



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/15/2021 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

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>

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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. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**

2. **PLEDGE OF ALLEGIANCE**

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

Consideration and possible approval on the Agenda for June 15, 2021.

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

Consideration and possible approval of the Minutes for April 20, 2021.

5. **CONSENT AGENDA FOR POSSIBLE ACTION:**

I Consideration and possible approval of the deletion of the 2019-20 Delta Saloon Personal Property Tax Bill due to business unable to open or operate.

II Consideration and possible approval of claims in the amount of \$2,251,296.26

III Consideration and possible approval of business license first readings:

A. ARCO Construction Co. Inc. - Contractor / 900 N. El Camino Real, Ste. 305, San Mateo, CA

B. R.F. MacDonald - General / 99 Megabyte Dr., Sparks, NV

C. Rustic Rope N' Treasures - General / 263 N. C St., Virginia City, NV

D. Wild Red's - General / 263 N. C St., Virginia City, NV

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

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

Presentation and discussion with Walker & Associates about 2021 legislative session including bills and new laws affecting Storey County and Nevada.

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

Update, discussion, and provide direction to county staff and lobbyists regarding SCR 11 (formerly BDR 1109 and 1148) interim legislative committee to study Innovation Zone draft legislation, and other properly related matters.

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

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

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

Presentation and discussion by Carson Water Subconservancy District (CWSD) General Manager Ed James about the Carson River Watershed study including watershed trends, users, resource allocation, and strategies in the watershed area.

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

Presentation and discussion with UNR Extension about the Nevada Economic Analysis Project (NEAP) for economic development analyses.

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

Mark Regan, Fire Mitigation Specialist/Fire Chief for Nevada Energy will explain the expansion of its Public Safety Outage Management (PSOM) program and changes that will be coming to Storey County. Presentation will include what is PSOM (Public safety outage management), what mitigation efforts NVE is already doing/implemented, public outreach, customer outreach in customer resource centers.

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

Consideration and possible approval of the acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval of payment from fiscal year 2021-2022 funds.

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

Consideration and possible approval to authorize the County Manager to sign an extension to an existing contract between Storey County and Silver State Government Relations in the amount of \$4,000 per month for lobbying and government affairs services during the 2021 Nevada interim study session.

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

Consideration and possible approval regarding Resolution #21-624 granting the Comstock Cemetery Foundation, Inc., a non-profit entity, a sum not to exceed

\$25,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.

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

Consideration and possible approval of Resolution #21-617 to Augment the Storey County Justice Court Fund, pursuant to NRS 354.598005, in the amount of \$20,000.

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

Consideration and possible approval of Resolution #21-618 to Augment the Storey County Grant Fund, pursuant to NRS 354.598005, in the amount of \$55,000.

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

Consideration and possible approval of Resolution #21-619 to Augment the Storey County Drug Court Fund, pursuant to NRS 354.598005, in the amount of \$220.00.

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

Consideration and possible approval of Resolution #21-620 to Augment the Storey County Emergency Mitigation Fund, pursuant to NRS 354.598005, in the amount of \$750,000.

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

Consideration and possible approval of Transfers within the 2020-2021 Storey County Budget in the amount of \$214,467 General Fund, \$3000 Road Fund, \$12,000 VCTC; all with a net adjustment of \$0.00 in total expenses, pursuant to NRS 354.598005.

22. **RECESS TO ADJOURN AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

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

Consideration and possible approval of Resolution #21-621 to Augment the 474 Fire District Capital Projects Fund, pursuant to NRS 354.598005, in the amount of \$340,000.

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

Consideration and possible approval of transfer of funds within the 474 Fire District General Fund in the amount of \$182,988 and the Resolution #21-622 to Augment the 474 Fire District General Fund, pursuant to NRS 354.598005, in the amount of \$317,020.

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

Consideration and possible approval of Resolution #21-623 to Augment the 474 Fire District Mutual Aid Fund, pursuant to NRS 354.598005, in the amount of \$300,000.

26. **RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD**

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

Consideration and possible approval of transfer of funds within the Storey County Water Fund in the amount of \$37,000, pursuant to NRS 354.598005.

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

Consideration and possible approval of transfer of funds within the Virginia Divide Sewer Fund in the amount of \$9,000, pursuant to NRS 354.598005.

29. **RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

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

Consideration and possible verification of qualifications for an appraiser consistent with Nevada Revised Statutes (NRS) 244.2795 and Storey County Code Chapter 2.22.100. Storey County has been approached by a property owner requesting an easement across Storey County owned property to construct a rail spur and driveway encroachment. The property is located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, located south of Denmark Drive, being Parcel 2017-28 and having Assessor's Parcel Number 005-061-52.

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

Consideration and possible approval of Business License Second Readings:

- A. Facilities Engineering - Out of County / 900 E. Orangefair Ln., Anaheim, CA
- B. Guckenheimer Services LLC - Out of County / 1017 Central Parkway North., Ste 100, San Antonio, TX
- C. Howard Street Home - General / 120 N. Howard St., Virginia City, NV
- D. Karaki Painting LLC - Contractor / 172 Edith Lane, Dayton, NV
- E. Subway - General / 420 USA Pkwy. Ste. 102, McCarran, NV

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

33. **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.

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(1) mail: U.S. Department of Agriculture
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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 06/09/2021; 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: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval on the Agenda for June 15, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

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

- **Staff Summary:** None
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ 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: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes for April 20, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

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

- **Staff Summary:** None.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ 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 MEETING

APRIL 20, 2021 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MEETING MINUTES

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Carmona, Vice-Chairman Mitchell, Commissioner Gilman, Clerk & Treasurer Vanessa Stephens, Fire Chief Jeremy Loncar, County Manager Austin Osborne, Planner Kathy Canfield, Deputy District Attorney Keith Loomis, Public Works Director Jason Wierzbicki, Employee Relations Jeanne Greene, Community Development Director Martin Azevedo, Emergency Management Director Joe Curtis, Communications Director Becky Parsons, Recorder Marney Hansen Martinez, IT Director James Deane, Sheriff Antinoro, Tourism Director Deny Dotson, Comptroller Jennifer McCain, Human Resources Director Tobi Whitten

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

Meeting was called to order by Chairman Carmona at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Commissioner Carmona led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for April 20, 2021.

County Manager Osborne requested Item 10 be continued to May 18, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Agenda and to continue item #10 to May 18, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. CONSENT AGENDA

- I For consideration and possible approval of claims in the amount of \$2,411,733.81.
- II For consideration and possible approval of the Justice Court Quarterly Report.

III For consideration and possible approval of business license first readings:

- A. Boss Signs LLC - Contractor/ 1505 Greg St., Reno, NV
- B. Davis Company Inc. -Contractor / 1955 Timber Way, Reno, NV
- C. Don James Roofing - Contractor/1000 Glendale Ave., Sparks, NV
- D. Foundation Building Materials, LLC. - Out of County/2300 Vassar St., Reno, NV
- E. Hawthorne Plumbing Heating & Cooling - Contractor/4690 Longley Ln. #31, Reno, NV
- F. Lifestyle Wrist Bands LLC. - Home Business/21350 Graves Rd., Reno, NV
- G. Michelle Lenore Nichols - Out of County/1247 Woodside Dr. Apt 241, Carson City, NV
- H. Seals USA Incorporated - Out of County/175 Wall St., Glendale Heights, IL
- I. S.J. General Building Maintenance Inc. - Out of County/919 Berryessa Rd. Ste. 10, San Jose, CA
- J. Specialty Welding and Turnarounds LLC - Contactor/40492 Cannon Rd., Gonlazes, LA

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Consent Agenda as presented, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/FOR POSSIBLE ACTION: Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, SB 98 proposing Storey County's membership into the Carson Water Subconservancy District, AB 90 two-year interim study regarding regional impacts, and BDR 1109 Innovation Zone draft legislation, and other properly related matters.

County Manager Austin Osborne reviewed the following Bills:

- AB90 - Impact Study Bill: Converted to an interim study. The County's position is to support as amended.

Commissioner Gilman: Is pleased (the County) is joining the discussions. The County must put a CIP together and identify millions of dollars of County requirements for the health and public safety of people in the County. A key factor is to identify critical needs of the County. Including re-hab of Virginia City sub-standard buildings, road repairs, as well as other items. An extensive CIP must be looked at in a comprehensive manner.

Vice Chairman Mitchell: Is comfortable with (the County's) position and agrees with Commissioner Gilman that we need to look at what needs the County has.

Commissioner Gilman asked that the Board discuss the Innovation Zone.

Mr. Osborne: There is a draft document for AB90 doing what (Commissioner Gilman) has described, with a CIP included in the tentative budget. This can be brought to a future Board meeting for consideration.

Chairman Carmona is also interested in seeing the outcome of this study.

Public Comment re: AB90: None

Commissioner Gilman, having a pecuniary interest in a very small association with Blockchains in a separate LLC, recused from discussion or vote on this item.

Mr. Osborne: The Innovation Zone, BDR1109, is not a Bill yet. No one in the County has seen what is being done in the Legislature on this document. There is no indication about moving forward yet. (The Bill) is anticipated to be introduced before the end of the Legislature. It is understood this Board supports innovative technologies, crypto-currencies, etc. - and still supports the 2016 Master Plan for proposed development in Painted Rock. The Board opposes the separation of government as proposed in the draft. Staff will continue outreach in the communities.

Public Comment:

Eileen Gay, Painted Rock resident: Wrote a note to Senators and Assemblymen expressing her feelings as a resident. Some responses have been received and she is encouraged to hear more caution and concerns - and appreciates (the Board) keeping an eye on things.

Vice-Chairman Mitchell: Feels that discussions on this Bill have not been as productive as he would like. Maybe because we are dealing with different entities. If continuing discussions, it might be appropriate to have one of the proponents of the Bill, someone (from the Governor's Office or GOED) be present.

Chairman Carmona: Does not see a problem with that and has felt the same way throughout the process. It's best to wait until the Bill comes out - changes can be made to the draft. He would like to hear what the Governor, or someone from his staff, has to say.

Vice Chairman Mitchell asked if Chairman Carmona had a preference which way to go.

Chairman Carmona: Discussions have not been productive. He would like to wait until the Bill "drops", look at the language - then start conversations.

Motion: I, Commissioner Mitchell, move to instruct staff to retain all of our previous instructions with the exception that we will wait until we have actual Bill wording to engage in further discussions with the Bills proponents, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Mr. Osborne continued review of Bills being watched:

SB98 - Carson Water Subconservancy Bill: Waiting for the Natural Resources Committee to hear it.

SB39 - Crypto-currency: Watching - no problem found.

SB249 - Construction Hours Bill: Applies only to HOA's. Thank you to the sponsor for the amendment.

SB94 - Trespass on Ways: (Gates across roadways) Still moving forward - there is a lot of discussion going on with ranchers in the east. Also, with different uses in west Nevada.

SB107 - Wrongful Termination: Would allow someone to come back in 7, rather than 2, years to sue the County for alleged wrongful termination. There are complications when it comes to Workers Compensation.

SB110 - Tech Strategies: Blockchain elements seeming to have some good components.

SB153 - Daylight Savings Time: Bill is "dead".

SB394 - "Craft" distilleries: Provides more flexibility for beer and wine craft distilleries.

SB13 - Would change end-fund balance of a county or fire district, that's not subject to union bargaining, from 16.6% to 25%. It was advised to not open this up during legislative session - once open, it is subject to anything - including 0%, where all money would be bargained. It appears the 16.6% will remain.

The Bill moving Nevada Day to a different day - "dead".

Chairman Carmona said the "killing" of the Daylight Savings Bill is disappointing.

Mr. Osborne: We have been commenting to Mary Walker, and her group, on dozens of Bills.

Department Heads watching Bills related to their departments:

Chief Loncar:

- AB97, has financial implications for the Fire District - regarding foams used on Class B or liquid fuel fires. The County has the 2nd largest cache of Class B (foam) in western Nevada, and it is looking to be outlawed. With passage of this Bill, at a cost of almost \$40 a gallon - 2,800 gallons would have to be replaced, plus additional amount for disposal fees. They are working with other agencies to develop a plan as this is expected to be pushed through.

Fire Marshal Azevedo:

- The Forestry Bill - the State Fire Marshal would be charged with enforcing some of the forestry and wildland urban-interface rules. The State Fire Marshal said it looks like they are going to be taken out of that. This means we would have to enforce it.
- SB33 - 75 ft. rule for commercial buildings: Being pushed by southern Nevada, with push-back from northern Nevada. The current rule is 55 ft. in Northern Nevada Building and Fire Code amendments. A building that high adds to needed equipment and skill levels. Southern Nevada is going to do it - there is an attempt by northern Nevada to not have to do it.

Sheriff Antinoro:

- Mental Health is a big push this session. A bill requiring first responders to undergo annual mental health assessments is gaining traction. The assessments are estimated to cost about \$200 each.
- AB131-Would expand who is to wear body cameras. This could be up to a \$15,000 to \$20,000 annual cost.

Jana Seddon, Assessor:

- Most Bills affecting tax base have died - including AB279, SB10, and SB64.
- SB297 passed out of committee - allows for a 10% exemption for community gardens.

Vice Chairman Mitchell asked if there was interest in taking a position in opposition to AB321, making voting changes due to Covid - including ballot harvesting - permanent. He is concerned with a lot of the provisions.

Commissioner Gilman shares those concerns. He is not sure how much input we would have at that level.

Chairman Carmona also shares these concerns and is opposed.

Vice Chairman Mitchell: Our lobbyists also represent other counties allowing the County to have more "fire power". But it's also a restriction, having them lobby for a position as there needs to be substantial agreement between those counties. It is probably appropriate to oppose the Bill as a county - instruct staff to do so and see where it goes.

Mr. Osborne: The Mary Walker group works for all four quad-counties. A lot of times, they will take on big issues like this sort of thing. He will relay the Board's position to NACO - this is what they do.

Public Comment: None

Motion: I make a motion to instruct staff to oppose AB321, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Sheriff Antinoro:

- This Friday is "coffee with the Sheriff" at Lockwood Market - 8 to 10 am.
- Last Friday, they did "tip-a-cup" at Virginia City Joe's and raised quite a bit of money for Special Olympics.
- The Sheriff and Chairman Carmona are participating in the Polar Plunge in support of Special Olympics.

Fire Chief Loncar:

- Fuel burning begins this week in Six Mile Canyon.
- Minimum applicants have applied for Seasonal Fuels Reduction positions. He is reaching out to anyone who may know someone that may be interested.
- Staff joined several fire departments in Washoe Valley for the Nevada Donor Network - bringing awareness to donating organs. Go to NVDonor.org for information.

Vice Chairman Mitchell thanked Chief Loncar for responding to his request to have fuels work done on a property in the Highlands.

Jason Wierzbicki, Public Works Director:

- Re-paving/rebuild of Edith Lane in Mark Twain has been completed.
- Ditch/drainage work begins starts today in the Highlands ahead of the Cartwright Road project.
- A water leak occurred and was repaired at Washington and L in February. Last week it was found that the water had gone into cavities underneath Washington. Washington has been torn out between L and M and will be re-paved the second week of May.

Becky Parsons, Communications Director:

- They should know more about the move-in date for their new location on Thursday.

Joe Curtis, Emergency Management Director:

- Storey County has had 93 Covid cases, with 6 active. 3 new cases happened since April 1st. The positivity rate is very low.
- The Quad-County has 12,268 cases. Active cases have dropped about 50%. There have been only two deaths since April 6th.
- There have been very few participants in recent testing locations - with an average of five people. The County is required to provide testing sites for the near future. Check the website for dates. There are test sites set for May.
- Vaccinations are being given this morning. With another site in the next few weeks. A lot of vaccination appointments are not being filled. Interested residents are urged to utilize the County sites. Check the County website for information.
- The County's "re-opening" plan has been submitted to the State. It was well received.
- The plan is based on what the Governor recently came out with. Our plan is more restrictive. This will be reviewed to see how we may be able to do other things that are more in line with what the Governor is doing.
- The Carson City Health & Human Services (CCHS) vaccination site in TRI has completed its stay - with about 4,000 people vaccinated. We thought there would be more. A number of large businesses brought in their contractors to vaccinate their staff.
- Due to last year's problems with smoke, air quality sensors have been purchased and will be installed early next week. One in the Highlands, one each at the high school and at the grammar school. The difference in the air between the two locations is amazing. Air quality reports out of Reno are so close to Lockwood, it doesn't mean much to put one in that area.

Vice Chairman Mitchell: Is there any indication of acceptance of our re-opening plan or a request for modification from the Task Force?

Mr. Curtis said he doesn't think there will be any request for changes at this time. He was referring to doing a review, based on what the Governor has changed already, and make some positive changes for the month of May.

Deny Dotson, VCTC Director:

- They are seeing an influx (of people) in town, especially on the weekend.
- The partnership of Cemetery Gin and the Frey Ranch has ended. VCTC is working with two other Nevada distilleries. An announcement will be made when more information is available. The intent is to keep it.
- Reorganization of the V&T Commission is in process. Interviews are being held for a General Manager this week. Rail-bikes started last week.
- Looking at the latter part of summer for the steam engine to come up to Virginia City.
- Tom Gray's local operation will probably start the end of May.
- The next meeting of the County's Wildlife Advisory Board is April 26th, 4PM, at the Ponderosa Saloon. The Division of Wildlife does a lot of work in Storey County. They will talk about issues with bears, the introduction of sheep in the Industrial Park, as well as other matters involving NDOW. This is a public meeting.

Jennifer McCain, Comptroller:

- All budgets have been turned in to Taxation and are in review.

Jana Seddon:

- There was a good turnout last week for the Appraiser's Conference held at the Fourth Ward School. Thank you Nora Stefu and staff at the 4th Ward; the IT Department for setting up equipment; Deny Dotson for talking about what's going on in Virginia City; and Austin Osborne speaking about Storey County. The restaurants did a great job in feeding everyone.

James Deane, IT Director:

- A training grant was recently received from the State of Nevada. Thank you to the State.
- Staff member, Douglas Young, completed his (?) training course and qualified last Friday.

Tobi Whitten, Human Resources Director:

- Open enrollment for Storey County employee health benefits is currently happening. Informational meetings will be held tomorrow and Thursday. Reach out to the HR office with any questions.

Arika Perry, Director - St. Mary's Art Center:

- They are looking for a contractor for the CCHP (\$100,000) grant - to address the porch, print room, chimney re-pointing, and east façade windows. The majority of the work is scheduled for July when they are closed for the month.
- They are working on a re-opening plan.

Whitney Brunson, Pipers Opera House:

- They have had some events. Bingo, with themes, the 3rd Thursday of every month. Country dancing, and "Spirits with the Spirits" cocktail mixing event - each held once a month. Information available at pipersoperahouse.com; also on facebook; and Instagram.
- They have had a few weddings and smaller events. Tours are being done when there isn't an event. Masks are required for all events, along with social distancing.
- Pipers Players are doing a "murder mystery" kicking off at the end of the month. Tickets are available.

Austin Osborne, County Manager:

- The re-opening plan was presented to the State Task Force on April 14. There were a few questions, overall they were fine. Thank you to Mr. Curtis and the Quad-Counties for putting it together.
- A letter was released to the public summarizing what the opening plan looks like so far. We will be going to 100% capacity on May 1st. Businesses in Storey County can operate at 100% if that capacity provides 6 feet of social distancing until June 1st. After June 1st, that will no longer apply.
- If this Board wishes, the May 4th Commission meeting will be in-person - still providing "zoom" for anyone who wants to join remotely. He understands by June 1st, the Governor's Office will no longer have the exemption for the physical location of a Commission meeting. We will continue with the "zoom" option.
- Tourism and special events will continue to be reviewed for approval to insure CDC guidelines for safety are followed - for the indefinite future.

- The County will maintain hand sanitizers, enhanced cleaning, PPE, plexi-glass separation, contracted restroom service, assisting businesses with mitigation, providing personal equipment to businesses upon request, public outreach and monitoring. These will also continue indefinitely.
- Gatherings, events, and recreation are limited to 250 people indoors. There is no limitation outdoors. Tourism events will go through local review to insure CDC is complied with.
- County offices are encouraged to maintain mitigation efforts on a case-by-case basis.
- Social media will continue - the Covid website and "town halls". For the foreseeable future, "town halls" will be outside.
- Covid testing and vaccinations will continue with the quad-counties.
- Reminder - the Governor still has the mask mandate in place.
- There will be an open-air Town Hall held at the Highlands mail boxes at 5:15 P.M. A second Town Hall will be held 8:30 AM Thursday, at the Roasting House, which will be tailored for businesses.

7. BOARD COMMENT (No Action – No Public Comment)

None

8. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of National Public Safety Telecommunicators Week 2021 Proclamation.

Becky Parsons, Communications Director: National Public Safety Telecommunicators Week 2021 Proclamation was April 11 through 17 where people in public safety are honored. This year a "Challenge Point" award program with two awards, has been created. First, "What's Your Emergency" - the "Why" award. Second, the "Love" award (listen, obtain, visualize, and execute). The "Why" award goes to Dave Duke who did a fantastic job on a homicide call. Thank you also to his partners Rachel Ferris, Shaye Segale, and Michelle Stoveken. The "Love" award goes to Shayle Segale for doing everything necessary on an "amber alert". Thank you to Michelle Stoveken and Dave Curtis for their assistance.

Ms. Parsons said the Storey County Communication team is special and each one gives everything they have every time they are at work. Thank you to them.

Ms. Parsons read the Proclamation:

" A Proclamation Declaring April 11, 2021 through April 17, 2021 National Public Telecommunicators Week in Storey County, Nevada.

Whereas, behind every emergency/response that takes place in Storey County there is a team of dedicated, professional Communications Specialist who are often the first and most vital link between our citizens and emergency services; and

Whereas, Storey County Communications Specialists are the lifeblood of information for public safety personnel 24 hours a day, seven days a week, providing a critical safety service to the Storey County Sheriff's Office, Storey County Fire Protection District, Storey County Public Works; and

Whereas, Storey County Communications Specialists who serve at the Storey County Communication Center have exhibited compassion, understanding and professionalism during the thousands of calls for services each year; and

Whereas, Every Storey County Communications Specialist is certified by the International Academy of Emergency Dispatch in Emergency Medical Dispatch, Emergency Police Dispatch so that they may

Provide a substantial contribution to the apprehension of criminals, suppression treatment of medical patients throughout Storey County; and

Now, therefore, We, the Storey County Board of Commissioners, do hereby proclaim the week of April 11-17, 2021, to be observed as: "Public Safety Telecommunications Week" in Storey County, Nevada, in honor of our County's less visible, but vitally important first responders: the dedicated and professional Communications Specialists who are always ready to serve the interest of the public safety no matter how difficult or stressful the circumstances.

Adopted this 20th day of April 2021."

Public Comment:

Sheriff Antinoro: Over the years, he has worked with a lot of dispatchers. These folks are some of the best he ever had the privilege to work with. The incidents Ms. Parsons referred to went like "clockwork" - they deserve every bit of recognition.

Chairman Carmona agreed. He has had to opportunity to watch them work - they do a great job.

Fire Chief Loncar: Thank you to Ms. Parsons - her staff is amazing. Along with the Sheriff, he has experienced an "array" of different dispatches. With just a call, the dispatchers step up and take care of everything. This is a great staff and he appreciates all they do.

Motion: I, Commissioner Mitchell, move to proclaim April 11th through 17th 2021 as National Public Safety Telecommunicators Week in Storey County, and to adopt the resolution as presented,

Action: Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman,

Vote: Motion carried by unanimous vote, (**Summary:** Yes=3

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of SUP 2021-15 by applicant Brighton Denison. The applicant requests a special use permit to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property (Roasting House) which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

Senior Planner Kathy Canfield reviewed this item for an outdoor event venue. Applicant proposes to construct a deck on the property and host events. The parcel is on C Street and is zoned commercial/residential. Ms. Canfield described the location and explained there are substantial hurdles to construct an actual building on this parcel which has been vacant over 40 years. Staff recommends approval. The Planning Commission considered this item and discussed several issues with the project. The Planning Commission recommended adding three additional conditions of approval: 1) that portable restroom facilities be in the character of a historic district; 2) the deck be constructed so that it would allow for future building (on the deck); 3) there be no vendor parking on C Street - loading/unloading would be allowed. With the added conditions, the Planning Commission voted approval.

Commissioner Gilman: Was there any discussion regarding uses for the deck? Any suggestion to limit uses? He does not see a "flea market", and assumes this would be for a farmers' market, artists,

concerts - that sort of thing. He asks staff to take this into consideration and is concerned how usage may deteriorate.

Vice-Chairman Mitchell: Echoes concerns regarding quality. The applicant may want to address this. And to clarify the level of this deck would be with C Street.

Applicant, Brighton Denison: At the boardwalk, the deck itself will be level with C Street. He believes there will be a drop-off of about 1 foot, there will also be fencing.

Vice-Chairman Mitchell: Believes there's a concern about vendors being brought in and control over appropriate participation, licensing, etc. What procedures are in place and how do you insure people meet the requirements?

Mr. Denison: They are fine art/craft only. The company is Great American Craft Fairs - it is under his control. All vendors must go through, and meet, jurying requirements to comply with handmade standards. The person that made the art, must be there to sell it. They also plan to have weddings and live music on the deck. The fine art and crafts would include farmers' market. Other than that he does not see any other events happening there. He understands all vendors would need a temporary permit through the VCTC for anything sold on the deck. Taxes are also collected and submitted to Taxation for each vendor.

Chairman Carmona: Listening to the Planning Commission meeting, he was impressed by the accommodations Mr. Denison is willing to make. Including that several spots would be open to merchants in town during an event. With the lack of plumbing, Mr. Denison indicated that an older outhouse-like structure would be built so not to look at a "porta potty". This brings a benefit to the community and it is welcomed. It was shown that he is willing to help the local merchants. looks forward this project.

Mr. Denison: If a building were to be placed on the deck, there would be no structural issues.

Public Comment: None

Ms. Canfield pointed out there is a revised motion for approval. The concern about this being a "flea market" was brought up at the Planning Commission. Ms. Canfield suggested the motion not exclude flea markets, but that the motion state there is no flea markets with exception that there be a special event permit from the VCTC if there was some event doing flea markets for the whole town - or keep it as is.

Commissioner Gilman said he is satisfied with that answer. Some limitation and approval by the VCTC for a controlled environment would be excellent.

Vice Chairman Mitchell questioned the wording of a motion.

Ms. Canfield suggested a condition of approval to the effect - "flea markets shall not be permitted unless incorporated into a special event associated with the Virginia City Tourism Commission and authorized by a VCTC permit".

Mr. Dotson: In talking with District Attorneys for years, he has been careful in limiting what a person can legally sell in town and does not think it's the (VCTC's) right. They put them in a location so as not to compete with a local merchant. He does not believe we want to get into what a person can or cannot do. He understands what (the Board) wants to do and feels Mr. Denison is "on board". How is a "flea market" defined? It may mean something to one person and something else to another. He would defer this to "legal".

Deputy District Attorney Loomis: The definition of "flea market" may be hard to come up with. He thinks the special condition of limiting "flea markets" to only those approved by the VCTC could work.

Ms. Canfield: (Storey County) code has a definition. "Flea market refers to a building or outdoor area where second-hand goods, articles, and antiques are temporarily or intermittently offered for barter, trade, or retail sale to the general public. This term does not include garage or yard sales, or any other retail establishment otherwise defined or classified in this chapter."

Vice Chairman Mitchell: With this clear definition, it could be appropriate to be somewhat specific about what types of events are appropriate. If it's not contained within a building, there is more visual impact. He is comfortable with that definition, with the proposed additional conditions, if Mr. Dennison is okay with something along these lines.

Mr. Dennison said he is okay with that and even with having all events approved by the Tourism Board. He only plans on fine art and craft, as well as weddings. Anything else, he is willing to get approval.

Vice Chairman Mitchell: We can talk about events down the line.

Mr. Dotson doesn't want to see any additional red-tape/restrictions put on any merchant.

Mr. Dennison has a record working proactively with his office as well as many other municipalities and does what he says he's going to do. Mr. Dotson sees this as only positive going forward. If there was a problem, speaking with him would resolve it. If the Commission wants to put something in - VCTC would be okay if it is not restrictive to a person's ability to make money.

Ms. Canfield: Mr. Dennison will not have to go to VCTC to get permits for his property as long as he matches the definition of this Special Use Permit. If he wanted to do something associated with a special event that is related to that event, he would have to go through the VCTC. Just having all the other things, he would not have to go to the VCTC.

Mr. Dotson clarified, vendors on Mr. Denison's property would still have to get a business license to sell in Storey County.

Ms. Canfield: Yes, but (Mr. Denison) does not need to get approval for having those (vendors) there.

Vice Chairman Mitchell: If (a vendor) was a regular participant, he would be able to get a "regular" Storey County business license.

Commissioner Gilman: Appreciates Ms. Canfield's definition of "flea market". Usually it's used goods and things people want to get rid of - not in keeping with what we want to see on C Street. He favors amending the motion to prohibit flea market based on the County's definition. There is no certainty who may own the deck in the future, a prohibition against flea markets on the main street would be appropriate.

Ms. Canfield said the permit is "non-transferable". If Mr. Denison sold the property and someone else was to propose an outdoor venue on the deck, they would need a Special Use Permit.

Vice Chairman Mitchell: Respects and appreciates the time, expense, and commitment of those in town who take on the task of upgrading and restoring historic properties - whether home or business. That is why a lot of the buildings still exist. In this case, the financial commitment, while not the same as taking on a building, it is not insignificant. The lot has not served productive use for decades. A productive use, with proper limitations, is much better than it sitting there any longer. There will be opportunities for surrounding businesses to partner when Mr. Dennison, providing things that compliment what Mr. Dennison wants to do. Several merchants have indicated they are excited about the opportunities. He is in support.

Motion: In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, including additional conditions labeled O, P, Q, and new condition R - (read by Ms. Canfield) "flea markets shall not be permitted unless incorporated into a special event associated with the Virginia City Tourism Commission and authorized by a Virginia City Tourism Commission permit" - I, Commissioner Mitchell, move to approve Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events, including a farmers market, craft fair, live music and dancing, wedding venue, and other outdoor events. The deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all outdoor events and be accessed from C Street. The property is located at 47 No. C Street, Virginia City, Nevada - Assessor's Parcel No. APN001-086-05,

Ms. Canfield read the findings of fact:

This approval is for Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events.

A deck is proposed to be constructed on the property similar to the neighboring property which provides the setting for all the outdoor events and be accessed from C Street.

The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.

The proposed location, size, height, operations, and other plan, this title, and any other plan,

program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.

Significant features will be compatible with and will not cause substantial negative impact on Adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

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

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

The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.

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

10. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of SUP 2021-18 by applicants Kevin and Ambre Chevalier. The applicants request a Special Use Permit to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

Continued to May 18, 2021.

11. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval Road Abandonment 2021-17 by applicant Jeremy Loncar. The applicant requests to abandon the undeveloped, approximate 30-foot-wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.

Ms. Canfield reviewed this request to abandon an undeveloped portion of Sutton Street. This area will be consolidated with adjacent property. Applicant owns property on both sides of the area. There are no utilities in this section. There is a fire hydrant in the area - if necessary, a public utility

easement will be obtained. Noticing requirements have been followed. Staff and the Planning Commission recommend approval.

Public Comment: None

Motion: In accordance with the recommendation by staff and the Planning Commission, the Findings under Section 3a, and in compliance with all conditions of approval, I, Commissioner Mitchell, move to approve the abandonment of the undeveloped, approximate 30-foot-wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman,

Ms. Canfield read the findings:

This approval is to abandon the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.

The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.

The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.

The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity

The Abandonment will not cause the public to be materially injured by the proposed abandonment. The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provision - Access and Right-of-Ways, or any other Federal, State, or County regulations.

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

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county. *Continued from April 6, 2021.*

Austin Osborne summarized the tentative proposal. Negotiations have been on-going since 2019. The existing contract has not expired and will be renewed. The contract allows for renegotiation of certain government costs. This is what's being looked at. Staff has provided data related to time spent on things related to Tesla. A discrepancy was found between actual staff cost, as well as others, and the Government Services Agreement (GSA). The current agreement may bring in between \$900,000 to over \$1 million to the County per year. Elements of Electric Avenue have been negotiated - about \$2.7 million estimated cost to repair the road.

Commissioner Gilman: There have been a lot of discussions and information offered from others in the County. This is important as it takes us through 2024 when the abatements expire and full payments will come from Tesla. All the work by County staff, as well as Tesla, is appreciated. We will come out with an agreement all can appreciate.

Vice Chairman Mitchell: Is glad to see that this has come to something that will be equitable.

Mr. Osborne asked to continue this item to the May 4th Commission meeting. He believes there will be an agreement by that date.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue item No. 12 to the May 4th meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman
Vote: Motion carried by unanimous vote, (**Summary:** Yes=3)

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

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county. *Continued from April 6, 2021.*

Mr. Osborne: This is for the Fire District. There is an agreement between the Fire District and Tesla to offset costs. The agreement is not expiring, it has a re-opening clause. The actual cost of the Fire District versus what's in the Government Services Agreement has a discrepancy of roughly 50% of the cost to the Fire District for sick firefighters, with some additional fees to be covered. (The County) has worked with Tesla. Chief Loncar has been very helpful in providing hours and actual costs for staff, along with overtime data including costs being used in the Services Agreement, that is currently not in the agreement. This agreement also expires in 2024.

Mr. Osborne requests this item also be continued to the May 4th Commission meeting.

Chief Loncar: Nothing to add. Hopefully, this can be "wrapped up" soon - we're getting close.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue Item 14 on today's agenda to the meeting on May 4th, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: To approve an increase and modifications to the Storey County Fire Protection District Ambulance Subscription program effective July 1st, 2021.

Chief Loncar: To comply with regulations, the Ambulance Subscription program - where citizens sign up to bill their insurance is being reviewed. Anything above the insurance, they "write off". Adjustments are needed to keep the program going. Federal regulations state they need to take in as much as they write off. A recent medicare audit shows rates need to be adjusted to make the program "sound". Two changes are proposed: 1) eliminate the four categories to two - single (\$74, higher than current), and a household (\$125, covers entire household). This should adjust the numbers to what is brought in and what is written off to be compliant with Medicare and Medicaid. Renewals go out June 1st; the program starts July 1st. He would like to get this out on social media so that people can get the discounted rates. This is a "last opportunity" as rates increase July 1st.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the proposed changes to the Storey County Fire Protection District Ambulance Subscription program, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Meeting recessed for 5 minutes.

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

17. DISCUSSION/POSSIBLE ACTION: Consideration and possible action, Bid acceptance of Storey County Cartwright Road Rehabilitation Project.

Jason Wierzbicki, Public Works Director: This is for approval of the Cartwright Road rehabilitation project. This is for slurry seal from 341 to Station 72, as well as patching several areas. SNC is the low bidder - \$144,028.40.

Chairman Carmona: Glad to see this has come down from the \$200,000 range.

Public Comment: None

Motion: In accordance with staff recommendation, I, Commissioner Mitchell, make a motion to approve the apparent low bidder for the Storey County Cartwright Road Rehabilitation Project to Sierra Nevada Construction (SNC) in the amount of \$144,028.40, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Tax Management Associates Contract - Addendum to extend contract.

Jana Seddon, County Assessor presented this item for approval to extend the contract for business/personal property tax review. This is for all businesses in the county above a certain dollar

amount. Many businesses in TRI have home bases out of the State. Nevada has very different personal property tax laws. Tax Management Associates does the on-site business. The Appraiser's Office reviews what Tax Management does. Tax Management Associates, the Appraiser's Office, and the business owner work together to come to an agreement on what may, or may not, be owed. This request is to extend the contract for three years beginning July 1, 2021. The number of businesses being audited has been cut back drastically. Ms. Seddon believes they are looking at close to \$1 million for personal property outstanding taxes never declared. Every year the number of accounts being audited decreases.

Public Comment: None

Vice Chairman Mitchell: With 5 years in, do you feel (Tax Management Associates) provide good value and working relationship?

Ms. Seddon: Absolutely.

Motion: I, Commissioner Mitchell, move to approve the addendum to the contract with Tax Management Associates, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Pictometry Contract - Amendment to extend contract.

Ms. Seddon explained this is for extension of the contract with Pictometry (now Eagle View), providing aerial imagery for the County. This allows assessments to be done from the office. The Pictometry is also used by other County offices, including Planning, and 911. EDAWN has used it to view growth in the County. This is an invaluable asset to the County.

Chairman Carmona: The HOA has used it too. It's a very valuable program.

Vice Chairman Mitchell: Does this provide a good value, good relationship?

Ms. Seddon: Absolutely. They do training and webinars. This is a great company to work with.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the amendment to extend the Pictometry contract, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval Memorandum of Understanding between Piper's Opera House Programs Inc. (Corporation) (a Nevada non-profit corporation) and Storey County providing for the management and administration of Piper's Opera House.

Deputy District Attorney Keith Loomis presented the Memorandum of Understanding for Piper's Opera House Programs Inc., defining the relationship between the County and Piper's Opera House.

It states the County controls Piper's Opera House. The Director will answer to the (inaudible) as well as to the Executive Director of the VCTC. (The Director) will provide administration for the Opera House. The County will be responsible for the majority of expenses incurred to operate. The Opera House Programs, Inc., is a private entity that does fundraising. They will keep the money raised and use it for rehabilitation.

Public Comment: None

Vice Chairman Mitchell: Does the Director position answer to both the Tourism Director and the County Manager? As a line of authority, does that have potential for conflict? He wants to make sure it is a positive working situation.

Mr. Osborne said this person does not answer directly to him.

Mr. Loomis: Paragraph 2 addresses that (question), stating "among the employees provided will be an Opera House Director who will be in overall charge of the Opera House programs and operations and who will be answerable to the County Manager and/or the Executive Director, or his/her assistant at the VCTC." Mr. Loomis does not think there will be conflict because ultimately Mr. Dotson (as Executive Director) is answerable to the County Manager as well.

Mr. Dotson: Does not think anything will change. The basis behind this is to establish a non-profit for Pipers that can accept donations - accept and balance. If we wanted to take donations or a corporate partner wanted sponsor renovation, it could not be accepted as (Pipers) is a County building. To accept donations and work seamlessly with the County, a non-profit needs to be set up. These are the "baby steps" for the Special Events Coordinator to start working with that Board. Mr. Dotson and Katie Demuth will be the liaisons with the County. That's the intent of this agreement.

Vice Chairman Mitchell: He supports those goals. We have agreements with the non-profits and he wants to avoid ambiguity that could lead to misunderstandings of people not being empowered to do their job. As long as everyone is clear on how that goes. Is this a job title change? As a County employee, is there a change in classification? Does the person operating the Opera House, have broad range powers to hire and fire? He would like to understand the position as outlined.

Mr. Dotson: There was discussion regarding this. It was thought it is too early in this project's infancy that it wouldn't be in the employee's best interest to "jump" right now from a County position. The goal is work down-the-road for it to stand on its own. Right now, there will not be any job description. It will be more the (the Special Events Coordinator) working with the Board.

Mr. Osborne agrees. The objective, right now, is to get separation where the Board qualifies for endowments and funding. Then there is the operations side - that's what Mr. Dotson does. He agrees that one day Pipers may get to the point to be run under a different structure. Based on the past, this is a good transition that may last 1, 2, or 3 years.

Vice Chairman Mitchell said he has no objection to the goal of this agreement. In the interim, are there implications in changes of the way things are structured - or does it continue the way it is. Because that position continuing as a County employee - different wording and titles are being used.

Mr. Osborne: H.R. staff has been working with Mr. Dotson, and the other parties, to "iron out" the complexities. This will continue as the transition happens.

Motion: I, Commissioner Mitchell, move to approve the Memorandum of Understanding between Corporation and Storey County, and authorize the County Manager to sign, **Action:** Approve,

Moved by: Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman

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

21. DISCUSSION/POSSIBLE ACTION: Approval of 7 business licenses Second Readings:

A. Associa Sierra North - Out of County/10509 Professional Cir. Ste. 200, Reno, NV

B. Data Clean Corporation - Out of County/1033 Graceland Ave., Des Plaines, IL

C. DME Services LLC - Contractor/3188 University Ct., Elko, NV

D. Mountain Concrete Plumbing LLC - Out of County/1750 Franklin Way, Sparks, NV

E. MSC Industrial Supply Co. Inc. - Out of County.75 Maxess Rd., Melville, NY

F. Rounds Bakery - Out of County/748 S. Meadow Pkwy A-9 PMB 289, Reno, NV

G. Silver State LLC - General/7400 USA Parkway, McCarran, NV

H. Shadow Valley Construction/SVX Construction - Contractor/3232 Joy Ln., Reno, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of business licenses as outlined in the agenda, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

22. PUBLIC COMMENT (No Action)

None

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

Chairman Carmona adjourned the meeting at 12:48 P.M.

Respectfully submitted,

By: 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 minute

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of the deletion of the 2019-20 Delta Saloon Personal Property Tax Bill due to business unable to open or operate.
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon

Department: _____ **Contact Number:** 7758470961

- **Staff Summary:** See Attached
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

_____ 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

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

May 24, 2021

Re: CM000132

Delta Saloon/Sawdust Corner 2019-20 BPP tax bill \$25,576.10

The above referenced business sustained massive damage due to an explosion on March 12, 2019. The business was unable to open or operate until the end of May 2020. Due to not being able to operate the business, there should not have been any Business Personal Property taxes billed for the 2019-20 tax year. Unfortunately, they were inadvertently billed for the 2019-20 year. The bill has not yet been paid, so please approve the following tax bill to be deleted. They have submitted a current declaration and have been correctly billed for the 2020-21 tax year.

<small>Storey County Treasurer Drawer D Virginia City, NV 89440 treasurer@storeycounty.org (775) 847-0959 www.storeycounty.org</small>		Storey County UNSECURED PROPERTY TAXES FOR FISCAL YEAR (2019 - 2020) TAXES FROM JULY 1, 2019 THRU JUNE 30, 2020																																																																																													
<table border="1"><thead><tr><th colspan="4">PROPERTY LOCATION / DESCRIPTION</th></tr><tr><th>ACCOUNT NO</th><th>OWNER/LOCATION</th><th>DISTRICT</th><th>DATE</th></tr></thead><tbody><tr><td>CM000132</td><td>DELTA SALOON 2718 S C ST DELTA & SAWDUST CORNER</td><td>010</td><td>04/14/2020</td></tr></tbody></table>						PROPERTY LOCATION / DESCRIPTION				ACCOUNT NO	OWNER/LOCATION	DISTRICT	DATE	CM000132	DELTA SALOON 2718 S C ST DELTA & SAWDUST CORNER	010	04/14/2020																																																																														
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Thank you,

Jana Seddon, Assessor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of claims in the amount of \$2,251,296.26
- **Recommended motion:** Approval of claims as submitted
- **Prepared by:** Cory Y. Wood

Department: **Contact Number:** 7758471133

- **Staff Summary:** Please find attached claims
- **Supporting Materials:** See attached
- **Fiscal Impact:** N/A
- **Legal review required:** False
- **Reviewed by:**

____ 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



Payroll Check Register Report Summary

Pay Period: 4/26/2021-5/9/2021

Packet: PRPKT01063 - 2021-05-14 PAYROLL cw
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	826.89
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	163	342,123.93
Total	164	342,950.82

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date



Check Register

Packet: APPKT03033 - 2021-05-21 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						
405902	Aeromix Systems, Inc	05/21/2021	EFT	0.00	6,000.00	10189
405684	Affordable Office Solutions, Inc	05/21/2021	Regular	0.00	177.00	103226
101589	AIRGAS NCN INC	05/21/2021	Regular	0.00	379.60	103227
400481	ALLISON, MACKENZIE, LTD	05/21/2021	Regular	0.00	10,790.00	103228
100135	ALSCO INC	05/21/2021	Regular	0.00	366.88	103229
404394	American Tower Investments LLC	05/21/2021	Regular	0.00	457.86	103230
404780	Backdraft OpCo LLC	05/21/2021	Regular	0.00	710.70	103231
405332	Battle Born Digital Media and Marke	05/21/2021	Regular	0.00	334.05	103232
404634	BRANDON, RUSSELL D	05/21/2021	Regular	0.00	60.00	103233
403671	BURRELL, SCOTT LEWIS	05/21/2021	Regular	0.00	313.50	103234
100476	BURTON'S FIRE INC	05/21/2021	Regular	0.00	268.97	103235
405311	Campbell, Iris	05/21/2021	Regular	0.00	104.58	103236
404500	CARSON DODGE CHRYSLER INC	05/21/2021	Regular	0.00	193.80	103237
405831	Carson Now LLC	05/21/2021	Regular	0.00	200.00	103238
402945	Carson Tahoe Emergency Physicians	05/21/2021	Regular	0.00	1,437.00	103239
405669	Carson Tahoe Health	05/21/2021	Regular	0.00	271.95	103240
100560	CARSON TAHOE REGIONAL HEA	05/21/2021	Regular	0.00	260.00	103241
404216	CARSON VALLEY OIL CO INC	05/21/2021	Regular	0.00	3,313.08	103242
99720	CASELLE INC	05/21/2021	Regular	0.00	270.00	103243
403268	CELLCO PARTNERSHIP	05/21/2021	Regular	0.00	3,146.76	103244
100670	CFOA	05/21/2021	Regular	0.00	60.00	103245
405235	CHARTWELL STAFFING SERV	05/21/2021	Regular	0.00	5,520.00	103246
405519	Cigna Health and Life Insurance Cor	05/21/2021	Regular	0.00	20,281.15	103247
405134	CMC TIRE INC	05/21/2021	Regular	0.00	1,903.80	103248
403990	COMSTOCK CEMETERY FOUNDAT	05/21/2021	Regular	0.00	48.00	103249
99652	COMSTOCK CHRONICLE (VC)	05/21/2021	Regular	0.00	852.00	103250
406372	Construction Materials Engineers, In	05/21/2021	Regular	0.00	2,952.50	103251
103247	COSTCO WHOLESALE MEMBERSH	05/21/2021	Regular	0.00	120.00	103252
404466	DAIOHS USA INC	05/21/2021	Regular	0.00	479.60	103253
406010	Deitz Media & Marketing, LLC	05/21/2021	Regular	0.00	18,509.48	103254
405648	Dianne S. Drinkwater PC	05/21/2021	Regular	0.00	1,451.25	103255
404176	DX-10 INC	05/21/2021	Regular	0.00	1,080.00	103256
404547	ELLIOTT AUTO SUPPLY INC	05/21/2021	Regular	0.00	21,081.56	103257
406385	Eves, Ian	05/21/2021	Regular	0.00	500.00	103258
403835	EWING IRRIGATION PRODUCTS, INC	05/21/2021	Regular	0.00	369.62	103259
405986	Farr Construction Corporation	05/21/2021	Regular	0.00	172,106.72	103260
403216	FARR WEST ENGINEERING	05/21/2021	Regular	0.00	38,352.43	103261
403712	FAST GLASS INC	05/21/2021	Regular	0.00	150.00	103262
404509	FASTENAL COMPANY	05/21/2021	Regular	0.00	1,542.76	103263
403975	FERRELLGAS LP	05/21/2021	Regular	0.00	1,329.43	103264
405264	FIDELITY SEC LIFE INS CO	05/21/2021	Regular	0.00	244.85	103265
405969	Fleetpride, INC	05/21/2021	Regular	0.00	146.98	103266
406370	GD Services, LLC	05/21/2021	Regular	0.00	585.21	103267
103470	GREAT BASIN TERMITE & PES	05/21/2021	Regular	0.00	65.00	103268
100897	HARRY'S BUSINESS MACHINES	05/21/2021	Regular	0.00	276.00	103269
404778	HAT, LTD	05/21/2021	Regular	0.00	1,136.80	103270
405913	Heavens Ark Enterprise LLC	05/21/2021	Regular	0.00	1,395.00	103271
403040	HENRY SCHEIN, INC.	05/21/2021	Regular	0.00	23.90	103272
405142	HERMAN, PATRICK & DOREEN	05/21/2021	Regular	0.00	19.57	103273
404980	HIGH SIERRA BUSINESS	05/21/2021	Regular	0.00	68.00	103274
100826	HISTORIC FOURTH WARD SCHOOL F	05/21/2021	Regular	0.00	157.50	103275
403753	HOT SPOT BROADBAND INC	05/21/2021	Regular	0.00	86.50	103276
405454	Hunt, Jennifer J.	05/21/2021	Regular	0.00	32.00	103277
102564	HYDRAULIC INDUSTRIAL SERV	05/21/2021	Regular	0.00	143.13	103278

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405726	IT1 Consulting, LLC	05/21/2021	Regular	0.00	3,502.26	103279
403834	IT1 SOURCE LLC	05/21/2021	Regular	0.00	13,544.57	103280
103317	JBP LLC	05/21/2021	Regular	0.00	318.92	103281
404956	KADLIC, JOHN J.	05/21/2021	Regular	0.00	2,500.00	103282
405263	KANSAS CITY LIFE INS CO	05/21/2021	Regular	0.00	1,131.56	103283
101040	L N CURTIS & SONS	05/21/2021	Regular	0.00	2,814.00	103284
404356	LANGUAGE LINE SERVICES IN	05/21/2021	Regular	0.00	36.16	103285
406387	Lawrence, Christine	05/21/2021	Regular	0.00	1.79	103286
404241	LEXIPOL LLC	05/21/2021	Regular	0.00	3,310.00	103287
101030	LIFE-ASSIST INC	05/21/2021	Regular	0.00	2,268.68	103288
404363	MA LABORATORIES INC	05/21/2021	Regular	0.00	1,331.91	103289
405077	MACKAY MANSION	05/21/2021	Regular	0.00	238.00	103290
405200	MENDOZA, JOHN MICHAEL	05/21/2021	Regular	0.00	100.21	103291
403839	MORRIS, ROBERT T	05/21/2021	Regular	0.00	5,400.00	103292
100471	MOUND HOUSE TRUE VALUE	05/21/2021	Regular	0.00	85.99	103293
406386	Najera, Jerry	05/21/2021	Regular	0.00	289.06	103294
102575	NAPA AUTO & TRUCK PARTS	05/21/2021	Regular	0.00	10.15	103295
403731	NEV DEPT OF PUBLIC SAFETY	05/21/2021	Regular	0.00	996.41	103296
403317	NEV DEPT PUBLIC SAFETY	05/21/2021	Regular	0.00	1,368.50	103297
101335	NEV DEPT TAXATION	05/21/2021	Regular	0.00	121.90	103298
103377	NEV DIV ENVIRONMENT PROTE	05/21/2021	Regular	0.00	3,490.00	103299
101026	NEV LEGISLATIVE COUNSEL	05/21/2021	Regular	0.00	130.88	103300
102309	NEV RURAL WATER ASSOC	05/21/2021	Regular	0.00	2,400.00	103301
404715	NEVADA ASSOCIATION OF	05/21/2021	Regular	0.00	750.00	103302
406389	Nevada Barricade & Sign., Inc	05/21/2021	Regular	0.00	948.72	103303
404357	NEVADA OCCUPATIONAL HLTH	05/21/2021	Regular	0.00	978.00	103304
102295	NTU TECHNOLOGIES INC	05/21/2021	Regular	0.00	3,480.00	103305
402926	OFFSITE DATA DEPOT, LLC	05/21/2021	Regular	0.00	340.13	103306
103220	ON THE SIDE GRAPHICS & SIGNS, LL	05/21/2021	Regular	0.00	80.00	103307
405127	O'REILLY AUTO ENTERPRISES LLC	05/21/2021	Regular	0.00	379.00	103308
402987	OSBORNE, AUSTIN	05/21/2021	Regular	0.00	84.08	103309
404870	OSBORNE, JOAN	05/21/2021	Regular	0.00	6,737.50	103310
404556	OUTFRONT MEDIA LLC	05/21/2021	Regular	0.00	667.45	103311
103486	PAPE MACHINERY	05/21/2021	Regular	0.00	18,224.79	103312
403895	PETRINI, ANGELO D	05/21/2021	Regular	0.00	213.50	103313
405256	PIPER'S OPERA HOUSE	05/21/2021	Regular	0.00	12.00	103314
101434	PITNEY BOWES INC	05/21/2021	Regular	0.00	900.94	103315
103032	POWERPLAN	05/21/2021	Regular	0.00	211.30	103316
404849	PRAXAIR DISTRIBUTION INC	05/21/2021	Regular	0.00	212.61	103317
403329	PROTECTION DEVICES INC	05/21/2021	Regular	0.00	1,015.00	103318
103221	PUBLIC EMPLY RETIREMENT RETIREI	05/21/2021	Regular	0.00	1,885.53	103319
404797	PYROGUYS, INC	05/21/2021	Regular	0.00	7,500.00	103320
404134	RAPID SPACE LLC	05/21/2021	Regular	0.00	470.95	103321
406380	Raw, Emily	05/21/2021	Regular	0.00	285.99	103322
402937	RAY MORGAN CO INC (CA)	05/21/2021	Regular	0.00	1,316.68	103323
404863	REFUSE, INC	05/21/2021	Regular	0.00	451.73	103324
101521	RENO DRAIN OIL SERVICE	05/21/2021	Regular	0.00	152.50	103325
101515	RENO GAZETTE-JOURNAL	05/21/2021	Regular	0.00	775.00	103326
406378	RoadSafe Traffic Systems, Inc.	05/21/2021	Regular	0.00	750.00	103327
103241	SBC GLOBAL SERVICES IN LD	05/21/2021	Regular	0.00	44.14	103328
101210	SBC GLOBAL SERVICES INC	05/21/2021	Regular	0.00	198.47	103329
405081	SHERMARK DISTRIBUTORS INC	05/21/2021	Regular	0.00	147.00	103330
404187	SHOAF, BRIAN ALLEN	05/21/2021	Regular	0.00	56.00	103331
102462	SIERRA ENVIRONMENTAL MONITOR	05/21/2021	Regular	0.00	442.00	103332
101632	SIERRA PEST CONTROL INC	05/21/2021	Regular	0.00	110.00	103333
403384	SMITHS FOOD & DRUG CENTER	05/21/2021	Regular	0.00	327.95	103334
404195	SOUTHERN GLAZERS WINE & S	05/21/2021	Regular	0.00	2,530.20	103335
403234	SPALLONE, DOMINIC J III	05/21/2021	Regular	0.00	241.45	103336
405756	Sparks Florist, Inc.	05/21/2021	Regular	0.00	120.00	103337
101717	ST CO SCHOOL DISTRICT	05/21/2021	Regular	0.00	250.00	103338
402848	STAFFORD, MARK	05/21/2021	Regular	0.00	4,471.25	103339

Check Register

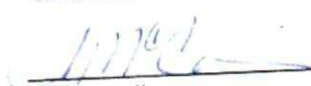
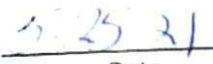
Packet: APPKT03033-2021-05-21 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405475	Staples Contract & Commercial, Inc	05/21/2021	Regular	0.00	502.22	103340
403892	SUN PEAK ENTERPRISES	05/21/2021	Regular	0.00	1,174.00	103341
405124	TERRY, SHIRLEY	05/21/2021	Regular	0.00	486.00	103342
405185	THATCHER COMPANY	05/21/2021	Regular	0.00	1,560.28	103343
404615	THE ANTOS AGENCY	05/21/2021	Regular	0.00	1,375.00	103344
405997	The Divide LLC	05/21/2021	Regular	0.00	80.00	103345
405212	THE PAPE GROUP INC.	05/21/2021	Regular	0.00	257.16	103346
404660	THOMSEN, ROY	05/21/2021	Regular	0.00	1,200.00	103347
406388	Traffic and Parking Control Co., Inc	05/21/2021	Regular	0.00	3,030.00	103348
404582	TRUCKEE MEADOWS FIRE PROT	05/21/2021	Regular	0.00	1,195.94	103349
405112	TYLER TECHNOLOGIES, INC	05/21/2021	Regular	0.00	3,438.00	103350
404828	V & T ROCK, INC	05/21/2021	Regular	0.00	1,769.16	103351
405735	VC Tours LLC	05/21/2021	Regular	0.00	425.00	103352
404147	Virginia City Motorsports Club	05/21/2021	Regular	0.00	5,000.00	103353
402820	WALKER & ASSOCIATES	05/21/2021	Regular	0.00	4,000.00	103354
405574	Washoe County Forensic Science Div	05/21/2021	Regular	0.00	1,825.00	103355
103080	WATERS SEPTIC TANK SV DBA	05/21/2021	Regular	0.00	740.00	103356
101920	WESTERN NEVADA SUPPLY CO	05/21/2021	Regular	0.00	7,782.18	103357
406040	Whalin, Marcella & Melroy, Paul	05/21/2021	Regular	0.00	490.00	103358
405794	Wharton Concrete Forming Supply c	05/21/2021	Regular	0.00	223.10	103359
405043	WHITE, NATHAN	05/21/2021	Regular	0.00	150.00	103360
406393	Williams, Archie	05/21/2021	Regular	0.00	450.00	103361
404295	WELLS ONE COMMERCIAL CARD	05/21/2021	Bank Draft	0.00	7,116.19	DFT0000788

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	229	136	0.00	456,432.32
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	24	1	0.00	7,116.19
EFT's	1	1	0.00	6,000.00
	254	138	0.00	469,548.51

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	5/2021	469,548.51
			469,548.51



Check Register

Packet: APPKT03049 - 2021-05-28 Pmnt WF Ret Cks/Bank Fees
CW


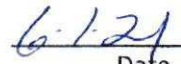
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
403975	FERRELLGAS LP	05/28/2021	Regular	0.00	5,253.78	103374
406179	Garters & Bloomers	05/28/2021	Regular	0.00	50.00	103375
406210	Major D's Cleaning	05/28/2021	Regular	0.00	62.00	103376
406019	Nguyen, Khanh	05/28/2021	Regular	0.00	62.00	103377
406251	Rotten Rowdy's Old Time Photos	05/28/2021	Regular	0.00	50.00	103378
405475	Staples Contract & Commercial, Inc	05/28/2021	Regular	0.00	544.43	103379

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	6	0.00	6,022.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	21	6	0.00	6,022.21

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	5/2021	6,022.21
			6,022.21



Check Register

Packet: APPKT03045 - 2021-05-28 PERS 715 cw

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	05/28/2021	EFT	0.00	46,277.12	10193

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	46,277.12
	2	1	0.00	46,277.12

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	5/2021	46,277.12
			46,277.12



Vendor History Report

By Vendor Name

* Posting Date Range -
Payment Date Range 05/28/2021 - 05/28/2021

Payable Number	Description	Units	Price	Post Date	Amount	1099	Account Number	Payment Number	Account Name	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors																
405424 - Optum Bank, Member FDIC																
INV0014452	HSA Contributions	0.00	0.00	5/28/2021	12,014.66		001-29506-000	DFT0000794	5/28/2021	Insurances	12,139.66	0.00	0.00	0.00	12,139.66	12,139.66
							020-29506-000			Rds-Ins	12,014.66	0.00	0.00	0.00	12,014.66	12,014.66
							090-29506-000			Wtr-Ins	8,428.66					
							130-29506-000			Swr-Ins	720.00					
							230-29506-000			VCTC-Ins	235.40					
							231-29506-000			Pipers-Ins	106.60					
							250-29506-000			Fire-Ins	443.76					
											121.24					
											1,959.00					
INV0014453	HSA Contributions	0.00	0.00	5/28/2021	125.00		001-29506-000	DFT0000795	5/28/2021	Insurances	125.00	0.00	0.00	0.00	125.00	125.00
											125.00					
Vendors: (1)											12,139.66	0.00	0.00	0.00	12,139.66	12,139.66
Total 01 - Storey County Vendors:											12,139.66	0.00	0.00	0.00	12,139.66	12,139.66
Vendors: (1)											12,139.66	0.00	0.00	0.00	12,139.66	12,139.66
Report Total:											12,139.66	0.00	0.00	0.00	12,139.66	12,139.66

Approved by the Storey County Board of Commissioners:

Chairman _____ Commissioner _____
Comptroller _____ Date 6/1/21

Treasurer _____ Date _____



Check Register

Packet: APPKT03044 - 2021-05-28 PR Payment cw/ls

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	05/28/2021	EFT	0.00	84,560.04	10190
404869	SCSO EMPLOYEES ASSOCIATIO	05/28/2021	EFT	0.00	612.00	10191
404639	VOYA RETIREMENT INS	05/28/2021	EFT	0.00	10,400.00	10192
300003	AFLAC	05/28/2021	Regular	0.00	1,206.67	103362
300008	AFSCME Union	05/28/2021	Regular	0.00	577.90	103363
405519	Cigna Health and Life Insurance Cor	05/28/2021	Regular	0.00	6,630.19	103364
300001	Colonial Life & Accident	05/28/2021	Regular	0.00	103.38	103365
404704	DVM INSURANCE AGENCY	05/28/2021	Regular	0.00	86.43	103366
405264	FIDELITY SEC LIFE INS CO	05/28/2021	Regular	0.00	57.47	103367
405263	KANSAS CITY LIFE INS CO	05/28/2021	Regular	0.00	447.94	103368
300011	Nevada State Treasurer	05/28/2021	Regular	0.00	4.00	103369
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	05/28/2021	Regular	0.00	434.66	103370
300010	State Collection & Disbursement Un	05/28/2021	Regular	0.00	213.43	103371
300006	Storey Co Fire Fighters Assoc	05/28/2021	Regular	0.00	1,450.00	103372
300005	Washington National Ins	05/28/2021	Regular	0.00	897.20	103373

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	19	12	0.00	12,109.27
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	95,572.04
	25	15	0.00	107,681.31

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		6.1.21
Comptroller		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2021	107,681.31
			107,681.31



Payroll Check Register Report Summary

Pay Period: 5/10/2021-5/23/2021

Packet: PRPKT01074 - 2021-05-28 Payroll cw/ls
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	3	2,232.38
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	160	325,663.02
Total	163	327,895.40

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		
Comptroller		Date
Treasurer		Date



Check Register

Packet: APPKT03071 - 2021-06-04 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						
405261	A AND H INSURANCE, INC	06/04/2021	Regular	0.00	90.00	103380
406361	Allen, Kenneth J., Jr.	06/04/2021	Regular	0.00	800.00	103381
403795	ALPINE LOCK INC	06/04/2021	Regular	0.00	20.00	103382
100135	ALSCO INC	06/04/2021	Regular	0.00	160.66	103383
404394	American Tower Investments LLC	06/04/2021	Regular	0.00	684.29	103384
99690	APEX GRADING & PAVING	06/04/2021	Regular	0.00	15,603.20	103385
403651	ARC HEALTH AND WELLNESS	06/04/2021	Regular	0.00	320.00	103386
404420	ARCADIA PUBLISHING INC	06/04/2021	Regular	0.00	458.79	103387
406362	ARMAC Excavating & Paving LLC	06/04/2021	Regular	0.00	8,080.00	103388
405113	AXON ENTERPRISE, INC	06/04/2021	Regular	0.00	1,802.50	103389
403959	BENDER, DEBORAH	06/04/2021	Regular	0.00	127.00	103390
403671	BURRELL, SCOTT LEWIS	06/04/2021	Regular	0.00	435.00	103391
100475	CAPITAL CITY AUTO PARTS	06/04/2021	Regular	0.00	10.15	103392
404500	CARSON DODGE CHRYSLER INC	06/04/2021	Regular	0.00	60.00	103393
404216	CARSON VALLEY OIL CO INC	06/04/2021	Regular	0.00	2,414.20	103394
100597	CASHMAN EQUIPMENT CORP	06/04/2021	Regular	0.00	120.00	103395
405968	CC Cleaning Service, LLC	06/04/2021	Regular	0.00	3,860.55	103396
100670	CFOA	06/04/2021	Regular	0.00	300.00	103397
405235	CHARTWELL STAFFING SERV	06/04/2021	Regular	0.00	5,520.00	103398
100505	CITY OF CARSON TREASURER	06/04/2021	Regular	0.00	40.00	103399
405134	CMC TIRE INC	06/04/2021	Regular	0.00	1,291.54	103400
403990	COMSTOCK CEMETERY FOUNDAT	06/04/2021	Regular	0.00	60.00	103401
99652	COMSTOCK CHRONICLE (VC)	06/04/2021	Regular	0.00	2,629.50	103402
403887	COMSTOCK GOLD MILL LLC	06/04/2021	Regular	0.00	85.50	103403
406372	Construction Materials Engineers, In	06/04/2021	Regular	0.00	4,687.50	103404
405216	CONVERGEONE, INC	06/04/2021	Regular	0.00	2,014.80	103405
406403	CourtSmart Digital Systems, Inc	06/04/2021	Regular	0.00	78,403.00	103406
404747	CROSS FIRE EQUIPMENT & TRAININ	06/04/2021	Regular	0.00	325.00	103407
404466	DAIOHS USA INC	06/04/2021	Regular	0.00	326.45	103408
404547	ELLIOTT AUTO SUPPLY INC	06/04/2021	Regular	0.00	965.62	103409
406053	E-One, Inc	06/04/2021	Regular	0.00	277.61	103410
403835	EWING IRRIGATION PRODUCTS, INC	06/04/2021	Regular	0.00	163.16	103411
403216	FARR WEST ENGINEERING	06/04/2021	Regular	0.00	13,666.00	103412
404509	FASTENAL COMPANY	06/04/2021	Regular	0.00	1,245.24	103413
403975	FERRELLGAS LP	06/04/2021	Regular	0.00	242.75	103414
405969	Fleetpride, INC	06/04/2021	Regular	0.00	185.30	103415
406395	Fye, Amy	06/04/2021	Regular	0.00	100.00	103416
406402	Gates, Brian Lee	06/04/2021	Regular	0.00	945.00	103417
406370	GD Services, LLC	06/04/2021	Regular	0.00	528.71	103418
403963	GIURLANI, DEREK	06/04/2021	Regular	0.00	275.00	103419
103470	GREAT BASIN TERMITE & PES	06/04/2021	Regular	0.00	260.00	103420
404778	HAT, LTD	06/04/2021	Regular	0.00	1,136.80	103421
100826	HISTORIC FOURTH WARD SCHOOL F	06/04/2021	Regular	0.00	221.00	103422
102564	HYDRAULIC INDUSTRIAL SERV	06/04/2021	Regular	0.00	26.63	103423
100978	INTERSTATE OIL CO	06/04/2021	Regular	0.00	3,873.48	103424
405726	IT1 Consulting, LLC	06/04/2021	Regular	0.00	79.35	103425
403834	IT1 SOURCE LLC	06/04/2021	Regular	0.00	1,747.79	103426
404583	JAMES C MCLENNAN MDPC	06/04/2021	Regular	0.00	500.00	103427
406400	Johnson, Brandy	06/04/2021	Regular	0.00	100.00	103428
101030	LIFE-ASSIST INC	06/04/2021	Regular	0.00	380.29	103429
404363	MA LABORATORIES INC	06/04/2021	Regular	0.00	2,604.73	103430
405077	MACKAY MANSION	06/04/2021	Regular	0.00	416.00	103431
405307	McKechnie, Marla J.	06/04/2021	Regular	0.00	1,777.00	103432
403096	MONARCH DIRECT LLC	06/04/2021	Regular	0.00	26.55	103433

Check Register

Packet: APPKT03071-2021-06-04 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404883	MORTON, JUNE & MICHAEL	06/04/2021	Regular	0.00	23.36	103434
406398	Munoz, Daniel	06/04/2021	Regular	0.00	25.00	103435
101228	NEV ADMIN BLDG & GROUNDS	06/04/2021	Regular	0.00	4,943.97	103436
101226	NEV COMPTROLLER	06/04/2021	Regular	0.00	519.00	103437
101226	NEV COMPTROLLER	06/04/2021	Regular	0.00	9,886.00	103438
101343	NEV DEPT HUMAN RESOURCES	06/04/2021	Regular	0.00	4,286.81	103439
404294	NEV DHCFP	06/04/2021	Regular	0.00	7,480.00	103440
403632	NEVADA BLUE LTD (RNO)	06/04/2021	Regular	0.00	100.00	103441
101269	NEVADA LEGAL SERVICE INC	06/04/2021	Regular	0.00	802.00	103442
405020	Nevin, Michael E. and Virginia M.	06/04/2021	Regular	0.00	4,000.00	103443
404163	NORTON CONSULTING LLC	06/04/2021	Regular	0.00	1,163.00	103444
102782	OFFICE DEPOT INC	06/04/2021	Regular	0.00	75.44	103445
103220	ON THE SIDE GRAPHICS & SIGNS, LL	06/04/2021	Regular	0.00	235.00	103446
405127	O'REILLY AUTO ENTERPRISES LLC	06/04/2021	Regular	0.00	1,255.99	103447
404746	OTIS ELEVATOR COMPANY	06/04/2021	Regular	0.00	1,197.00	103448
103486	PAPE MACHINERY	06/04/2021	Regular	0.00	5,725.00	103449
403895	PETRINI, ANGELO D	06/04/2021	Regular	0.00	322.00	103450
405256	PIPER'S OPERA HOUSE	06/04/2021	Regular	0.00	80.00	103451
101435	PITNEY BOWES GLOBAL (LEA)	06/04/2021	Regular	0.00	165.12	103452
103032	POWERPLAN	06/04/2021	Regular	0.00	24.79	103453
404398	RAD STRATEGIES INC	06/04/2021	Regular	0.00	6,475.00	103454
404134	RAPID SPACE LLC	06/04/2021	Regular	0.00	278.67	103455
402937	RAY MORGAN CO INC (CA)	06/04/2021	Regular	0.00	45.21	103456
102388	REDWOOD TOXICOLOGY LAB,IN	06/04/2021	Regular	0.00	399.50	103457
101568	SANI-HUT COMPANY INC	06/04/2021	Regular	0.00	730.00	103458
101210	SBC GLOBAL SERVICES INC	06/04/2021	Regular	0.00	55.07	103459
405975	Shaheen Beauchamp Builders, LLC	06/04/2021	Regular	0.00	9,008.00	103460
406367	Shepherd, Scott F.	06/04/2021	Regular	0.00	900.00	103461
405081	SHERMARK DISTRIBUTORS INC	06/04/2021	Regular	0.00	73.50	103462
404187	SHOAF, BRIAN ALLEN	06/04/2021	Regular	0.00	19.00	103463
102462	SIERRA ENVIRONMENTAL MONITOR	06/04/2021	Regular	0.00	240.00	103464
404750	SIERRA NEVADA CONTST, INC	06/04/2021	Regular	0.00	123,609.91	103465
101630	SIERRA PACIFIC POWER CO	06/04/2021	Regular	0.00	11,150.37	103466
	Void	06/04/2021	Regular	0.00	0.00	103467
101632	SIERRA PEST CONTROL INC	06/04/2021	Regular	0.00	55.00	103468
405564	Sims, Justin Andrew	06/04/2021	Regular	0.00	326.03	103469
404195	SOUTHERN GLAZERS WINE & S	06/04/2021	Regular	0.00	1,686.80	103470
101717	ST CO SCHOOL DISTRICT	06/04/2021	Regular	0.00	485,262.13	103471
102441	ST CO SHERIFF	06/04/2021	Regular	0.00	201.00	103472
101745	ST CO WATER SYSTEM	06/04/2021	Regular	0.00	4,578.19	103473
405475	Staples Contract & Commercial, Inc	06/04/2021	Regular	0.00	279.67	103474
101229	State of Nevada	06/04/2021	Regular	0.00	2,445.00	103475
406399	Stokes, Shane Bradley	06/04/2021	Regular	0.00	25.00	103476
403892	SUN PEAK ENTERPRISES	06/04/2021	Regular	0.00	2,440.00	103477
405244	SUTTON HAGUE LAW CORP	06/04/2021	Regular	0.00	3,582.50	103478
403971	SYN TECH SYSTEMS INC	06/04/2021	Regular	0.00	1,100.00	103479
405124	TERRY, SHIRLEY	06/04/2021	Regular	0.00	1,004.00	103480
405212	THE PAPE GROUP INC.	06/04/2021	Regular	0.00	112.84	103481
405212	THE PAPE GROUP INC.	06/04/2021	Regular	0.00	131.43	103482
101786	THERMATEMP	06/04/2021	Regular	0.00	468.00	103483
406396	Treasure Electronics, Inc	06/04/2021	Regular	0.00	21,788.00	103484
403225	TRI GENERAL IMPROVEMENT	06/04/2021	Regular	0.00	453.34	103485
403728	UNITED SITE SERVICES OF NEVADA	06/04/2021	Regular	0.00	984.71	103486
101845	US POSTOFFICE (VC)	06/04/2021	Regular	0.00	250.00	103487
404828	V & T ROCK, INC	06/04/2021	Regular	0.00	684.30	103488
406401	Vacca, Nina	06/04/2021	Regular	0.00	500.00	103489
405735	VC Tours LLC	06/04/2021	Regular	0.00	1,122.00	103490
403894	VIRGINIA & TRUCKEE RR CO, INC.	06/04/2021	Regular	0.00	1,195.00	103491
405574	Washoe County Forensic Science Di	06/04/2021	Regular	0.00	510.50	103492
103080	WATERS SEPTIC TANK SV DBA	06/04/2021	Regular	0.00	1,480.00	103493
406018	Weiss Dental & Orthodontics Prof C	06/04/2021	Regular	0.00	732.00	103494

Check Register

Packet: APPKT03071-2021-06-04 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103237	WESTERN ENVIRONMENTAL LAB	06/04/2021	Regular	0.00	204.00	103495
101920	WESTERN NEVADA SUPPLY CO	06/04/2021	Regular	0.00	63.66	103496
405919	Williams Scotsman, Inc	06/04/2021	Regular	0.00	744.12	103497
404295	WELLS ONE COMMERCIAL CARD	06/04/2021	Bank Draft	0.00	46,604.66	DFT0000799

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	177	117	0.00	892,176.57
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	24	1	0.00	46,604.66
EFT's	0	0	0.00	0.00
	201	119	0.00	938,781.23

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
 Comptroller		6.4.21 Date
_____ Treasurer		_____ Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	6/2021	938,781.23
			938,781.23



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of business license first readings:
- A. ARCO Construction Co. Inc. - Contractor / 900 N. El Camino Real, Ste. 305, San Mateo, CA
- B. R.F. MacDonald - General / 99 Megabyte Dr., Sparks, NV
- C. Rustic Rope N' Treasures - General / 263 N. C St., Virginia City, NV
- D. Wild Red's - General / 263 N. C St., Virginia City, NV
- **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)
- **Prepared by:** Ashley Mead

Department:

Contact Number: 775-847-0966

- **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.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ 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 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

June 7, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **June 15, 2021**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. ARCO Construction Co. Inc.** – Contractor / 900 N. El Camino Real Ste 305 ~ San Mateo, CA
- B. R.F. MacDonald Company** - General / 99 Megabyte Dr. ~ Sparks, NV
- C. Rustic Rope N' Treasures** – General / 263 N. C St. Virginia City, NV
- D. Wild Red's** – General / 263 N. C St. ~ Virginia City, 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: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation and discussion with Walker & Associates about 2021 legislative session including bills and new laws affecting Storey County and Nevada.
- **Recommended motion:** Receive and File. No action.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 7758470968

- **Staff Summary:** County commissioners, lobbyists, staff, and the public to go over bills affecting Storey County.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ 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: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Update, discussion, and provide direction to county staff and lobbyists regarding SCR 11 (formerly BDR 1109 and 1148) interim legislative committee to study Innovation Zone draft legislation, and other properly related matters.
- **Recommended motion:** I [county commissioner] motion to direct county staff, lobbyists, and professional services to consider appropriate research, analyses, and action on SCR 11 (Innovation Zone interim study) which will best protect and represent the county; to continue opposing separatist government concepts; and to promote economic and land development through existing framework and the 2016 Master Plan of Storey County.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The Nevada Legislature passed SCR 11 creating an interim session committee to study Innovation Zone concepts until December 31, 2021 and to make a recommendation on Innovation Zones to the legislature.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ 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 COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775 847.0968 - Fax: 775 847 0949
commissioners@storeycounty.org

Jay Carmona, Chair
Clay Mitchell, Vice-Chair
Lance Gilman, Commissioner

April 6, 2021

Honorable Governor Steve Sisolak
State Capitol Building
101 N. Carson Street
Carson City, NV 89701

Re: Storey County's Position on Innovation Zone bill draft as of 04/06/21

Governor Sisolak:

The Board of Storey County Commissioners on March 2 and 16, and April 6, 2021, directed county staff and lobbyists to take certain positions on BDR 1109-related draft legislation providing for the creation of Innovation Zones. Storey County opposes the Innovation Zone bill as presented thus far; however, the board finds merit in certain elements of the bill including expanding technology uses across the county and developing a mixed-use residential community at Painted Rock. The following summarize the board's directives and provides further explanation on the county's position on the matter.

1. ***Technology – Support and work with legislature and applicable elected officials to explore Blockchain, cryptocurrency, stable-coin, and other such technological advances and currency.***

Storey County is Nevada's forerunner in embracing and utilizing new technologies, and the board finds that new digital platforms such as stable-coin and Blockchain to be the potential digital capital of the future. We will seek guidance from the Nevada Department of Taxation; county recorders, clerks, and treasurers; and other such agencies and associations to evaluate the viability of these technologies and develop appropriate framework for their implementation.

2. ***Residential "Smart City" – Continue to support 2016 Storey County Master Plan as applicable to neo-traditional and new-urbanistic design as proposed by Blockchains' "Smart-City".***

The Storey County Master Plan supports large-scale residential development at Painted Rock. A mixed-use community integrating commercial, residential, and live-work use patterns is preferred over suburban sprawl. Graphic renditions by Blockchains, LLC and R&R Partners illustrating high-rise buildings clad in stainless-steel and glass, situated within clustered high-density nodes, and supported by multi-modal transit and "smart" infrastructure are aligned with the goals and objectives of the plan for this area.

Storey County to-date has received no development application from Blockchains or its affiliates for the Painted Rock area. We engaged with representatives of Blockchains about the draft bill and stated that an application for a mixed-use development may be submitted for consideration in accordance with Title 16 Subdivisions, Title 17 Zoning, the master plan, and other local and state statutes. The representatives were reminded that a master plan amendment is not required, and they were also reminded that a mixed-use residential development application by another developer at Painted Rock was approved by the board with action by the planning commission in 2006.

3. ***Separate Local Government – Oppose separatist governing control and carving up Storey County.***

Carving out a separate government within Storey County is not necessary for the advancement of technology, innovative industries, or residential "smart city" development. Storey County has for 20 years been Nevada's leader in attracting, permitting, and supporting technology, manufacturing, and energy sectors, and transforming northern Nevada from dependence on gaming to the diversified economic powerhouse it is today.

Tesla, Panasonic, Switch, Google, Fulcrum Bioenergy, and nearly 20 million square-feet of other companies made Storey County their home because of fast and simple permitting, easy access to

elected and appointed officials, and a dedicated team capable of finding innovative ways to overcome economic, social, environmental, and geographic obstacles. The proponents of the Innovation Zone envision a “sandbox” in which inventive minds are free to develop advanced technologies through expression and experimentation. We respond that this vision dovetails seamlessly into our current master plan, zoning allowances, development agreements, and proven business-friendly culture.

Storey County’s master plan, zoning designations, and ordinances facilitate a wide range of land uses. Diverse zoning encourages residential and community development, while also providing for revenue-generating commercial and industrial uses that offset costs of providing services to the county’s residents and businesses. The draft legislation stripping Storey County of roughly one-third of its land, much of which is commercial and industrial designated, will result in persistent fiscal instability potentially causing its inability to provide public safety protections, social services, and other core functions to current and future residents and businesses.

Storey County has been a proven leader in the state in economic development. Removing the county from the proven calculus it formulated may cause adverse economic, social, and environmental impacts to the county and region, and, moreover, may cause the same for the proposals identified the draft bill. We will continue exploring ways in which objectives for residential and tech development in the draft legislation may be achieved within existing local and state regulatory framework.

4. ***Planning & Development – Reach out to Governor, Blockchains, and others for meaningful and authentic good-faith discussion to coordinate planning and oversight within existing governing framework.***

Conversations about the proposed legislation must consider state and local regulations, and binding agreements in-place in Storey County such as the Tahoe-Reno Industrial Center (TRI-Center) development agreement, TRI-Center infrastructure payback agreement, the TRI General Improvement District regulations and responsibilities, the inter-county effluent water line Tax Increment Area agreement, economic development and diversification districts for technology and manufacturing sector abatements, court degrees, utility and other easements and rights-of-ways, and government services agreements. These obstacles to Innovation Zone legislation have been shared with Blockchains representatives, and there remains unanswered questions as to how the proposed legislation will function properly within these frameworks.

5. ***Progress – Periodically update the Storey County Board of County Commissioners on the status of Innovative Zone BDR and bill, to and seek amended direction as conditions change and are known.***

We will periodically update the board on research findings into the Innovation Zone matters and seek direction as conditions change and more is known about the draft bill.

We respectfully request a meeting with you and your team to openly discuss the Innovation Zone bill. We look forward to being part of a conversation about the potential benefits in the draft bill, and ways to overcome challenging aspects of the proposed legislation within existing fiscal, economic, environmental, and land use regulatory structures.

Respectfully submitted,



Austin Osborne

Storey County Manager

Enc: Storey County Master Plan - <https://www.storeycounty.org/292/Master-Plan>

Cc.: Storey County Commissioners
Storey County District Attorney
Storey County Lobbyists
Governor’s Office of Economic Development (GOED)
Nevada Association of Counties (NACO)

SUMMARY—Creates a joint special committee to conduct a study concerning innovation zones.

(BDR R-1148)

SENATE CONCURRENT RESOLUTION—Creating a joint special committee to conduct a study concerning innovation zones.

WHEREAS, It is critical that the Nevada Legislature consider whether innovation zones, which are a unique form of local government on private land, would accelerate this State's economic diversification by attracting advanced technology industries to invest in this State; and

WHEREAS, The 81st Session of the Legislature has been unable to consider all of the critical issues surrounding innovation zones, as the Legislature continues to deal with the impact of the COVID-19 pandemic and the effects of the pandemic on the health, safety and welfare of the citizens of this State as well as on the economy of this State; and

WHEREAS, The appointment of a joint special committee to study innovation zones will enable a thorough vetting of the critical issues and facilitate discussion among all of the interested stakeholders, including, without limitation, local governments, tribal governments, environmental groups, labor organizations, economic development authorities, water authorities, advanced technology industries and global interests; now, therefore, be it

RESOLVED BY THE SENATE OF THE STATE OF NEVADA, THE ASSEMBLY CONCURRING, That there is hereby created a joint special committee to conduct a study of innovation zones, which must be composed of at least three members of the Assembly, two of whom must be appointed by the



Speaker of the Assembly and one of whom must be appointed by the Minority Leader of the Assembly, and at least three members of the Senate, two of whom must be appointed by the Majority Leader of the Senate and one of whom must be appointed by the Minority Leader of the Senate; and be it further

RESOLVED, That the joint special committee shall elect a chair and vice chair and may meet during the 81st Session of the Legislature for the purpose of electing a chair and vice chair; and be it further

RESOLVED, That the joint special committee shall, to the extent practicable, meet at least once a month to study, without limitation, the potential community and economic benefits of innovation zones and the impact of innovation zones on:

1. Economic development and job creation;
2. Workforce development;
3. Affordable housing;
4. Empowerment centers;
5. Regional water supplies;
6. Natural resources and the environment;
7. Counties and other forms of local government; and
8. State and local revenues and the distribution of taxes; and be it further

RESOLVED, That the joint special committee shall solicit the input of interested stakeholders, including, without limitation, local governments, tribal governments, environmental groups, labor



organizations, economic development authorities, water authorities, advanced technology industries and global interests; and be it further

RESOLVED, That any recommendation proposed by the joint special committee must be approved by a majority of the members of the Assembly and a majority of the members of the Senate appointed to the joint special committee; and be it further

RESOLVED, That the joint special committee shall, to the extent practicable, submit a report of the results of the study and any recommendations to the Governor on or before December 31, 2021, including, without limitation, whether:

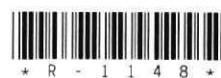
1. No further action should be taken on innovation zones; or
2. Legislation on innovation zones should be proposed during a regular or special session of the Legislature; and be it further

RESOLVED, That the joint special committee may request the drafting of one legislative measure related to innovation zones at the 82nd Session of the Legislature; and be it further

RESOLVED, That if the joint special committee requests the drafting of a legislative measure related to innovation zones, the legislative measure must be prefiled on or before the first day of the 82nd Session of the Legislature; and be it further

RESOLVED, That the joint special committee shall submit a report of its findings to the 82nd Session of the Legislature; and be it further

RESOLVED, That this resolution becomes effective upon adoption.



SENATE CONCURRENT RESOLUTION NO. 11—COMMITTEE
ON LEGISLATIVE OPERATIONS AND ELECTIONS

MAY 6, 2021

Referred to Committee on Legislative Operations and Elections

SUMMARY—Creates a joint special committee to conduct a study
concerning innovation zones. (BDR R-1148)

EXPLANATION – Matter in *bolded italics* is new, matter between brackets ~~omitted material~~ is material to be omitted

SENATE CONCURRENT RESOLUTION—Creating a joint
special committee to conduct a study concerning
innovation zones.

1 WHEREAS, It is critical that the Nevada Legislature consider
2 whether innovation zones, which are a unique form of local
3 government on private land, would accelerate this State's economic
4 diversification by attracting advanced technology industries to
5 invest in this State; and

6 WHEREAS, The 81st Session of the Legislature has been unable
7 to consider all of the critical issues surrounding innovation zones, as
8 the Legislature continues to deal with the impact of the COVID-19
9 pandemic and the effects of the pandemic on the health, safety and
10 welfare of the citizens of this State as well as on the economy of this
11 State; and

12 WHEREAS, The appointment of a joint special committee to
13 study innovation zones will enable a thorough vetting of the critical
14 issues and facilitate discussion among all of the interested
15 stakeholders, including, without limitation, local governments, tribal
16 governments, environmental groups, labor organizations, economic
17 development authorities, water authorities, advanced technology
18 industries and global interests; now, therefore, be it

19 RESOLVED BY THE SENATE OF THE STATE OF NEVADA, THE
20 ASSEMBLY CONCURRING, That there is hereby created a joint
21 special committee to conduct a study of innovation zones, which
22 must be composed of at least three members of the Assembly, two
23 of whom must be appointed by the Speaker of the Assembly and
24 one of whom must be appointed by the Minority Leader of the



★ S C R 1 1 ★

1 Assembly, and at least three members of the Senate, two of whom
2 must be appointed by the Majority Leader of the Senate and one of
3 whom must be appointed by the Minority Leader of the Senate; and
4 be it further

5 RESOLVED, That the joint special committee shall elect a chair
6 and vice chair and may meet during the 81st Session of the
7 Legislature for the purpose of electing a chair and vice chair; and be
8 it further

9 RESOLVED, That the joint special committee shall, to the extent
10 practicable, meet at least once a month to study, without limitation,
11 the potential community and economic benefits of innovation zones
12 and the impact of innovation zones on:

- 13 1. Economic development and job creation;
- 14 2. Workforce development;
- 15 3. Affordable housing;
- 16 4. Empowerment centers;
- 17 5. Regional water supplies;
- 18 6. Natural resources and the environment;
- 19 7. Counties and other forms of local government; and
- 20 8. State and local revenues and the distribution of taxes; and be

21 it further

22 RESOLVED, That the joint special committee shall solicit the
23 input of interested stakeholders, including, without limitation, local
24 governments, tribal governments, environmental groups, labor
25 organizations, economic development authorities, water authorities,
26 advanced technology industries and global interests; and be it
27 further

28 RESOLVED, That any recommendation proposed by the joint
29 special committee must be approved by a majority of the members
30 of the Assembly and a majority of the members of the Senate
31 appointed to the joint special committee; and be it further

32 RESOLVED, That the joint special committee shall, to the extent
33 practicable, submit a report of the results of the study and any
34 recommendations to the Governor on or before December 31, 2021,
35 including, without limitation, whether:

- 36 1. No further action should be taken on innovation zones; or
- 37 2. Legislation on innovation zones should be proposed during a
38 regular or special session of the Legislature; and be it further

39 RESOLVED, That the joint special committee may request the
40 drafting of one legislative measure related to innovation zones at the
41 82nd Session of the Legislature; and be it further

42 RESOLVED, That if the joint special committee requests the
43 drafting of a legislative measure related to innovation zones, the
44 legislative measure must be prefiled on or before the first day of
45 the 82nd Session of the Legislature; and be it further



* S C R 1 1 *

– 3 –

1 RESOLVED, That the joint special committee shall submit a
2 report of its findings to the 82nd Session of the Legislature; and be
3 it further
4 RESOLVED, That this resolution becomes effective upon
5 adoption.

③





Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation and discussion by Carson Water Subconservancy District (CWSD) General Manager Ed James about the Carson River Watershed study including watershed trends, users, resource allocation, and strategies in the watershed area.
- **Recommended motion:** Receive and File. No other action.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** In 2018, CWSD received a grant from the Bureau of Reclamation to evaluate ways to enhance water sustainability through various programs such as water marketing, water banking, and water storage. CWSD hired Lumos & Associates to conduct this study. Lumos evaluated the water trends throughout the watershed, evaluated water use by the various water purveyors in the watershed, evaluated groundwater use and supply in each groundwater basin, and evaluated how water marketing could be developed to enhance water sustainability. Mr. James will give a brief overview of the study and discuss the next steps in evaluating the water supply for the entire Carson River Watershed
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

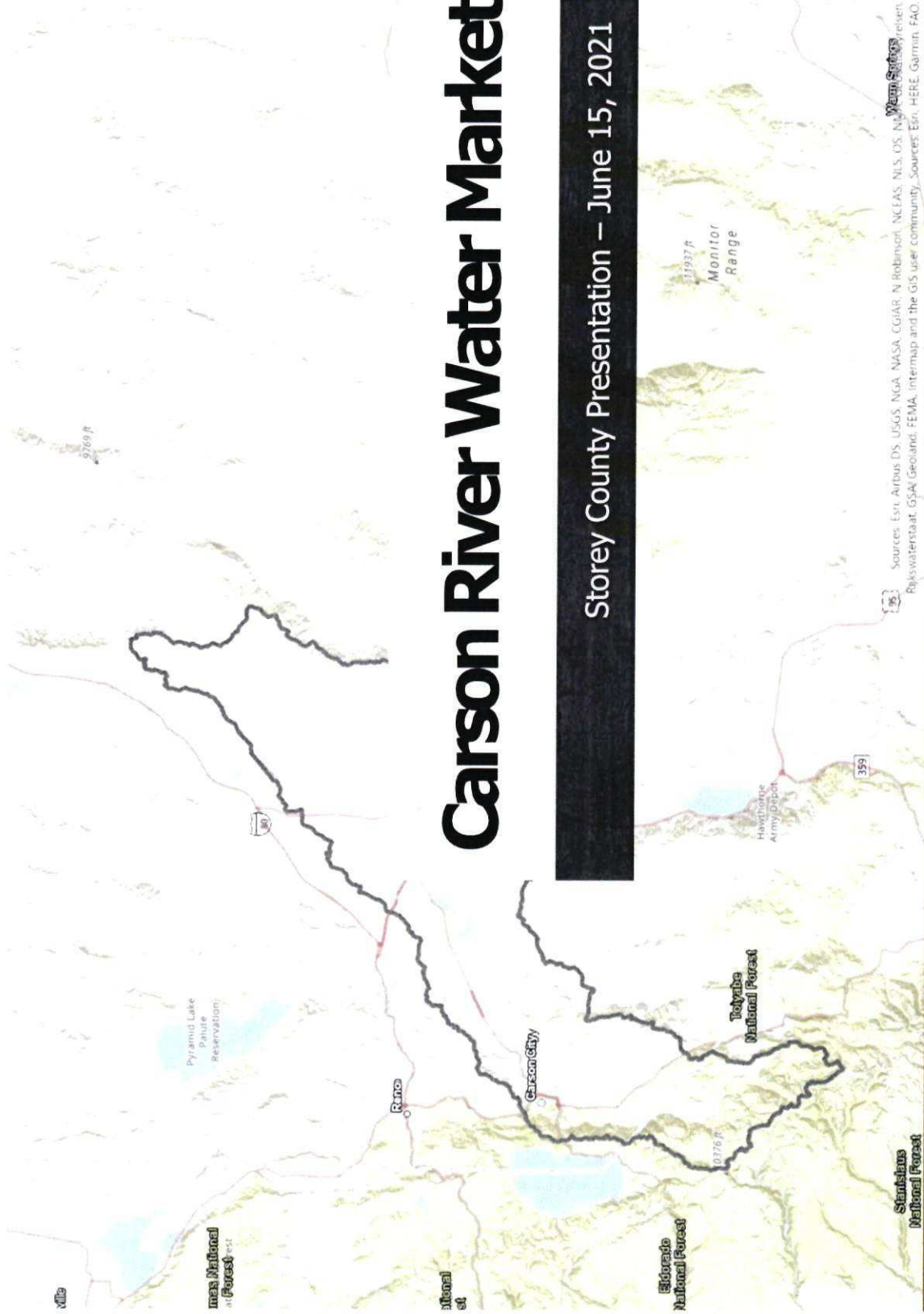
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Carson River Water Marketing Study

Storey County Presentation – June 15, 2021





What is a Water Marketing Study?

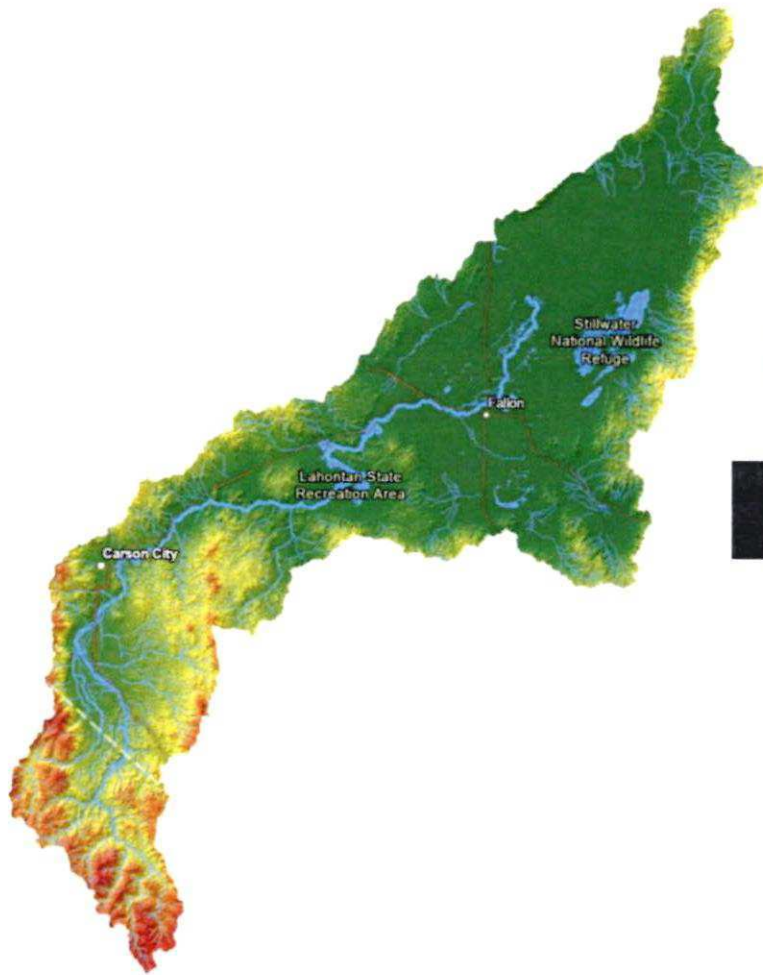
Funded through a *USBR WaterSMART Water Marketing Strategy Grant* to:

"develop water marketing strategies that establish or expand water markets or water marketing activities between willing participants, in compliance with state and Federal laws"

usbr.gov/watersmart/watermarketing/index.html



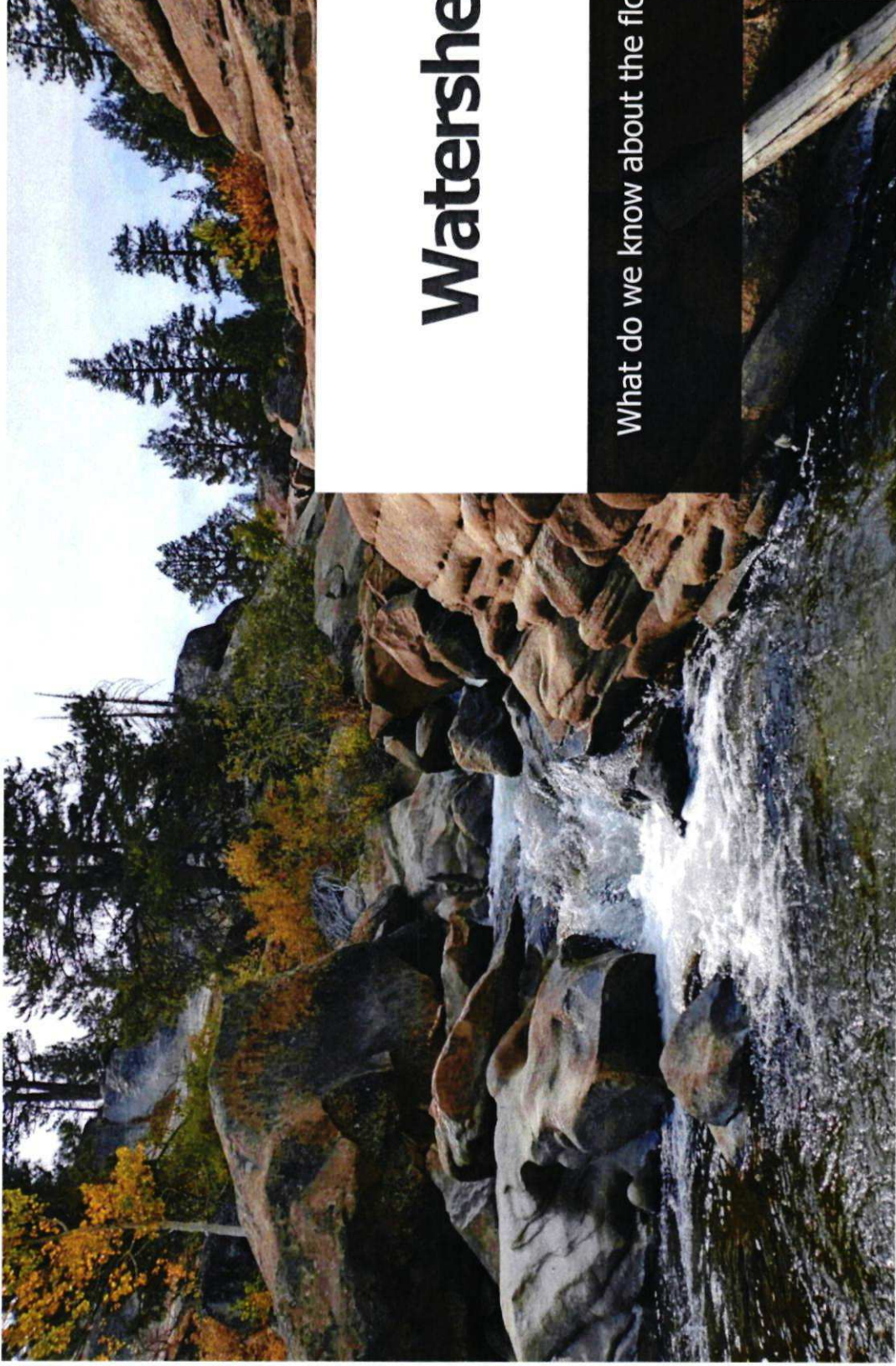
Background



Project Strategy

1. Understand the Watershed Trends
2. Understand existing water users
3. Define existing water marketing activities
4. Consider other water marketing strategies

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors

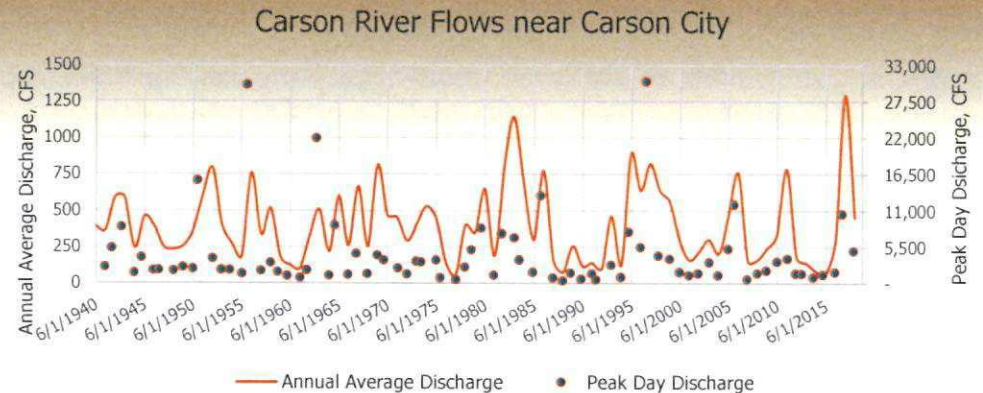


Watershed Trends

What do we know about the flow and climate trends in the watershed?

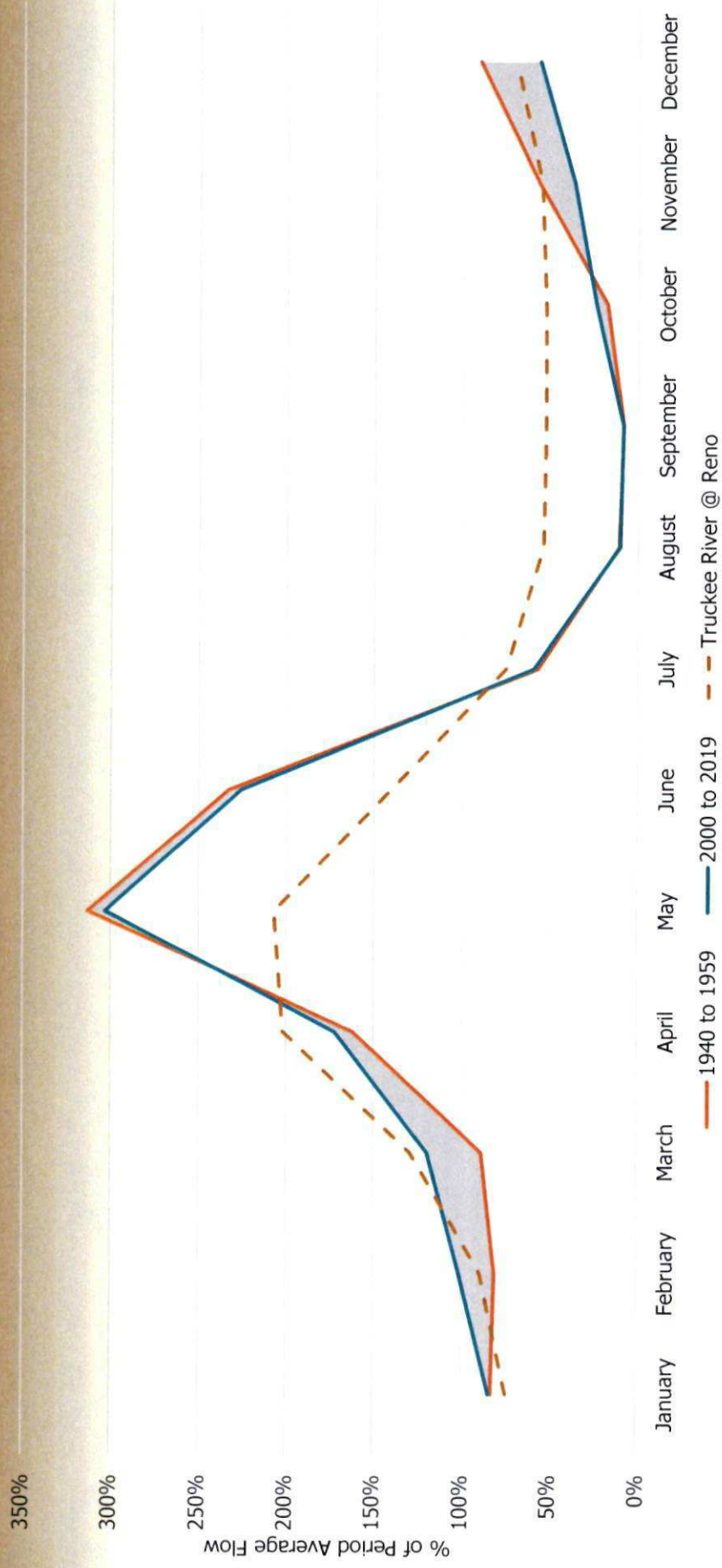
Instream Flows - 1940 to 2018

- Flows are highly variable
- On average, flows are slowly decreasing in each river stretch



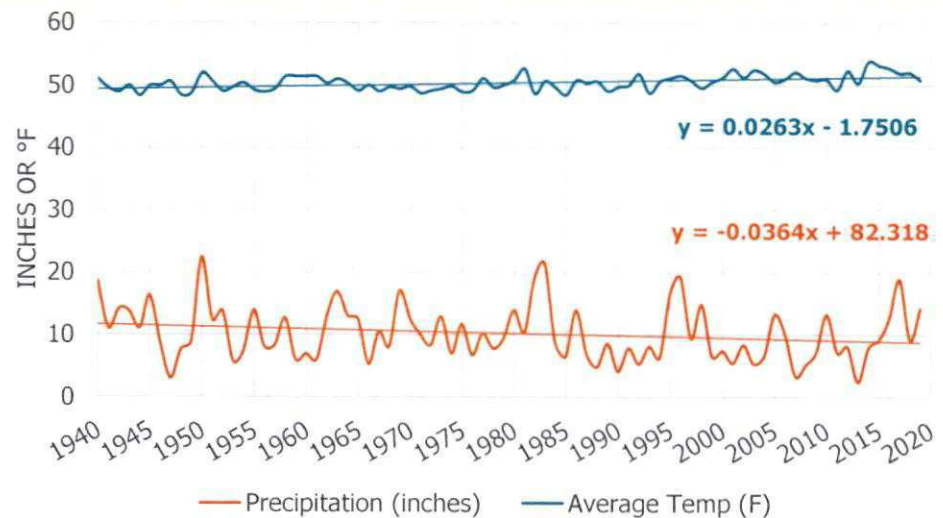
Location	WF at Woodfords	EF near Gardnerville	EF + WF	CR near Carson City	CR near Fort Churchill*
USGS Station #	10310000	10309000		10311000	10312000
Annual Average Flow, CFS	103.0	365.4	468.3	401.1	377.4
Annual Flow Standard Deviation, CFS	50.2	181.3		256.4	258.4
Average Peak Day Flow, CFS	1,150.7	3,599.5		4,178.8	3,278.8
Peak Day Flow Standard Deviation, CFS	1,253.8	3,579.0		5,544.0	3,700.5
% Average Annual Change in Flow	-0.10%	-0.05%	-0.06%	-0.12%	-0.05%
% Average Change in Flow between 1940 and 2018	-7.91%	-4.03%	-4.88%	-8.99%	-3.74%
*Data trends from Ft Churchill gauge are not statistically significant and should be interpreted as such					

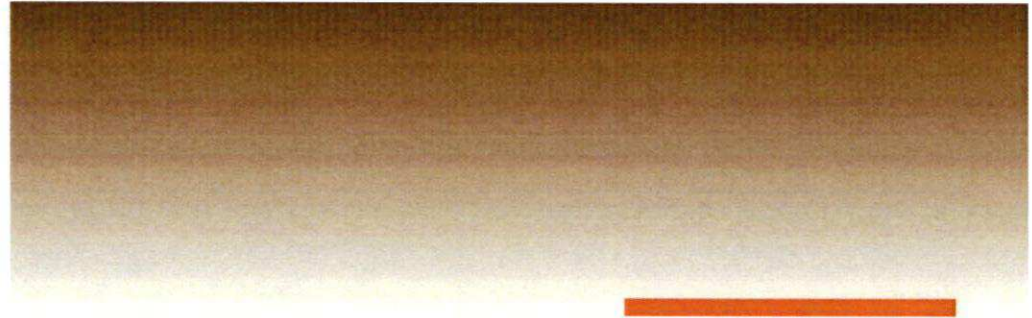
Impacts to Instream Flows at Carson City



Climatic Conditions at Carson City — 1940 to 2019

- Climatic (not weather) trends in Carson City indicate that:
 - Temperatures are increasing
 - Precipitation is decreasing
- Impacts on instream flows:
 - Correlation between temperature and precipitation with Carson River flows
 - Increasing temperatures + decreasing precipitation = decreasing instream flow





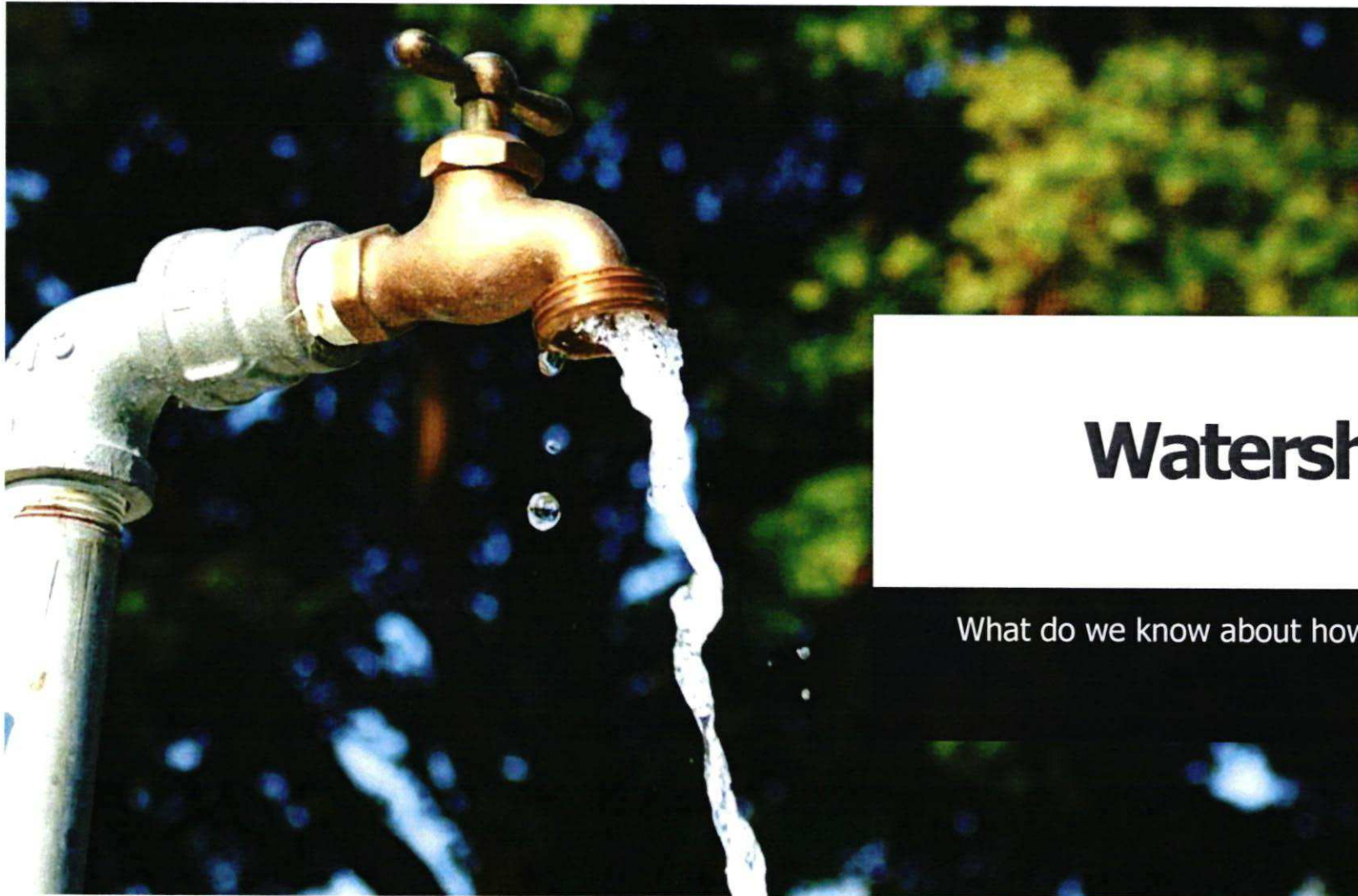
The Challenge

What do conditions look like in the future?

For water users along the Carson River, these trends are troubling. The result is an amplification of the "feast or famine" condition that already exists for the Carson River with the average flow slowly decreasing and flow patterns slowly changing. If this trend continues, flows will continue to become more extreme, less reliable, and continue to decline. The lack of significant storage in the upper watershed prevents any stabilization or mitigation of these extremes.



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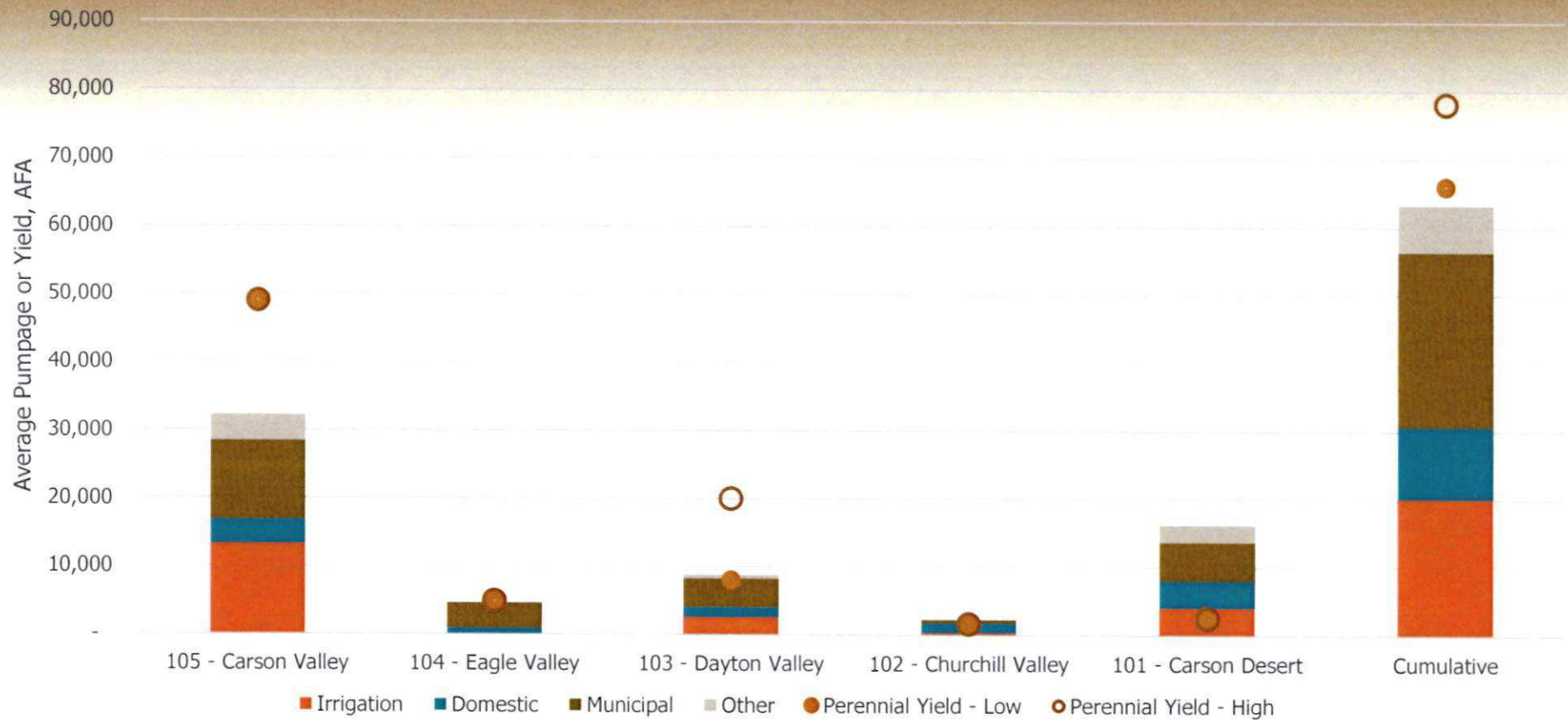


Watershed Users

What do we know about how water is being used?

[This Photo](#) by Unknown Author is licensed under [CC BY](#)

Groundwater Usage – 2013 to 2017

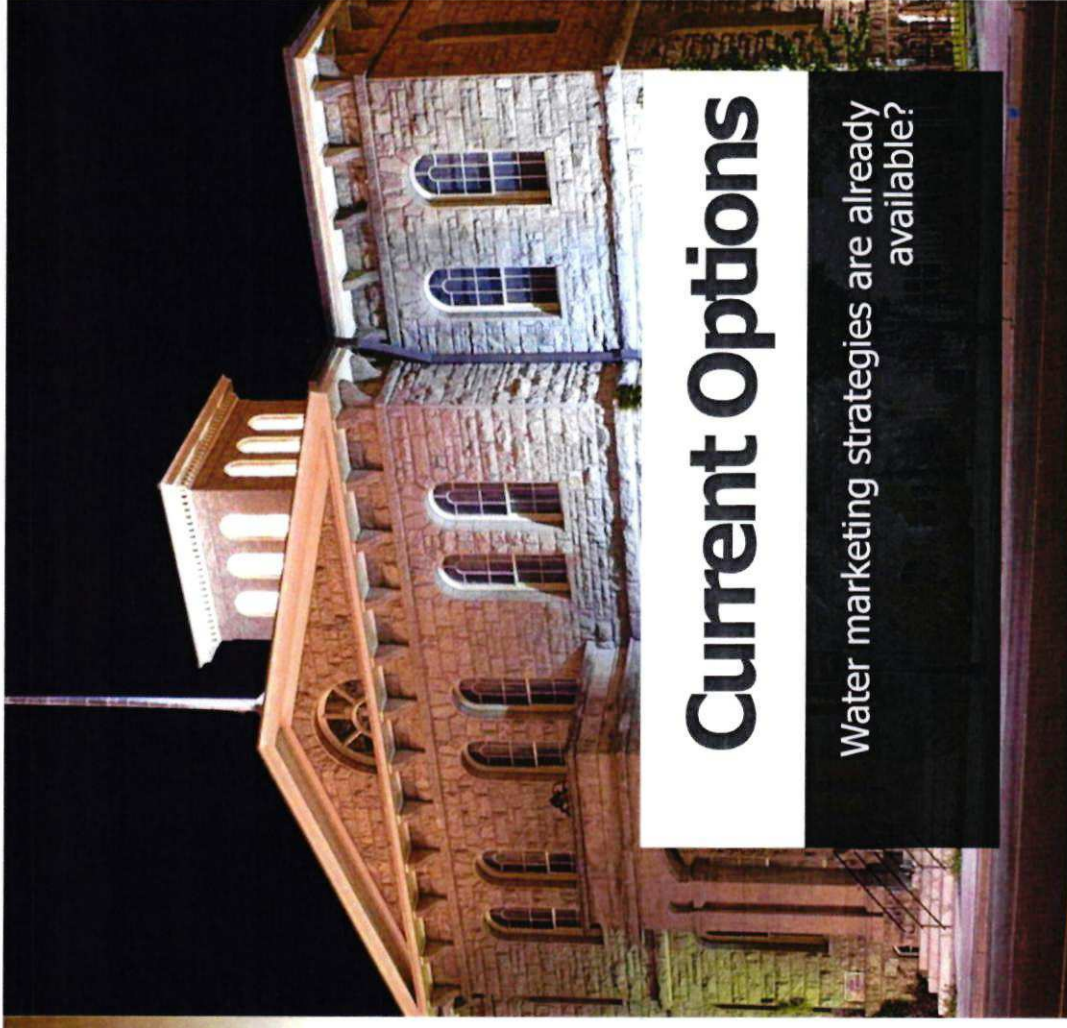




Water Marketing & Management

How are we managing the Carson Watershed?

- Alpine Decree & Water Rights Law allow changes
 - Point of diversion
 - Place of use
 - Manner of use
 - Rotation
- Municipal water system regionalization & interties
- Water reuse & engineered recharge
 - Wastewater effluent
 - Aquifer storage and recovery (ASR)
- Water leasing & banking
- Water imports
 - Truckee Canal
 - Marlette Water System



Current Options

Water marketing strategies are already available?

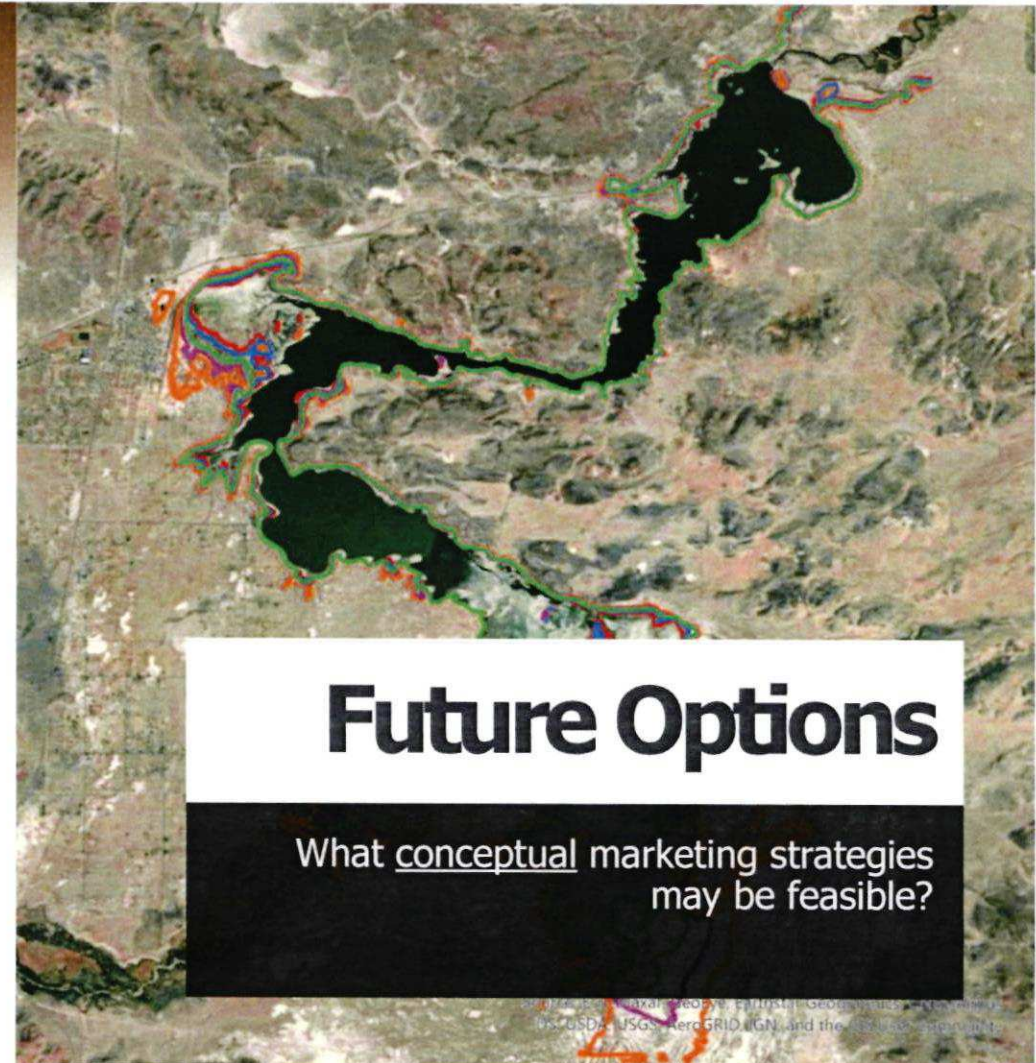
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General Concepts

1. Surface Water Extraction
2. Water Conveyance
3. Water Storage
4. Water Banking

Conceptual Alternatives

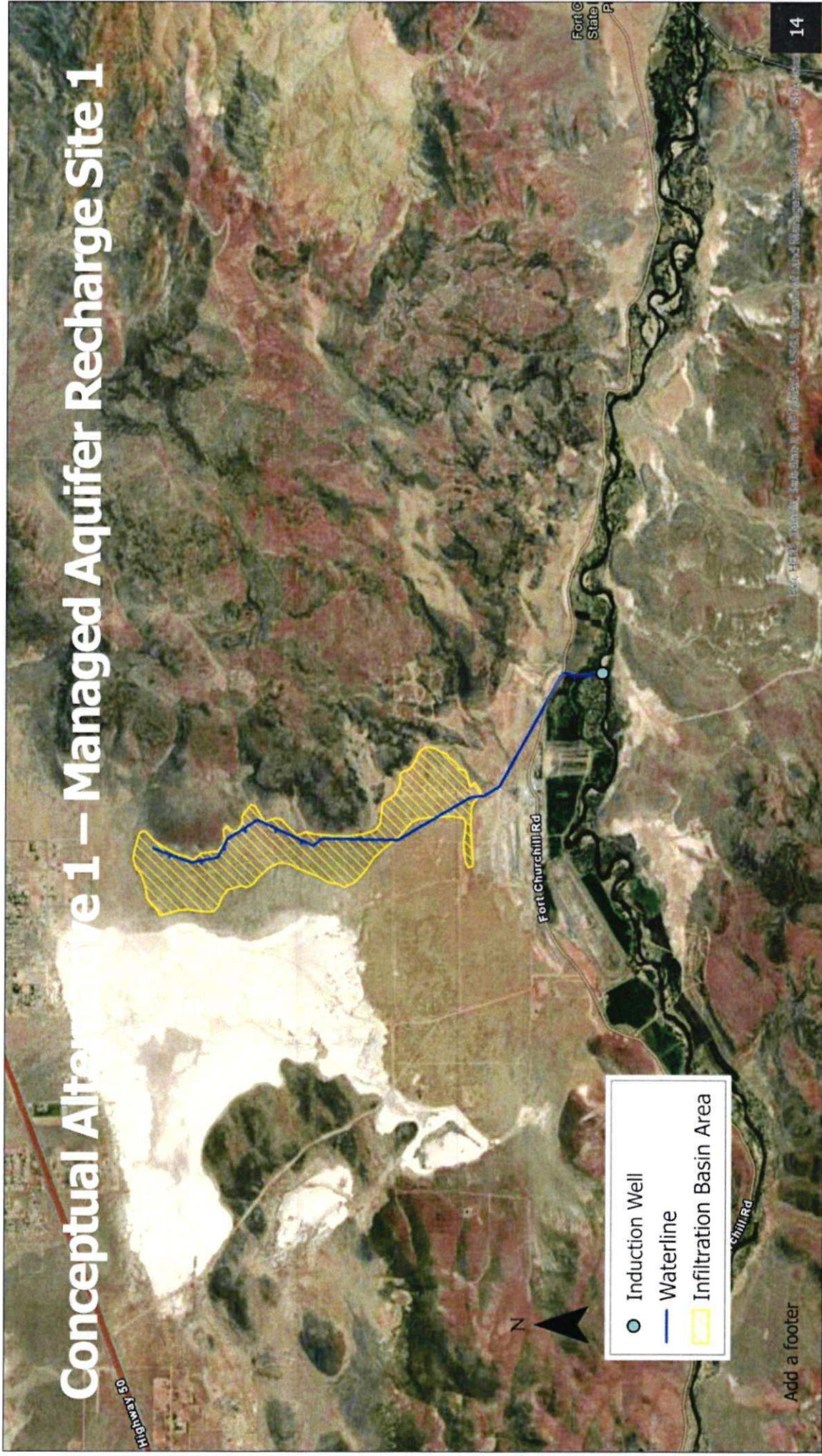
1. Managed Aquifer Recharge – Site 1
2. Managed Aquifer Recharge – Site 2
3. Expand Existing Reservoirs
 - A. Mud Lake
 - B. Lahontan Reservoir
4. Regional Water System Managed Aquifer Recharge
5. Combined Flood Control & Groundwater Recharge
6. New Reservoir



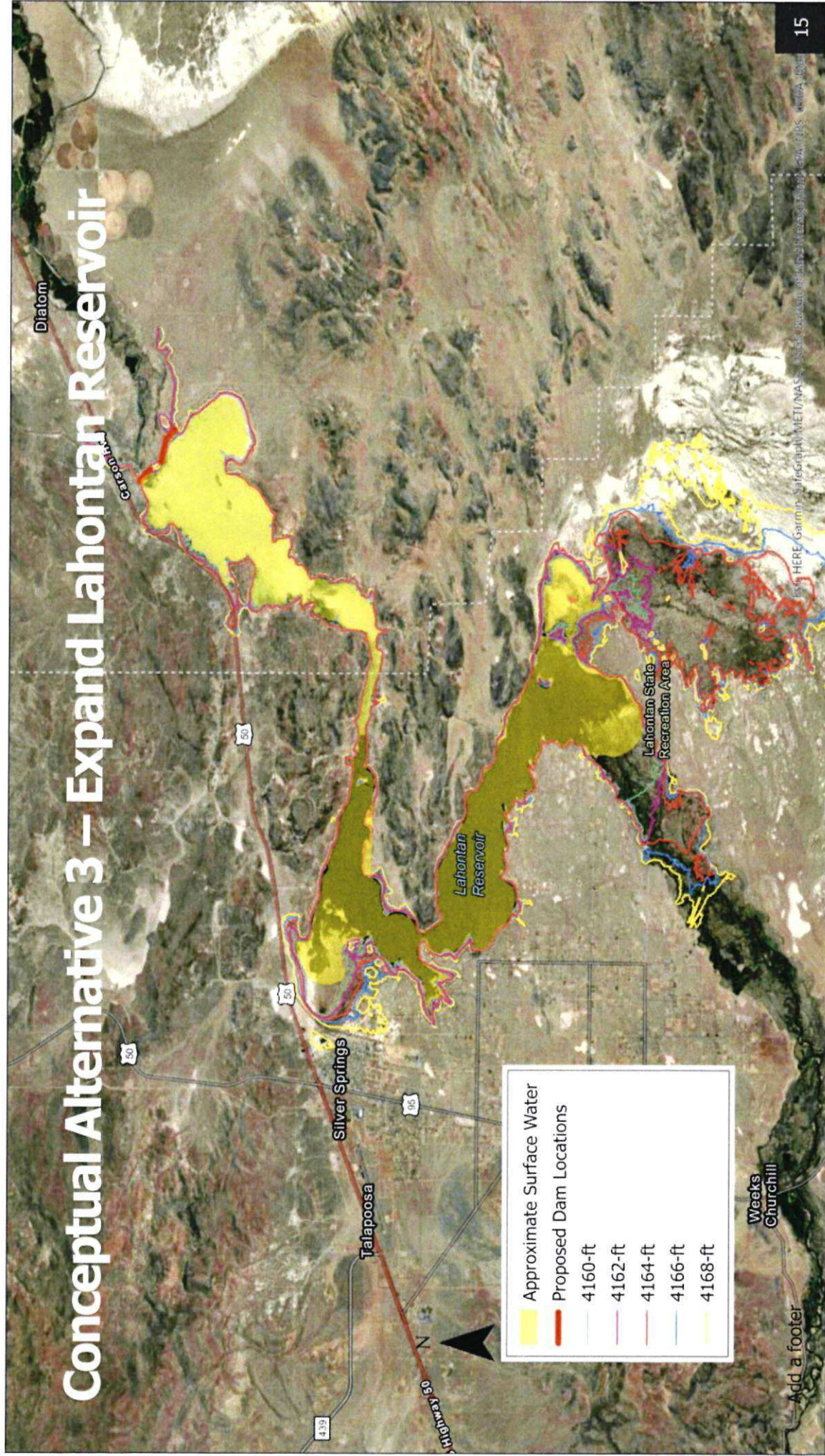
Future Options

What conceptual marketing strategies may be feasible?

Conceptual Alternative 1 – Managed Aquifer Recharge Site 1



Conceptual Alternative 3 – Expand Lahontan Reservoir



Conceptual Alternative 4 – Regional Managed Aquifer Recharge



- Groundwater Well
- Proposed CWSD Waterline Extension
- Proposed Vidler Water Company Waterline



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Opinion of Probable Costs

Class 5 Capital Costs

Conceptual Alternative	Total Cost
Managed Aquifer Recharge Site 1	\$12,000,000
Managed Aquifer Recharge Site 2	\$12,900,000
Expand Existing Reservoir Storage – Mud Lake	\$11,600,000
Expand Existing Reservoir Storage – Lahontan Reservoir	\$59,000,000
Potable Water Managed Aquifer Recharge	\$6,800,000
Combined Flood Control and Groundwater Recharge	\$16,200,000
New Reservoir Storage	\$18,600,000

Recommendations

Where do we go from here?

- CWSD has applied for a USBR WaterSmart grant to develop a regional water management plan
 - Update the USGS Middle and Upper Carson River Models
 - Incorporate climate changes and its impact to runoff.
 - Evaluate future water demands
 - Evaluate surface and groundwater interaction



[This Photo](#) by Unknown Author is licensed under [CC BY-NC-ND](#)



QUESTIONS?

WWW.CWSD.ORG

Photo by: Juan Guzman

I Am Carson River Watershed Campaign – *Water Connects Us All*

Shane Fryer

Watershed Program Specialist

Carson Water Subconservancy District

Jointly funded through:

CWA 319(h) Grant



Watershed-Literacy Program

1

Initial Stages

Worked with CRC Education Working Group to develop ways to measure EE Effectiveness, held first Roundtable 2013 and completed W-L Action Plan 2015.

2

W-L Phase I

Conducted Watershed-wide Survey of Residents 2015

3

W-L Phase II

2016 Completed Watershed-Literacy Marketing and Communications Plan/ EE Roundtable II

4

W-L Phase III-V

Developed and began implementation of Watershed-Literacy Program including the I Am Carson River Watershed Campaign PSAs and Watershed Moments.

5

Next Steps

- Continue implementation
- ~2022 Resurvey Watershed Residents
- Measure, reflect, revise W-L Action Plan accordingly.

I AM CARSON RIVER WATERSHED

IAMCARSONRIVER.ORG

I AM CARSON RIVER WATERSHED, AND YOU ARE TOO!

We live in a wonderful watershed. Here's what you can do to keep pollutants out of our waters.



BAG IT



CURB CHEMICAL USE



USE A CAR WASH



RECYCLE MOTOR OIL

Be proud and display your sticker on
your vehicle, water bottle or window!

IAmCarsonRiver.org

**I AM
CARSON
RIVER
WATERSHED**

Campaign Splash Page: iamcarsonriver.org



▶ 2:33 ◀ 🔊 ⚙️ ↗️ 🖥️ WISTIA

YOUR ACTIONS MATTER:

ESPAÑOL



USE A CAR WASH



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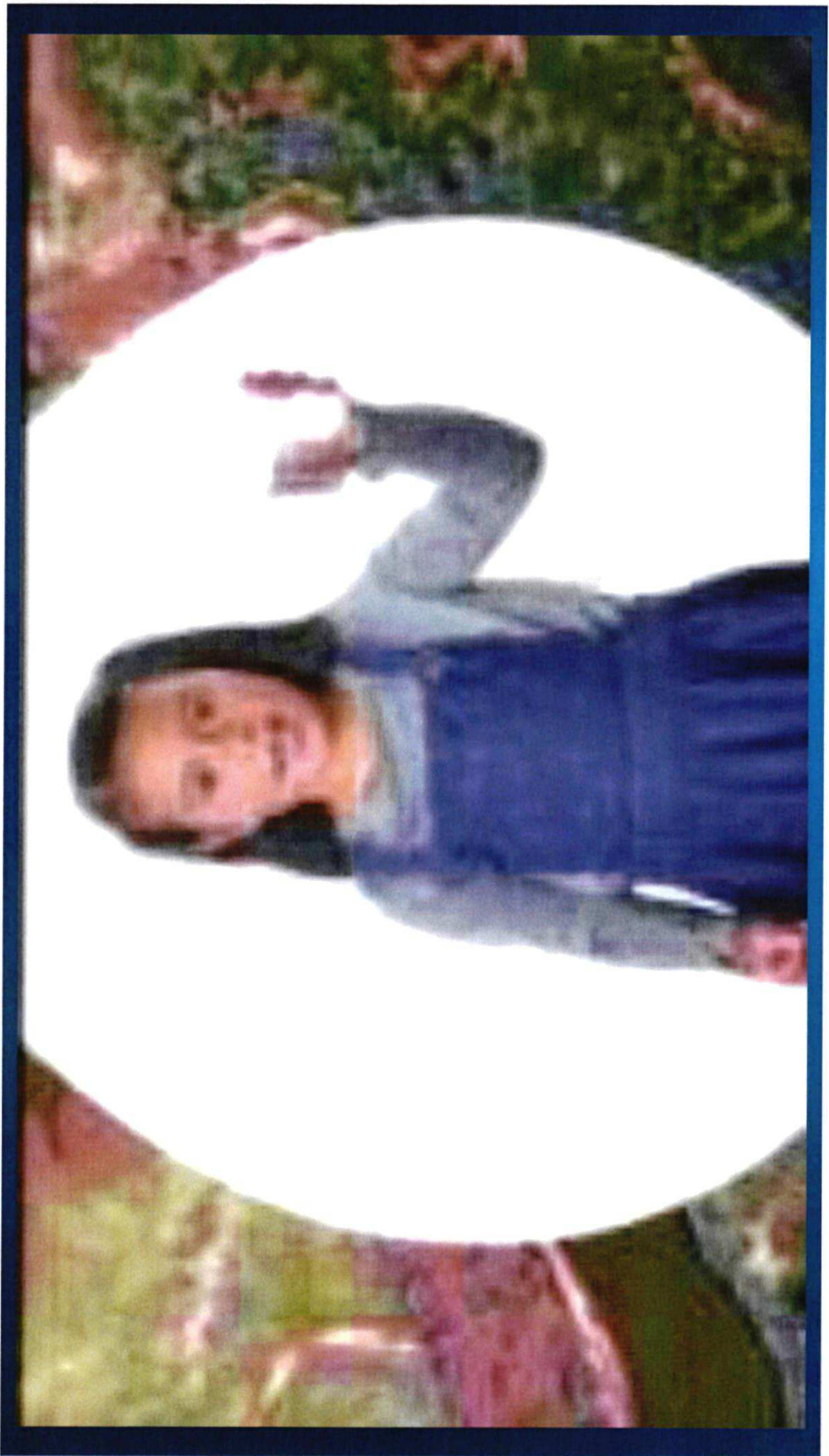


CURB CHEMICAL USE



RECYCLE MOTOR OIL





Next Steps

- Continue to show the film to our partners and seek their help in spreading these important messages.
- Create and Film 15 Watershed Moments (2021)
- Ask the Community to Create and Film Their Own Watershed Moments
- Resurvey the Watershed 2022/23



Watershed Moments

Actions to limit polluted runoff



BAG IT



CURB CHEMICAL USE



USE A CAR WASH



RECYCLE MOTOR OIL

Questions?



Filming "Water Connects Us All"

Join in Live Zoom Q & A at 11:30am, March 3, 2021 or listen to the recorded version appended to this Education and Outreach Session.

or

Contact:

Brenda Hunt, Carson Watershed
Program Manager, CWSD

Brenda@cwsd.org

775.887.9005

Shane Fryer, Carson Watershed
Program Specialist, CWSD

Shane@cwsd.org

775.887.9005



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

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation and discussion with UNR Extension about the Nevada Economic Analysis Project (NEAP) for economic development analyses.
- **Recommended motion:** Receive and File. No action.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The NEAP is a statewide program to develop a comprehensive data repository of county quantitative and qualitative baseline data to be used to assess local planning and economic development initiatives. The program also provides individual counties with economic impact assessment models to analyze industries and activities associated with policy decisions.
- More info can be found at:
- <https://extension.unr.edu/neap/default.aspx>
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ 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: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 20

Agenda Item Type: Consent Agenda

- **Title:** Mark Regan, Fire Mitigation Specialist/Fire Chief for Nevada Energy will explain the expansion of its Public Safety Outage Management (PSOM) program and changes that will be coming to Storey County. Presentation will include what is PSOM (Public safety outage management), what mitigation efforts NVE is already doing/ implemented, public outreach, customer outreach in customer resource centers.
- **Recommended motion:** No Action.
- **Prepared by:** Lara Mather

Department:

Contact Number: 7758470986

- **Staff Summary:** Mark Regan, Fire Mitigation Specialist/Fire Chief for Nevada Energy will explain the expansion of its Public Safety Outage Management (PSOM) program and changes that will be coming to Storey County. Presentation will include what is PSOM (Public safety outage management), what mitigation efforts NVE is already doing/ implemented, public outreach, customer outreach in customer resource centers.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ 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: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval of payment from fiscal year 2021-2022 funds.
- **Recommended motion:** I (Commissioner) move to accept the renewal proposal from Nevada Agency Insurance Pool (POOL) and approval for payment from fiscal year 2021-2022 funds.
- **Prepared by:** Vanessa Stephens

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

- **Staff Summary:** None provided.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ 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



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NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER COVERAGE SUMMARY

Prepared For:

Storey County

Prepared By:

A and H Insurance



**THANK YOU FOR
YOUR
MEMBERSHIP!**



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Dear POOL Member:

Thank you for your continuing leadership commitment to serving your communities. The POOL continues to offer programs, services and support for Members' financial security and success in fulfilling your public service mission.

This Member Coverage Summary reflects the successful negotiations with multiple markets to obtain cost-effective terms, conditions and pricing for approval by the POOL Board on behalf of all Members.

Your POOL offers extensive risk management services, such as POOL/PACT HR services which converted most of its training courses into virtual training and ELearning modules in response to the challenges of the Pandemic. They also conducted their popular POOL/PACT HR Symposium virtually with increased attendance Enrollment in the ELearning program, Target Solutions Fire/EMS training, and KnowBe4 email security training continues to reach an increasing number of employees for convenient and cost-effective learning. Our ongoing focus on law enforcement policies and practices targeted jail operations with onsite and virtual assessments.

We encourage you to discuss the POOL's services with staff and your agent. We regularly update our website and encourage you to visit www.poolpact.com to utilize a growing base of HR and risk management information in the resource libraries. While there, look for the POOL Coverage documents, board and committee agendas and minutes.

Thanks to all Member volunteers who serve on our boards and committees. These volunteers do a superb job of representing the interests of the Members of your POOL.

Sincerely,

Wayne Carlson
Executive Director
Nevada Public Agency Insurance Pool



STATE OF THE MARKET

Property:

The current property environment is full of challenges, and we anticipate continued hardening through 2021. Until underwriting profitability returns, expect little relief in rate, with continued pull-back in sublimits and tightening of policy wordings.

- Catastrophe losses and continued attritional losses amid uncertainty surrounding COVID-19 are just a few factors contributing to the sustained rate pressure buyers are experiencing. The level and magnitude of these increases vary greatly by the class of business, account loss history and perceived rate adequacy of the account.
- The elevated frequency of events continues to put pressure on the marketplace; 2020 third quarter natural catastrophe losses for U.S. property/ casualty insurance were the largest since the third quarter of 2017 when we experienced hurricanes Harvey, Irma and Maria.

Casualty:

The increase in severity for liability losses of all types is crudely attributed to “social inflation.” The excess liability marketplace continues to experience extensive disruption. Deteriorating loss trends continue to negatively impact underwriting profitability driving underwriters to require continued, significant rate increases, to narrow underwriting appetites, to reevaluate coverage grants, and to require changes to program structures, i.e., reducing available capacity and requiring higher attachment points.

- Loss severity is increasing along with the percentage of claims that are litigated. The median value of the top 50 U.S. verdicts in 2019 is estimated to be \$88 million, which would mark a 62% increase from 2018’s median value of \$54.33 million. We have seen the median value of the top 50 U.S. verdicts increase by 318% since 2014. The recent numbers have become the benchmark for future claims and are the result of aggressive litigation, litigation financing, the impact of changing attitudes of juries and social inflation. (Data from Chubb and Lewis Brisbois)
- Nuclear verdicts (greater than \$100 million) and large settlements, even in jurisdictions perceived as conservative, are another major driver of the current market.
- Securing coverage for wildfire, concussion/traumatic brain injury (TBI) litigation, sexual assault and molestation (SAM) and most recently communicable disease, is proving more and more difficult. Reinsurer feedback in the public entity sector largely concerns law enforcement, jail liability, and sexual abuse and molestation claims (SAM). Of note are exceedingly high demands forcing underwriters to reevaluate both their limit and coverage offerings for risks where these exposures exist. The erosion of societal trust, resulting in lawsuit abuse, is unlikely to change course. There is little possibility of tort reform to offset steadily growing jury awards.

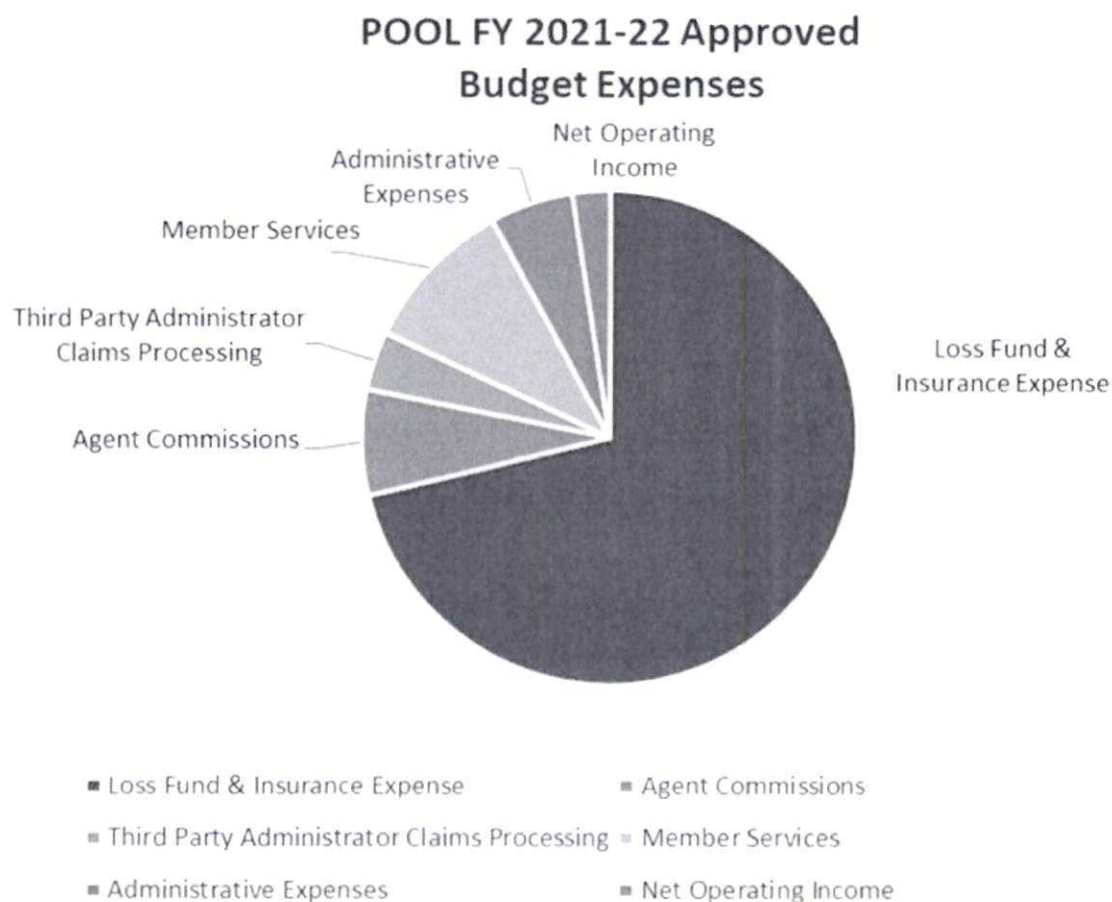
Cyber:

Given the dramatic increase in ransomware incidents during the pandemic, in both frequency and severity across all industries, organizations that are proactive in assessing their cyber resilience, and are able to demonstrate this resilience to underwriters, will fare the best. Cyber renewals are now averaging premium increases in the 25% to 40% range, with no losses and strong cyber risk management protocols in place.



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POOL 2021-2022 APPROVED BUDGET AND EXPENSES





NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

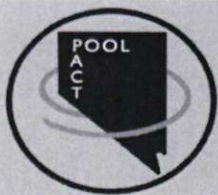
RENEWAL PROPOSAL	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2021 – 07/01/2022 Standard Time	Storey County	\$5,000

Property Coverage

Coverage	Limit per Loss	
Property	\$300,000,000	Per Schedule of Locations

The following sub-limits apply to Section V. C. Extensions of Property Coverage:

Accounts Receivable	\$5,000,000 per loss
Arson Reward	10% up to \$25,000 per loss
Debris Removal - Mold/ Asbestos	\$100,000
Earthquake	\$150,000,000 aggregate
Flood	\$150,000,000 aggregate \$25,000,000 aggregate - Flood Zone A
Equipment Breakdown	\$100,000,000 per loss
• Loss of Income & Extra Expense	included
• Hazardous Substance Coverage	\$250,000 per loss
• Spoilage Coverage	\$250,000 per loss
• Data Restoration	\$100,000 per loss
• Electrical Risk Improvements	\$10,000
Expediting Expenses	\$25,000 per loss
Unintentional Errors and Omissions	\$5,000,000 per loss
Money and Securities	\$500,000 per loss
Ordinance or Law – LEED Building	\$500,000
Agreed Value Vehicles	Per Attachment D, if applicable



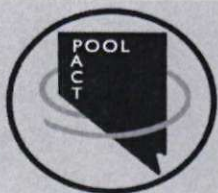
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NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Liability Coverage

The Limits of Liability are as follows:

Coverage	Limit per Named Assured	Annual Aggregate Limit per Named Assured
Per Event	\$10,000,000	\$10,000,000
<i>All Sublimits are a part of and not in addition to the Limits of Liability.</i>		
<i>Liability Sublimits:</i>		
• Additional Insured (Lessors) (Section I, item 2)	\$2,000,000	
• Weed Spray Property Damage (Section IV, item 3 (B) (2) (ix))	\$250,000	\$250,000
• Emergency Response to Pollution (Section IV, item 3 (B) (2) (v))	\$1,000,000	\$1,000,000
• Criminal Defense Fees and Costs (Section VI, part C, item 4)	\$50,000	\$50,000
• Defense for Regulatory Agency Actions (Section VI, part C, item 16)	\$50,000	
Sexual Abuse Sublimit (Section VI, part C, item 21)	\$2,500,000	\$2,500,000
Retroactive Date	<i>May 1, 1987 except as shown in Attachment C</i>	



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Cyber Risk Security Coverage

The Limits of Liability are as follows: Privacy or Security Liability Limits	\$3,000,000	Each Named Assured Member/Annual Member Aggregate
Security Failure/ Privacy Event Management Coverage Sublimit	\$100,000	Each Named Assured Member
Network Interruption Coverage Sublimit	\$250,000	Waiting Hours Period: 12 Hours
Proof of Loss Preparation Costs Sublimit	\$50,000	Each Named Assured Member
Retroactive Date: July 1, 2013		

Environmental Liability Coverage

The Limits of Liability are as follows:

Coverage A	Third Party Claims for Bodily Injury, Property Damage or Remediation Expense
Coverage B	First Party Remediation Expense
Coverage C	Emergency Response Expense
Coverage D	Business Interruption

COVERAGE	DEDUCTIBLE	EACH INCIDENT LIMIT	AGGREGATE LIMIT
A,B,C	\$25,000	\$2,000,000	\$10,000,000

COVERAGE	DEDUCTIBLE	BUSINESS INTERRUPTION LIMIT (Days)	BUSINESS INTERRUPTION LIMIT (\$)
D	3 Days	365	\$2,000,000



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NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Member Contribution:

Total Program Cost Including All POOL Services:	\$451,278.61
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NEVADA PUBLIC AGENCY INSURANCE POOL

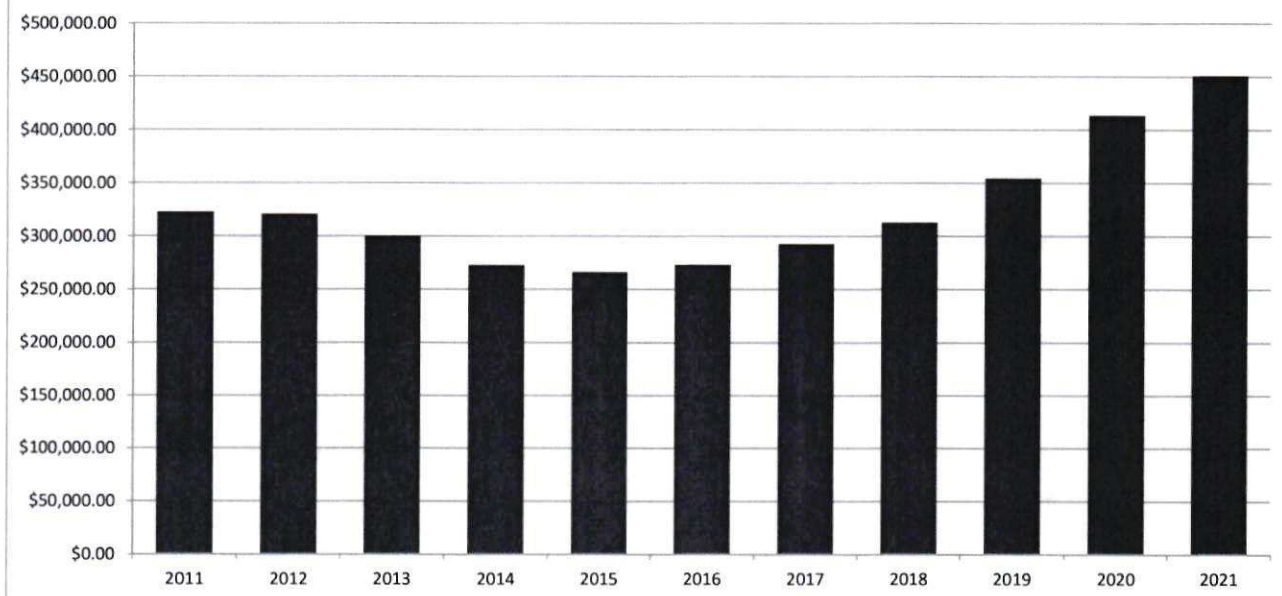
Historical Member Data & Loss Experience



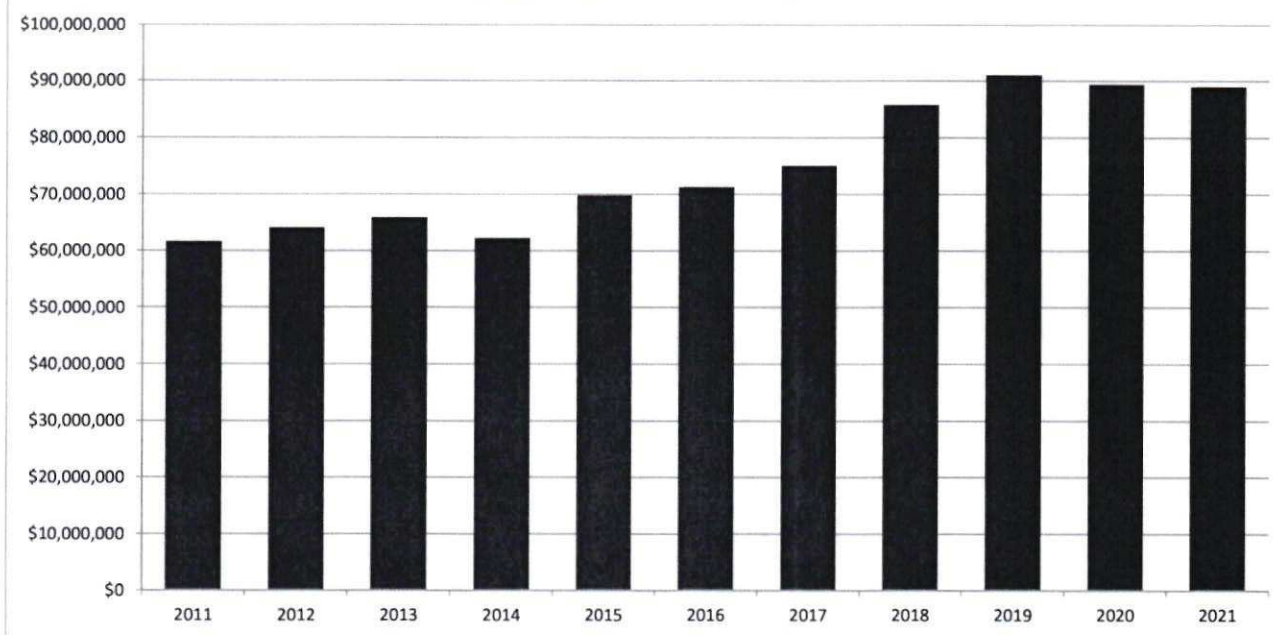
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2021 Member Exposure Data Storey County

2021 NPAIP Total Program Cost



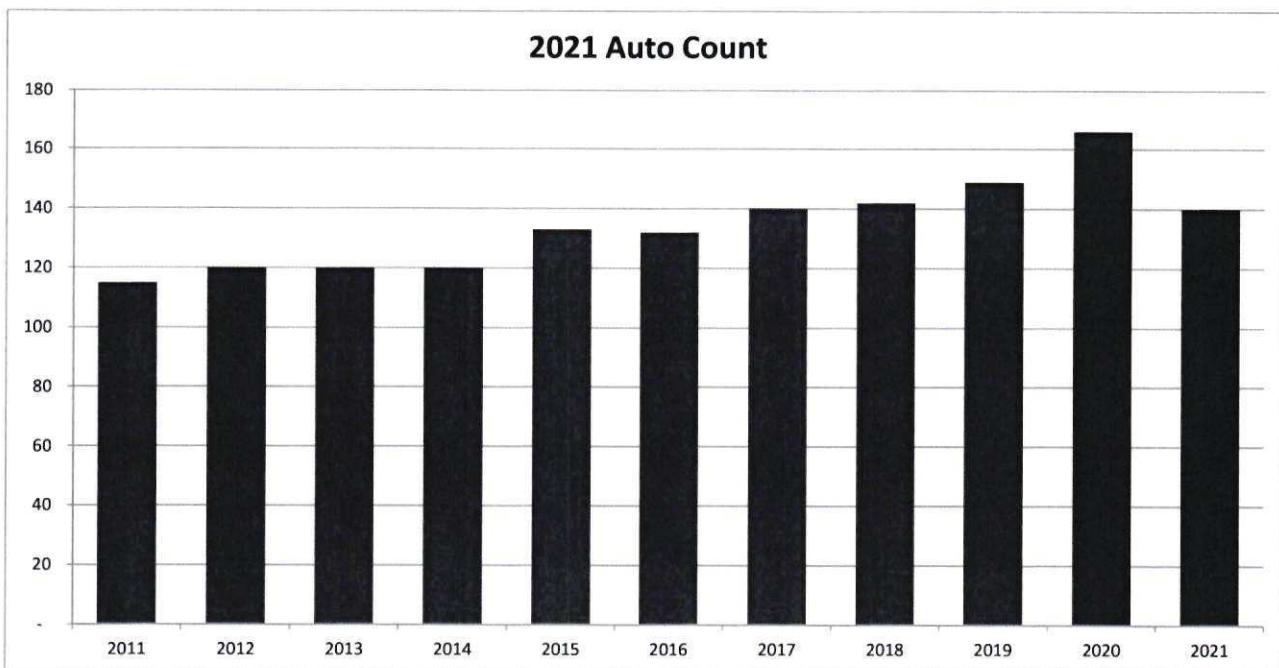
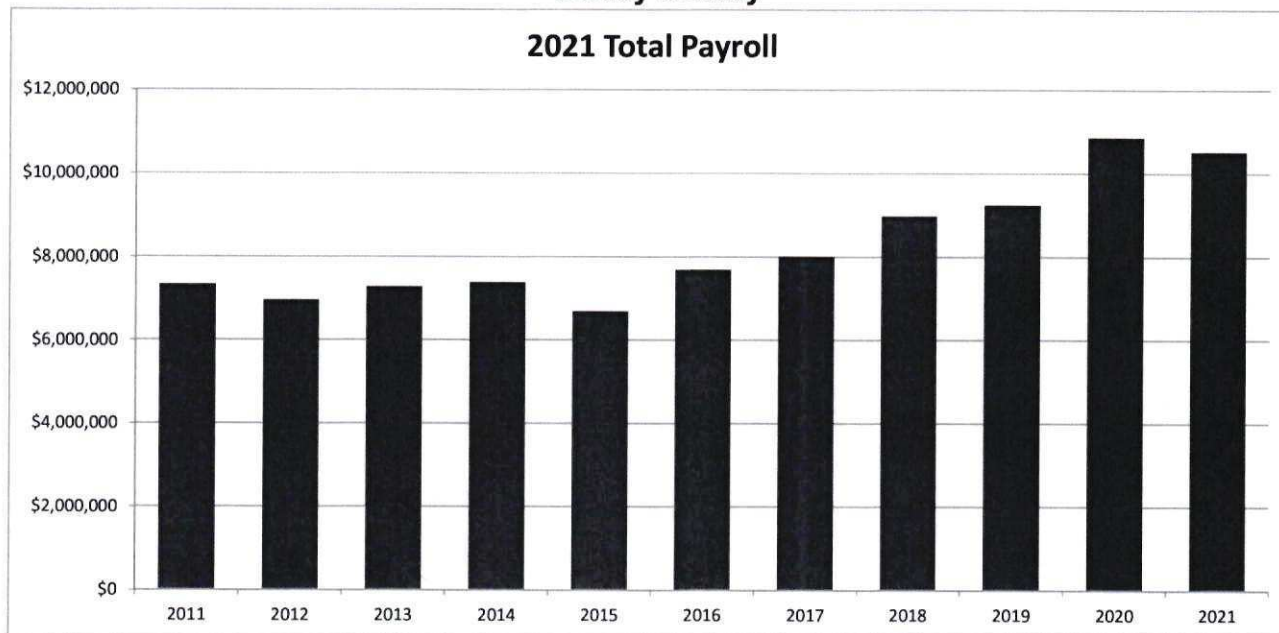
2021 Total Insured Values





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2021 Member Exposure Data Storey County

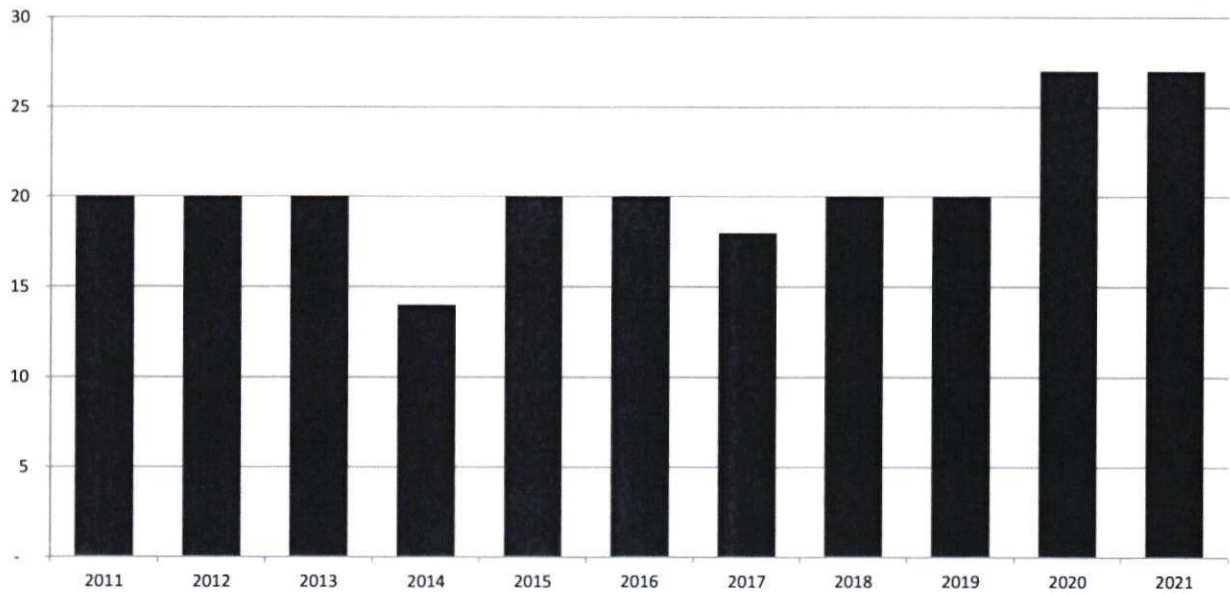


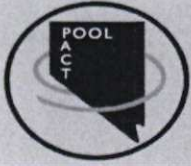


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2021 Member Exposure Data
Storey County

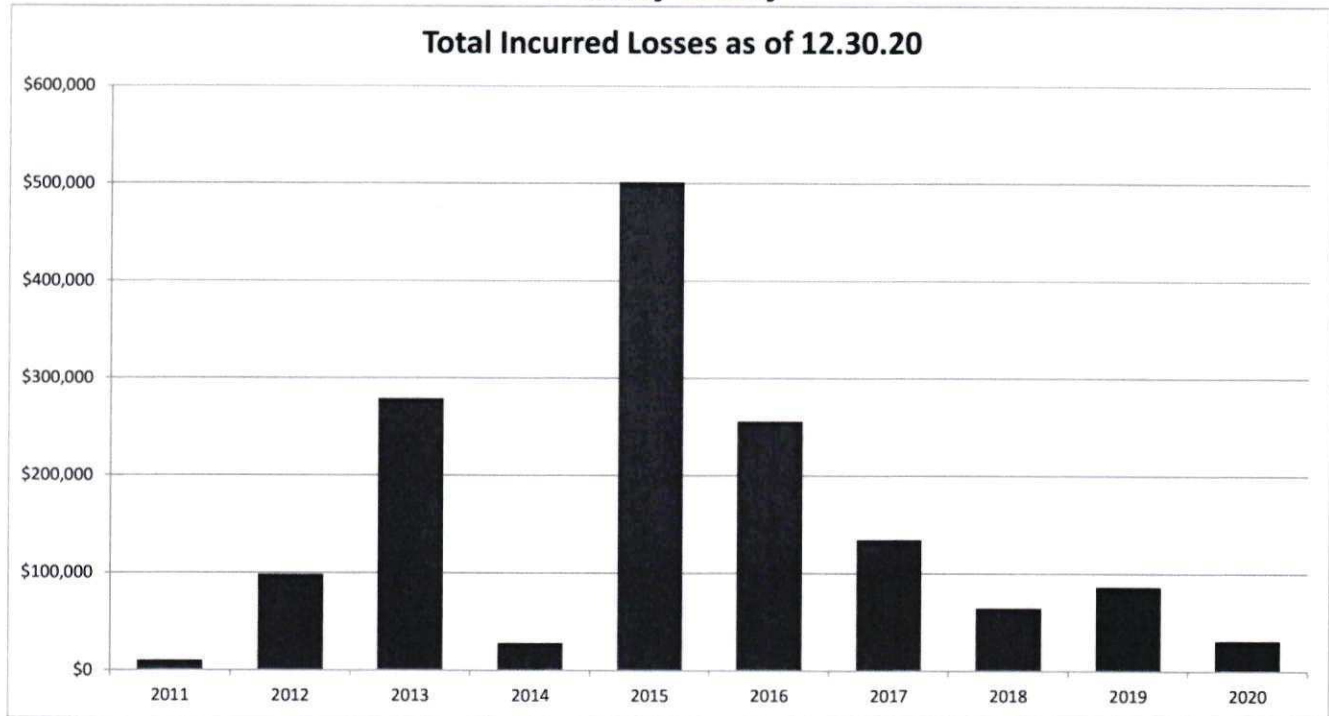
2021 Officer Count





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2021 Member Loss Data
Storey County





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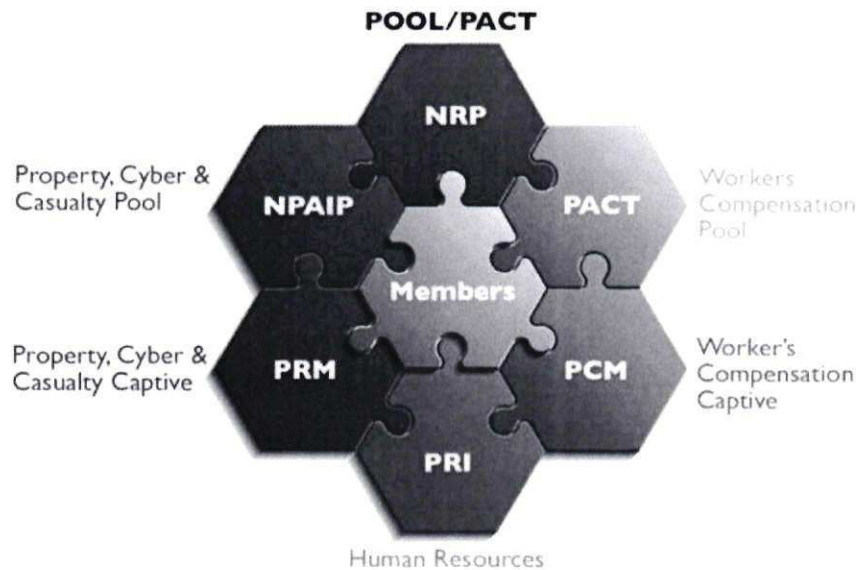
POOL PACT – HERE FOR YOU

Members Helping Members

In 1987, four Nevada counties formed their own risk sharing pool. Now over thirty years later, the majority of Nevada's rural public entities remain committed to each other and the mission of their risk pool organization. POOL/PACT continues to excel in providing an unparalleled level of service to our members. Our mission seeks to help members manage their risks so they can serve the public effectively.

The POOL Board is comprised of dedicated, hardworking, and ethical Member leaders focused on public risk management. They continue to do an excellent job of representing the interests of the Member-owners of POOL/PACT.

Our members continue to see great value in being part of the POOL/PACT because of extensive services, and that keeps membership retention strong. POOL/PACT encourages you to discuss the services we offer with your insurance agent – its valued partner in the POOL program.



POOL Executive Committee

Cash Minor - Chair (Elko County)
Josh Foli - Vice Chair (Lyon County)
Geof Stark - Director (Churchill County)
Dan Murphy - Director (Pershing Co.SD)
Gina Rackley - Director (Humboldt Co)
Ann Cyr - Director (Carson City SD)
Vacant – Special Districts/ GID's

PACT Executive Committee

Paul Johnson - Chair (White Pine SD)
Cash Minor - Vice Chairman (Elko County)
Mike Giles - Trustee (City of Lovelock)
Josh Foli - Trustee (Lyon County)
Chris Mulkerns - Trustee (Town of Tonopah)
Cindy Hixenbaugh - Trustee (Pershing GH)
Elizabeth Frances - Trustee(White Pine County)



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PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS

RISK MANAGEMENT

Training

POOL/PACT provides extensive training. Here are some examples, visit www.poolpact.com for more: Safe Driving Techniques • Blood Borne Pathogens • Ethics • Nevada Open Meeting Law • POOL/PACT 101 • Positive Governance

eLearning

POOL/PACT provides a dynamic eLearning platform, ongoing and timely learning courses, and support for:
• Human Resources • Employee Safety • Cyber Security • Risk Management • Health and Wellness and more. • Emergency Medical Services • Fire Safety

Risk Management On-Site Programs

Risk Control Program Analysis • Infrared Thermography (IRT) • Safety Policies and Procedures Review • Site Surveys • OSHA Compliance Assistance • Safety and Loss Control Committees Review and Development • Traffic Safety Cones • Improved Security Systems • On-site Respirator Fit and Fire Extinguisher Training • Swimming Pool Safety Training and Inspections • School and Bus Safety Training. • Accident Investigation Claims Analysis • Hazard Communication Program Review and Development

Law Enforcement and Fire Protection

On-line Law Enforcement training, policies, and best practices from the Legal Liability Risk Management Institute • Fire and EMS training, policies, and best practices from TargetSolutions. Jail safety and best practice review is being provided to all members operating correction facilities. The Fit 4 Retirement program is being enhanced to increase involvement and medical outcomes with oversight committee.

Risk Management Grant Program and Loss Control Excellence Program

POOL/PACT provides Loss Control grants to help mitigate or eliminate risk to employees and liability exposure. Five, \$2,000 risk management grants are available to each member each year. The Loss Control Excellence Program has been refreshed and enhanced including a larger financial incentive for attainment

24-7-365 Workers Comp Nurse Triage Program

PACT members are eligible to use our innovative and streamlined WC information and reporting system for non-life-threatening on-the-job injuries

Cyber-Security

All POOL members are provided a KnowBe4 online account subscription. Ongoing and updated Cyber Security training • Best Practices • Practice guidelines • Network assessments • Virtual Risk Officer

MSDSonline

OSHA and state compliance with safety data sheet management and updates are available online to ensure compliance and updated information.

For additional information contact Marshall Smith, POOL/PACT Risk Manager,
(775) 885-7475 email: marshallsmith@poolpact.com website: www.poolpact.com



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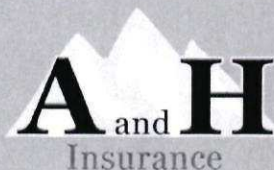
PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS

HUMAN RESOURCES

A variety of services are offered through POOL/PACT HR. We work with each member individually to address their specific HR-related needs and reduce liability. The basic services include:

- Consultation with members to manage and resolve critical employment-related issues to include identifying options, providing step-by-step guidance, monitoring progress, and answering questions.
- Instructor-led training courses, workshops, and certificate programs.
- eLearning and live online training courses.
- Webinars on HR-related topics.
- On-site assessments of members' HR practices with recommendations.
- Communication issued as "Alerts" to notify members when a significant HR-related law or practice has changed.
- On-site HR Briefings tailored to specific needs/requests of members.
- Sample personnel policies which may be adopted for use by members.
- Sample job description templates and numerous HR forms that can be tailored for use by members.
- Salary schedule database available on our website for member reference.
- Summary of HR-related legislation produced each legislative session.
- HR Scholarships to assist member HR representatives in attaining nationally recognized HR certifications.
- Annual HR Conference providing HR representatives and CEOs valuable information on communication, leadership, and legal compliance.

For additional information contact Stacy Norbeck, POOL/PACT Human Resources Manager,
(775) 885-7475 email: stacynorbeck@poolpact.com website: www.poolpact.com



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POOL PACT CONTACTS

Nevada Risk Pooling (NRP) (775) 885 7475

Wayne Carlson, Executive Director
waynecarlson@poolpact.com

Alan Kalt, Chief Financial Officer
akalt@poolpact.com

Marshall Smith, Risk Manager
marshallsmith@poolpact.com

Mike Van Houten, eLearning Administrator
eLearning@poolpact.com

Davies Claims Solutions

Donna Squires – Claims Manager
(775) 329 1181
Donna.squires@Davies-group.com

Margaret Malzahn – WC Claims Supervisor
(775) 329 1181
Margaret.malzahn@Davies-group.com

Willis Re Pooling

Mary Wray, Executive Vice President
(312) 288 7081
Mary.wray@willistowerswatson.com

Stephen Romero, Vice President
(775) 834 0201
Stephen.romero@willistowerswatson.com

Amalia Lyons, Account Executive, AVP
(614) 326 4944
Amalia.lyons@willistowerswatson.com

Courtney Giesseman, Senior Vice President
(614) 326 4739
Courtney.giesseman@willistowerswatson.com

Pooling Resources, Inc. POOL/PACT HR (775) 887 2240

Stacy Norbeck, General Manager
stacynorbeck@poolpact.com

Jeff Coulam – Sr. HR Business Partner
jeffcoulam@poolpact.com



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NPAIP MEMBERSHIP

Counties:

Churchill County
Douglas County
Elko County
Esmeralda County
Eureka County
Humboldt County
Lander County
Lincoln County
Lyon County
Mineral County
Nye County
Pershing County
Storey County
White Pine County

Towns:

Town of Gardnerville
Town of Genoa
Town of Minden
Town of Pahrump
Town of Round Mountain
Town of Tonopah

School Districts:

Carson City School District
Churchill County School District
Douglas County School District
Elko County School District
Esmeralda County School District
Eureka County School District
Humboldt County School District
Lander County School District
Lincoln County School District
Lyon County School District
Mineral County School District
Nye County School District
Pershing County School District
Storey County School District
White Pine County School District

Cities:

Boulder City
City of Caliente
City of Carlin
City of Elko
City of Ely
City of Fernley
City of Lovelock
City of Wells
City of West Wendover
City of Winnemucca
City of Yerington

Fire Districts:

Moapa Valley Fire Protection District
Mt. Charleston Fire Protection District
North Lake Tahoe Fire Protection District
North Lyon County Fire Protection District
Pahranagat Valley Fire District
Tahoe Douglas Fire Protection District
Washoe County Fire Suppression
White Pine Fire District

Others:

Central Nevada Historical Society
Central Nevada Regional Water Authority
County Fiscal Officers Association of Nevada
Douglas County Redevelopment Agency
Elko Central Dispatch
Elko Convention & Visitors Authority
Humboldt River Basin Water Authority
Mineral County Housing Authority
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V & T Railway
Nevada League of Cities
Nevada Risk Pooling, Inc.
Nevada Rural Housing Authority
Pooling Resources, Inc.
Regional Transportation Commission of Washoe County
Truckee Meadows Regional Planning Agency
U.S. Board of Water Commissioners
Virginia City Tourism Convention
Western Nevada Regional Youth Center
White Pine County Tourism

Special Districts:

Alamo Water & Sewer District
Amargosa Library District
Beatty Library District
Beatty Water & Sanitation District
Canyon General Improvement District
Carson-Truckee Water Conservancy District
Carson Water Subconservancy District
Churchill County Mosquito, Vector and Weed Control District
Douglas County Mosquito District
Douglas County Sewer
East Fork Swimming Pool District
Elko County Agricultural Association
Elko TV District
Fernley Swimming Pool District
Gardnerville Ranchos General Improvement District
Gerlach General Improvement District
Humboldt General Hospital
Incline Village General Improvement District
Indian Hills General Improvement District
Kingsbury General Improvement District
Lakeridge General Improvement District
Lincoln County Water District
Logan Creek Estates General Improvement District
Lovelock Meadows Water District
Marla Bay General Improvement District
Mason Valley Swimming Pool District
Minden Gardnerville Sanitation District
Moapa Valley Water District
Nevada Association of Conservation Districts
Nevada Association of School Boards
Nevada Association of School Superintendents
Nevada Tahoe Conservation District
Northern Nye County Hospital District
Pahrump Library District
Palomino Valley General Improvement District
Pershing County Water Conservation District
Sierra Estates General Improvement District
Silver Springs General Improvement District
Silver Springs Stagecoach Hospital
Skyland General Improvement District
Smoky Valley Library District
Southern Nevada Area Communication Council
Southern Nevada Health District
Stagecoach General Improvement District
Sun Valley General Improvement District
Tahoe Douglas District
Topaz Ranch General Improvement District
Tahoe Reno Industrial General Improvement District
Tonopah Library District
Walker Basin Conservancy
Walker River Irrigation District
Washoe County Water Conservation District
West Wendover Recreation District
Western Nevada Development District
White Pine Television District #1
Zephyr Cove General Improvement District
Zephyr Heights General Improvement District

**THANK YOU
FOR YOUR
MEMBERSHIP!**



3301 South Virginia St.
Reno, NV 89502
Phone: (775) 829-2600
Fax: (775) 829-2607

Storey County
PO Box 176
Virginia City, NV 89440

Invoice # 12820		Page 1 of 1
Account Number		Date
STORCOU-01		5/14/2021
BALANCE DUE ON		
6/23/2021		
AMOUNT PAID		Amount Due
		\$451,278.61

Commercial Package	PolicyNumber: NPAIP202122SC	Effective: 7/1/2021 to 7/1/2022
--------------------	-----------------------------	---------------------------------

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
170424	7/1/2021	6/23/2021	RENB	2021-2022 POOL Policy	\$451,278.61
Total Invoice Balance:					\$451,278.61

If you would like to pay by Credit Card or Electronic Check please go to <https://aandhins.epaypolicy.com> to make your payment. Fees may apply.
Thank you.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to authorize the County Manager to sign an extension to an existing contract between Storey County and Silver State Government Relations in the amount of \$4,000 per month for lobbying and government affairs services during the 2021 Nevada interim study session.
- **Recommended motion:** I [commissioner] motion to authorize the County Manager to sign an extension to an existing contract between Storey County and Silver State Government Relations in the amount of \$4,000 per month for lobbying and government affairs services during the 2021 Nevada interim study session.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Silver State Government Relations has lobbied for and provided related assistance to Storey County on proposed legislation regarding Innovation Zones. Continuation of these services will be necessary until January 2022 when the Innovation Zone interim legislative study is expected to conclude.
- **Supporting Materials:** See attached
- **Fiscal Impact:** \$4,000/mo.
- **Legal review required:** TRUE
- **Reviewed by:**

____ 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

Contract for Lobbyist Services
Between
Storey County
and
Silver State Government Relations

THIS AGREEMENT is entered into by and between Silver State Government Relations, 204 N. Minnesota Street Carson City NV 89703, legislative and government relations lobbyists, together with its successors and assigns, as an independent contractor, hereinafter referred to as "Contractor" and Storey County, Nevada, hereinafter referred to as "ORGANIZATION."

Whereas ORGANIZATION is authorized to enter into Contracts with Independent Contractors.

Whereas it is both necessary and in the best interests of ORGANIZATION to enter into the Contract.

Now therefore, in consideration of the aforesaid promises, the parties mutually agree as follow:

1. DEFINITIONS. "ORGANIZATION" means Storey County, Nevada, and is organized under the laws of the State of Nevada.
2. CONTRACT TERM. This contract shall be effective from June 15, 2021, to January 5, 2022, unless sooner terminated by either party as specified in paragraph eight (8).
3. NOTICE. All notices or other communications required or permitted to be given under the Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address specified above.
4. INCORPORATED DOCUMENTS. The parties agree that this Contract, inclusive of the following attachments, specifically describes the scope of work. This Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT A: Scope of Work

5. COMPENSATION for services rendered Contractor shall receive the following compensation:

- a. \$4,000 per month commencing July 1, 2021, with \$2,000 additional applied to June 15-June 30, 2021. Contract continuance and payment subject to approval by the Board of Storey County Commissioners.
- b. If parties agree to extend the contract related to additional work on the subject at hand [Innovation Zones and related matters], contract term may be extended by mutual agreement.

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

7. INSPECTION & AUDIT.

- a. Books and Records. Contractor agrees to keep and maintain true and complete records, contracts, books, and documents as are necessary to fully disclose to ORGANIZATION, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.
- b. Inspection and Audit. Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentations, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found, with or without notice by an auditor.

8. CONTRACT TERMINATION.

- c. Termination Without Cause. Any discretionary or vested right of renewal notwithstanding, this Contract may be terminated upon written notice by mutual consent of both parties, or unilaterally by either party without cause.
- d. Cause Termination for Default or Breach. A default or breach may be declared with or without termination. This Contract may be terminated by either party upon written notice of default or breach to the other party as follows:
 - i. If Contractor fails to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract within the time requirements specified in this Contract or within any granted extension of those time requirements; or
 - ii. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or

- iii. If Contractor becomes insolvent, subject to receivership, or becomes voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; or
 - iv. If ORGANIZATION materially breaches any material duty under this Contract and any such breach impairs Contractor's ability to perform.
 - b. Time to Correct. Termination upon a declared default or breach may be exercised only after service of formal written notice as specified in paragraph three (3), and the subsequent failure of the defaulting party within fifteen (15) calendar days of receipt of that notice to provide evidence, satisfactory to the aggrieved party, showing that the declared default or breach has been corrected.
 - c. Winding Up Affairs Upon Termination. In the event of termination of this Contract for any reason, the parties agree that the provisions of this paragraph survive termination:
 - i. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination;
 - ii. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so requested by ORGANIZATION;
 - iii. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by ORGANIZATION;
 - iv. Contractor shall preserve, protect and promptly deliver into ORGANIZATION possession all proprietary information.
- 9. ASSIGNMENT AND BINDING EFFECT. This Agreement shall be binding on and shall inure to the benefit of the respective successors and assigns of the Contractor and ORGANIZATION subject to the rights of the parties to terminate said Agreement as provided herein, but no assignment of this Agreement or any payments provided to be made hereunder shall be effective without written consent from the other parties.
- 10. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.
- 11. INDEPENDENT CONTRACTOR. Contractor is associated with ORGANIZATION only for the purposes and to the extent specified in this Contract, and in respect to

performance of the contracted services pursuant to this Contract, Contractor is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for ORGANIZATION whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor shall be solely responsible for, and ORGANIZATION shall have no obligation with respect to: (1) withholding of income taxes, FICA or any other taxes or fees; (2) industrial insurance coverage; (3) participation in any group insurance plans available to employees of ORGANIZATION; (4) participation or contributions by either Contractor or ORGANIZATION to the Public Employees Retirement System; (5) accumulation of vacation leave or sick leave; or (6) unemployment compensation coverage provided by ORGANIZATION. Contractor shall indemnify and hold ORGANIZATION harmless from, and defend ORGANIZATION against, any and all losses, damages, claims, costs, penalties, liabilities, and expenses arising or incurred because of, incident to, or otherwise with respect to any such taxes or fees. Neither Contractor nor its employees, agents, or representatives shall be considered employees, agents, or representatives of ORGANIZATION. ORGANIZATION and contractor shall evaluate the nature of services and the term of the Contract negotiated in order to determine "independent contractor" status, and shall monitor the work relationship throughout the term of the Contract to ensure that the independent contractor relationship remains as such.

12. COMPLIANCE WITH LEGAL OBLIGATIONS. Contractor shall procure and maintain for the duration of this Contract any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law.
13. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of the Contract unenforceable.
14. ASSIGNMENT/DELEGATION. To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by ORGANIZATION, such offending portion of the assignment shall be void, and shall be a breach of this Contract. Contractor shall neither assign, transfer nor delegate any

rights, obligations or duties under this Contract without the prior written consent of ORGANIZATION.

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

16. WARRANTIES.

A. General Warranty. Contractor warrants that all services, deliverables, and/or work product under this Contract shall be completed in a workmanlike manner consistent with standards in the trade, profession, or industry; shall conform to or exceed the specifications set forth in the incorporated attachments; and shall be fit for ordinary use, of good quality, with no material defects.

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

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

William Adler, Principal, Silver State Government Relations

Date

Austin Osborne, County Manager, Storey County

Date

Attachment A: Scope of Work

The consultant shall provide advise and consultation services with respect to matters concerning Storey County in connection with Innovation-Zone related legislative and interim legislative committee matters. The services will include, but are not limited to, preparing documents, research and fiscal analyses for the legislative committees, meeting with legislators and legislative representatives, monitoring legislative committees and statewide financial committees, monitoring and providing updates of pending legislation and legislative committee work.

Contract for Lobbyist Services
Between
Storey County
and
Silver State Government Relations

THIS AGREEMENT is entered into by and between Silver State Government Relations, 204 N. Minnesota Street Carson City NV 89703, legislative and government relations lobbyists, together with its successors and assigns, as an independent contractor, hereinafter referred to as "Contractor" and Storey County, Nevada, hereinafter referred to as "ORGANIZATION."

Whereas ORGANIZATION is authorized to enter into Contracts with Independent Contractors.

Whereas it is both necessary and in the best interests of ORGANIZATION to enter into the Contract.

Now therefore, in consideration of the aforesaid promises, the parties mutually agree as follow:

1. DEFINITIONS. "ORGANIZATION" means Storey County, Nevada, and is organized under the laws of the State of Nevada.
2. CONTRACT TERM. ~~This Contract shall be effective from March 15, 2021 to June 15, 2021, unless sooner terminated by either party as specified in paragraph eight (8).~~ This contract shall be effective from June 15, 2021, to January 5, 2022, unless sooner terminated by either party as specified in paragraph eight (8).
3. NOTICE. All notices or other communications required or permitted to be given under the Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address specified above.
4. INCORPORATED DOCUMENTS. The parties agree that this Contract, inclusive of the following attachments, specifically describes the scope of work. This Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT A: Scope of Work

5. COMPENSATION for services rendered Contractor shall receive the following compensation:

- a. \$4,000 per month commencing ~~March 15, 2021, with \$1,000 applied to April 16 through May 4, 2021.~~ July 1, 2021, with \$2,000 additional applied to June 15-June 30, 2021. Contract continuance and payment ~~to June 15, 2021,~~ subject to approval by the Board of Storey County Commissioners.
- b. If parties agree to extend the contract related to additional work on the subject at hand [*Innovation Zones and related matters*], contract term may be extended by mutual agreement.

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

7. INSPECTION & AUDIT.

- a. Books and Records. Contractor agrees to keep and maintain true and complete records, contracts, books, and documents as are necessary to fully disclose to ORGANIZATION, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.
- b. Inspection and Audit. Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentations, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found, with or without notice by an auditor.

8. CONTRACT TERMINATION.

- c. Termination Without Cause. Any discretionary or vested right of renewal notwithstanding, this Contract may be terminated upon written notice by mutual consent of both parties, or unilaterally by either party without cause.
- d. Cause Termination for Default or Breach. A default or breach may be declared with or without termination. This Contract may be terminated by either party upon written notice of default or breach to the other party as follows:
 - i. If Contractor fails to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract within the time requirements specified in this Contract or within any granted extension of those time requirements; or
 - ii. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required

by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or

- iii. If Contractor becomes insolvent, subject to receivership, or becomes voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; or
 - iv. If ORGANIZATION materially breaches any material duty under this Contract and any such breach impairs Contractor's ability to perform.
- b. Time to Correct. Termination upon a declared default or breach may be exercised only after service of formal written notice as specified in paragraph three (3), and the subsequent failure of the defaulting party within fifteen (15) calendar days of receipt of that notice to provide evidence, satisfactory to the aggrieved party, showing that the declared default or breach has been corrected.
- c. Winding Up Affairs Upon Termination. In the event of termination of this Contract for any reason, the parties agree that the provisions of this paragraph survive termination:
- i. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination;
 - ii. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so requested by ORGANIZATION;
 - iii. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by ORGANIZATION;
 - iv. Contractor shall preserve, protect and promptly deliver into ORGANIZATION possession all proprietary information.

9. ASSIGNMENT AND BINDING EFFECT. This Agreement shall be binding on and shall inure to the benefit of the respective successors and assigns of the Contractor and ORGANIZATION subject to the rights of the parties to terminate said Agreement as provided herein, but no assignment of this Agreement or any payments provided to be made hereunder shall be effective without written consent from the other parties.

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

11. INDEPENDENT CONTRACTOR. Contractor is associated with ORGANIZATION only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted services pursuant to this Contract, Contractor is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for ORGANIZATION whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor shall be solely responsible for, and ORGANIZATION shall have no obligation with respect to: (1) withholding of income taxes, FICA or any other taxes or fees; (2) industrial insurance coverage; (3) participation in any group insurance plans available to employees of ORGANIZATION; (4) participation or contributions by either Contractor or ORGANIZATION to the Public Employees Retirement System; (5) accumulation of vacation leave or sick leave; or (6) unemployment compensation coverage provided by ORGANIZATION. Contractor shall indemnify and hold ORGANIZATION harmless from, and defend ORGANIZATION against, any and all losses, damages, claims, costs, penalties, liabilities, and expenses arising or incurred because of, incident to, or otherwise with respect to any such taxes or fees. Neither Contractor nor its employees, agents, or representatives shall be considered employees, agents, or representatives of ORGANIZATION. ORGANIZATION and contractor shall evaluate the nature of services and the term of the Contract negotiated in order to determine "independent contractor" status, and shall monitor the work relationship throughout the term of the Contract to ensure that the independent contractor relationship remains as such.
12. COMPLIANCE WITH LEGAL OBLIGATIONS. Contractor shall procure and maintain for the duration of this Contract any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law.
13. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of the Contract unenforceable.
14. ASSIGNMENT/DELEGATION. To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by ORGANIZATION, such offending portion of the assignment shall be void, and shall be

a breach of this Contract. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written consent of ORGANIZATION.

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

16. WARRANTIES.

A. General Warranty. Contractor warrants that all services, deliverables, and/or work product under this Contract shall be completed in a workmanlike manner consistent with standards in the trade, profession, or industry; shall conform to or exceed the specifications set forth in the incorporated attachments; and shall be fit for ordinary use, of good quality, with no material defects.

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

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

William Adler, Principal, Silver State Government Relations

Date

Austin Osborne, County Manager, Storey County

Date

Attachment A: Scope of Work

The consultant shall provide advise and consultation services with respect to matters concerning Storey County in connection with Innovation-Zone related legislative and interim legislative committee matters. The services will include, but are not limited to, preparing documents, research and fiscal analyses for the legislative committees, meeting with legislators and legislative representatives, monitoring legislative committees and statewide financial committees, monitoring and providing updates of pending legislation and legislative committee work.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval regarding Resolution #21-624 granting the Comstock Cemetery Foundation, Inc., a non-profit entity, a sum not to exceed \$25,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.
- **Recommended motion:** Discussion/Possible Action regarding Resolution No.21-624 granting the Comstock Cemetery Foundation, Inc., a non-profit entity, a sum not to exceed \$25,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.
- **Prepared by:** Lara Mather

Department:

Contact Number: 7758470986

- **Staff Summary:** Discussion/Possible Action regarding Resolution No. 21-624 granting the Comstock Cemetery Foundation, Inc., a non-profit entity, a sum not to exceed \$25,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ 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

RESOLUTION NO. 21-624

RESOLUTION Authorizing Grant of Money to the COMSTOCK CEMETERY FOUNDATION, INC. for the purpose of preserving the historic cemeteries of the Comstock Historic District.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the Board of County Commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization.

See NRS 372.3261(5); and,

WHEREAS, THE COMSTOCK CEMETERY FOUNDATION, INC. is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, THE COMSTOCK CEMETERY FOUNDATION, INC. desires to obtain a grant from Storey County in the amount of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for the purpose of preserving the historic cemeteries of the Comstock Historic District; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to COMSTOCK CEMETERY FOUNDATION, INC. a sum not to exceed TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for the purpose of preserving the historic cemeteries of the Comstock Historic District.

ADOPTED this **15th** day of **JUNE 2021**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

VANESSA STEPHENS
Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution #21-617 to Augment the Storey County Justice Court Fund, pursuant to NRS 354.598005, in the amount of \$20,000.
- **Recommended motion:** I, (Commissioner), move to approve Resolution #21-617 which augments the Storey County Justice Court Fund, pursuant to NRS 354.598005 in the amount of \$20,000.
- **Prepared by:** Jennifer McCain

Department: **Contact Number:** 7758471133

- **Staff Summary:** The Justice Court Fund revenues were \$18,400 over budget as of 5/30/21, in reviewing history it is very likely that revenues will be over budget \$20,000 at the end of the fiscal year. Therefore, to fill the gap for Justice Court's CourtSmart system we will increase the budgeted revenue amount by \$20,000 to \$53,000 and increase the expenses under Capital Outlay by \$20,000 to \$115,000.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ 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

RESOLUTION # 21-617

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF STOREY JUSTICE COURT FUND

WHEREAS, total resources of the **STOREY COUNTY JUSTICE COURT FUND** were budgeted to be **\$138,181** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$158,181**

WHEREAS, said additional unanticipated resources are as follows:

JOP ADMIN Assessment	\$ 7,500
JOP Court Facility	\$ 2,000
Black Jack Fees	\$10,500

WHEREAS, there is a need to apply these excess proceeds in the **STOREY COUNTY JUSTICE COURT FUND**;

Now, therefore it is here by RESOLVED, that Storey County shall augment its 2020-2021 budget by appropriating **\$26,000**, thereby increasing its appropriations for the **JUSTICE COURT FUND** from **\$95,000** TO **\$121,000**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
REVENUES			
Fines and Forfeit			
Court Fees	33,000	20,000	53,000
	-		
Subtotal	33,000	20,000	53,000
OTHER FINANCING SOURCES:			
Operating Transfers In (Schedule T)			
BEGINNING FUND BALANCE	105,181		105,181
Prior Period Adjustment(s)			
Residual Equity Transfers			
TOTAL BEGINNING FUND BALANCE	105,181	-	105,181
TOTAL RESOURCES	138,181	20,000	158,181
EXPENDITURES			
Judicial			
Service & Supplies		6000	6,000
Capital Outlay	95,000	20,000	115,000
Activity Subtotal	95,000	26,000	121,000
Subtotal Expenditures	95,000	26,000	121,000
OTHER USES			
CONTINGENCY (not to exceed 3% of total expenditures)			
Transfers Out (Schedule T)			
ENDING FUND BALANCE	43,181	(6,000)	37,181
TOTAL COMMITMENTS & FUND BALANCE	138,181	20,000	158,181

Storey County General
(Local Government)

Fund:

Justice Court Fund



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution #21-618 to Augment the Storey County Grant Fund, pursuant to NRS 354.598005, in the amount of \$55,000.
- **Recommended motion:** I, (Commissioner), move to approve Resolution #21-618 which augments the Storey County Grant Fund, pursuant to NRS 354.598005 in the amount of \$55,000.
- **Prepared by:** Jennifer McCain

Department: **Contact Number:** 7758471133

- **Staff Summary:** The Grant Fund revenues are \$55,000 over budget Due to Grants that were applied for and/or received after the fiscal year began. To account for the revenue and expenses in the budget we will need to augment the revenues and expenses for both the State and Federal grant account numbers. The original revenue budgeted amount was \$75,521 adding the \$55,000 the budget is now \$130,521. The expenses were originally budgeted at \$75,521 with the increase the new budget is now \$130,521.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

_____ 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

RESOLUTION # 21-618

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF STOREY GRANT FUND

WHEREAS, total resources of the **STOREY COUNTY GRANT FUND** were budgeted to be **\$185,594** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$255,494**

WHEREAS, said additional unanticipated resources are as follows:

State Grants	\$14,900
Federal Grants	\$55,000

WHEREAS, there is a need to apply these excess proceeds in the **STOREY COUNTY GRANT FUND**;

Now, therefore it is here by RESOLVED, that Storey County shall augment its 2020-2021 budget by appropriating **\$69,900**, thereby increasing its appropriations for the **GRANT FUND** from **\$75,520 TO \$145,421**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
REVENUES			
Intergovernmental			
Federal	75,521	55,000	130,521
State	-	14,900	14,900
Subtotal Revenues	75,521	69,900	145,421
OTHER FINANCING SOURCES:			
Operating Transfers In (Schedule T)			
BEGINNING FUND BALANCE	110,073		110,073
Prior Period Adjustment(s)			
Residual Equity Transfers			
TOTAL BEGINNING FUND BALANCE	110,073	-	110,073
TOTAL RESOURCES	185,594	69,900	255,494
EXPENDITURES			
Service & Supplies	75,521	69,900	145,421
Activity Subtotal	75,521	69,900	145,421
		-	-
Subtotal Expenditures	75,521	69,900	145,421
ENDING FUND BALANCE	110,073	-	110,073
TOTAL COMMITMENTS & FUND BALANCE	185,594	69,900	255,494

Storey County General
(Local Government)

Fund:

Federal/State Grants



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution #21-619 to Augment the Storey County Drug Court Fund, pursuant to NRS 354.598005, in the amount of \$220.00.
- **Recommended motion:** I, (Commissioner), move to approve Resolution #21-619 which augments the Storey County Drug Court Fund, pursuant to NRS 354.598005 in the amount of \$220.00.
- **Prepared by:** Jennifer McCain

Department: **Contact Number:** 7758471133

- **Staff Summary:** The Drug Court Fund is an in/out fund, meaning when more money comes in the expenses will follow. During the current fiscal year the revenues increases \$220.00 over the budgeted amount of \$400.00. Therefore, we will increase both the revenue and expenses by \$220.00 for a new budget in both of \$620.00.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ 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

RESOLUTION # 21-619

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF STOREY DRUG COURT FUND

WHEREAS, total resources of the **STOREY COUNTY DRUG COURT FUND** were budgeted to be **\$400.00** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$620.00**

WHEREAS, said additional unanticipated resources are as follows:

Drug Court Fees	\$620.00
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WHEREAS, there is a need to apply these excess proceeds in the **STOREY COUNTY DRUG COURT FUND**;

Now, therefore it is here by RESOLVED, that Storey County shall augment its 2020-2021 budget by appropriating **\$220.00**, thereby increasing its appropriations for the **DRUG COURT FUND** from **\$400.00** TO **\$620.00**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

	(4)	BUDGET YEAR ENDING 06/30/21	
REVENUES	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
Fines and Forfeits			
Drug Court Fees	400	220	620
Subtotal Revenue	400	220	620
Subtotal			
OTHER FINANCING SOURCES:			
Operating Transfers In (Schedule T)			
BEGINNING FUND BALANCE	20	20	20
Prior Period Adjustment(s)			
Residual Equity Transfers			
TOTAL BEGINNING FUND BALANCE	20		20
TOTAL RESOURCES	420	220	640
EXPENDITURES			
Judicial			
Service & Supplies	400	220	620
Activity Subtotal	400	220	620
Subtotal Expenditures	400	220	620
OTHER USES			
CONTINGENCY (not to exceed 3% of total expenditures)			
Transfers Out (Schedule T)			
ENDING FUND BALANCE			
TOTAL COMMITMENTS & FUND BALANCE	400	220	620

Storey County General
(Local Government)

Fund: Drug Court



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution #21-620 to Augment the Storey County Emergency Mitigation Fund, pursuant to NRS 354.598005, in the amount of \$750,000.
- **Recommended motion:** I, (Commissioner), move to approve Resolution #21-620 which augments the Storey County Emergency Mitigation Fund, pursuant to NRS 354.598005 in the amount of \$750,000.
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 7758471133

- **Staff Summary:** The Emergency Mitigation Fund is designed to help the County through an emergency. During the past year we have navigated through an unprecedented emergency in which we all had to learn and adapt as time went by. During this time Storey County had to retrofit County offices and buildings according to COVID guidelines, purchased extra cleaning supplies, and hire outside help. Along with that we were able to pay our employees when out on COVID related leave without having them use sick time and provide business grants to local merchants that were also struggling, and more. These added expenses were unforeseen when the current FY budget was developed. Fortunately, with the help of the CARES Act money we have the unanticipated revenues to cover these unanticipated expenses. The original budget for both revenue and expenses was \$50,000 with the added \$750,000 we are able to increase the budgeted amounts in revenue and expenses to \$800,000.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ 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

RESOLUTION # 21-620

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF STOREY EMERGENCY MITIGATION FUND

WHEREAS, total resources of the **STOREY COUNTY EMERGENCY MITIGATION FUND** were budgeted to be **\$134,308** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$911,608**

WHEREAS, said additional unanticipated resources are as follows:

Grant-CARES ACT	\$777,300
-----------------	-----------

WHEREAS, there is a need to apply these excess proceeds in the **STOREY COUNTY EMERGENCY MITIGATION FUND**;

Now, therefore it is here by RESOLVED, that Storey County shall augment its 2020-2021 budget by appropriating **\$777,300**, thereby increasing its appropriations for the **EMERGENCY MITIGATION FUND** from **\$50,000** TO **\$827,300**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

(1)	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2020	(4) BUDGET YEAR ENDING 06/30/21		
		FINAL APPROVED	Revisions	REVISED FINAL BUDGET
Intergovernmental				
Grants		-	777,300	777,300
Misc				
Claims Reimbursement		-		
Activity Subtotal		-	777,300	777,300
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer from General		50,000		50,000
Activity Subtotal		50,000	-	50,000
Subtotal Revenues		50,000	777,300	827,300
BEGINNING FUND BALANCE		84,308	84,308	84,308
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE		84,308		84,308
				-
TOTAL RESOURCES		134,308	777,300	911,608
EXPENDITURES				
Public Safety				
Service & Supplies		50,000	777,300	827,300
Activity Subtotal		50,000	777,300	827,300
Subtotal Expenditures		50,000	777,300	827,300
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)			-	-
Transfers Out (Schedule T)				
ENDING FUND BALANCE		84,308	-	84,308
TOTAL COMMITMENTS & FUND BALANCE		134,308	777,300	911,608

Storey County General
(Local Government)

Fund: _____ Emergency Mitigation

Page: __ 22 __
Schedule B-14



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Transfers within the 2020-2021 Storey County Budget in the amount of \$214,467 General Fund, \$3000 Road Fund, \$12,000 VCTC; all with a net adjustment of \$0.00 in total expenses , pursuant to NRS 354.598005.
- **Recommended motion:** Consideration and possible approval of Transfers within the 2020-2021 Storey County Budget in the amount of \$214,467 General Fund, \$3000 Road Fund, \$12,000 VCTC; all with a net adjustment of \$0.00 in total expenses , pursuant to NRS 354.598005.
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 7758471133

- **Staff Summary:** The transfer/augment process allows us to amend the current fiscal year budget to allow for unforeseen circumstances. The attached documentation lines out the transfers made within the Storey County General Fund, Contingency, the Road Fund, and the VCTC.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ 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

EXPENDITURES BY FUNCTION AND ACTIVITY	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
Commissioners			
Salaries & Wages	332,942		332,942
Employee Benefits	209,085		209,085
Services & Supplies	102,651		102,651
Capital Outlay	-		-
Dept Subtotal	644,678	-	644,678
Clerk & Treasurer			
Salaries & Wages	249,302		249,302
Employee Benefits	140,851	2,000	142,851
Services & Supplies	133,152	171,467	304,619
Capital Outlay	-		-
Dept Subtotal	523,305	173,467	696,772
Recorder			
Salaries & Wages	157,263		157,263
Employee Benefits	85,516		85,516
Services & Supplies	57,662		57,662
Capital Outlay	1,500		1,500
Dept Subtotal	301,941	-	301,941
Assessor			
Salaries & Wages	273,363		273,363
Employee Benefits	161,368		161,368
Services & Supplies	82,415		82,415
Capital Outlay	-		-
Dept Subtotal	517,146	-	517,146
Administrative			
Salaries & Wages	205,903	22,000	227,903
Employee Benefits	308,953		308,953
Services & Supplies	770,924		770,924
Capital Outlay	-		-
Dept Subtotal	1,285,780	22,000	1,307,780
Buildings & Grounds			
Salaries & Wages	164,698		164,698
Employee Benefits	82,790	10,000	92,790
Services & Supplies	194,554	(10,000)	184,554
Capital Outlay	12,500		12,500
Dept Subtotal	454,542	-	454,542
Service			
Salaries & Wages	216,426	2,000	218,426
Employee Benefits	111,175	4,500	115,675
Services & Supplies	82,084	(4,500)	77,584
Capital Outlay	5,000		5,000
Dept Subtotal	414,685	2,000	416,685
IT			
Salaries & Wages	305,069	7,000	312,069
Employee Benefits	196,807		196,807
Services & Supplies	365,325	(4,000)	361,325
Capital Outlay	23,000		23,000
Dept Subtotal	890,201	3,000	893,201
FUNCTION SUBTOTAL	5,032,278	200,467	5,232,745

Storey County General
(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: General Government

[illegible]

Storey County General
(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: General Government

Page: 12
Schedule B-10

<u>EXPENDITURES BY FUNCTION AND ACTIVITY</u>	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
District Attorney			
Salaries & Wages	389,962		389,962
Employee Benefits	193,876		193,876
Services & Supplies	423,977		423,977
Capital Outlay	-		-
Dept Subtotal	1,007,815	-	1,007,815
District Court			
Salaries & Wages			-
Employee Benefits			-
Services & Supplies	184,500		184,500
Capital Outlay			-
Dept Subtotal	184,500	-	184,500
Justic of the Peace			
Salaries & Wages	272,339		272,339
Employee Benefits	160,616		160,616
Services & Supplies	33,500	3,000	33,500
Capital Outlay	-	-	-
Dept Subtotal	466,455	3,000	466,455
Activity Subtotal	1,658,770	3,000	1,658,770
			-
			-
			-
		-	-
			-
			-
			-
			-
		-	-
			-
			-
Function : Judicial			
Salaries & Wages	662,301	-	662,301
Employee Benefits	354,492	-	354,492
Services & Supplies	641,977	3,000	641,977
Debt Service			
Capital Outlay	-	-	-
Other Uses			
FUNCTION SUBTOTAL	1,658,770	3,000	1,658,770

Storey County General
(Local Government)

FUNCTION: Judicial



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

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution #21-621 to Augment the 474 Fire District Capital Projects Fund, pursuant to NRS 354.598005, in the amount of \$340,000.
- **Recommended motion:** I, (Commissioner), move to approve Resolution #21-621 which augments the 474 Fire District Capital Projects Fund, pursuant to NRS 354.598005, in the amount of \$340,000.
- **Prepared by:** Jennifer McCain

Department: **Contact Number:** 7758471133

- **Staff Summary:** The Fire District Capital Projects Fund received a grant to purchase SCBA equipment. This Resolution allows for the augmentation to the 2020-2021 budget to account for this unanticipated revenue and expense.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

_____ 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

RESOLUTION # 21-621

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF FIRE DISTRICT CAPITAL PROJECTS FUND

WHEREAS, total resources of the **FIRE DISTRICT CAPITAL PROJECTS FUND**

were budgeted to be **\$0.00** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$340,000**

WHEREAS, said additional unanticipated resources are as follows:

Federal Grants	\$340,000
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WHEREAS, there is a need to apply these excess proceeds in the **FIRE DISTRICT CAPITAL PROJECTS FUND**

Now, therefore it is here by RESOLVED, that the Fire District shall augment its 2020-2021 budget by appropriating **\$340,000**, thereby increasing its appropriations for the **FIRE DISTRICT CAPITAL PROJECTS FUND**

from **\$222,000 TO \$562,000**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

<u>REVENUES</u>	(4)	BUDGET YEAR ENDING 06/30/21	
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
Intergovernmental			
Grants	-	340,000	340,000
Subtotal		340,000	340,000
OTHER FINANCING SOURCES:			
Operating Transfers In (Schedule T)			
BEGINNING FUND BALANCE	597,405		597,405
Prior Period Adjustment(s)			
Residual Equity Transfers			
TOTAL BEGINNING FUND BALANCE	597,405		597,405
TOTAL RESOURCES	597,405		937,405
<u>EXPENDITURES</u>			
Public Safety			
Fire			
Salaries & Wages			
Employee Benefits			
Services & Supplies			
Capital Outlay	222,000	340,000	562,000
Subtotal			
OTHER USES			
CONTINGENCY (not to exceed 3% of total expenditures)			
Transfers Out (Schedule T)			
ENDING FUND BALANCE	375,405		375,405
TOTAL COMMITMENTS & FUND BALANCE	597,405		937,405

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

Fund: Capital Projects



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

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of transfer of funds within the 474 Fire District General Fund in the amount of \$182,988 and the Resolution #21-622 to Augment the 474 Fire District General Fund, pursuant to NRS 354.598005, in the amount of \$317,020.
- **Recommended motion:** I, (Commissioner), move to approval of transfer of funds within the 474 Fire District General Fund in the amount of \$182,988 and the Resolution #21-622 to Augment the 474 Fire District General Fund, pursuant to NRS 354.598005, in the amount of \$317,020.
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 7758471133

- **Staff Summary:** Due to unexpected payroll changes mid-year, the Fire District General Fund has the need to transfer contingency funds in the amount of \$182,988 and to use higher than expected revenues in Ad Valorem in the amount of \$317,020 to increase budgeted expenses for wages and benefits in current fiscal year, for a total of \$500,008.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ 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

RESOLUTION # 21-622

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF the 474 FIRE DISTRICT GENERAL FUND

WHEREAS, total resources of the **474 FIRE DISTRICT GENERAL FUND**

were budgeted to be **\$5,549,920** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$5,866,920**

WHEREAS, said additional unanticipated resources are as follows:

Ad Valorem \$317,000

WHEREAS, there is a need to apply these excess proceeds in the **474 FIRE DISTRICT GENERAL FUND**

Now, therefore it is here by RESOLVED, that the Fire District shall augment its 2020-2021 budget by appropriating **\$300,000**, thereby increasing its appropriations for the **474 FIRE DISTRICT GENERAL FUND**

from **\$300,000 TO \$600,000**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

<u>REVENUES</u>	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
AD VALOREM			
General Government			-
AD Valorem Current	2,346,334	317,020	2,663,354
AD Valorem Assessor	300,000		300,000
Delinquent Prior Years			-
Centrally Assessed	553,944		553,944
SubTotal	3,200,278	317,020	3,517,298
State/Federal Revenue			
State Shared Revenue			
SCCRT	1,766,442		1,766,442
Subtotal	1,766,442	-	1,766,442
Licenses and Permits			
Non-Business			
License	-	-	-
Permits	-	-	-
Subtotal	-		-
Other Financing Source			
Grants	-		
Subtotal	-	-	-
Charges for Service			
Public Safety			
Fire/Ambulance Fees	308,000		308,000
Transport/Accident Recovery	125,000		125,000
Special Events			-
Other Fees - Tesla	145,000		145,000
Subtotal	578,000	-	578,000
Miscellaneous			
General Government			
Interest	5,200		5,200
Subtotal	5,200	-	5,200
SubTotal all Revenue Sources	5,549,920	317,020	5,866,940

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE B - GENERAL FUND

<u>REVENUES</u>	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
Contingency			
SUBTOTAL REVENUE ALL SOURCES	5,549,920	317,020	5,866,940
OTHER FINANCING SOURCES			
Transfers In (Schedule T)			
Transfer from Mutual Aide	150,000		150,000
Subtotal	150,000		150,000
Proceeds of Long-term Debt			
Other			
SUBTOTAL OTHER FINANCING SOURCES	5,699,920	317,020	6,016,940
BEGINNING FUND BALANCE	977,687		977,687
Prior Period Adjustments			
Residual Equity Transfers			
TOTAL BEGINNING FUND BALANCE	977,687	-	977,687
TOTAL AVAILABLE RESOURCES	6,677,607	317,020	6,994,627

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE B - GENERAL FUND

[illegible]

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

GENERAL FUND - ALL FUNCTIONS



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

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution #21-623 to Augment the 474 Fire District Mutual Aid Fund, pursuant to NRS 354.598005, in the amount of \$300,000.
- **Recommended motion:** I, (Commissioner), move to approve Resolution #21-623 which augments the 474 Fire District Mutual Aid Fund, pursuant to NRS 354.598005, in the amount of \$300,000.
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 7758471133

- **Staff Summary:** The Fire District Mutual Aid Fund is designed to track and support the Fire District involvement in out of district fires. During the current fiscal year the Fire District had more expenses related to these fires, thusly the revenues also increased. Therefore, an augmentation to account for these overages is needed.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ 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

RESOLUTION # 21-623

RESOLUTION TO AUGMENT THE 2020-2021 BUDGET OF FIRE DISTRICT MUTUAL AID FUND

WHEREAS, total resources of the **FIRE DISTRICT MUTUAL AID FUND**

were budgeted to be **\$1,577,359** on July 1, 2020; and

WHEREAS, the total available resources are now determined to be **\$1,877,359**

WHEREAS, said additional unanticipated resources are as follows:

Fire Billing \$300,000

WHEREAS, there is a need to apply these excess proceeds in the **FIRE DISTRICT MUTUAL AID FUND**

Now, therefore it is here by RESOLVED, that the Fire District shall augment its 2020-2021 budget by appropriating **\$300,000**, thereby increasing its appropriations for the **FIRE DISTRICT MUTUAL AID FUND**

from **\$300,000** TO **\$600,000**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 15th of June, 2021.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

<u>REVENUES</u>	(4) BUDGET YEAR ENDING 06/30/21		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
Charges for Service			
Other Revenues	300,000	300,000	600,000
			-
			-
			-
Subtotal	300,000	300,000	600,000
OTHER FINANCING SOURCES:			
Operating Transfers In (Schedule T)			
BEGINNING FUND BALANCE	1,277,359		1,277,359
Prior Period Adjustment(s)			
Residual Equity Transfers			
TOTAL BEGINNING FUND BALANCE	1,277,359		1,277,359
TOTAL RESOURCES	1,577,359		1,877,359
<u>EXPENDITURES</u>			
Public Safety			
Fire			
Salaries & Wages	206,500	200,000	406,500
Employee Benefits	12,500	50,000	62,500
Services & Supplies	54,500	50,000	104,500
Capital Outlay	26,500		26,500
Subtotal	300,000	300,000	600,000
OTHER USES			
CONTINGENCY (not to exceed 3% of total expenditures)			
Transfers Out (Schedule T)			
Transfer to Fire General	150,000		150,000
ENDING FUND BALANCE	1,127,359		1,127,359
TOTAL COMMITMENTS & FUND BALANCE	1,577,359		1,877,359

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

Fund: Mutual Aid



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of transfer of funds within the Storey County Water Fund in the amount of \$37,000, pursuant to NRS 354.598005.
- **Recommended motion:** I, (Commissioner), move to approve the transfer of funds within the Storey County Water Fund in the amount of \$37,000, pursuant to NRS 354.598005.
- **Prepared by:** Jennifer McCain

Department: _____ **Contact Number:** 7758471133

- **Staff Summary:** Due to unexpected payroll changes mid-year, the Storey County Water Fund has the need to transfer budgeted monies within the fund from service & supplies to wages.
- **Supporting Materials:** See attached
- **Fiscal Impact:** yes
- **Legal review required:** False
- **Reviewed by:**

_____ 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

	(4)		
	BUDGET YEAR ENDING 06/30/21		
PROPRIETARY FUND	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
OPERATING REVENUE			
Water Charges	491,200		491,200
Water Study Surcharge	45,000		45,000
Permit Fee			-
Late Charges	3,000		3,000
Total Operating Revenue	539,200	0	539,200
OPERATING EXPENSE			
Salaries & Wages	147,629	37,000	184,629
Benefits	118,838	(23,000)	95,838
Services & Supplies	356,906	(14,000)	342,906
Capital Outlay	10,700		10,700
Depreciation/Amortization	110,000		110,000
			-
Total Operating Expense	744,073	0	744,073
Operating Income or (Loss)	(204,873)	0	(204,873)
NONOPERATING REVENUES			
Capital Contributions			
Interest Earned	19,200		19,200
Rents	10,000		10,000
USDA WTR Loan			-
Miscellaneous	0		-
Transfer from capital projects funds			
Grants and capital contributions			
Total Nonoperating Revenues	29,200	0	29,200
NONOPERATING EXPENSES			
Interest Expense			
USDA WTR Loan PYBK	40,374		40,374
Capital Outlay			
Total Nonoperating Expenses	40,374	0	40,374
Net Income before Operating Transfers	(216,047)	0	(216,047)
Transfers (Schedule T)			
In			
Out			
Net Operating Transfers			
CHANGE IN NET POSITION	(216,047)	0	(216,047)

Storey County
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES, AND NET POSITION

Fund: Water

	(4)		
	BUDGET YEAR ENDING 06/30/21		
PROPRIETARY FUND	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
A. CASH FLOWS FROM OPERATING			
Cash Inflows:			-
Water Charges	491,200		491,200
Miscellaneous	0		-
Cash Outflows:			-
Salaries & Wages	-147,629	(37,000)	(184,629)
Benefits	-118,838	23000	(95,838)
Services & Supplies	-356,906	14000	(342,906)
a. Net cash provided by (or used for) operating activities	-132,173	0	-132,173
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Cash Inflows:			
Customer Deposits			-
Rents	10,000		10,000
USDA Wtr Loan			-
Cash Outflows:			
USDA Wtr Loan Pybk			
b. Net cash provided by (or used for) noncapital financing activities	10,000	0	10,000
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Cash Inflows:			
Capital Contributed			
Interfund Loan			
Transfer from funds			-
Cash Outflows:			
Debt Service	-40,374		
Interest			
Capital Outlay	-10,700	0	0
c. Net cash provided by (or used for) capital and related Net Cash (used) by Capital Related Activities	-51,074	0	0
D. CASH FLOWS FROM INVESTING ACTIVITIES:			
Cash Inflows:			
Interest Earnings	19,200	19,201	19,202
d. Net cash provided by (or used in) investing activities	19,200	19,201	19,202
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	-154,047	19,201	-102,971
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	1,987,523	1,987,523	1,987,523
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	1,833,476	2,006,724	1,884,552

Storey County
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Fund: Water

Page: 41
Schedule F-2



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

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of transfer of funds within the Virginia Divide Sewer Fund in the amount of \$9,000, pursuant to NRS 354.598005.
- **Recommended motion:** I, (Commissioner), move to approve the transfer of funds within the Virginia Divide Sewer Fund in the amount of \$9,000, pursuant to NRS 354.598005.
- **Prepared by:** Jennifer McCain

Department: **Contact Number:** 7758471133

- **Staff Summary:** Due to unexpected payroll changes mid-year, the Virginia Divide Sewer Fund has the need to transfer budgeted monies within the fund from service & supplies to wages.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

_____ 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

PROPRIETARY FUND	(4) BUDGET YEAR ENDING 6/30/2021		
	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
OPERATING REVENUE			
Sewer Charges	386,500		386,500
Gold Hill Sewer			
Late Charges			
Total Operating Revenue	386,500	0	386,500
OPERATING EXPENSE			
Salaries & Wages	89,715	9,000	98,715
Benefits	61,497	-7,000	54,497
Services & Supplies	112,656	(2,000)	110,656
Capital Outlay	12,000		12,000
Depreciation/Amortization			-
Total Operating Expense	275,868	0	275,868
Operating Income or (Loss)	110,632	0	110,632
NONOPERATING REVENUES			
Grants/Contributions			
Interest Earned	68,000		68,000
Other Income			-
Total Nonoperating Revenues	68,000	0	68,000
NONOPERATING EXPENSES			
Interest	122,824		122,824
Capital Outlay			
Total Nonoperating Expenses	122,824	0	122,824
Net Income before Operating Transfers	55,808	0	55,808
Transfers (Schedule T)			
In			
Out			
Net Operating Transfers			
CHANGE IN NET POSITION	55,808	0	55,808

Virginia Divide Sewer
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

Fund: Virginia Divide Sewer

	(4) BUDGET YEAR ENDING 6/30/2021		
PROPRIETARY FUND	FINAL APPROVED	Revisions	REVISED FINAL BUDGET
A. CASH FLOWS FROM OPERATING			
Cash Inflows:			
Sewer Charges	386,500		386,500
Gold Hill Sewer			
Late Charges			
Cash Outflows:			
Salaries & Wages	-89,715	(9,000)	(98,715)
Benefits	-61,497	7,000	(54,497)
Services & Supplies	-112,656	2,000	(110,656)
a. Net cash provided by (or used for) operating activities	122,632	0	122,632
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Cash Inflows:			
Cash Outflows:			
Capital Outlay	-40,000		(40,000)
b. Net cash provided by (or used for) noncapital financing activities	-40,000	0	-40,000
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Cash Inflows:			
Transfer from Funds			
Capital Contributed			
Cash Outflows:			
Debt Service	-132,392		(132,392)
Interest	-122,824		(122,824)
Capital Outlay			
c. Net cash provided by (or used for) capital and related financing activities	-255,216	0	-255,216
D. CASH FLOWS FROM INVESTING ACTIVITIES:			
Cash Inflows:			
Interest Earnings	68,000		68,002
d. Net cash provided by (or used in) investing activities	68,000	0	68,002
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	-104,584	0	-104,582
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	79,878	-6,350	-24,706
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	-24,706	-6,350	-129,288

Virginia Divide Sewer
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Fund: Virginia Divide Sewer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible verification of qualifications for an appraiser consistent with Nevada Revised Statutes (NRS) 244.2795 and Storey County Code Chapter 2.22.100. Storey County has been approached by a property owner requesting an easement across Storey County owned property to construct a rail spur and driveway encroachment. The property is located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, located south of Denmark Drive, being Parcel 2017-28 and having Assessor's Parcel Number 005-061-52.
- **Recommended motion:** In accordance with the recommendation by staff, I, (commissioner), move to verify the qualifications of Anthony J Wren and Associates to perform an appraisal of land associated with an easement for a proposed rail spur and driveway encroachment, identified as Parcel Number 2017-28, Assessor's Parcel Number 005-061-52, located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.
- **Prepared by:** AGENDA_SUBMITTER

Department: **Contact Number:** 7758471144
- **Staff Summary:** See attached Staff Summary
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ 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
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: June 15, 2021 at 10:00 a.m.

Meeting Location: 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom and in-person

Staff Contact: Kathy Canfield

Request: Verification of qualifications for an appraiser consistent with Nevada Revised Statutes (NRS) 244.2795 and Storey County Code Chapter 2.22.100.

Analysis: Storey County has been approached by a property owner requesting an easement across Storey County owned property to construct a rail spur and driveway encroachment. The property is located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, located south of Denmark Drive, being Parcel 2017-28 and having Assessor's Parcel Number 005-061-52.

NRS and the Storey County Code Chapter 2.22.100 requires the Board of County Commissioners to verify the qualifications of the appraiser selected to perform the appraisal associated with the easement request.

The appraiser, Anthony J. Wren and Associates, is selected from the list of appraisers established by Storey County. The appraiser has stated there are no conflicts of interest with performing the appraisal and has submitted such a statement along with a work and timeline proposal for the appraisal, which are attached to this staff report.

The estimated cost for the appraisal will be paid by the applicant requesting the easement.

Proposed Motion: In accordance with the recommendation by staff, I, (*commissioner*), move to verify the qualifications of Anthony J Wren and Associates to perform an appraisal of land associated with an easement for a proposed rail spur and driveway encroachment, identified as Parcel Number 2017-28, Assessor's Parcel Number 005-061-52, located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.

ANTHONY J. WREN AND ASSOCIATES

REAL PROPERTY CONSULTANTS

Tony Wren MAI, SRA
CERTIFIED GENERAL APPRAISER
TWRENMAISRA@AOL.COM

P.O. BOX 20867
Reno, Nevada 89515
Phone (775) 329-4221

SUSAN A. WREN
EMERITUS RESIDENTIAL APPRAISER
SAW12345@AOL.COM

6-7-2021

Via email: kcanfield@storeycounty.org

Kathy Canfield
Senior Planner
Storey County Planning Department

RE: Proposed rail spur and driveway encroachment that the adjoining property owner of APN 005-061-52 is requesting from Storey County.

Kathy,

This letter is a follow up to your request for an appraisal of APN 005-061-52, a 21.60± acre site owned by Storey County, located in TRIC, Storey County, Nevada. The appraisal will be to address the value of the following easements.

1. Permanent Pavement Encroachment and Access Easement Area = 22,141.40 Sf (0.508 Acres)
2. Temporary Construction Easement Area* = 126,886.43 Sf (2.912 Acres) (1.654 Acres net)
3. Permanent Rail Access Easement Area = 32,648.37 Sf (0.750 Acres)

*Note: Includes Permanent Pavement Encroachment Access Easement And
Permanent Rail Access Easement

It is my understanding that you need a current appraisal estimating the market value of the property and values for the easements. The appraisal will be used for transferring use to the adjoining property owner. I will have an individual value for each separate easement, but will incorporate all in one appraisal report.

I will perform the appraisal assignment for a fee of \$4,500.00. I will have the report completed and delivered to you within 30 to 45 days after approval to proceed.

Per this letter you are considered my client. I will not disclose any information to anyone other than them without written permission.

I have not appraised this property in the last three years.

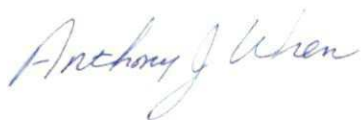
As the appraiser to be chosen by the Storey County Commission, pursuant to subsection 1 of NRS 244.2795(3) I am disclosing a statement which includes, without limitation, that I have no, nor have I ever had any sources of income that may constitute a conflict of interest or any relationship with the real property owner or the owner of an adjoining real property.

The reported analyses, opinions, and conclusions will be developed, and the Appraisal will be prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I look forward to working with you on this assignment. If these terms are acceptable to you, please sign this letter in order to get you on our schedule. This will serve as a contract between us.

Due to the COVID-19 virus I have been self-quarantined at my second home in Surprise AZ for the last year. As of February 05, 2021, I have been fully vaccinated. I am still very cognizant of the Virus and will take all recommended CDC recommended guidelines during my inspection.

Sincerely,

A handwritten signature in blue ink that reads "Anthony J. Wren". The signature is written in a cursive, flowing style.

Anthony J. Wren MAI, SRA
Certified General Appraiser #A.0000090-CG

Accepted by the Client
Kathy Canfield

QUALIFICATIONS OF ANTHONY J. WREN, MAI, SRA REAL ESTATE APPRAISER

PROFESSIONAL DESIGNATIONS: MAI – Member Appraisal Institute* 1991
 SRPA – Senior Real Property Appraiser* 1987
 SRA – Senior Residential Appraiser* 1984

* These are no longer considered to be acronyms by the Appraisal Institute

PROFESSIONAL INVOLVEMENT:

- Re-Appointed by the Governor of Nevada to serve on the Nevada State Board of Taxation, Current Member 11/19 to 10/23
- Appointed by the Governor of Nevada to serve on the Nevada State Board of Taxation, Current Member 5/16 to 10/19
- Appointed by the Governor of Nevada to serve on the Nevada State Board of Equalization, Chairman as of January 2009 3/08 to 3/12
 Reappointed to a new term and Chair 3/12 to 10/15
- Appointed by the Governor of Nevada to serve on the Nevada Commission of Appraisers 9/94 to 6/97 and 7/97 to 6/00
- President, Commission of Appraisers of Real Estate, State of Nevada (1996, 1998)
- Expert Witness for Nevada District Court, Washoe, Storey, Clark and Elko Counties
- Member of the Appraisal Institute, National Board of Realtors, and Reno/Carson/ Tahoe Board of Realtors
- Over 45 years of Appraisal Experience

APPRAISAL LICENSE: Nevada Certified General Appraiser
 #A.0000090-CG

REAL ESTATE BROKERAGE: Nevada Real Estate Brokerage Licensed Broker
 Anthony J. Wren #B.0023456.INDV.

OFFICES HELD: *Member* Young Advisory Council SREA,
 San Diego & San Francisco, CA 1989 & 1991

Education Chairman, Reno/Tahoe/Carson Chapter
 Appraisal Institute 1993

Board of Directors, Reno/Carson/Tahoe Chapter Appraisal
 Institute 1993-2007

<i>President, Reno/Carson/Tahoe</i> Chapter 189	1988-1989
<i>First Vice President, Reno/Carson/Tahoe</i> Chapter 189	1987-1988
<i>Secretary, Reno/Carson/Tahoe</i> Chapter 189	1986-1987
<i>President, Reno/Carson/Tahoe</i> Chapter 189	2000

Appraisal Instruction

4 Hour Nevada Assessors Ethics Class	2021
Several USPAP Update Courses taught through	2020
Business Practices and Ethics	2020
15-Hour National USPAP	2018
Comparison Valuation of Small, Mixed-Use Properties	2011
Income Valuation of Small, Mixed-Use Properties	2011
15-Hour National USPAP Course	03/23/07
15-Hour Standards of Professional Practice (Seattle, WA)	03/22/07
7-Hour National USPAP Update (Las Vegas, NV)	03/02/07
7-Hour National USPAP Update (Chicago, IL)	04/15/05
7-Hour National USPAP Update (Reno, NV)	02/24/05
USPAP Update 2003 – Standards & Ethics for Professionals	09/05/03
Business Practices and Ethics	07/25/03
7-Hour National USPAP Update Course	05/02/03
15-Hour National USPAP	03/22/03
Appraisal Procedures	05/19/01
Sales Comparison Valuation of Small, Mixed-Use Properties	03/31/01
Standards of Professional Practice, Part B (USPAP)	02/10/01
Income Valuation of Small, Mixed-Use Properties	02/19/00
Standards of Professional Practice, A, B, & C, USPAP	1992–2003
Reno, NV, Casper, WY, Eugene, OR, Sacramento, CA, Las Vegas, NV	
Income Valuation of Small Mixed Use Properties	
(Reno, NV)	1998
(Casper, WY)	1999
(Sacramento, CA)	1999
Residential Case Study, Course 210	(Las Vegas, NV) 10/97
Alternative Residential Reporting Forms	(Buffalo, WY) 09/97
(Polson, MT)	09/97
Data Confirmation and Verification	(Richland, WA) 11/96
(Riodoso, NM)	09/96
(Reno, NV)	03/96
(Savannah, GA)	12/95
Understanding the Limited Appraisal	(Savannah, GA) 12/95
(Tucson, AZ)	09/94
110 "Real Estate Appraiser Principles"	(Minneapolis, MN) 07/99
(Sacramento, CA)	05/95

(Wenatchee, WA)		09/94
(St. Louis, MO)		02/94
(Las Vegas, NV)		05/94
URAR Update	(Casper, WY)	01/94
	(Reno, NV)	12/93
1A2 Basic Valuation Procedures	(Las Vegas, NV)	05/92
Course 207B, Income Valuation Appraising	(Reno, NV)	Fall 1989
Truckee Meadows Community College	(Reno, NV)	Spring 1989

APPRAISAL COURSES AUDITED:

Case Studies in Real Estate Valuation	1991
Cost Valuation of Small, Mixed-Use Properties	1988
Income Valuation of Small Mixed-Use Properties	
Sales Comparison Valuation of Small, Mixed-Use Properties	

APPRAISAL COURSES SATISFACTORILY CHALLENGED:

A1: Course I210 Residential Case Studies	(1993)
A1: Course 410 Standards of Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
SREA: Course 301 Special Applications of Real Estate Analysis	(1989)
SREA: Course 202 Applied Income Property Valuation	(1985)
SREA: Course 201 Principles of Income Property Appraising	(1984)
SREA: Course 101 An Introduction to Appraising Real Property	(1983)
SREA: Course 102 Applied Residential Property Valuation	(1983)

Classes Taken Online

The Basics of Expert Witness for Commercial Appraisers	2021
Supporting your adjustments	2021
Introduction to the Uniform Dataset (2 hours)	2019
USPAP Instructor Recertification Course 2018-2019 (4 hours)	2018
USPAP Instructor Recertification Course 2016-2017 (4 hours)	2016
USPAP Instructor Recertification Course 2014-2015 (4 hours)	2014

Classes Attended

Rapid Response; Market Analysis in Volatile Markets	2021
Uniform Appraisal Standards for Federal Land Acquisition	2017
2018-2019 Instructors Recertification Course (USPAP)	2017
Architectural Styles and the UAD	2017
Constructing the Profession Report	2017
FHA SFR Appraising -Handbook 4000.1	2017
Comprehensive Square Foot Calculations	2017
2016-2017 USPAP Instructor Recertification Course	2015
Business Practice and Ethics Instructor Training	2015
Tahoe Litigation Conference	2014
Evaluating Residential Construction	2014
Appraisal Review General	2012
Uniform Appraisal Standards for Federal Land Acquisitions (Phoenix, AZ)	12/17 & 18/09
Valuation of Easements and Other Partial Interests (Reno, NV)	12/04/09

General Market Analysis and Highest & Best Use (Las Vegas, NV)	08/31/09 – 09/03/09
Introduction to International Valuation Standards (Online)	08/01/31 – 08/31/09
Valuation of Green Residential Properties (Phoenix, AZ)	02/19/09
REO Appraisal: Appraisal of Residential Property Foreclosures (Las Vegas, NV)	10/11/08
Forecasting Review	10/10/08
AQB Awareness Training for Appraisal Institute Instructors (Online)	08/15/07
Committee CE Credit (Chapter Level)	12/31/09
AQB USPAP Instructor Recertification Course (Dedham, MA)	02/24/07
AQB USPAP Instructor Recertification Course (Tucson, AZ)	12/04/04
Water Rights in Nevada	2/01/03
Training & Development Conference	08/26/03
AQB USPAP Instructor Recertification (San Francisco, CA)	10/30/02
Appraisal Continuing Education	12/10/02
Property Flipping and Predatory Lending Seminar	10/17/01
2001 USPAP Update for Instructors & Regulators-CA (San Diego, CA)	12/09/00
Lake Tahoe Case Studies in Commercial Highest & Best Use (Sacramento, CA)	10/20/00
Supporting Sales Comparison Grid Adjustments for Residential Properties (Reno, NV)	09/29/00
Case Studies in Commercial Highest and Best Use (Reno, NV)	07/28/00
Tools For Teaching Excellence, Day 1	07/09/00
USPAP Update for Instructors and Regulators (Las Vegas, NV)	07/08/00
Tools For Teaching Excellence, Day 2	07/10/00
Residential Consulting	03/31/00
Residential Consulting	2000
FHA's Home buyer Protection Plan & the Appraisal Process Seminar	1991
Affordable Housing Valuation Seminar	1997
Alternative Residential Reporting Forms	1986
Business Valuation Part 1	1996
Understanding Limited Appraisals – General	1995
Data Confirmation & Verification Methods	1995
Mandatory Faculty Workshop	1995
Appraising 1- to 4-Family Income Properties	1995
Investment Techniques with the HP-17/19II Calculator	1994
Fair Lending and the Appraiser	1994
Mock Trial	1994
Electronic Spreadsheet Workshop	1994
Basic Argus Training (Spreadsheets)	1994
Investment Techniques with the HP-17/19II Calculator	1994
FNMA URAR Update	1993
Maximizing the Value of an Appraisal Practice	1993
Litigation Valuation	1992
101 "Instructors Clinic	1990
Comprehensive Appraisal Review	1990

Meetings Attended

Committee Credit – National	12/31/00
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FORMAL EDUCATION:

University of Texas at Arlington (No Degree)	1974
Casper College (No Degree)	1973
Peacock Military Academy (High School)	1972



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/15/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of Business License Second Readings:
- A. Facilities Engineering - Out of County / 900 E. Orangefair Ln., Anaheim, CA
- B. Guckenheimer Services LLC - Out of County / 1017 Central Parkway North., Ste 100, San Antonio, TX
- C. Howard Street Home - General / 120 N. Howard St., Virginia City, NV
- D. Karaki Painting LLC - Contractor / 172 Edith Lane, Dayton, NV
- E. Subway - General / 420 USA Pkwy. Ste. 102, McCarran, NV
- **Recommended motion:** Approval
- **Prepared by:** Ashley Mead

Department:

Contact Number: 775-847-0966

- **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.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

☐ Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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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

June 7, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **June 15, 2021**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Facilities Engineering** – Out of County / 900 E. Orangefair Ln. ~ Anaheim, CA
- B. Guckenheimer Services LLC** – Out of County / 1017 Central Parkway North, Ste 100 ~ San Antonio, TX
- C. Howard Street Home** – General / 120 N. Howard St. ~ Virginia City, NV
- D. Karaki Painting, LLC** – Contractor / 172 Edith Lane ~ Dayton, NV
- E. Subway** – General / 420 USA Pkwy Ste.102 ~ McCarran, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office