrastructure projects, including water and sewer projects "on the hill".
- We have come a long way in the last 8 years - it's been a terrific ride.
- Over these years, he spoke at a Firemen Convention, an Assessor's conference, Eagles Convention, along with many others. When giving talks, he has had the opportunity to talk about Storey County. This county has the best - elected officials, department heads, and staff - of any government in the State of Nevada - operating as a team and doing a terrific job.
- Chair McBride said he is proud of everyone who works for the County and those who have retired since he has been here.
- Going forward, tourism has to continue. It's been remarkable the last 8 years.
- Even though we're going through the pandemic now, we will recover - especially now that there's a vaccine.

- The growth in the industrial park the last few years has been phenomenal. Continuing the growth in the park gives (the County) the tax base needed to in order to afford the services and supplies provided to its residents. There's a small tax base in Virginia City, but the industrial park is where it's at.
- He is confident, going forward, the County will continue to work with new businesses coming in. It is important for Storey County to maintain its economy - by being a county, a government, and having its own school district. Funds from a stable tax base will keep (the County) where it's at. And, not to be absorbed by a larger county.
- Being born, raised and living in Virginia City - he is not going anywhere. Chair McBride said he will continue to operate the family business that's been in his family for 90 years. He will be available for any assistance needed.

11. DISCUSSION/POSSIBLE ACTION: Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2020 completed by DiPietro and Thornton.

Note: There is difficulty understanding Mr. Costanza via his zoom connection.

Joe Costanza of DiPietro and Thornton, reviewed the County's audited financial statements prepared by his firm. Revenues exceeded expenses by \$5,602,00 at the end of the fiscal year. There was a decline in revenues in 2019 and 2020 - the main factor being bond proceeds. County-wide, departments reduced expenses by \$5,156,00 in 2019/2020.

Mr. Costanza commented that there was nothing really "out of whack" with this year's financial statements. Revenues are down quite a bit which are affected by projects, such as the water/sewer projects. There is also a (revenue) decrease due to not having special events.

Revenues are up even though they are down quite a bit. Grants were also down.

Having everything digital has helped his job as well as the Comptroller's Office.

Mr. Costanza reviewed the sewer department (difficult to hear) as well as other departments.

- Mr. Costanza also discussed three suggestions for improvement (which are given each) year:
 - Recommend the County put in procedures to close the books each month on a timely basis;
 - Recommend County staff continue to obtain training in the preparation of financial statements and related financial statement disclosures in order to gain the knowledge needed to prepare the financial statements and related financial statement disclosures in all material respects;
 - Recommend the County review the Accounts Receivables from ambulance service monthly and check for accuracy and collectability.

Comptroller Jennifer McCain said she agrees with the comments. (Difficult to understand). She is thankful to Mr. Costanza for the help with the changeover in the Comptroller's Office.

County Manager Osborne also thanked Mr. Costanza who has been great to work with.

Commissioner Gilman: He is so pleased and takes this report as very positive for the County. He is glad that Ms. McCain is there and that she is working with Mr. Costanza, and believes this is a very positive report. Thank you.

Vice Chairman Carmona: Feels very confident in the Comptroller's Office.

Chairman McBride: Storey County had been with an auditor for years - after changing to Mr. Costanza's firm, this is the first time in his 8 years an audit has come in on time. In Mr. Costanza's audit every year, there will be notes to improve the County's reporting. This will always be there because improvements always need to be done. He is very happy with Mr. Costanza's firm and how well they work with the County. Thank you to Mr. Costanza and his team for everything they do for Storey County.

Public Comment: None

Motion: I, Commissioner Jay Carmona, move to approve the Storey County Audited Financial Statements for the year ended June 30, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of re-appointment of Dr. James C. McLennan to serve as County Health Officer per NRS 439.310, with a contract renewal from January 1, 2021 through August 31, 2021. The request at this time is for an 8-month renewal so we may reevaluate our County Health Services when the pandemic subsides.

Community Relations Director Lara Mather presented this item. The current County Health Officer contract expires December 31st. This request is for an 8-month renewal as it is unknown how the pandemic will affect the way we do things and how we will proceed.

Vice Chairman Carmona asked if Dr. McLennan was participating in today's meeting.

Ms. Mather: He is not - however they have had a conversation about the contract.

Public Comment: None

Motion: I move to approve the re-appointment of Dr. James C. McLennan to serve as County Health Officer per NRS 439.310, with a contract renewal from January 1, 2021 through August 31, 2021. The request at this time is for an 8-month renewal so we may reevaluate our County Health Services when the pandemic subsides, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: (1) Appointment of Tony Wren as the appraiser to appraise the value of an easement across property located at 386 S. G Street in Virginia City, Nevada; (2) Consideration and possible acceptance of an appraisal of the easement in the amount of \$10,970.00 by Mr. Wren; (3) Authorize the county manager to make an offer to Virginia City Holdings LLC for the purchase of the easement by the County for the amount of the appraised value; and, (4) authorize

the opening and consummation of the purchase of the easement by opening an escrow and complying with the terms of the escrow including obtaining of policy of title insurance, review of exceptions to title, accepting deed of conveyance and providing for deposit of purchase money into escrow.

Deputy District Attorney Loomis explained that an ordinance passed in October establishing a list of potential appraisers to handle appraisals within the County. There is only one appraiser on that list - Tony Wren. The Board is requested to appoint Mr. Wren to conduct appraisals of two properties on G Street. He has performed the appraisals and has given an appraised value of \$10,970 for the easement. If Mr. Wren is appointed, the Board would then accept the appraised value as valid. If the Board is not confident of the appraisal, the option is to request a new appraisal. If accepted, the Board needs to authorize Mr. Osborne to make an offer in the amount of the appraised value to Virginia City Holdings LLC - owners of the property where the easement runs. If accepted, open escrow.

Public Comment: None

Motion: I, Commissioner Jay Carmona, move to appoint Tony Wren as the appraiser to appraise the value of an easement across property located at 386 S. G Street in Virginia City, Nevada; to accept appraisal of the easement in the amount of \$10,970.00; to authorize the county manager to make an offer to Virginia City Holdings LLC for the purchase of the easement by the County for the amount of the appraised value; to authorize the opening and consummation of the purchase of the easement by opening an escrow and complying with the terms of the escrow including obtaining of policy of title insurance, review of exceptions to title, accepting deed of conveyance and providing for deposit of purchase money into escrow, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Appointment of Tony Wren as the appraiser to appraise the value of an easement across property located at 395 S. G Street in Virginia City, Nevada; (2) Consideration and possible acceptance of an appraisal of the easement in the amount of \$7,915.00 by Mr. Wren; (3) Authorize the county manager to make an offer to Virginia City Holdings LLC for the purchase of the easement by the County for the amount of the appraised value; and, (4) authorize the opening and consummation of the purchase of the easement by opening an escrow and complying with the terms of the escrow including obtaining of policy of title insurance, review of exceptions to title, accepting deed of conveyance and providing for deposit of purchase money into escrow.

Chairman McBride: This is part two of the previous item.

Public Comment: None

Motion: I, Commissioner Jay Carmona, move to appoint Tony Wren as the appraiser to appraise the value of an easement across property located at 395 S. G Street in Virginia City, Nevada; to accept appraisal of the easement in the amount of \$7,915.00; to authorize the county manager to make an offer to Virginia City Holdings LLC in the amount of the appraised value; to authorize the County Manager to open an escrow for the purchase of the property and complying with the terms of the escrow including obtaining of policy of title insurance, review of exceptions to title, accepting deed of

conveyance and providing for deposit of purchase money into escrow, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

Chairman McBride asked Mr. Osborne to confirm the street addresses of the last two items. Mr. Osborne explained this has been done.

15. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to reimburse the Storey County Fire Protection District an amount not to exceed \$22,000.00. This cost is for equipment and supplies directly related to the COVID-19 pandemic from March 1, 2020 through December 30, 2020. The funds would be reimbursed from Storey County's allocation of CARES Act funds.

Community Relations Director Lara Mather said positive Coronavirus cases are increasing. This is reflected in the Fire Districts expenditures for equipment and supplies. Reimbursement for these items falls under the guidelines for CARES Act funding. Funds are available under the County's allotment.

Public Comment: None

Motion: I, Commissioner Jay Carmona, move to approve reimbursement in an amount not to exceed \$22,000.00 the Storey County Fire Protection District This cost is for equipment and supplies directly related to the COVID-19 pandemic. The funds will be reimbursed from Storey County's allocation of CARES Act funds, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of an amount not to exceed \$40,000 for the purchase of a 3/4 ton truck for Emergency Management to tow the Emergency Management COVID-19 response trailer. The funds will be covered by Storey County's CARES Act funds.

Ms. Mather said the amount of \$40,000 needs to change to "an amount not to exceed \$55,000." The County will be required to do COVID-19 testing for 2 years - regardless of how the vaccination process plays out. Testing is done at several locations in the County- everything needed is in the response trailer. The cost is allowable under CARES Act Funds, and this truck can be used for everything emergency management related. Their current vehicle is not sufficient to tow the trailer.

Public Comment: None

Motion: I, Commissioner Jay Carmona, move to approve the purchase of a 3/4 ton truck for Emergency Management to tow the Emergency Management COVID-19 response trailer. The funds will be covered by Storey County's CARES Act funds not to exceed \$55,000, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

17. PUBLIC HEARING AT 10:30 A.M: For possible action: Hold a public hearing to consider a new infrastructure tax expenditure plan for 10:30 a.m. on December 15, 2020 at the Storey County Courthouse at 26 S. B Street in Virginia City, Nevada.

Item heard at 10:30 a.m.

Deputy District Attorney Keith Loomis: This hearing is to determine how the revenue of the infrastructure tax should be spent on further construction budget. A proposed plan has been prepared by Comptroller Jennifer McCain. The Commissioners can make changes.

Ms. McCain said, after review, it has been determined that the current infrastructure plan is no longer viable. The proposed plan contains items that meet specific NRS qualifications and we feel that these items - including the new Justice Center, further upgrades to the water system, road projects in several areas of the County, and community development projects - money would be widespread across the county.

Commissioner Gilman said he is comfortable with the list. Vice Chairman Carmona agrees.

Chairman McBride: As times change, updates for where we're going with future infrastructure need to be done.

Public Comment: None

Motion: I, Commissioner Jay Carmona, hereby move to approve the new expenditure plan for infrastructure tax revenues as established in accordance with the public hearing and to incorporate into Ordinance No. 20-317, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Returned to Staff Comments.

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of second reading of ordinance 20-317 regarding allocation of infrastructure tax revenues on infrastructure project within the County pursuant to an adopted plan of expenditure.

Chairman McBride: This is for consideration of item 17 heard at 10:30 a.m. for possible discussion.

Commissioners Gilman and Carmona had no follow-up questions.

Public Comment: None

Motion: I, Commissioner Jay Carmona, hereby approve the second reading of Ordinance 20-317 providing for the allocation of infrastructure tax revenues to infrastructure projects in Storey County, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION: Consideration and approval of second reading of Bill No. 126; Ordinance No. 20-315 providing for the substitution of the Storey County Board of County Commissioners as the ex officio board of trustees of the Tahoe Reno Industrial General Improvement District (TRI GID).

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

Mr. Loomis: The Board of County Commissioners essentially would become head of the TRI GID. The GID is having difficulty (due to low population) putting together a Board of

Trustees. Staff recommends approval of this item appointing the County Board of County Commissioners as the ex officio Board of Trustees for GID.

Mr. Osborne: After January, the ex officio Board of Trustees will take action on who will handle clerk/treasurer duties of the GID. This has been discussed with Sherry Whelan of the GID and Vanessa Stephens, County Clerk/Treasurer. All clerk/treasurer duties will be handled by the GID and will not impact the Storey County Clerk/Treasurer's office.

Public Comment: None

Motion: I, Commissioner Jay Carmona, hereby move to approve Ordinance No. 20-315 **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by majority vote, **(Summary:** Yes=2) Commissioner Gilman abstains

20. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on second reading of Bill No. 127, Ordinance No. 20-316 amending Storey County Code chapter 3.76 Motor Vehicle Fuel Tax-Road Repair by imposing a tax on special fuel that consists of diesel fuel sold in Storey County.

Special Counsel Robert Morris presented this item. Based on the hearing of the business impact statement and the first reading of the Ordinance - it is clear what (the amendments) set out to do. Mr. Morris encouraged the Board to adopt the second reading.

Public Comment: None

Commissioner Gilman - stated his position at the last Commission meeting, being 100% in favor. With TRI expanding and the amount of truck traffic, this will potentially be a significant revenue stream for the County.

Vice Chairman Carmona: He would like to see the diesel tax decided by the voters during the next election process. In Carson City he did speak in favor about the opportunity to have this tax and that he would like to see this go out to voters for a final decision.

Chairman McBride said he respects Commissioner Carmona's decision. Chair McBride spoke at the last two legislative sessions in favor of a motor fuel tax for the 15 rural counties left out of collection. It was approved at the second run through the Legislature. County staff has previously done "leg-work" on this issue. The County has never increased the gasoline tax - now there is opportunity to increase the diesel fuel tax. He agrees residents should have the opportunity to vote on a lot of items - unless (the County) was "maxed out" on property tax (we're not) - going to the voters to increase their own taxes they're going to say no. This diesel tax will have a small impact on Storey County residents - there are not many registered diesel fuel vehicles in the county. Most of the impact will be in the industrial park where trucks are constantly in and out. Those trucks are damaging the roads which need to be repaired by County taxpayers. That is why he is in favor of this tax.

Motion: I, Commissioner Lance Gilman, hereby move to approve second reading of Bill No. 127, Ordinance No. 20-316 amending Storey County Code chapter 3.76 Motor Vehicle Fuel Tax-Road Repair by imposing a tax on special fuel that consists of diesel fuel sold in Storey County, **Action:**

Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by majority vote, (**Summary:** Yes=2, Nay=1)

Mr. Morris believes the effective date is late February. The date is in the Ordinance.

Mr. Osborne: It states: "The diesel tax imposed by this chapter becomes effective the first day of the second calendar month following enactment of the ordinance imposing or changing the diesel tax".

Chair McBride: This needs to be sent to Department of Taxation as soon as possible.

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of second reading of Bill 124, Ordinance 20-313, text amendments to Storey County Code Title 16 – Subdivisions and Title 17 – Zoning Ordinances, specifically sections 16.20.010 and 17.03.230, to modify language that allows for a third-party review of Planned Unit Development and Subdivision applications, including that the cost for such third-party review be paid by the applicant.

Senior Planner Kathy Canfield: This is the second reading for text amendments to Title 16 and Title 17. No comments have been received since the last hearing, and nothing has changes since the first reading.

Public Comment: None

Motion: In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jay Carmona, move to approve the second reading of Bill 124, Ordinance 20-313, text amendments to Storey County Code Title 16 Subdivisions and Title 17 Zoning Ordinance, specifically sections 16.20.010 and 17.03.230, to modify language that allows for a third-party review of Planned Unit Development and Subdivision applications, including that the cost for such third-party review be paid by the applicant, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution No. 20-595, A Resolution updating the Planning Fee Resolution by setting fees for Storey County services and third-party review for planned unit developments and subdivisions.

Ms. Canfield: This is for the Planning Department development application fees pursuant to the item just approved. There are minor changes to the language but no change to the fees.

Public Comment: None

Motion: In accordance with the recommendation by staff and the Planning Commission, I, Jay Carmona, move to approve Resolution 20-595, a Resolution updating the Planning Fee Resolution by setting fees for Storey County services and third-party review for planned unit developments and subdivisions, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

23. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

24. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Board of Fire Commissioners to appoint Jeremy Loncar to position of Storey County Fire Protection District Chief.

Human Resource Director Tobi Whitten explained with the Fire Chief's retirement announcement, staff was directed to proceed with the application process for a new Fire Chief. The position was posted internally per policy. It is recommended that Jeremy Loncar be appointed to the position of Fire Chief - he will work in the capacity of "appointee", effective December 21, 2020, until retirement of Chief Nevin on December 31, 2020. Effective January 1, 2021, Jeremy Loncar will become the Fire Chief. Per policy, the salary was negotiated within the parameters of the general salary schedule for Fire. A conditional offer has been submitted pending approval today. It is recommended that Jeremy be placed as a "step 4" on the general salary schedule for Fire Chief. Additionally, he can be compensated for incentives by attending and maintaining professional certifications related to this position. Incentives do not conflict with the existing Union Agreement. All other benefits will be according to policy.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Jay Carmona, make a motion for the appointment of Jeremy Loncar to the position of Storey County Fire Protection District Chief in Appointee status, effective December 21, 2020. The interim appointee status will remain in effect until January 1, 2021, following the retirement of Fire Chief Jeff Nevin on December 31, 2020, at which point he will become the Fire Chief, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

25. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution No. 20-596 honoring retiring Fire Chief Jeffrey Nevin for his service with the Storey County Fire Protection District and to the residents and businesses of the county.

County Manager Osborne said Chief Nevin's retirement is "bittersweet" and he will certainly be missed. Jeff has provided excellent services to our residences, businesses, and the entire community. Mr. Osborne read Resolution No. 20-596 honor Chief Nevin:

A Resolution Honoring FIRE CHIEF JEFFREY NEVIN,
WHEREAS, JEFFREY NEVIN has faithfully served Storey County for over 27 years from 1993 to December 31, 2020; and
WHEREAS, JEFFREY NEVIN is dedicated to his job and the citizens of Storey County, and
WHEREAS, JEFFREY NEVIN has served with distinction, earning the respect of all he worked with both locally and statewide; and
WHEREAS, JEFFREY NEVIN'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 Fire Commissioners of Storey County do hereby resolve to commend and honor JEFFREY NEVIN for exemplary service to the people of Storey County, Nevada this 15th day of December 2020.
PASSED and ADOPTED the 15th day of December 2020, by the following:
AYES: Chairman Marshall McBride, Vice Chairman Jay Carmona, Commissioner Lance Gilman

Mr. Osborne presented an honorary plaque to Chief Nevin (via zoom) and thanked the Chief for everything he has done for the County.

Chief Nevin thanked everyone and reviewed the 25 years he has spent being involved with Storey County and the Fire Department. His ultimate goal was to become Fire Chief - he has done that and it's time to move on. Chief Nevin acknowledged Jeremy Loncar is a great choice as the next Fire Chief.

Public Comment:

Mike Nevin: He is extremely proud of Jeff and all he has accomplished. Mr. Nevin talked about the family's involvement and history in fire service over many years. Mr. Nevin also congratulated and welcomed Jeremy Loncar.

Cherie Nevin: Congratulations to Jeff. Cherie said Jeff pretty much knew what he wanted to do "since he was born". It was an honor to work with him in Storey County.

Chairman McBride: Commented he has known Jeff all of his life and he couldn't be more proud of him.

Commissioner Gilman: He has had the honor of working with the entire Nevin family for most of his time in Storey County. He complimented Cherie Nevin for all she had done for the County in the past. There isn't a family that has done more, certainly equal, for the County - then the Nevin family who have dedicated their lives to the betterment of the County. He has a personal thank you and respect for this family.

Vice Chairman Carmona: For his two years on the Commission it has been a pleasure to work with Jeff and is sad to see him go.

Motion: I, Commissioner Jay Carmona, motion to approve Resolution No. 20-596 honoring Fire Chief Jeffrey Nevin for his retirement from service with the Storey County Fire Protection District and to the residents and businesses of the county, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (Summary: Yes=3)

26. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

27. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution No. 20-597 honoring retiring David Ballard, Communications Director, for his service to Storey County residents and businesses.

Mr. Osborne: This is another retirement - Dave Ballard, Communications Director. In addition to the Resolution, the (County) has a well-deserved plaque presented via zoom. Mr. Ballard has worked for the County since 1989, mostly in communications - moving locations many times. He has been a great person to work with.

Mr. Osborne read the Resolution:

A Resolution Honoring DAVID BALLARD,

WHEREAS, DAVID BALLARD has faithfully served Storey County for over 30 years; and
WHEREAS, DAVID BALLARD is dedicated to his job and the citizens of Storey County, and
WHEREAS, DAVID BALLARD has served with distinction, earning the respect of all he
worked with both locally and statewide; and
WHEREAS, DAVID BALLARD'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 DAVID BALLARD for exemplary service to
the people of Storey County, Nevada this 15th day of December 2020.
PASSED and ADOPTED the 15th day of December 2020, by the following
AYES: Chairman Marshall McBride, Vice Chairman Jay Carmona, Commissioner Lance
Gilman

Public Comment:

Jeff Nevin: Congratulations Dave. We work "hand-in-hand" pretty much each day on various projects. The last one being the radio project. It's been great to work with someone with his knowledge.

Vice Chairman Carmona: Before he was a Commissioner and when he was President of the Highlands HOA, he had the opportunity to work with Dave who was always available and willing to help with their communication needs. It's sad that he will not be here for the "grand opening" of the new communications center although he will be in spirit. We wish him well in retirement and thank him for his years of service.

Mike Nevin: Congratulations also to Dave on his retirement. The 911 system in the County goes back about three decades. There were fund raising events to implement the 911 system. Dave has been involved ever since.

Commissioner Gilman: Dave started (working here) many years ago and has been here as the community has grown, prospered, and public services grew. He held one of the finest positions in public response and safety, and taking care of our community. Thank you Mr. Ballard for everything you have done - you will be missed.

Chairman McBride: It seems like Dave has been here forever. Dave has had a stellar career with the County and has done a great job. You're going out with the new communications center completed - moving from the location at the jail to the new location is one of the best things done.

Mr. Ballard thanked everyone for the comments. He and Jeff Nevin have talked about this for a long time - about "going out together". Thank you Jeff for being there. Thank you to for Mike Nevin, who was Fire Chief when he started and the fire station was staffed by volunteers. Things have come a long way. To see where we are is great. He remembers before there was 911 - you called 847-0101. We knew most everyone's number in town. It's crazy to see where we are now - all of the technology. Mr. Ballard thanked all of the employees who have and currently work for him.

Becky Parsons: Dave has been a great boss, who has taught her so many things over the years. She has "big shoes to fill". Thank you to Dave for being a wonderful boss.

Motion: I, County Commissioner, Jay Carmona, motion to approve Resolution No. 20-597 honoring retiring David Ballard, Communications Director, for his service to Storey County residents and businesses, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

28. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution No. 20-598 honoring retiring Marshall McBride, Storey County Commission Chairman, for his service to the residents and businesses of the county.

Chairman McBride recused himself from discussion and vote on this item.

Vice Chairman Carmona said it has been a pleasure to work with Chairman McBride. The leadership to the Commission - while he has been present - has been excellent. Your eight years of service means a lot to him - and he is grateful for what he has learned by watching you. Wish you a wonderful retirement.

Public Comment:

Commissioner Gilman: Marshall has been a wonderful friend, leader, and inspiration. As Commissioner, you have to be careful (getting together) due to open meeting laws. I can't wait to spend more time together. (Marshall) is a very special person - his family has given their "all" for many generations. Marshall has been Chairman for the eight years of his service - the reason is he has sat in the Chairman's chair better than anyone (Commissioner Gilman) has known. He is professional, kind, direct to the point, and wise beyond his years, and is ready and available to anyone. Marshall is an honorable, stand-up, emotional guy. No one has more heart or caring for Storey County. Thank you for being a friend, having the honor sitting next to you during all the trials and tribulations. We have grown bigger and better, and financially successful. Thank you.

Dave Ballard: Congratulations and thank you for all of your support.

Mike Nevin: Thank you to Mr. McBride - a life-long friend and cohort. It's tough to see you go. Thank you for your superb leadership, positive vision and inspiration, above all - your day-to-day "hands on" involvement in making Storey County a better place for all. Can't thank you enough - you, too, will really be missed.

Joe Curtis: Has known Marshall since (Marshall) was in high school. It has been fun to watch him grow in the community - to take over his dad's seat (in a sense). (Marshall) has a long history with volunteer fire department and a commitment to our County in so many ways. He will be missed as a Commissioner and supporter of everything in the County. We know we can always look to Marshall for advice and direction on all things "county". Thank you for your time and commitment Marshall.

Louise Pena, Lockwood resident: Thank you to Marshall for all of his dedication and services to Storey County. He has always shown such love for all the people in the County, as well as the infrastructure. He is really going to be missed as well as all of his knowledge and care.

Erik Schoen: Thank you for your years of service. You are one of the fairest Chair-persons he has known - in terms of running the Commission. One of the most decent gentlemen. Thank you for your years of service. Best of luck going forward.

Jeff Nevin, Fire Chief: You have had your finger on the "pulse" of the County, the community, and State and Federal issues that could affect the County as a whole. It's been an honor to work for you and with you. Thank you for your leadership and dedication.

Mr. Osborne: I have worked with Marshall for many years. Chairman McBride is absolutely the fore-runner when it comes to working all the time, day and night, in addition to the business he runs. He has participated in decision-making panels throughout the State, going to Washington DC - letting them know we are here and have needs. He has served on night committees and weekend Boards. The work and dedication he has given to Storey County is incredible - as well as the knowledge and background "brought to the table". He knows how things worked a long time ago, where "things are buried", and what to watch out for. We don't always agree on everything, but we can have a conversation and revisit it time and time again. He really listens and puts a lot of thought into his decisions. For the last eight years, look at where we are with capital improvements, senior services, changes in departments, how things are growing - all kinds of things going on. We have been getting better and more efficient. Everyone here today appreciates the time working with Marshall. He is not going to walk away, he will still be involved with people, the community, and our County. I personally and professionally thank him for that.

Vice Chairman Carmona: As one of three Commissioners, a lot of people do not realize we do not get the opportunity to socialize with each other. It would be nice to meet together one of these days.

Mr. Osborne read the Resolution:

Resolution No. 20-598

A Resolution Honoring CHAIRMAN MARSHALL MC BRIDE,

WHEREAS, MARSHALL MC BRIDE has faithfully served Storey County for eight (8) years from January 1, 2013 to December 31, 2020; and

WHEREAS, MARSHALL MC BRIDE is dedicated to his job and the citizens of Storey County, and

WHEREAS, MARSHALL MC BRIDE has served with distinction, earning the respect of all he worked with both locally and statewide; and

WHEREAS, MARSHALL MC BRIDE'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 MARSHALL MC BRIDE for exemplary service to the people of Storey County, Nevada this 15th day of December 2020.

PASSED and ADOPTED the 15th day of December 2020, by the following:

AYES: Vice Chairman Jay Carmona, Commissioner Lance Gilman

Mr. Osborne presented Chairman McBride with a well-deserved, well-earned plaque of appreciation for his service.

Motion: I, Commissioner Lance Gilman, hereby move to approve Resolution No. 20-598 honoring retiring Marshall McBride, Storey County Commission Chairman, for his service to the residents and

the businesses of the County, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

Chairman McBride: Thank you all so very much for the kind words.

29. DISCUSSION/POSSIBLE ACTION: Approval of business license Second Reading

A. Arizona Pipeline Company - Contractor / 890 E. Parr Blvd. ~ Reno, NV

B. Precision Control Systems LLC - Professional / 29355 W. 9 Mile Rd. ~ Farmington Hills, MI

C. Van Allen Plumbing - Contractor / 190 W. 5th Ave ~ Sun Valley, NV

Public Comment: None

Motion: I, Jay Carmona, move to approve the second reading of Items A. through C, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

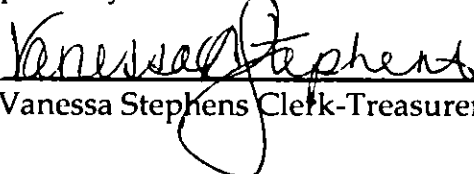
30. PUBLIC COMMENT (No Action)

Chair McBride: For those who follow State government, the Legislature will convene in February. The Governor's Economic Board who puts together forecasting revenues for the State, has come back to him - saying they can expect a reduction of at least 5% tax revenues. The economic forum is always extremely positive - but normally wrong. There are huge discrepancies in sales tax, use tax, gaming tax, room tax, and modified business tax. They are asking their departments to come in with a budget of less than 12% from the last bi-inium - even after the spring adjustment for the shortfall out of the "rainy-day" fund. The State is looking at very serious revenue shortfalls going forward - when the State runs out of money, they start looking at the Counties to re-allocate funds. Department heads and elected officials need to be very strict and stringent on their budgets going forward next year. There is no way around revenue shortfall - most of the businesses in the State have been running at 50% capacity, now reduced to 25%. We'll see a significant drop in tax revenues. That's what we have to look forward to this (next) year. Rebound may take a year or two. Merry Christmas, stay safe, wash hands and social distance.

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

Chairman McBride adjourned the meeting at 12:42 P.M.

Respectfully submitted,

By: 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 5 min.

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

1. **Title:** Approval of minutes for December 30, 2020

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

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

_____ Comptroller

7. **Legal review required:** N/A

_____ District Attorney

8. **Reviewed by:**

_____ Department Head

Department Name: Clerk & Treasurer

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 4



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

DECEMBER 30, 2020 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

SPECIAL 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 Carmona, Commissioner Gilman, County Manager Austin Osborne, Chief-Deputy Clerk-Treasurer Dore Nevin, Clerk-Treasurer Vanessa Stephens, Comptroller Jennifer McCain, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro

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

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

2. PLEDGE OF ALLEGIANCE

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

3. DISCUSSION/POSSIBLE ACTION: Approval of Special Meeting Agenda for December 30, 2020.

Public Comment: None

Motion: I make a motion to approve the Agenda for December 30, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION ONLY (No Action-No Public Comment): Committee/Staff Reports No committee or staff reports.

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

7. DISCUSSION/POSSIBLE ACTION: Discussion and possible approval for District Attorney's Office to commence such action as that office sees fit to determine the status of all or part of Long Valley Road and to name as defendants/respondents in such suit such person(s) as the District Attorney's office may choose.

District Attorney Anne Langer explained this is request for authorization to potentially file a lawsuit to determine the nature of Long Valley Road. There has been dispute for some time as to whether or this is a public or private road. In a lawsuit where the County is a party, the District Attorney's Office has to request authorization and support. This is the first time in six years where the District Attorney is requesting authorization to file a lawsuit on behalf of the County. This is based on, despite numerous attempts, determination needs to be made on whether Long Valley Road is a 2477 road. Clarification is needed from a Court of law.

Commissioner Carmona: To clarify, will this go before a Judge for a decision?

Ms. Langer: If suit is filed, a determination will be made by a court of law.

Commissioner Carmona asked if the Judge will make the final call on ownership.

Ms. Langer: Yes.

Sheriff Antinoro commented he is in support of getting clarification.

Public Comment:

Nicole Barde, Storey County resident: Who will be (named) in the lawsuit?

District Attorney Langer: A determination on the actual caption has not yet been made - the question cannot be answered at this time.

Chairman McBride: There's been controversy regarding Long Valley Road for many years, including people closing that road. He agrees with the District Attorney there is need to get final resolution on ownership of the road. We've been advised that tensions have escalated in that neighborhood. It's prudent for this Board to go forward and work with the District Attorney in getting final resolution.

Guy Necoche: Why is (the County) trying to determine whether his road is private or public?

Chair McBride: If it's a public road - it's open to anyone who wants to use it at any time. If privately owned, a person has the right to close it off.

District Attorney Langer: There has been a lot of controversy over this road the last couple of years. After looking at various remedies, (the County) is asking a Court of Law to intervene to determine whether (the road) is a public (2477) road or a private road.

Mr. Necoche: Still, no one has said why this is being done.

Chair McBride: As said earlier, tensions have escalated in that neighborhood, bringing us to this decision to decide whether to take legal action necessary to determine whether it's privately or publicly held.

Mr. Necoche: What is the purpose of it being public or private? The people who live there, own property there - correct?

Chair McBride: The first question has been answered. If it's public property - a private individual has no right to limit access to that road.

Mr. Necoche: There is no limited access on that road right now. There has been no problem driving up to his property. What is "behind the scenes" that (the County) needs this determination?

Ms. Langer: It's not anything behind the scenes - it's simply to determine whether it's public and people can have public access. There are varying decisions from different people in the County-at this point it will go forward to have a Court make the determination. Then there will be no question.

Mr. Necoche: He has heard that (the County) wants to use Long Valley Road as a road to the business park. Is that correct?

Chair McBride: That's not what we're to discuss. But, in answer: No, the County does not have intentions to improve this road to Lockwood or to TRI. This is simply to determine if this is a privately or publicly owned road - that is only being thing being talked about.

Joseph Bowman: Is this putting the "cart before the horse" with a lawsuit without doing historical research. Why hasn't the County hired a firm to do the research on the roads as they are?

Chair McBride: Someone has been hired to do that and we believe we have the information necessary to go forward with this action.

Mr. Bowman said he has done a lot of research on roadways in the area - from the summary (with this action), it is inaccurate. But we'll wait for the Court.

Mr. Necoche: If it is determined this is public - what are the consequences?

Chair McBride: It simply means that no one would be able to restrict access to that road - unless the County had to close it for any reason. Otherwise, the road would stay open - unobstructed. If that is how the Court decides.

Gary Mack: Based on the last comment, there are no consequences - he understands the idea of a public road - that access couldn't be restricted. Those who do have property in this area and who want to maintain that road for access - if it is a public road, will we be forbidden to maintain it?

Chairman McBride: The roads in the Highlands, outside of Lousetown and Cartwright - are all privately owned by the homeowners associations. The homeowners can do whatever they want to the roads.

Mr. Mack: The property owners need to maintain this road - is there going to be any concern if (homeowners) do continue to plow, add gravel, or maintain Long Valley Road?

Chair McBride said that's a good question - he is not prepared to answer it at this time. For individuals to maintain a publicly-owned road, he is not sure what the rules or consequences could be - if any. People have maintained parts of the road for access to their own property. Around Virginia City as well, when there were limited resources to move snow, private owners of snowplows did so. This has not been an issue in the past, he does not foresee this being an issue in the future.

This would be something to ask after resolution from the Court on ownership of the road is received.

Motion: I, Commissioner Jay Carmona, move to authorize the District Attorney's Office to commence such legal action as that office sees fit to determine the status of all or part of Long Valley Road and to name as defendants/respondents as that office may choose, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. PUBLIC COMMENT (No Action):

Mr. Necoche: Feels like it fell on "deaf ears".

Mr. Mack: Thank you (Chairman McBride) for your years of service to the County.

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

Chairman McBride adjourned the meeting at 10:20 A.M.

Respectfully submitted,

By: Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/2/2021 10:00 AM -
BOCC Meeting
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 minutes

- **Title:** For possible action, approval of appointment of Chairman Jay Carmona the Storey County Board of Equalization and Storey County Debt Management Board.
- **Recommended motion:** Approve as part of the Consent Agenda
- **Prepared by:** Vanessa Stephens

Department: **Contact Number:** 775-847-0969

- **Staff Summary:** The seats on both boards were previously held by Commissioner McBride. NRS requires that a County Commissioner hold a seat on both of the boards. This apportionment would fill the current vacancies.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

NS Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: Feb 2, 2021

Estimate of time required: 1

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Tax Bill Correction for Burned Residences parcels 003-421-13 & 004-071-05

2. **Recommended motion** Approval

3. **Prepared by:** Jana Seddon

Department: Assessor

Telephone: 775-847-0961

4. **Staff summary:** See Attached

5. **Supporting materials:** See Attached

6. **Fiscal impact:**

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

X Department Head
 County Manager

Department Name: Assessor Office

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 5 II

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE

26 South B Street

P.O. Box 494

Virginia City, NV 89440

(775) 847-0961 Phone

(775) 847-0904 Fax

Assessor@storeycounty.org

Memo to: Storey County Clerk-Treasurer
Storey County Commissioners

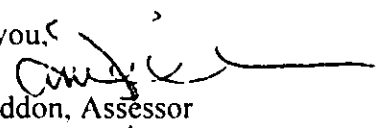
January 7, 2021

Re: APN 003-421-13
Robert & Gloria Carrington

The residence on the above referenced parcel burned on November 12, 2020. Per NRS 361.768(3), If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated. Per Robert Carrington, removal and reconstruction will not even start until early spring. Below is a breakdown of the corrected tax bill and new assessed value. Please approve the following corrections and advise the Treasurer's Office to make the appropriate adjustments.

	Assessed	Taxes	Taxes	Months	Corrected
2020-21	Value	Billed	Per Month	Good	Tax Amt.
Land	15,750.00	545.06	45.42	12.00	545.06
Outbuildings	11,336.00	392.30	32.69	12.00	392.30
Structure – Residence	21,889.00	757.52	63.13	4.50	284.07
		1,694.88			1,221.43
New Assessed Value					35,294

Thank you,


Jana Seddon, Assessor

Marshall and Swift Residential Structure
Structure: Created by Property Costing Estimate # 337 Totals

Section: Main Home	Units	Unit Cost	Total Cost New
Additional Features			
Wood Deck	100 Sq.Ft.	\$20.48	\$2,048.00
Additional Features Subtotal			\$2,048.00
Basic Residence			
Frame, Siding	738 Sq.Ft.	\$64.45	\$47,564.00
Masonry, Concrete Block	738 Sq.Ft.	\$67.73	\$49,985.00
Composition Shingle	1,476 Sq.Ft.	\$3.19	\$4,708.00
Wall Furnace	1,476 Sq.Ft.	\$1.87	\$2,760.00
Plumbing Fixtures	5 Units	\$1,124.55	\$5,623.00
Plumbing Rough-ins	1 Units	\$535.50	\$536.00
Raised Subfloor	1,476 Sq.Ft.	\$8.48	\$12,516.00
Automatic Floor Cover Allowance	1,476 Units	\$2.76	\$4,074.00
Automatic Appliance Allowance	1 Units	\$1,852.83	\$1,853.00
Basic Residence Subtotal			\$129,619.00
Less Depreciation			
Combined Depreciation	52.5 Percent		(\$69,125.00)
Less Depreciation Subtotal			(\$69,125.00)
Main Home Subtotals			
Main Home Repl. Cost New	1,476 Sq.Ft.	\$89.21	\$131,667.00
Main Home Depreciation	1,476 Sq.Ft.	(\$46.83)	(\$69,125.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	1,476 Sq.Ft.	\$42.37	\$62,542.00
Structure Totals			
Replacement Cost New:	1,476 Sq.Ft.	\$89.21	\$131,667.00
Depreciation:	1,476 Sq.Ft.	(\$46.83)	(\$69,125.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	1,476 Sq.Ft.	\$42.37	\$62,542.00
Non MS Outbuildings::	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	1,476 Sq.Ft.	\$42.37	\$62,542.00

TAX VALUE

X .35

21,889 ASSESSED VALUE

2020-21 TAX BILL BREAK DOWN.

	ASSESSED VALUE	TAX RATE	TAXES
LAND	15,750	X	1034607 = 545.06
OTBLDG.	11,336	X	" = 392.30 (WELL, SEPTIC, GARAGE)
STRUCTURE	21,889	X	" = 757.52 (HOUSE)
			757.52 \times .12 = 63.13 \times 7.5 = (473.48) (1 1/2 MONTH REDUCTION)
			<u>\$1221.40 =</u> Adjusted 2020-21 TAX BILL

Jana Seddon

STOREY COUNTY ASSESSOR

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

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

Memo to: Storey County Clerk-Treasurer
Storey County Commissioners

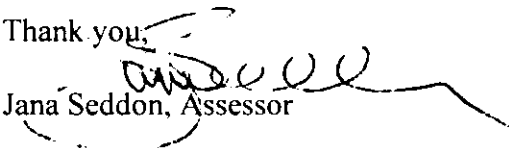
January 13, 2021

Re: APN 004-071-05
Deanna Montooth

The residence on the above referenced parcel burned on Oct 3, 2020. Per NRS 361.768(3), If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated. To our knowledge this residence will not be rebuilt. Below is a breakdown of the corrected tax bill and new assessed value. Please approve the following corrections and advise the Treasurer's Office to make the appropriate adjustments.

<u>2020-21</u>	Assessed Value	Taxes Billed	Taxes Per Month	Months _Good_	Corrected Tax Amt.
Land	14,883	515.06		12.00	515.06
Outbuildings	13,764	476.33		12.00	476.33
Structure – Residence	9,101	314.96	26.25	3.00	78.73
Totals		1,306.35			1070.12
New Assessed Value					30,922

Thank you,


Jana Seddon, Assessor

Marshall and Swift Residential Structure
Structure: Created by Property Costing Estimate # 961 Totals

Section: Main Home	Units	Unit Cost	Total Cost New
Basic Residence			
Frame, Plywood	704 Sq.Ft.	\$65.91	\$46,401.00
Wood Shake	704 Sq.Ft.	\$4.73	\$3,330.00
Wall Furnace	704 Sq.Ft.	\$1.85	\$1,302.00
Plumbing Fixtures	5 Units	\$1,005.80	\$5,029.00
Raised Subfloor	704 Sq.Ft.	\$8.09	\$5,695.00
Automatic Appliance Allowance	1 Units	\$1,578.99	\$1,579.00
Automatic Floor Cover Allowance	704 Units	\$2.37	\$1,668.00
Basic Residence Subtotal			\$65,004.00
Less Depreciation			
Combined Depreciation	60.0 Percent		(\$39,002.00)
Less Depreciation Subtotal			(\$39,002.00)
Main Home Subtotals			
Main Home Repl. Cost New	704 Sq Ft.	\$92.34	\$65,004.00
Main Home Depreciation	704 Sq Ft.	(\$55.40)	(\$39,002.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	704 Sq Ft.	\$36.93	\$26,002.00

Structure Totals			
Replacement Cost New:	704 Sq Ft.	\$92.34	\$65,004.00
Depreciation:	704 Sq Ft.	(\$55.40)	(\$39,002.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	704 Sq Ft.	\$36.93	\$26,002.00
Non MS Outbuildings::	0 Sq Ft.	\$0.00	\$0.00
Total Structure Cost:	704 Sq Ft.	\$36.93	\$26,002.00

x. 35
9101 Ass'd

TAXES
515.06

476.33

78.73
91070.12 = CORRECTED
2020-21

NEW ASSESSED TAX
VAL. = 30,922 BILL.

LAND 14,883 x .034607 =
OTBLDGS 13,764
STRUCTURE 9,101 % 12 = 758.42
JULY, AUG, SEPT x 3
22,75



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 5 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For possible action, approval of update of the Storey County Investment Policy.

2. **Recommended motion:** Approve as part of the Consent Agenda

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Policy being updated to remove the cap on mortgage-backed securities. This is consistent with NRS.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

_____ Comptroller

7. **Legal review required:** N/A

_____ District Attorney

8. **Reviewed by:**

(V) Department Head

Department Name: Clerk & Treasurer

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 5 III

STOREY COUNTY INVESTEMENT POLICY

Philosophy

It is the philosophy of the Storey County Treasurer to invest with safety, liquidity and yield, in that order of priority, to take advantage of safe investment opportunities. All investments made by this office are strictly governed by written policy and are in accordance with Nevada Revised Statutes 355.170 and 355.171.

Investment of funds is made with the judgment and care under current prevailing circumstances that persons of prudence, discretion, and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of capital, as well as probable income to be derived, and optimum liquidity required for operation.

Investment Planning

- A. Payment of County Obligations
 - 1. The foremost consideration of the investment plan is to ensure that adequate funds are available to meet the County's financial obligations as they become due.
- B. Term of Investment
 - 1. The length of investment is generally dictated by the number of the County's obligations and the time at which they will come due.
 - 2. Maximum maturity of investments is 5 years (except for mortgages which will be bought with a maximum average life of 3 years)

Delegation of Authority

Under authority delegated by the Board of County Commissioners, in accordance with NRS 355.175, the investment of County funds is the responsibility of the County Treasurer. This responsibility includes the authority to open accounts with financial institutions and broker/dealers, to arrange for the custody of securities and to execute such documents as may be necessary to carry out this responsibility.

Permitted Investments and Utilization

- A. The State of Nevada Local Government Investment Pool (LGIP) managed by the office of the State Treasurer
- B. U.S. Treasury obligations which carry the full faith and credit guarantee of the United States government (State Law allows maturity up to 10 years).
- C. U.S. government agency and instrumentality obligations that have a liquid market with a readily determinable market value (State Law allows maturity up to 10 years);
- D. Certificates of deposit and other evidences of deposit which are issued by commercial

banks or insured savings and loan associations rated in the highest tier by a nationally recognized rating agency. Maturities of any CD cannot exceed 5 years from the date of purchase.

- E. Commercial paper, rated in the highest tier (e.g., A-1, P-1, F-1, or D-1 or higher) by a nationally recognized rating agency and may not exceed twenty-five percent (25%) of the Investment Portfolio and no more than 5 percent of the total par value of the portfolio may be invested in one corporate issuer.
- F. Investment-grade obligations of state, provincial and local governments and public authorities;
- G. Repurchase agreements whose underlying purchased securities consist of the aforementioned instruments;
- H. Money market mutual funds regulated by the Securities and Exchange Commission and are rated by a nationally recognized rating service as "AAA" or its equivalent and only in securities issued by the Federal Government or agencies of the Federal Government or in repurchase agreements fully collateralized by such securities.
- I. Bonds, notes or other obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, the International Finance Corporation or the InterAmerican Development Bank that is denominated in United States dollars; is a senior unsecured unsubordinated obligation; at the time of purchase has a remaining term to maturity of 5 years or less; and is rated by a nationally recognized rating service as "AA" or its equivalent, or better, may not, in aggregate value, exceed 15 percent of the total par value of the portfolio as determined at the time of purchase.
- J. Bonds, notes or other obligations publicly issued in the United States by a foreign financial institution, corporation or government that: is denominated in United States dollars; is a senior unsecured unsubordinated obligation; is registered with the Securities and Exchange Commission in accordance with the provisions of the Securities Act of 1933, §§ 77a et seq., as amended; is publicly traded; is purchased from a registered broker-dealer; at the time of purchase has a remaining term to maturity of 5 years or less; and is rated by a nationally recognized rating service as "AA" or its equivalent, or better, except that investments pursuant to this paragraph may not, in aggregate value, exceed 10 percent of the total par value of the portfolio as determined at the time of purchase.

The following investment are allowed under NRS 355.171 through an investment advisor who is registered with the Securities and Exchange Commission and approved by the State Board of Finance.

- K. Corporate Bonds that are rated by a nationally recognized rating service at "A" (or its equivalent) or better and may not exceed twenty-five percent (25%) of the Investment Portfolio and no more than 5 percent of the total par value of the portfolio may be invested in one corporate issuer.
- L. Collateralized mortgage obligations that are rated by a nationally recognized rating service as "AAA" or its equivalent.
- M. Asset-backed securities that are rated by a nationally recognized rating service as "AAA" or its equivalent.

Collateralized mortgage obligations and Asset-backed securities in aggregate value must not exceed 20 percent of the total portfolio as determined on the date of purchase.

****** For corporate bonds and commercial paper, if the rating is reduced below the rating requirements above, the investment advisor must, as soon as possible, report the reduction in the rating to the governing body of the local government that purchased the investment.

Utilization of Financial Institutions, Local Governments and Investment Advisors

- A. It is the policy of the Storey County Treasurer to utilize the services of in-state financial institutions whenever possible, but is not limited to those institutions.
- B. The County Treasurer is authorized to hire an investment manager and delegate investment discretionary authority to a third party or investment manager. The investment manager is to make investments for Storey County only in investments as allowed by Nevada Revised Statutes and also under the guidelines of the current investment policy. The purpose of this authority is to enhance yields using longer term U.S. Treasury and Agency securities through a professional broker-manager.

Other Considerations

- A. Financial Institution Limitations and Restrictions
 - 1. It is the policy of the Storey County Treasurer to reserve the right to place a limit on the amount of investments placed with any one financial institution. Each situation must and will be considered individually.
- B. Delivery of Collateral
 - 1. In the interest of adequate protection of public funds, it is the policy of this office to require delivery of all securities on all deposits made by the County.
- C. Apportionment of Interest
 - 1. It is the policy of the Storey County Treasurer that interest shall be apportioned to the following funds based on the ending fund balance each quarter: Water (090), Sewer (130), Roads (020), Equipment Acquisition (060), Technology (165) Park (190), Fire (250) Fire Capital Projects (280) and County (001).

Adopted this ____ day of _____, 2020.

Chairman Marshall McBride



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 02-02-2021

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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

2. **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).

3. **Prepared by:** Ashley Mead

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.

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

6. **Fiscal impact:**

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

☒

Department Head

Department Name: Community Development

[Signature]
County Manager

Other agency review: _____

9. **Board action:**

☐

Approved

☐

Approved with Modifications

☐

Denied

☐

Continued

Agenda Item No. 5 IV

Storey County Community Development

110 Toll Road – Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440



(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

January 25, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **February 2, 2021**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Anton PAAR USA, Inc.** – Out of County / 10215 Timber Ridge Dr. ~ Ashland, VA
- B. ARMAC Excavating & Paving LLC** – Contractor / 343 Fairview Dr. Ste. 103 ~ Carson City, NV
- C. Austin Jones Corporation** – Contractor / 18575 Jamboree Rd. Ste. 600 ~ Irvine, CA
- D. Chick-fil-A Sparks Blvd & 1-80** – Out of County / 1350 Big Fish Dr. ~ Sparks, NV
- E. Drop In Medical** – Out of County / J4360 Slide Mtn. Cir. ~ Reno, NV
- F. Distribution International Southwest Inc.** – Out of County / 1263 Spice Island Dr. ~ Sparks, NV
- G. NV Handyworks** – Handyman / 75 S. O St. ~ Virginia City, NV
- H. Switch Electric LLC.** – Contractor / 1231 Freddie Ct ~ Reno, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 2, 2021

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Update to Storey County Administrative Policies and Procedures including policies 504 – Rates of Pay; and 1002 – Definition of Terms.

2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, I (Commissioner) motion to approve the amendments to Storey County Administrative Policies and Procedures 504 – Rates of Pay; and 1002 – Definition of Terms.

3. **Prepared by:** Tobin Whitten

Department: Human Resources

Telephone: 775-847-0968

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

5. **Supporting materials:** Enclosures: Storey County Administrative Policies 504, 1002

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Human Resources

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 5V

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 504
EFFECTIVE DATE: 11-10-08
REVISED: 01-02-18
07-07-2020
10-20-20
02-02-21
AUTHORITY: BOC
COUNTY MANAGER: AO

* — {Formatted: Indent 1-in, 4.5 First line, 0.5

SUBJECT: Rates of Pay

1. PURPOSE: To establish a policy on rates of pay

2. POLICY:

2.1 Compensation Plan

Each regular position will be assigned to a class and pay grade in the compensation plan. Assignment to a pay grade will be based on the relative level and complexity of the duties, responsibilities, and authority of the job. The HR Director shall determine the salary ranges based on these considerations:

- a. Rates paid by the employer for comparable work;
- b. Internal relationships of other job classes in the same or similar occupation;
- c. Rates paid by other employers for comparable work;
- d. Other financial commitments of the employer; and
- e. Funds available to the employer for salaries.

The HR Director, subject to approval of the County Commission and to the terms of any applicable collective bargaining agreement, may adjust the minimum and maximum for each salary range periodically as changes in any of the factors listed above occur or to recruit and retain qualified employees for each job.

2.2 Hiring Rate of Pay

The normal hiring rate for new employees is the first step of the pay range for the position's classification. The HR Director may authorize advanced step appointments in accordance with Section 2.3.

2.3 Advanced Step Hire

Fairness and equity in the administration of the compensation plan will be maintained when making advanced step hires for new employees. The HR Director, with concurrence from the County Manager and when funds are determined to be available by the Comptroller, may authorize advanced step appointments when all of the following circumstances exist:

- a. The applicant's qualifications indicate that s/he will perform at a level commensurate with the requested step;
- b. Other applicants with similar qualifications not requiring an advanced level salary are unavailable; and

- c. Funds are available in the hiring department's budget to pay the higher rate.
- d. Advanced hire rate will not exceed the step commensurate with current employees of comparable education, experience, and skill levels.

2.4 Flat Rate Salaries

Certain job classes may be assigned to flat rates of pay in the compensation plan. Employees in classes assigned to a flat rate of pay are not eligible for step increases.

2.5 Casual (Intermittent Part-Time) Worker Rate of Pay

The employer will pay casual workers as appropriate for the type of work performed. Students receiving school credit for work may be paid at a rate established by the HR Director for student interns. The HR Director may adjust the rate of pay consistent with the procedures for merit rate of pay increases as provided in Policy 507.

2.6 Salary on Promotion, Transfer, Demotion, Reclassification, and Reallocation

- a. Except as may otherwise be provided by a collective bargaining agreement, a regular employee who is promoted to a new classification will move to that step in the range for the new class which provides no less than 5 percent pay increase from the employee's current regular rate of pay, not to exceed the top step in the range for the new class. A promoted employee's salary shall not be less than the starting pay of the salary range for the new position. A promoted employee's adjusted pay shall be effective on the date so indicated in the offer letter and accepted by the employee.
- b. An employee who ~~voluntarily~~ transfers ~~or is reassigned~~ to a position at the same grade level will retain their current grade and step. An employee who ~~voluntarily~~ transfers ~~or is reassigned~~ from a position on a different salary schedule, to a position with the same (or comparable) maximum base rate of pay, will be placed at a grade and step closest to higher current salary that does not provide a decrease. ~~An employee who is reassigned through no fault of their own and the position is at the same grade level, will be placed at a grade and step closest to higher current salary that does not provide a decrease.~~
- c. An employee who ~~is reassigned~~ who voluntarily demotes ~~and the demotion is initiated by the employer or is requested by the employee~~ to a position at a lower grade level, or with a lower maximum base rate of pay, will be placed at their current step in the lower grade which is closest to their current salary. If the employee's current salary exceeds the top step of the lower pay range the employee will be Y-Rated.
- d. An employee who is involuntarily demoted as a result of not successfully completing the probationary period related to a promotion, will be placed at the grade and step they held prior to the promotion. An employee involuntarily demoted as a result of disciplinary action will be placed at a grade and step consistent with the disciplinary decision as provided in Policy 1001.
- e. Reclassification to a class at a higher grade level or with a higher salary range is treated as a promotion for purposes of compensation. An employee ~~is treated as a promotion~~ that Reclassification to a class at a lower grade level, or a lower salary range, is ~~treated as a demotion~~

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to a lower pay range will be placed in the lower grade level that is closest to the employee's current salary. If the employee's current salary is above the top step of the lower pay range, the employee shall be Y-Rated for the purpose of determining purposes of compensation. Reclassification to a class at the same grade level, or salary range, is treated as a transfer for purposes of compensation.

f. Reallocation of an existing class:

1. To a higher salary range is NOT a promotion. An employee in a class that is reallocated to a higher salary range shall be placed at a step closest to his/her current salary that does not provide a decrease.
2. To a lower salary range shall be placed at the step closest to the employee's current salary that does not provide a decrease. If the employee's current salary exceeds the top salary of the lower pay range the employee will be Y-Rated. (refer to Y-Rate in section 2.7)

2.7 Y-Rate

The employer may pay an employee who is reduced to a lower class as a result of reclassification, reallocation, or voluntary demotion, a Y-Rate. A Y-Rate is a rate of pay assigned to an employee who is not associated with layoff or discipline, at his/her current rate of pay which is above the top step of the range or between steps of the range. Similarly, an employee in a class which has its salary reduced to a lower rate may also be paid at a rate of pay above the top step of the range. This rate shall be known as a "Y-Rate." At the discretion of the employer, assignment to such a rate of pay is available to employees who are fully qualified to perform the work of the lower paid class.

An employee who is at a Y-rate above the top step of the range for the new (lower) class shall continue to receive the Y-rate while employed in the new class until a change in the rate of pay for the employee's new class causes the top step of the new class to be equal to or greater than the employee's Y-rate.

An employee who is at a Y-rate which is between the steps of the range for the new (lower) class shall continue to receive the Y-rate until a change in the rate of pay for the employee causes the rate for the step in the range to which the employee is entitled to exceed his/her current rate of pay.

Employees who are Y-Rated will be eligible to receive approved cost of living adjustments for the class they hold.

2.8 Discussion of Wages

NRS 613.330 states it is unlawful to discriminate against an employee for inquiring about, discussing, or voluntarily disclosing information about wages. This does not apply to any employee who has access to or information about the wages of other employees as part of their essential job functions and discloses that information to a person who does not have access to that information unless the disclosure is ordered by the Labor Commissioner or court.

RESPONSIBILITY FOR REVIEW: The HR Director will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 1002
EFFECTIVE DATE: 09/26/14
REVISED: 12/06/16-10/17/17
10/20/2020
02/02/2021
AUTHORITY: BOC
COUNTY MANAGER: AO

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SUBJECT: Definition of Terms

1. Definition of Terms

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

Alcohol: The intoxicating agent in beverage alcohol, ethyl alcohol, or other low molecular weight alcohol including methyl and isopropyl alcohol.

Alcohol Use: The drinking or swallowing of any beverage, liquid mixture, or preparation (including any medication) containing alcohol.

Allocation: The assignment of a single position to its proper classification on the basis of the duties performed and responsibility assigned.

Administrative Leave: Authorized leave for administrative purposes, such as for conducting an investigation which may be with or without pay, at the option of the employer.

Adulterated Specimens: A specimen is considered adulterated if it contains a substance that is not a normal constituent or contains an endogenous substance at a concentration that is not a normal physiological concentration.

Anniversary Date: The date on which the employee starts work as indicated in writing in an offer of employment, is reclassified or promoted to a new job classification, or a less than part-time or regular part-time employee becomes a full-time employee. The date on which an employee is demoted to a lower pay range, reassigned, or transferred to alternative positions where their talents or skills may be best utilized to their own or the organization's benefit, or where they are better able to perform the job in accordance with required standards, is not an Anniversary Date.

Applicant: A person, including a current employee, who is applying for any position with the employer. May also be referred to as the candidate.

At-will: Employment status wherein the employee may be terminated at any time, with or without cause. An employee in an at-will status has neither a property right nor an expectation of continued employment with the employer and is not covered by the provisions of the discipline, layoff, or dispute resolution sections of these personnel policies.

Authentication: For the purposes of FMLA, providing the health care provider with a copy of the medical certification and requesting verification that the information contained on the

certification form was completed and/or authorized by the health care provider who signed the document; no additional medical information may be requested.

Base Rate of Pay: The amount of pay the employee is designated to receive within the pay range for the employee's classification, excluding pay such as overtime, bonuses, longevity, shift-differential, and incentives.

Board: The governing body of Storey County

Casual Worker: A person hired at the pleasure of the employer to work in an intermittent part-time position with less than an average of twenty (20) hours per week over a fiscal year period

Child: (Son or daughter) For purposes of FMLA, a biological, adopted, or foster child, a stepchild, a legal ward, or a child of a person standing In Loco Parentis, who is either under age 18, or age 18 or older and "incapable of self-care because of a mental or physical disability "

Clarification: For purposes of FMLA, contacting the health care provider to understand the handwriting on the medical certification or to understand the meaning of a response

Class: A group of like positions assigned to the same title and pay grade based on similar duties and responsibilities and minimum qualifications. Positions are allocated to the same class when they have a similar job title (e.g., a group of Administrative Assistant I positions), qualifications, pre-employment testing, and similar pay. For instance, five Administrative Assistant I positions in four different departments are all in the same class, "Administrative Assistant I"

Classification: The analysis, development, and placement of positions within the classification plan

Class Series: Two or more classes which are similar as to the fundamental type of work, but which differ as to degree of responsibility and difficulty, and which have been arrayed in a progression of level of responsibility and complexity of duties. The series of Administrative Assistant I, II, and III is an example of a class series, while each position by itself is a class

Confidential Employee: An employee occupying a position which by the nature of its duties has access to decisions of management affecting employee relations and has been designated confidential by the HR Director with concurrence of the County Manager. In addition, it includes any employee occupying the County Manager's Office and Human Resources. Confidential employees are not covered by this Agreement

Contraband: Any item such as illegal drugs, drug paraphernalia, or other related items whose possession is prohibited by this policy. This term includes marijuana and related products deemed illegal by federal law.

Conflicting Employment: Outside employment that interferes with the employee's ability to perform his/her assigned job.

Conviction: A finding of guilt, including a plea of no contest or imposition of sentence or both, by any judicial body charged with the responsibility to determine violations of the federal or state criminal drug or alcohol statutes.

County: Storey County.

Date of Hire/Hire Date: The actual date an employee first renders paid service in a regular position.

Day: Calendar days unless work days are specified.

Demotion

Voluntary Demotion - Movement of an employee, who is not being demoted, from one job classification to another job classification having a lower grade level, or lower maximum base rate of pay, at the employee's request or "request" by the employee, with the supervisor's approval.

Involuntary Demotion - Movement of an employee from one job classification to another job classification having a lower grade level, or lower maximum base rate of pay, as a result of disciplinary action or not successfully completing the probationary period related to a promotion.

Department Head/Department Manager - An elected official who is directly responsible to the citizens of Storey County, or an appointed officer who is directly responsible to the County Manager or to the Board of Storey County Commissioners, or who is directly responsible to a board created by the Board of Storey County Commissioners, for the overall administration of an office or department of the employer Storey County.

Diluted Specimens: Diluted specimens have creatinine and specific gravity values that are lower than expected for human urine. The DHHS has determined that specimens with creatinine levels greater than or equal to 2.0 mg/dl. and have a specific gravity greater than 1.0010 but less than 1.0030 are dilute. Individuals with creatinine levels greater than or equal to 2.0 mg/dl. but less than 5.0 mg/dl. are required to be retested under direct observation.

Disability-Related Inquiry - A question (or series of questions) that is likely to elicit information about a disability.

Discharge: Termination, separation, dismissal, or removal from employment for cause.

Discipline: A suspension (generally without pay), involuntary demotion, reduction in pay, discharge, or written reprimand or verbal warning.

Discrimination: Employment decisions or actions which are inappropriately taken because of the applicant's or employee's race, color, religion, age, gender, sexual orientation, national origin, ancestry, veteran status, disability, or union activity.

Dispute - Unresolved work-related problems identified by an employee or group of employees pertaining to work-related issues. Disputes may not be related to disciplinary action.

Domestic Partner: Persons who are registered as domestic partners with the state of Nevada per Senate Bill 283 of the 2009 Nevada Legislation.

Drug Test - A urinalysis (urine) test that includes specimen collection and testing by a Department of Health and Human Services (DHHS)-certified laboratory. Both a screening test and a confirmation test must be used to establish a positive test result.

Eligible List - A list of names of persons who have satisfactorily completed an examination for a position and have qualified; also includes Reinstatement List (see below). A list of names of persons who have been laid off and are available for reinstatement.

Employee: A person employed in a budgeted position on a full- or part-time basis. For purposes of those sections of these policies covering discipline, layoff, and dispute resolution, the term employee excludes elected officials, department heads and casual workers.

Regular Full-time Employee: A person who has successfully completed an initial introductory period in a regular budgeted position and whose regular workweek consists of at least forty (40) hours.

Regular Part-Time Employee: A person who has successfully completed an initial introductory period in a regular budgeted position which requires at least twenty (20) average hours per week over a fiscal year period, but less than full-time employment.

Introductory Employee: A person who serves in an at-will status for a specified period of time during which s/he is evaluated by the employer to ensure that s/he has demonstrated fitness for a position by actually performing the duties of the position.

Exempt Employee: An employee who is exempt from the overtime provisions of the Fair Labor Standards Act. (Such determination is made on the basis of duties and responsibilities performed and the method of pay computation and rate of pay.)

Non-Exempt Employee: An employee who is subject to the overtime provisions of the Fair Labor Standards Act.

Employer Premises: All employer property and facilities, the surrounding grounds and parking lots, leased space, employer motor-driven equipment/vehicles, offices, desks, cabinets, closets, etc.

Equal Employment Opportunity (EEO) Officer: The staff member assigned the responsibility and authority to receive, investigate, and resolve complaints of alleged discrimination/harassment. This individual also has the responsibility to provide training to the employer and assure appropriate notices are posted.

Essential Function: A fundamental job duty of the position held or desired. A function is essential if the job exists to perform that function, a limited number of other employees are available to perform the function, or the function requires special skill or expertise.

Examination/Test: Any measure, combination of measures, or procedures used as a basis for any employment decision. Examinations include the full range of assessment techniques from traditional paper and pencil tests, performance tests, assessment centers, introductory periods, and evaluation of physical, educational, and work experience qualifications through informal interviews and scored application forms. Open examinations are open to all applicants, internal and external. Promotional examinations are open only to selected categories of employees of the employer.

Full-Time: Work which requires hours of work as established by the employer as full-time. A full-time employee is regularly scheduled to work a normal work week of forty (40) hours. Note: For the purpose of determining eligibility for benefits and layoff, collective bargaining agreements may provide alternate definitions of full-time.

Grade: The designation of a salary range for job classifications of same or similar worth.

Illegal Drugs: Any controlled substance or drug which is illegal to sell, possess, cultivate, transfer, use, purchase, or distribute. Illegal drugs include prescription drugs not legally obtained and/or prescription drugs not being used in the manner, combination, or quantity prescribed, or by the individual for whom prescribed. Illegal drugs also include marijuana and related products that are deemed illegal by federal law.

Incomplete or Insufficient Certification: For purposes of FMLA, a medical certification is considered incomplete if the employer receives a certification, but one or more of the applicable

entries have not been completed. A medical certification is considered insufficient if the employer receives a complete certification, but the information provided is vague, ambiguous, or non-responsive.

In Loco Parentis A relationship in which a person has put him/herself in the situation of a parent by assuming and discharging the obligations of a parent to a child, with whom he or she has no legal or biological connection, including day-to-day responsibilities to care for or financially support a child.

Invalid Specimens An invalid specimen is one that contains an unidentified adulterant, contains an unidentified interfering substance, has an abnormal physical characteristic, or has an endogenous substance at an abnormal concentration that prevents the laboratory from completing testing or obtaining a valid drug test result.

Job Competencies The knowledge, skills, and abilities (KSAs) and other personal characteristics that work together to produce outstanding performance in a given area of responsibility.

Job Description A written description of a job which includes information regarding the general nature of the work to be performed, specific responsibilities and duties, and the employee characteristics required to perform the job.

Job Specifications The specific qualifications necessary to be able to perform the job.

Key Employee A salaried FMLA-eligible employee who is among the highest paid 10 percent of all the employees employed by the employer within 75 miles of the employee's worksite.

Layoff A separation from the employer's service because of a shortage of funds, lack of work, abolishment of a position, reorganization, or for other reasons not reflecting discredit on an employee and for reasons outside of the employee's control.

Leave Without Pay Authorized leave in a non-paid status.

Legal Drugs Prescription drugs and over-the-counter drugs that have been legally obtained and are being used in the manner, combination, and quantity for which they were prescribed or manufactured. This term does not include marijuana or related substances that are deemed illegal by federal law.

Medical Examination A procedure or test usually given by a health care professional or in a medical setting that seeks information about an individual's physical or mental impairments or health.

Next of Kin For purposes of FMLA, the nearest blood relative other than the covered servicemember's spouse, parent, son, or daughter, in the following order of priority: blood relatives who have been granted legal custody of the covered servicemember by court decree or statutory provisions, brothers and sisters, grandparents, aunts and uncles, and first cousins, unless the covered servicemember has specifically designated in writing another blood relative as his or her nearest blood relative for purposes of military caregiver leave under the FMLA. When no such designation is made, and there are multiple family members with the same level of relationship to the covered servicemember, all such family members shall be considered the covered servicemember's next of kin and may take FMLA leave to provide care to the covered servicemember, either consecutively or simultaneously. When such designation has been made, the designated individual shall be deemed to be the covered servicemember's only next of kin.

Probationary Orientation Period: A trial or working test period which is an integral part of the examination and selection process during which an employee serves in an at-will status and is required to demonstrate fitness for the position for which s/he was hired by actually performing the duties of the position. The employee in the probationary orientation period may also be referred to as a Probationary Employee.

Personnel Action: Any action taken with reference to appointment, compensation, promotion, transfer, layoff, dismissal, or any other action affecting an employee's employment status.

Position: A group of duties and responsibilities requiring the ongoing services of one or more employees, which is listed in the authorized position list contained in the currently approved employer's budget or established by formal action by the County Manager.

Positive Drug or Alcohol Test: Any detectable level of drugs or its metabolite (in excess of trace amounts attributable to secondary exposure) in an employee's urine or blood. With respect to alcohol, a blood alcohol concentration of 0.02 or higher constitutes a positive test.

Probationary Employee: An employee who is undergoing a working evaluation period during which s/he is required to demonstrate his/her ability to carry out the duties of the position to which hired and during which s/he is employee "at-will" and may be laid-off or discharged from employment for any reason with or without cause.

Promotion: The movement of an employee from one job classification to another job classification having a higher grade level, or maximum base rate of pay, usually as a result of some type of recruitment or reclassification but not as a result of reallocation of a class.

Rate of Pay: An employee's salary or wages as shown in the employer's compensation plan.

Reallocation: A change of an entire class to a higher or lower pay grade.

Reclassification: The process of analyzing and redefining the duties, responsibilities, and minimum qualifications of an existing position and moving it to another class within the classification plan.

Reasonable Accommodation:

- a modification or adjustment to a job application process that enables a qualified applicant with a disability to be considered for the position such qualified applicant desires, or
- a modification or adjustment to the work environment, or to the manner or circumstances under which the position held or desired is customarily performed, that enable a qualified individual with a disability to perform the essential functions of that position; or
- a modification or adjustment that enables a covered employee, with a disability, to enjoy equal benefits and privileges of employment as are enjoyed by other similarly situated employees without disabilities.

Reassignment: Transferring individual employees to alternative position classes where their talents or skills may be best utilized to their own or the organization's benefit or where they are better able to perform the job in accordance with required standards.

Reclassification: The change of a position to a different job class which results from changes in duties and responsibilities.

Reduction in Pay: Disciplinary action by an employer moving an employee to a lower pay level of the same class and same pay grade.

Regular Position. An authorized position which appears in the authorized position list contained in the employer's budget documents or its amendments approved by the County Commissioners. (Normally a regular position consists of duties which must be performed at least twenty (20) hours per week on a regular, year-round basis.)

Regular Rate of Pay. The employee's base rate of pay plus other additional pay for which the employee's specific assignment may entitle him/her.

Regularly Scheduled Shift. The shift created by the department that is the same schedule for at least 30 days.

Reinstatement. The restoration of a laid-off employee or an employee rejected during a promotional introductory period to a position in a class in which the employee formerly served as a regular employee.

Reinstatement List. A list of names of persons who have been laid off and are available for reinstatement (rehire without examination).

Reprimand: A written notice to an employee stating specific performance and/or behavioral deficiencies and the improvements in behavior and/or performance which the employee must make, and that further disciplinary action will follow if the employee does not make the required improvements. (A performance evaluation form shall not be considered a reprimand.)

Resignation: A notice by an employee that s/he intends to separate from the employer's service. The employer may require that resignations be in writing.

Salary Range. The minimum and maximum salary set for each classification, grade, or level as designated by the position compensation plans. (Also see Grade.)

Son or Daughter of a Covered Servicemember: For purposes of FMLA, a biological, adopted, or foster child, stepchild, legal ward, or a child for whom the covered servicemember stood in Loco Parentis, and who is of any age.

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Son or Daughter on Covered Active Duty or Call to Covered Active Duty Status: For purposes of FMLA, employee's biological, adopted, or foster child, stepchild, legal ward, or a child for whom the employee stood in Loco Parentis who is on covered active duty or call to covered active duty status, and who is of any age.

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Spouse: A husband or wife as defined or recognized under State law for purposes of marriage.

Step: A specific rate of pay within the salary range established for a class. (Also see Rate of Pay.)

Substance Abuse Professional (SAP): A licensed physician, or a licensed or certified psychologist, social worker, employee assistance professional, or addiction counselor (certified by the National Association of Alcoholism and Drug Abuse Counselors Certification Commission) with knowledge of and clinical experience in the diagnosis and treatment of drug- and alcohol-related disorders.

Substituted Specimens: Substituted specimens have creatinine and specific gravity values that are so diminished or so divergent that they are not consistent with normal human urine. The IHHS has determined that specimens with creatinine levels of less than 2.0 mg/dl are substituted.

Supervisor: An elected official or an employee who has been authorized to select, train, schedule, and evaluate the work of other employees, and to make decisions or effectively

recommend actions related to the hiring, evaluation, and discipline of assigned employees. This person may also serve as the department head.

Suspension: The temporary separation from service, with or without pay, of an employee for disciplinary reasons or pending investigation of an employee's conduct.

Temporary Employee: A casual worker in a temporary position with a specified ending term date.

Transfer: Movement of an employee from one position or job classification to another position or job classification at the same grade level, or with the same (or comparable) maximum base rate of pay

Warning: Verbal notice or counseling of an employee specifying required changes in work performance or on-the-job behavior.

Work Week: 7 consecutive periods of 24 hours which may begin on any day and at any hour of the day.

Work Day: A period of 24 consecutive hours which begins when the employee begins work.

RESPONSIBILITY FOR REVIEW: The HR Director will review this policy every 5 years or sooner as necessary.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/2/2021

Estimate of time required: 0 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. For possible action, approval of claims in the amount of \$2,298,911.81
2. **Recommended motion:** Approval of claims as submitted.
3. Prepared by: Cory Y. Wood

Department: Comptroller

Telephone: 775 847-1133

4. Staff summary: Please find attached the claims

5. Supporting materials: Attached

6. Fiscal impact:

Funds Available: NA

Fund: NA

__NA__ Comptroller

7. Legal review required:

__NA__ District Attorney

8. Reviewed by:

☒ Department Head

Department Name: Comptroller

__ County Manager

Other agency review: _____

9. Board action:

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 5 VI



Payroll Check Register


Report Summary

Pay Period: 1/4/2021-1/17/2021

Packet: PRPKT00988 - 2021-01-22 Payroll sl
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	3	3,536.92
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	156	329,929.46
Total	159	333,466.38

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
 Comptroller		1.25.21 Date
Treasurer		Date



Vendor History Report By Vendor Name

Posting Date Range -

Payment Date Range 01/22/2021 - 01/22/2021

Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description				Amount	Account Number		Account Name	Dist Amount					
Vendor Set: 01 - Storey County Vendors													
405424 - Optum Bank, Member FDIC													
INV0013419	HSA Contributions			1/22/2021		DFT0000698	1/22/2021	11,031.98	0.00	0.00	0.00	11,031.98	11,031.98
HSA Contributions		0.00	0.00	10,931.98	001-29506-000		Insurances	7,961.98					
					020-29506-000		Rds-Ins	370.00					
					090-29506-000		Wtr-Ins	220.00					
					130-29506-000		Swr-Ins	100.00					
					230-29506-000		VCTC-Ins	372.00					
					231-29506-000		Pipers-Ins	93.00					
					250-29506-000		Fire-Ins	1,815.00					
INV0013420	HSA Contributions			1/22/2021		DFT0000699	1/22/2021	100.00	0.00	0.00	0.00	100.00	100.00
HSA Contributions		0.00	0.00	100.00	001-29506-000		Insurances	100.00					
Vendors: (1) Total 01 - Storey County Vendors:								11,031.98	0.00	0.00	0.00	11,031.98	11,031.98
Vendors: (1) Report Total:								11,031.98	0.00	0.00	0.00	11,031.98	11,031.98

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

1-25-21
Date

Treasurer

Date



Check Register

Packet: APPKT02652 - 2021-01-22 PR Payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	01/22/2021	EFT	0.00	83,213.19	10156
404869	SCSO EMPLOYEES ASSOCIATIO	01/22/2021	EFT	0.00	502.00	10157
404639	VOYA RETIREMENT INS	01/22/2021	EFT	0.00	25,837.32	10158
300003	AFLAC	01/22/2021	Regular	0.00	1,156.39	101807
300008	AFSCME Union	01/22/2021	Regular	0.00	558.32	101808
405519	Cigna Health and Life Insurance Cor	01/22/2021	Regular	0.00	7,446.12	101809
300001	Colonial Life & Accident	01/22/2021	Regular	0.00	103.38	101810
404704	DVM INSURANCE AGENCY	01/22/2021	Regular	0.00	87.32	101811
405264	FIDELITY SEC LIFE INS CO	01/22/2021	Regular	0.00	67.15	101812
300011	Nevada State Treasurer	01/22/2021	Regular	0.00	4.00	101813
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	01/22/2021	Regular	0.00	303.56	101814
300010	State Collection & Disbursement Un	01/22/2021	Regular	0.00	213.43	101815
300006	Storey Co Fire Fighters Assoc	01/22/2021	Regular	0.00	1,450.00	101816
300005	Washington National Ins	01/22/2021	Regular	0.00	960.76	101817

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	19	11	0.00	12,350.43
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	6	3	0.00	109,552.51
	25	14	0.00	121,902.94

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

1-25-21
Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2021	121,902.94
			121,902.94



Check Register

Packet: APPKT02653 - 2021-01-22 715 PERs Payment sl


By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 405456	Public Employees Retirement	01/22/2021	EFT	0.00	44,562.00	10159

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
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	2	1	0.00	44,562.00
	2	1	0.00	44,562.00

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
 Comptroller		1.25.21 Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2021	44,562.00
			44,562.00



Check Register

Packet: APPKT02643 - 2021-01-15 AP Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406068	42 Properties LLC	01/15/2021	Regular	0.00	255.04	101679
101589	AIRGAS NCN INC	01/15/2021	Regular	0.00	364.84	101680
400481	ALLISON, MACKENZIE, LTD	01/15/2021	Regular	0.00	1,575.00	101681
100135	ALSCO INC	01/15/2021	Regular	0.00	226.20	101682
404264	AMERICAN SOCIETY OF COMPO ASC	01/15/2021	Regular	0.00	367.00	101683
404394	American Tower Investments LLC	01/15/2021	Regular	0.00	1,124.54	101684
403619	AT&T TELECONFERENCE SERVI	01/15/2021	Regular	0.00	24.90	101685
100285	AVS DEVELOPMENT LTD	01/15/2021	Regular	0.00	228.60	101686
405786	B & B Collision Incorporated	01/15/2021	Regular	0.00	5,000.00	101687
404780	Backdraft OpCo LLC	01/15/2021	Regular	0.00	710.70	101688
100430	BOARD OF REGENTS (COMPT)	01/15/2021	Regular	0.00	6,875.00	101689
100422	BOB BARKER COMPANY INC	01/15/2021	Regular	0.00	25.26	101690
99763	CANYON GENERAL IMPROVEMENT I	01/15/2021	Regular	0.00	58.20	101691
404216	CARSON VALLEY OIL CO INC	01/15/2021	Regular	0.00	4,560.06	101692
99720	CASELLE INC	01/15/2021	Regular	0.00	270.00	101693
403635	CENTRAL SANITARY SUPPLY	01/15/2021	Regular	0.00	150.44	101694
405235	CHARTWELL STAFFING SERV	01/15/2021	Regular	0.00	2,925.60	101695
100505	CITY OF CARSON TREASURER	01/15/2021	Regular	0.00	60.00	101696
405060	CLEAR CHANNEL OUTDOOR	01/15/2021	Regular	0.00	225.00	101697
405134	CMC TIRE INC	01/15/2021	Regular	0.00	687.08	101698
100639	CMI INC	01/15/2021	Regular	0.00	425.00	101699
404809	COARD PSYCHOLOGICAL	01/15/2021	Regular	0.00	2,430.00	101700
405587	Combined Systems, Inc	01/15/2021	Regular	0.00	1,667.40	101701
100655	COMMUNITY CHEST INC	01/15/2021	Regular	0.00	64,875.00	101702
404868	COMPLETE DOCUM MNGMNT SOL	01/15/2021	Regular	0.00	1,195.00	101703
99652	COMSTOCK CHRONICLE (VC)	01/15/2021	Regular	0.00	1,329.52	101704
100660	COMSTOCK COMMUNITY TV INC	01/15/2021	Regular	0.00	278.00	101705
404466	DAIOHS USA INC	01/15/2021	Regular	0.00	352.40	101706
404970	DANT-PACIFIC LTD	01/15/2021	Regular	0.00	124.64	101707
100717	DELTA FIRE SYSTEMS INC	01/15/2021	Regular	0.00	1,250.00	101708
405128	DEVNET, INC	01/15/2021	Regular	0.00	5,160.50	101709
403422	DOUGLAS CO SHERIFF OFFICE	01/15/2021	Regular	0.00	150.00	101710
404547	ELLIOTT AUTO SUPPLY INC	01/15/2021	Regular	0.00	1,139.85	101711
405180	FAIN, JESSICA	01/15/2021	Regular	0.00	59.00	101712
405986	Farr Construction Corporation	01/15/2021	Regular	0.00	347,979.30	101713
403216	FARR WEST ENGINEERING	01/15/2021	Regular	0.00	8,021.00	101714
403712	FAST GLASS INC	01/15/2021	Regular	0.00	120.00	101715
404509	FASTENAL COMPANY	01/15/2021	Regular	0.00	714.36	101716
403975	FERRELLGAS LP	01/15/2021	Regular	0.00	2,899.14	101717
404117	FLEET HEATING & AIR INCOR	01/15/2021	Regular	0.00	4,456.52	101718
405969	Fleetpride, INC	01/15/2021	Regular	0.00	602.59	101719
404640	GLADDING, EDWARD A.	01/15/2021	Regular	0.00	2,025.00	101720
405784	Greene, Jeanne	01/15/2021	Regular	0.00	3,970.00	101721
404267	GREENLUND, GARY	01/15/2021	Regular	0.00	98.00	101722
404778	HAT, LTD	01/15/2021	Regular	0.00	1,733.62	101723
102983	HD SUPPLY FACIL MAINT LTD	01/15/2021	Regular	0.00	264.41	101724
403040	HENRY SCHEIN, INC.	01/15/2021	Regular	0.00	240.60	101725
404980	HIGH SIERRA BUSINESS	01/15/2021	Regular	0.00	2,073.42	101726
100826	HISTORIC FOURTH WARD SCHOOL F	01/15/2021	Regular	0.00	30,000.00	101727
100978	INTERSTATE OIL CO	01/15/2021	Regular	0.00	828.11	101728
403834	IT1 SOURCE LLC	01/15/2021	Regular	0.00	10,185.55	101729
404583	JAMES C MCLENNAN MDPC	01/15/2021	Regular	0.00	500.00	101730
103317	JBP LLC	01/15/2021	Regular	0.00	136.68	101731
405184	LAS VEGAS TACTICAL LLC.	01/15/2021	Regular	0.00	120.24	101732

Check Register

Packet: APPKT02643-2021-01-15 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405093	LATHROP FAMILY CORP	01/15/2021	Regular	0.00	300.00	101733
404400	LERETA LLC	01/15/2021	Regular	0.00	267.81	101734
404557	LIBERTY ENGINE CO NO 1	01/15/2021	Regular	0.00	2,500.00	101735
101030	LIFE-ASSIST INC	01/15/2021	Regular	0.00	255.29	101736
406072	Loving, Sherry	01/15/2021	Regular	0.00	150.00	101737
102751	LYON CO COMPTROLLER	01/15/2021	Regular	0.00	3,000.00	101738
404363	MA LABORATORIES INC	01/15/2021	Regular	0.00	8,986.79	101739
404691	MARK TWAIN COMMUNITY CTR	01/15/2021	Regular	0.00	6,250.00	101740
406067	Med-Packs, LLC	01/15/2021	Regular	0.00	2,600.00	101741
403629	MIGAN, TAMARA	01/15/2021	Regular	0.00	10.79	101742
403839	MORRIS, ROBERT T	01/15/2021	Regular	0.00	4,400.00	101743
406071	Moss, Daniel	01/15/2021	Regular	0.00	400.00	101744
100471	MOUND HOUSE TRUE VALUE	01/15/2021	Regular	0.00	166.65	101745
101226	NEV COMPTROLLER	01/15/2021	Regular	0.00	635.32	101746
101226	NEV COMPTROLLER	01/15/2021	Regular	0.00	6,783.00	101747
101226	NEV COMPTROLLER	01/15/2021	Regular	0.00	330,797.05	101748
403317	NEV DEPT PUBLIC SAFETY	01/15/2021	Regular	0.00	684.25	101749
101335	NEV DEPT TAXATION	01/15/2021	Regular	0.00	67.77	101750
101220	NEV DIV OF MINERALS	01/15/2021	Regular	0.00	90.00	101751
101319	NEV PUBLIC DEFENDER	01/15/2021	Regular	0.00	45,574.50	101752
403632	NEVADA BLUE LTD (RNO)	01/15/2021	Regular	0.00	180.60	101753
101209	NEVADA DISTRICT ATTORNEYS ASSC	01/15/2021	Regular	0.00	150.00	101754
101269	NEVADA LEGAL SERVICE INC	01/15/2021	Regular	0.00	1,034.93	101755
404194	NEVADA RUBBER STAMP CO IN	01/15/2021	Regular	0.00	38.00	101756
101250	NEVADA SHERIFF & CHIEFS A	01/15/2021	Regular	0.00	500.00	101757
404163	NORTON CONSULTING LLC	01/15/2021	Regular	0.00	79.00	101758
405127	O'REILLY AUTO ENTERPRISES LLC	01/15/2021	Regular	0.00	672.29	101759
404870	OSBORNE, JOAN	01/15/2021	Regular	0.00	2,975.00	101760
404556	OUTFRONT MEDIA LLC	01/15/2021	Regular	0.00	667.45	101761
103486	PAPE MACHINERY	01/15/2021	Regular	0.00	132.23	101762
103032	POWERPLAN	01/15/2021	Regular	0.00	91.46	101763
404849	PRAXAIR DISTRIBUTION INC	01/15/2021	Regular	0.00	212.61	101764
403329	PROTECTION DEVICES INC	01/15/2021	Regular	0.00	744.70	101765
103221	PUBLIC EMPLOY RETIREMENT RETIRE	01/15/2021	Regular	0.00	2,165.27	101766
404398	RAD STRATEGIES INC	01/15/2021	Regular	0.00	6,850.00	101767
404134	RAPID SPACE LLC	01/15/2021	Regular	0.00	749.62	101768
402937	RAY MORGAN CO INC (CA)	01/15/2021	Regular	0.00	15.75	101769
404863	REFUSE, INC	01/15/2021	Regular	0.00	160.42	101770
200395	SAINT MARYS ARTCENTER INC	01/15/2021	Regular	0.00	25,000.00	101771
103241	SBC GLOBAL SERVICES IN LD	01/15/2021	Regular	0.00	55.17	101772
101210	SBC GLOBAL SERVICES INC	01/15/2021	Regular	0.00	25.63	101773
406073	Shepler, Alexander C	01/15/2021	Regular	0.00	550.00	101774
405081	SHERMARK DISTRIBUTORS INC	01/15/2021	Regular	0.00	388.72	101775
405693	Sierra Building Systems, Inc	01/15/2021	Regular	0.00	90,235.75	101776
102461	SIERRA CONTROL SYSTEMS	01/15/2021	Regular	0.00	868.00	101777
102462	SIERRA ENVIRONMENTAL MONITOR	01/15/2021	Regular	0.00	292.00	101778
404195	SOUTHERN GLAZERS WINE & S	01/15/2021	Regular	0.00	843.40	101779
403234	SPALLONE, DOMINIC J III	01/15/2021	Regular	0.00	302.99	101780
101717	ST CO SCHOOL DISTRICT	01/15/2021	Regular	0.00	553,598.34	101781
101726	ST CO SENIOR CENTER(VC)	01/15/2021	Regular	0.00	94,310.25	101782
101745	ST CO WATER SYSTEM	01/15/2021	Regular	0.00	3,489.59	101783
402848	STAFFORD, MARK	01/15/2021	Regular	0.00	8,925.00	101784
405475	Staples Contract & Commercial, Inc	01/15/2021	Regular	0.00	77.64	101785
405956	State of Nevada	01/15/2021	Regular	0.00	275.00	101786
101229	State of Nevada	01/15/2021	Regular	0.00	1,585.00	101787
401352	STOREY COUNTY JEEP POSSE	01/15/2021	Regular	0.00	2,500.00	101788
102687	STRYKER MEDICAL	01/15/2021	Regular	0.00	23,562.67	101789
403387	SYMBOLARTS LLC	01/15/2021	Regular	0.00	2,204.00	101790
405185	THATCHER COMPANY	01/15/2021	Regular	0.00	1,160.06	101791
404615	THE ANTOS AGENCY	01/15/2021	Regular	0.00	1,375.00	101792
406070	Therman Buck LLP	01/15/2021	Regular	0.00	20.00	101793

Check Register

Packet: APPKT02643-2021-01-15 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404660	THOMSEN, ROY	01/15/2021	Regular	0.00	873.15	101794
102962	UNIFORMITY OF NEVADA LLC	01/15/2021	Regular	0.00	16.25	101795
403728	UNITED SITE SERVICES OF NEVADA	01/15/2021	Regular	0.00	511.32	101796
101845	US POSTOFFICE (VC)	01/15/2021	Regular	0.00	92.00	101797
101845	US POSTOFFICE (VC)	01/15/2021	Regular	0.00	92.00	101798
404828	V & T ROCK, INC	01/15/2021	Regular	0.00	1,764.14	101799
405574	Washoe County Forensic Science Div	01/15/2021	Regular	0.00	276.00	101800
103080	WATERS SEPTIC TANK SV DBA	01/15/2021	Regular	0.00	740.00	101801
103237	WESTERN ENVIRONMENTAL LAB	01/15/2021	Regular	0.00	1,087.00	101802
405794	Wharton Concrete Forming Supply c	01/15/2021	Regular	0.00	416.87	101803
405043	WHITE, NATHAN	01/15/2021	Regular	0.00	13.25	101804
405919	Williams Scotsman, Inc	01/15/2021	Regular	0.00	754.12	101805
406069	Zitman, Rosemary	01/15/2021	Regular	0.00	6.86	101806
404295	WELLS ONE COMMERCIAL CARD	01/14/2021	Bank Draft	0.00	15,204.48	DFT0000695

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	219	128	0.00	1,772,744.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	21	1	0.00	15,204.48
EFT's	0	0	0.00	0.00
	240	129	0.00	1,787,948.51

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2021	<u>1,787,948.51</u>
			1,787,948.51



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 2, 2021

Estimate of time required: 30 Min

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Presentation by Lisa K. Taylor, Ph.D., Assistant Professor and Extension Educator University of Nevada Reno, College of Agriculture, Biotechnology, and Natural Resources Carson City/Storey County Extension summarizing the results of UNR's Extension Program Needs Assessment.

2. **Recommended motion:** No action; receive and file

3. **Prepared by:** Lara Mather

Department: Community Relations

Telephone: 847-0986

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

5. **Supporting materials:** None

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 10

Staff Summary:

The University of Nevada Reno Cooperative Extension is dedicated to providing family-friendly 4-H, STEM and youth development programs, along with adult offerings that address important issues, including water quality, sustainable food availability, health and wellness, and vocationally relevant training. A Storey County Extension Needs Assessment was completed in July of 2020. A summary of results identified through Extension's online survey and 28 leader interviews will be highlighted during this presentation.




Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/2/21

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion/possible action regarding inmate food service vendor for the remainder of 20/21 and into 21/22.
2. **Recommended motion:** I (insert name) motion to approve the inmate food service vendor for the remainder of 20/21 and into 21/22.
3. **Prepared by:** Brandy Gavenda, Admin. Asst. 
Department: Storey County Sheriff's Office **Telephone:** 775-847-0959
4. **Staff summary:** Discussion/possible action regarding inmate food service vendor for the remainder of 20/21 and into 21/22.
5. **Supporting materials:** Attached.
6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

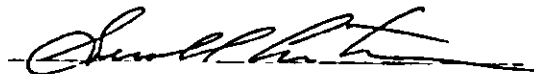
7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro



___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. | |



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 15 min.

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

1. **Title:** Consideration and possible approval Resolution 21-601 providing for in-county general, liquor, cabaret, brothel, and gaming business license fee reimbursement generally equivalent to the amount paid for two quarters of fees by businesses principally impacted by use restriction or closures due to the COVID-19 pandemic and related Declaration of Emergency Directives issued by the Governor. This is the second of two hearings on this resolution.
2. **Recommended motion:** I (commissioner) motion to approve Resolution 21-601 providing for in-county general, liquor, cabaret, brothel, and gaming business license fee reimbursement generally equivalent to the amount paid for two quarters of fees by businesses principally impacted by use restriction or closures due to the COVID-19 pandemic and related Declaration of Emergency Directives issued by the Governor.
3. **Prepared by:** Austin Osborne

Department: County Manager **Telephone:** 775 847-0968
4. **Staff summary:** The proposed resolution provides financial relief to in-county businesses adversely impacted by the shutdowns and partial shutdowns on businesses by the Governor due to COVID-19 in the form of business license reimbursements in the approximate amount equivalent to 50-percent of two quarters paid in the fiscal year 2020-21 (i.e., July through December 2020). The resolution applies to base general business license fees (less employee count, square feet, etc.), cabaret, gaming, brothel, and on-site consumption liquor. The resolution does not apply to brothel escort license fees. Fee reimbursement will be provided cumulatively. For instance, one business may receive a reimbursement in more than one category such as, for example, base, and liquor, and cabaret, as applicable. Reimbursement amounts will be approximate and in the form of a simple check or deposit for simplicity and accounting purposes.
5. **Supporting materials:** Attached.
6. **Fiscal impact:** \$57,000 approx

Funds Available:

Fund:

____ Comptroller

7. Legal review required: N/A

_____ District Attorney

8. Reviewed by:

_____ Department Head

Department Name: Clerk & Treasurer

_____ County Manager

Other agency review: _____

9. Board action:

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 12

Resolution No. 21-601

A resolution providing for in-county general, liquor, cabaret, brothel, and gaming business license fee reimbursement generally equivalent to the amount paid for two quarters of fees by businesses principally impacted by use restriction or closures due to the COVID-19 pandemic and related Declaration of Emergency Directives issued by the Governor.

Whereas, the existing business license fees as well as liquor, cabaret, gaming licenses for Storey County are currently set out in chapter 5.04 of the Storey County Code.

Whereas, the Storey County Board of County Commissioners (the Board) has the authority pursuant to Storey County Code sections 5.04.190 to increase or decrease license fees established in the chapter 5.04 by resolution of the Board.

Whereas, the Board has the authority pursuant to Storey County Code sections 5.16.040 and 5.16.130 to set brothel license fees by resolution. Further, section 5.16.130 requires that the brothel fees must be considered at two board meetings before becoming effective.

Whereas, the Board has recognized that the requirement to pay license fees while being directed to restrict the use of establishments or to remain closed for business by the COVID-19 pandemic or Declaration of Emergency Directives by the governor may not be equitable.

Whereas, the Board has determined that the existing businesses in Storey County have paid quarterly licensing fees for the first and second quarter of fiscal year 2020-2021 while their operations may have been restricted or shut down by the governor's directives and the Board has determined that it would be appropriate to reimburse fees generally equivalent to the amount paid for these two quarters but not to exceed the following amounts, but where a business meeting two or more categories may receive cumulative reimbursement amounts:

- | | |
|--|----------------------------|
| 1. All "in-county" licensed businesses- | \$50.00 |
| 2. In-county businesses with "on-site" consumption liquor- | \$250.00 |
| 3. In-county businesses with gaming- | 50% of fee paid for gaming |
| 4. In-county businesses with cabaret- | \$75.00 |

Whereas, the Board has determined that the existing Storey County licensed brothel has paid monthly licensing fees for the first and second quarter of fiscal year 2020-2021 while their operations have been shut down by the governor's directives and the Board has determined that it would be appropriate to reimburse fees in the amount of \$41,250.00 or not more than the amount paid for these two quarters.

Whereas, the Board has determined that business license fees for escort services are set pursuant to Storey County Code section 5.04.200 and that there should be no refund because escort services operation have not been closed by Declaration of Emergency Directives.

Whereas, this resolution is for the refund of the fees and is not considered a rule and is exempt from the NRS 237 requirement of a business impact statement.

Therefore, the Board resolves to reimburse the license fees paid for the first and second quarter of fiscal year 2020-21 in the amounts set out above but not to exceed the paid.

Adopted and effective this ____ day of _____ 2021 by the following vote:

Vote: Ayes: Commissioners: _____

Nays: Commissioners: _____

Absent: Commissioners: _____

Jay Carmona, Chair
Storey County Board of Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 30 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Consideration and possible approval of Resolution No. 21-602 expressing impacts on businesses by certain State COVID-19 mitigation restrictions, the need and right for equitable treatments for all businesses, and the honor to protect the health, safety, and wellbeing of residents and visitors in Storey County.

2. **Recommended motion:** I (commissioner) motion to approve Resolution No. 21-602.

3. **Prepared by:** Austin Osborne

Department: County Manager

Telephone: 775 847-0968

4. **Staff summary:** This resolution follows five unanswered written attempts to the Governor and the COVID-19 Mitigation and Management Task-Force to review impacts of certain State mandates on residents and local small businesses and discuss potential plans and remedies. This resolution summarizes caseload, coordinated regional efforts, and business impacts in Storey County related to COVID-19 and State pandemic regulatory mandates, and it respectfully insists that these matters and concerns of Storey County be discussed openly within four weeks at an upcoming meeting of the Task Force.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** N/A

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Clerk & Treasurer

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 13

Resolution 2021-602

A resolution expressing impacts on businesses by COVID-19 mitigation restrictions, the need and right for equitable treatment of all businesses, and the honor to protect the health, safety, and well-being of residents and visitors in Storey County.

WHEREAS the Storey County Commissioners have sworn to support, protect, and defend the Constitution of the United States and State of Nevada; and

WHEREAS Nevada Governor Steve Sisolak has sworn to support, protect, and defend the Constitution of the United States and State of Nevada; and

WHEREAS the Board of Storey County Commissioners take seriously its obligation to defend the civil liberties, health, safety, and well-being of its residents and businesses; and

WHEREAS Storey County and its businesses have in good-faith operated in conformance with COVID-mitigation guidelines to protect the health, safety, and well-being of residents and visitors, and

WHEREAS, *Storey County has consistently exhibited the lowest or near-lowest rate of COVID-19 cases and deaths in the region and State*; and

WHEREAS Storey County is coordinated with the Quad-County Health Coalition (Storey, Carson, Lyon, and Douglas) in responding to the full-range of COVID-19 related issues, testing, data collection, remedies, and vaccinations; and

WHEREAS Storey County is administering COVID-19 vaccinations in coordination with the Quad-County Health Coalition; and

WHEREAS Storey County has cooperated with the Governor's COVID-19 mitigation directives including maintaining reduced building capacities, closing certain businesses, requiring facemask and social distancing, canceling special events, curtailing tourism, submitting reopening plans, and other COVID-19 prevention practices; and

WHEREAS *State restrictions tailored to conditions existing in Clark and Washoe counties fail to reflect the consistently low COVID-19 caseloads or accommodate the diverse and essential needs unique to rural Storey County*; and

WHEREAS Virginia City is composed entirely of small family-owned businesses, is geographically isolated from urban and suburban areas, is solely dependent on tourism, and situated at 6,200 feet elevation endures an economy subject to seasonal volatility; and

WHEREAS many Virginia City businesses since the nineteenth century double as the primary residence of their owners and provide affordable housing for their tenants, and *failure of these principal businesses may result in homelessness for these families*; and

WHEREAS the Governor has restricted statewide all restaurants, bars, gyms and fitness centers, and gaming establishments to 25 percent occupancy; and

WHEREAS the Governor has restricted statewide remaining public serving business to 50 percent occupancy; and

WHEREAS no projected end to business closures, or 25 percent and 50 percent occupancy restrictions has been announced by the State, from which financial planning by affected businesses may occur; and

WHEREAS *the Board of Storey County Commissioners and county officials have on April 27, May 04, May 14, August 05, and September 17, 2020, submitted written requests to the Governor and the COVID-19 Mitigation and Management Task Force* to consider the county's position on certain business restrictions and to be placed on a Task-Force meeting agenda to discuss impacts and arrive at safe and reasonable resolutions; and

WHEREAS *Storey County has received no response to its written and verbal requests; and*

WHEREAS the Board of Storey County Commissioners granted approximately 40 percent of its CARES Act funds to its small businesses for the purpose of COVID-19 economic relief; and

WHEREAS granting CARES Act funds to small business provided significant economic relief to businesses restricted to 50 percent occupancy, but substantially more was needed to assist businesses subject to 25 percent occupancy limits and other more severe restrictions; and

WHEREAS *CARES Act and other federal and state financial relief programs have been exhausted or are impossible to access*, and reversing closures and relaxing 25 percent occupancy limits on businesses may enable them to survive the remainder of the pandemic; and

WHEREAS all gaming establishments in Storey County are small businesses, have small physical floor space and can facilitate social distancing only by turning off half or more of their gaming machines; however, the businesses must currently continue to pay gaming license fees on every machine, even when they are decommissioned to comply with these mandates; and

WHEREAS *State financial relief has not been provided to Storey County gaming establishments for fees and taxes on machines which are turned off or decommissioned to comply with State-imposed social distancing mandates; and*

WHEREAS Storey County business can operate successfully during the pandemic with social distancing, facemask, sanitation, and other sensible COVID-19 mitigation practices; and

WHEREAS extended closures and 25 percent occupancy restrictions make it impossible for many small businesses to generate sufficient revenues to survive; and

WHEREAS *"Phase I" and other lockdown policies cause devastating short- and long-term public health crises including substance abuse, domestic violence, suicide, social isolation of youth and seniors, and delayed education; and*

WHEREAS valid evidence does not conclude that lockdowns, business closures, and other extreme restrictions on businesses has significantly mitigated the proliferation of COVID-19.

=====

ISSUES TO BE RESOLVED that the Board of Storey County Commissioners hereby asserts to the Governor and the COVID-19 Mitigation and Management Task Force **to be placed on a Task-Force public meeting agenda within 3 weeks of this Resolution** to address the following:

1. To discuss economic and social impacts caused by closures and heavy restrictions of businesses in Storey County; and
2. To review plans and resolutions to safely relax certain restrictions on businesses in Storey County; and
3. To cause restaurants, bars, gyms and fitness centers, gaming establishments, and other such businesses to be treated equitably with less restricted business sectors; and
4. To request small gaming establishments to be relieved of fees and taxes on gaming machines decommissioned to comply with State-mandated social distancing requirements; and
5. To insist OSHA officers be directed by the State to focus investigation and enforcement action on habitual non-compliant businesses so that businesses operating responsibly within COVID-19 prevention guidelines may enjoy freedom to remain open in a safe and profitable manner and not be subject to "blanket" shutdowns and restrictions; and
6. To urge the Governor to aggressively endorse in the 2021 legislative session proposals or existing Nevada Revised Statutes facilitating responsible and safe business operation during pandemics and to oppose arbitrary, devastating, and unnecessary restrictions on businesses and residents; and
7. To urge the Governor to recognize and respect the local autonomy of Storey County in regulating its businesses in accordance with local COVID-19 caseload and hospitalization demands, essential business needs, and unique characteristics and challenges to the area; and
8. To insist that the Governor and the COVID-19 Mitigation and Management Task Force to be visible, accessible, responsive, and accommodating to Storey County, local governments, businesses, and residents throughout the COVID-19 event.

PASSED and ADOPTED the **Second day of February 2021** by the following:

AYES: Chairman Jay Carmona, Vice-Chairman Clay Mitchell, Commissioner Lance Gilman

NAYS: None

ABSENT: None

And Signed: _____
Jay Carmona, Chairman

Clay Mitchell, Vice-Chairman

Lance Gilman, Commissioner

Attested: _____
Vanessa Stephens, Storey County Clerk-Treasurer



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: 2/2/2021

Estimate of time required: 5 Minutes

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

1. **Title:** DISCUSSION/POSSIBLE ACTION: To approve disposal by means of auction, donation, sale, or trade in of surplus District fire apparatus and vehicles.
2. **Recommended motion:** I (Fire Commissioner) move to approve the disposal of 5 surplus Fire District apparatus and vehicles by means of auction, donation, sale, or trade in.
3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** I am requesting approval to reduce our fleet by means of sale, auction, trade-in, or donation of the following vehicles:

2000 Ford Excursion	Vin 1FMNU41S7YEB90892
2004 Pierce Quint (ladder truck)	Vin 4P1CT02H64A004231
Unimog (military surplus loader)	Vin 1FG999999LM451911
2006 Ford F-350 flatbed pickup (used as a parts vehicle)	Vin 1FDWF37P86ED53462
2006 Ford F-350 flatbed pickup (used as a parts vehicle)	Vin 1FDWF37P16ED53464

5. **Supporting materials:** See attached

6. **Fiscal impact:** N/A

Funds Available: N/A

Fund: _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

JL Department Head

Department Name: Fire District

_____ County Manager

Other agency review: _____

9. **Board action:**

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. 15



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C. Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

January 20th, 2021

To: Storey County Fire Board

From: Jeremy Loncar
Fire Chief
Storey County Fire Protection District

Re: Surplus Vehicles

I am requesting approval to reduce our fleet by means of sale, auction, trade-in, or donation of the following vehicles:

2000 Ford Excursion

Vin 1FMNU41S7YEB90892

This vehicle has 150191 miles on it and is 20 years old. The repair and maintenance costs have been increasing with the mileage and age. We currently have a replacement vehicle for this one to serve as a utility vehicle at station 74.

2004 Pierce Quint ladder truck

Vin 4P1CT02H64A004231

This ladder truck was purchased to go into service in Virginia City. Unfortunately, it needs a new pump, numerous valves and plumbing, and does not fit in our station. To refurbish this ladder and make it fit within the station it would cost approximately \$200,000.

Unimog loader

Vin 1FG999999LM451911

This piece of equipment was acquired from military surplus. This piece of equipment has not been in operation in over 3 years and serves no purpose for the district currently. Because it is a specialty loader, repair and maintenance costs for this unit exceeds its value.

2006 Ford F-350 flatbed pickup

Vin 1FDWF37P86ED53462

2006 Ford F-350 flatbed pickup

Vin 1FDWF37P16ED53464

Both units have been used for parts and are not operational. We will continue to remove any useable items from these prior to disposal.



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

All the above listed vehicles are in various stages of repair or simply utilized as parts vehicles. Because they vary greatly on their current condition, some will be good candidates for auction where others will need to be sent for scrap.

Thank you for your time and consideration and if you have any questions or comments, please feel free to contact me at (775) 847-0954.

Cordially,

Jeremy Loncar
Fire Chief
Storey County Fire Protection District



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Consideration and possible approval of Second Reading of Bill 125, Ordinance 20-314, Text amendments to Storey County Code Title 17 Zoning Districts E Estate; F Forestry; and NR Natural Resources which include modifications and clarifications regarding the minimum floor area. Text amendments to the P Public Zone for modification and clarification of setbacks, and other properly related matters.
2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, I (commissioner) move to approve the Second Reading of Bill 125, Ordinance 20-314, Text amendments to Storey County Code Title 17 Zoning Districts E Estate; F Forestry; and NR Natural Resources which include modifications and clarifications regarding the minimum floor area. Text amendments to the P Public Zone for modifications and clarification of setbacks, and other properly related matters.

3. Prepared by: Kathy Canfield

Department: Planning

Telephone: 775 847-1144

4. **Staff summary:** File No. 2020-036. This is the Second Reading of Bill 125, Ordinance 20-314. The Planning Commission recommended approval at their December 17, 2020 meeting. The Board of County Commissioners approved the First Reading at their 19, 2021 meeting. Please see attached summary.

5. Supporting materials: Attached.

6. Fiscal impact: None

Funds Available:

Fund:

____ Comptroller

7. Legal review required: N/A

____ District Attorney

8. Reviewed by:

____ Department Head

Department Name: Clerk & Treasurer

____ County Manager

Other agency review: _____

9. Board action:

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 17

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: February 2, 2021 at 10:00 a.m.

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: 2020-036

Request: Second Reading of Bill 125, Ordinance 20-314, an ordinance amending provisions of Storey County Code Title 17 to establish the minimum square footage for residences in the Estate, Natural Resources and Forestry zones and modifying setback requirements in the Public zone and providing for other matters properly related thereto.

Background & Analysis:

Discussions during the recent Title 17 updates this past summer and fall of 2020 identified a desire to review the minimum residence sizes allowed in Storey County. A committee of Storey County staff and Planning Commissioner Pellett met to discuss the concerns and existing regulations related to residence size. Based on that meeting and further research, staff arrived at a proposal for language changes that was presented to the Planning Commission at their November 5, 2020 meeting. Upon conclusion of the discussion of the item, staff summarized the consensus of the discussion and advised the Planning Commission that staff would bring back modified code language for review and an action for a recommendation to forward to the Board of County Commissioners. It should be noted that though the discussion process appeared to reach a consensus on a path forward, no formal action vote occurred and the language being proposed is staff's interpretation of the discussion.

The second portion of the proposed modification is to the setbacks in the Public zoning district. As part of the Title 17 update completed in the fall of 2020, modifications to setbacks in several zoning districts occurred. The Public zone identifies each of these zoning districts and follows the setbacks of the abutting zoning district. This proposed change reflects the modifications previously made to setbacks in other zoning districts.

The Planning Commission reviewed the formal revised code language at their December 17, 2020, meeting. No additional comments to the language were received and the Planning Commission voted 4-0 (three absent) to recommend approval of the revised code language.

The Board of County Commissioners reviewed the First Reading of Bill 125, Ordinance 20-314 at their January 19, 2021 meeting. One additional modification was made to the Estates zoning chapter which modified the chart on page 4 of 4 associated with the E-40 row. The minimum floor area should match the E-40-VR row, allowing for a minimum floor area of 401 square feet for the 1 bedroom, 2, bedroom and 3 bedroom columns. The Board approved these changes with the First Reading motion and the changes are now documented in Bill 125, Ordinance 20-314 for the Second Reading.

Bill No. 125

Ordinance No. 20-314

Summary

An ordinance amending provisions of Storey County Code Title 17 to establish the minimum square footage for residences in the natural resources, estate and forestry zones and modifying setback requirements in the public zone.

Title

An ordinance amending provisions of the Storey County Code Title 17 establishing 401 square feet as the minimum residence size in the natural resources zone; the estates zone and the forestry zone and also changing some of the setback requirements in the public zone and providing other matters properly related thereto.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain as follows:

SECTION 1. There is hereby added a new section to Chapter 17.76 (Natural Resources zone) of the Storey County Code to provide as follows:

17.76.090 Minimum Floor Area for Residences

A single family residence must have a minimum floor area of 401 square feet, have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite, and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

SECTION 2. Section 17.40.050 of Chapter 17.40 (Estates zone) of the Storey County Code is hereby amended to provide as follows:

17.40.050 Setback and Minimum Floor Area Requirements

Unless stated otherwise in this section, the minimum square feet for a residence, and the distance between the principal building and the property line must be as shown in the following table. Setback requirements for accessory buildings must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Estates Zone	Minimum Floor Area (square-feet)			Front Setback	Rear Setback	Side Setback
	1 bdrm.	2 bdrm.	3 bdrm.			
E-1	800	1,000	1,200	20 ft.	12 ft.	12 ft.
E-2.5	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-5	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-10	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-40	800 401*	1,000 401*	1,200 401*	30 ft.	40 ft.	30 ft.
E-I-VCH	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-10-HR	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-40-VR	800 401*	1,000 401*	1,200 401*	30 ft.	40 ft.	15 ft.

*The residence must have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

SECTION 3. Section 17.32.080 of Chapter 17.32 (Forestry Zone) of the Storey County Code is hereby amended to provide as follows:

17.32.080 Minimum Floor Area

~~No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more-bedroom residence.~~

A single family residence must have a minimum floor area of 401 square feet, have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

SECTION 4. Section 17.15.050 of Chapter 17.15 (Public zone) of the Storey County Code is hereby amended to provide as follows:

17.15.050 Setback requirements

Unless otherwise stated in this section, the distance between the principal building and the property line must be in accordance with the setback requirements in the abutting regulatory zone. Setbacks for accessory buildings must meet the provisions under section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and

illustration). Distance requirements are as follows:

Abutting Zone	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R1-5, R1-6, and R1-8	20 feet	8-5 feet	20 /0 feet
R1-10	30 20 feet	8-5 feet	20 /0 feet
R1-15 and R1-20	40-20 feet	8-5 feet	20 /0 feet
R2	20 feet	8-5 feet	20 /0 feet
C and CR	10 0 feet	10 0 feet	10 feet
I-C	20 feet	20 feet	20 feet
I1	20 0 feet	20 0 feet	20 0 feet
I2	50 0 feet	50 0 feet	50 0 feet
IS and I3	100 feet 100 feet 100 feet Setbacks for health care, child care, education, and crisis care uses and facilities must be one mile from an IS or I3 zone boundary.		
F	30 feet	15 feet	40 feet
A	50 feet	50 feet	50 feet
SPR-5, SPR-6, and SPR-8	20 feet	8 feet	20 feet
SPR10	30 feet	8 feet	20 feet
SPR15 and SPR20	40 feet	8 feet	20 feet

Proposed on _____, 2021.

by Commissioner _____

Passed on _____, 2021.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____

_____, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2021.

Bill No. 125

Ordinance No. 20-314

Summary

An ordinance amending provisions of Storey County Code Title 17 to establish the minimum square footage for residences in the natural resources, estate and forestry zones and modifying setback requirements in the public zone.

Title

An ordinance amending provisions of the Storey County Code Title 17 establishing 401 square feet as the minimum residence size in the natural resources zone; the estates zone and the forestry zone and also changing some of the setback requirements in the public zone and providing other matters properly related thereto.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain as follows:

SECTION 1. There is hereby added a new section to Chapter 17.76 (Natural Resources zone) of the Storey County Code to provide as follows:

17.76.090 Minimum Floor Area for Residences

A single family residence must have a minimum floor area of 401 square feet, have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

SECTION 2. Section 17.40.050 of Chapter 17.40 (Estates zone) of the Storey County Code is hereby amended to provide as follows:

17.40.050 Setback and Minimum Floor Area Requirements

Unless stated otherwise in this section, the minimum square feet for a residence, and the distance between the principal building and the property line must be as shown in the following table. Setback requirements for accessory buildings must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Estates Zone	Minimum Floor Area (square-feet)			Front Setback	Rear Setback	Side Setback
	1 bdrm.	2 bdrm.	3 bdrm.			
E-1	800	1,000	1,200	20 ft.	12 ft.	12 ft.
E-2.5	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-5	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-10	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-40	401*	401*	401*	30 ft.	40 ft.	30 ft.
E-I-VCH	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-10-HR	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-40-VR	401*	401*	401*	30 ft.	40 ft.	15 ft.

*The residence must have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

SECTION 3. Section 17.32.080 of Chapter 17.32 (Forestry Zone) of the Storey County Code is hereby amended to provide as follows:

17.32.080 Minimum Floor Area

A single family residence must have a minimum floor area of 401 square feet, have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

SECTION 4. Section 17.15.050 of Chapter 17.15 (Public zone) of the Storey County Code is hereby amended to provide as follows:

17.15.050 Setback requirements

Unless otherwise stated in this section, the distance between the principal building and the property line must be in accordance with the setback requirements in the abutting regulatory zone. Setbacks for accessory buildings must meet the provisions under section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and

illustration). Distance requirements are as follows:

Abutting Zone	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R1-5, R1-6, and R1-8	20 feet	5 feet	10 feet
R1-10	20 feet	5 feet	10 feet
R1-15 and R1-20	20 feet	5 feet	10 feet
R2	20 feet	5 feet	10 feet
C and CR	0 feet	0 feet	10 feet
I-C	20 feet	20 feet	20 feet
I1	0 feet	0 feet	0 feet
I2	0 feet	0 feet	0 feet
IS and I3	100 feet	100 feet	100 feet
F	30 feet	15 feet	40 feet
A	50 feet	50 feet	50 feet
SPR-5, SPR-6, and SPR-8	20 feet	8 feet	20 feet
SPR10	30 feet	8 feet	20 feet
SPR15 and SPR20	40 feet	8 feet	20 feet

Proposed on _____, 2021.

by Commissioner _____

Passed on _____, 2021.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____

_____, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2021.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/02/2021

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Consideration and possible approval of purchase of Vaddio Soft Conference system from Justice AV Solutions, Inc. The Vaddio system would be an upgrade to the current audio/visual system in the District Courtroom allowing for the integration of Zoom. Total purchase price not to exceed \$5,409.71
2. **Recommended motion:** I (Commissioner) move to approve the purchase of the Vaddio Soft Conference system for use in the District Courtroom, total purchase price not to exceed \$5,409.71.
3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** The upgrade to the system in the District Courtroom would enable the use of the previously installed cameras and microphones during Zoom hosted meetings, eliminating the small web camera and allowing for appropriate distancing. The upgrade would be beneficial to the District Court, Commissioners and other various boards that utilize the space for public meetings. The cost of the upgrade would be split 50/50 between the District Court and Clerk budget. The purchase was not requested or approved in the original budget hearings for the current year, therefore approval for the additional expense is requested at this time.

5. **Supporting materials:** \$5,409.71

6. **Fiscal impact:** None

Funds Available: _____ Fund: _____ Comptroller

7. **Legal review required:** N/A

_____ District Attorney

8. **Reviewed by:**

 V Department Head

Department Name: Clerk & Treasurer

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 18

PROPOSAL

JUST-1793

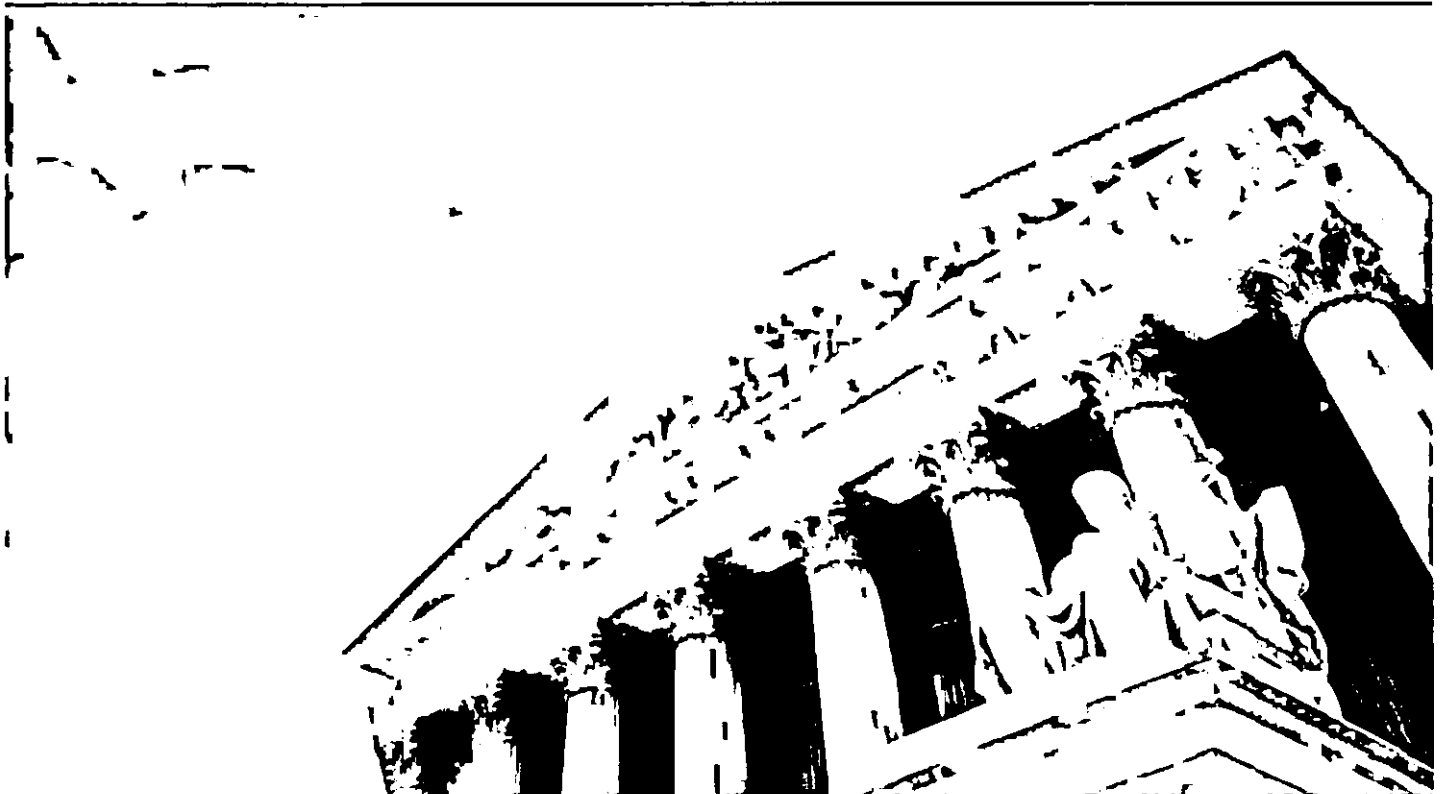
Revision:

NV Storey County District Court vaddio

NV Storey County District Court

26 S B Street
Virginia City, NV 89440
(775) 847-0969

Modified: 1/14/2021
Client: Virginia City
OPP-47740



Shelly Knopf

Justice AV Solutions, Inc

13020 Middletown Industrial Blvd
Louisville, KY 40223 US
(502) 244-8788
www.javs.com



SCOPE OF WORK

SID-01041

The customer requests a quote for a Vaddio soft conference installation.

Vaddio Soft Conference

1	Black Box Corporation AVSC-HDMI-VIDEO	\$275.35
	Black Box HDMI to Analog Video Converter and Scaler	
1	Comprehensive Cable MHD18G-18INPROBLK	\$17.93
	MicroFlex Pro AV/IT Certified 4K60 18G High Speed HDMI Cable with ProGrip Jet Black 1.5ft	
1	C2G 27153	\$13.99
	10ft Cat6 550 MHz Snagless (UTP) Patch Cable - Black	
1	C2G 30547	\$82.00
	USB to HDMI Adapter with Audio Up To 1080p	
2	Comprehensive Cable MHD18G-18INPROBLK	\$35.98
	MicroFlex Pro AV/IT Certified 4K60 18G High Speed HDMI Cable with ProGrip Jet Black 1.5ft	
1	Comprehensive Cable MHD18G-3PROBLK	\$24.99
	MicroFlex Pro AV/IT Certified 4K60 18G High Speed HDMI Cable with ProGrip Jet Black 3ft	
1	JAVS Labor for Video Conference Installation	\$750.00
	Labor for Video Conference Installation	
1	Kramer Electronics TP-780T	\$375.00
	4K Ultra high definition HDMI, bidirectional RS-232 and IR HDBaseT transmitter with PoE	
1	C2G 27153	\$13.99
	10ft Cat6 550 MHz Snagless (UTP) Patch Cable - Black	
1	Comprehensive Cable MHD13G-18INPROBLK	\$17.99
	MicroFlex Pro AV/IT Certified 4K60 18G High Speed HDMI Cable with ProGrip Jet Black 1.5ft	
1	Kramer Electronics TP-789R	\$395.00
	4K60 4:2:0 HDMI HDCP 2.2 Bidirectional PoE Receiver with RS-232 & IR over Long-Reach HDBaseT	
1	Kramer Electronics TP-789R	\$395.00
	4K60 4:2:0 HDMI HDCP 2.2 Bidirectional PoE Receiver with RS-232 & IR over Long-Reach HDBaseT	
1	Kramer Electronics VM-2H2	\$435.00
	4K HDMI 1:2 distribution amplifier with HDCP2.2 and HDMI2.0 support	
1	Comprehensive Cable MHD18G-3PROBLK	\$24.99
	MicroFlex Pro AV/IT Certified 4K60 18G High Speed HDMI Cable with ProGrip Jet Black 3ft	
2	Monoprice 5378	\$5.00
	Cat6 Punch Down Keystone Jack - Black	
4	Monoprice 7266	\$1.40
	Cat6 Plug Solid W/Insert 50U	

1	Tripp Lite B203-101-PNP	\$176.00
	1-Port USB 2.0 over Cat5/Cat6 Extender Kit Video Transmitter & Receiver 164'	
1	Vaddio 999-8215-000	\$2,595.00
	AV Bridge Conference System	
300	Windy City Wire 556600-S	\$150.00
	23-4P UNS SOL PLNM C6 Wht Jkt	
2	Munoprice 5378	\$5.00
	Cat6 Punch Down Keystone Jack Black	
4	Munoprice 7266	\$1.40
	Cat6 Plug Solid W/Insert 50U	

Equipment: \$4,564.71

Labor: \$750.00

Vaddio Soft Conference Total \$5,314.71

Shipping

1	JAVS JAV-SHIPING	\$95.00
	Shipping	

Equipment: \$95.00

Labor: \$0.00

Shipping Total \$95.00

Equipment Subtotal: \$4,659.71

Labor Subtotal: \$750.00

Project Subtotal: \$5,409.71

PROJECT SUMMARY

Equipment:	\$4,659.71
Labor:	\$750.00

Grand Total:	\$5,409.71
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Payment Terms

Payment Schedule	Amount	Due Date
PO Approval Before Installation (NET 30)	\$5,409.71	

Client accepts this Quote inclusive of its Scope of Work, Pricing and Payment Terms. Contractor agrees to furnish the equipment and materials listed and perform the work in an expedient, workmanlike and professional manner.

Client:	Vanessa Stephens
----------------	-------------------------

Date

Shelly Knopf

1/14/2021

Contractor:	Justice AV Solutions, Inc
--------------------	----------------------------------

Date



Storey County Board of County Commissioners

Agenda Action Report


Meeting date: 2/2/21

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** 2nd Reading for approval for General Business License for Fire Protection Service Corporation DBA Mountain Alarm. PO Box 14287; Odgen UT 84403.

2. **Recommended motion:** I (insert name) motion to approve the 2nd Reading for approval for General Business License for Fire Protection Service Corporation DBA Mountain Alarm. PO Box 14287; Odgen UT 84403.

3. **Prepared by:** Brandy Gavenda, Admin. Asst. 

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** 2nd Reading for approval for General Business License for Fire Protection Service Corporation DBA Mountain Alarm. PO Box 14287; Odgen UT 84403.

5. **Supporting materials:** None

6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

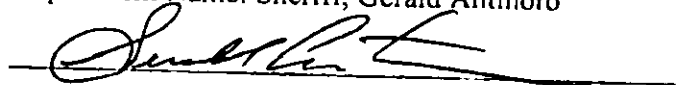
7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro



___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 19




Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/2/21

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** 2nd Reading for approval for General Business License for FDI Backflow Specialists; DBA Trophy Peak Fire Protection; 5355 Louie Lane, Reno, NV 89511.
2. **Recommended motion:** I (insert name) motion to approve the 2nd Reading for approval for General Business License for FDI Backflow Specialists; DBA Trophy Peak Fire Protection; 5355 Louie Lane, Reno, NV 89511
3. **Prepared by:** Brandy Gavenda, Admin. Asst. 
Department: Storey County Sheriff's Office **Telephone:** 775-847-0959
4. **Staff summary:** 2nd Reading for approval for General Business License for FDI Backflow Specialists; DBA Trophy Peak Fire Protection; 5355 Louie Lane, Reno, NV 89511
5. **Supporting materials:** None

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

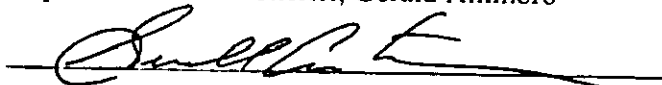
7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro



____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 20



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 02-02-2021

Estimate of time required: 0 - 5

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

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

2. **Recommended motion:** Approval

3. **Prepared by:** Ashley Mead

Department: Community Development

Telephone: 847-0966

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

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

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller


7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Community Development


____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 21

Storey County Community Development

110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440



(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

January 25, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **February 2, 2021**

COMMISSIONERS Consent Agenda:

LICENSING BOARD SECOND READINGS:

- A. Double R Water Well Service, LLC** – Contractor / 5301 Longley Ln. Unit E198 ~ Reno, NV
- B. Highlands Wireless, Inc.** – Out of County / 28 N. Main St. ~ Yerington, NV
- C. LB Fence Company** – Contractor / 214 Ridgecrest Dr. ~ Fernley, NV
- D. Lovelock Highspeed** – Home Business / 355 Mill St. ~ Virginia City, NV
- E. Panasonic Corporation** – Out of County / Japan
- F. Preferred Networks, Inc.** – Out of County / 28 N. Main St. ~ Yerington, NV
- G. Shield Storage** – General / 80 Menezes Way ~ Sparks, NV
- H. Sign on Signs, Inc.** – Contractor / 1607 Greg ~ Sparks, NV
- I. Taco T** – Food Truck / 190 Southfork Dr. ~ Sun Valley, NV
- J. The Lighting Guys LLC** – Contractor / 220 Egyptian Dr. ~ Sparks, NV
- K. Combination Seven LLC** – Contractor / 24737 Arnold Dr. ~ Sonoma, CA

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office