



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/20/2021 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:**

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Meeting ID: 597 519 448

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**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 of the Agenda for July 20, 2021.

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

Consideration and possible approval of the Minutes for June 1, 2021.

5. **CONSENT AGENDA**

I Consideration and possible action, approval of business license first readings:

- A. Aardvark, Incorporated – Contractor / 3532 Gracia Del Dios Dr ~ Reno, NV
- B. Akal Construction, Inc. – Contractor / 1024 Iron Point Rd. Ste. 1046 ~ Folsom, CA
- C. Am Quip Systems, LLC – Contractor / 1315 Greg St. # 114 ~ Sparks, NV
- D. DRYCO Construction, Inc. – Contractor / 42745 Boscell Rd. ~ Fremont, CA
- E. Fastway Xpress, Inc. – Transportation / 1425 Maritime St. ~ Oakland, CA
- F. Giant Roofing LLC – Contractor / 75 Bank St. Ste 7 ~ Sparks, NV
- G. High Country Propane Inc. – Out of County / 1262 Dupont Ct. ~ Manteca, CA
- H. High Priority Construction – Contractor / 11935 Chesapeake Dr. ~ Reno, NV
- I. Omboli Interiors Inc. – Contractor / 4200 Rewana Way # 505 ~ Reno, NV
- J. PHC Builders – Contractor / 1351 Tule Peak Cir. ~ Carson City, NV
- K. Sierra View Realty – Home Business / 1625 Main St. ~ Virginia City, NV
- L. Tippmann Design Build, LLC – Contractor / 4218 Hobson Ct. ~ Ft. Wayne, IN

II Consideration and possible action, approval of claims in the amount of \$2,461,706.40

III Consideration and possible approval of Unsecured Bill Correction for Valeo North America, Inc. Valeo is an approved partner of Tesla for 100% abatement of taxes.

IV Consideration and possible approval of the August 3, 2021 Storey County Board of County Commissioners regularly scheduled meeting being held at the Virginia Township Justice Court located at 800 South C Street, Virginia City, Nevada.

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

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

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

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

The Board will deliberate and may take action regarding approval of a settlement agreement with employee Mitchell Hammond.

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

Consideration and possible action on Special Use Permit Amendment 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

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

Discussion/For Possible Action: Special Use Permit 2021-31 by Storey County Public Works. The applicant requests a special use permit to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

12. **PUBLIC HEARING AT 11:00AM (No Action):**

Hold a public hearing on the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795.

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

Consideration and possible action to consider comments received on the public hearing related to the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795 and give direction to staff to proceed with an easement utilizing the appraisal and public comments as appropriate.

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

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

Promotional Badge pinning for Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton. This item will be continued to the July 20, 2021 Board of County Commissioners Meeting.

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

Consideration and possible action to approve disposal by means of auction, donation, or sale of surplus District fire apparatus and equipment.

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

Consideration and possible approval of an increase in the awarded money to the Storey County Fire Protection District for fuels reduction from NV Energy in the amount of \$875,702.67 over the duration of the 3-year agreement.

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

Consideration and possible action to approve a contract between the Carson City and the Storey County Fire Protection District for use of the Regional Fire Training Facility.

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

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

Presentation, discussion, and direction regarding suggested ClearGov financial transparency addition to the County website not to exceed \$8,500.00

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

Consideration and possible action, accept donation to Storey County at no-cost vacant land including surface rights only located at 347 South "G" Street (Assessor Parcel Number 001.134.02; Lot 5, Block 179, Range "G", Virginia City, Nevada, filed June 6, 1865, in the office of the Storey County Recorder), Virginia City, Storey County, Nevada, and as further described in the enclosed exhibits.

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

Consideration and possible action to approve and authorize the County Manager to sign an 18-month contract between Storey County and Lakota HRM, LLC a Nevada limited liability company to provide labor relations guidance and administration,

interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies.

23. 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.

24. DISCUSSION/FOR POSSIBLE ACTION:

Annual review and evaluation of the performance of Austin Osborne, County Manager for the time period of July 1, 2020 through June 30, 2021. The Board may, without further notice, take administrative action against Austin Osborne, County Manager, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the County Manager's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

25. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Business License second readings:

- A. Atypical Consulting and Events - Out of County / 18124 Wedge Pkwy. #156 ~ Reno, NV
- B. Big Bear Springs - General / 162 S. C St. ~ Virginia City, NV
- C. Dad's Family Automotive LLC - General / 351 N. C St. ~ Virginia City, NV
- D. EC Construction, LLC - Contractor / 105 E. Parr Blvd. ~ Reno, NV
- E. Gomez Roofing LLC - Contractor / 14 Grosh Ave. ~ Dayton, NV
- F. Refined Technologies, Inc. - Out of County / 480 Wildwood Forest Dr. Ste. 400 ~ Spring, TX
- G. Tahoe Rim Realty - General / 915 C St. ~ Virginia City, NV
- H. The Biggest Little Vape Shop - General / 440 USA Pkwy. Ste. 104 ~ Sparks, NV
- I. The Boldt Company - Contractor / 2525 N. Roemer Rd. ~ Appleton WI

26. PUBLIC COMMENT (No Action)

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

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

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

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 07/14/2021; 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: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Agenda for July 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:** 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: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes for June 1, 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:** 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 MEETING

JUNE 1, 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, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, Fire Chief Jeremy Loncar, Community Relations Director Lara Mather, Water/Sewer Project Manager Mike Nevin, Public Works Director Jason Wierzbicki, Deputy District Attorney Keith Loomis, Project Manager Mike Northan, Emergency Management Director Joe Curtis, Comptroller Jennifer McCain, Human Resources Director Tobi Whitten, Community Chest Director Erik Schoen, Employee Relations Jeanne Greene, Senior Planner Kathy Canfield, IT Director James Deane, Sheriff Antinoro, Communications Manager Becky Parson, Recorder Marney Hansen-Martinez, Community Development and Fire Marshal Martin Azevedo, Tourism Department Katie Demuth, Justice of the Peace Eileen Herrington

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 June 1, 2021.

County Manager Osborne asked to continue item 8 to June 15, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, make a motion to approve the Agenda for June 1, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Minutes for March 16, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, make a motion to approve the Minutes for March 16, 2021,
Action: Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman,
Vote: Motion carried by unanimous vote, (**Summary:** Yes=3)

5. CONSENT AGENDA

- I Consideration and possible approval of claims in the amount of \$415,638.32.
- II Consideration and possible action, approval of business license first 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 Paining, LLC - Contractor / 172 Edith Lane, Dayton, NV
 - E. Subway - General / 420 USA Pkwy Ste 102, McCarran, NV

Public Comment: None

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

6. PUBLIC COMMENT (No Action)

Louise Pena, Rainbow Bend resident: A current action of the HOA Board went against the homeowners and appointed Larry Huddleson as the HOA liaison to the County. Most of the people did not vote for Larry Huddleson, therefore we do not give up our rights to speak to any County and he is not representing all the people in Rainbow Bend, only a small group. She hopes the County Commissioners and Manager take that into effect. This is a step to try to negotiate with the County to rent to the GID, the Sheriff, any department they want into lots A and B. She hopes the Commission will consider all homeowners as having a voice - not just a small group.

Mr. Osborne: He is not aware of an official liaison - he has always "liaised" with various people in Rainbow Bend HOA, as well as in Lockwood.

Jennifer Agnew, Lockwood resident: As far as she is concerned, the HOA does not speak on her behalf to the County. As a homeowner she can reach out (to the County) herself. The Commission and County Manager's Office are very open. Regarding the Board action appointing Mr. Huddleson into a position - Official Liaison for the Board - she does not even know what it is he is doing with the HOA Board and with the County. She would like the County to understand that the homeowners and residents of Lockwood are still there and would like to hear directly from (the County).

7. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval, 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 SCR 11 (formerly BDR 1109 and 1148) one-year interim study on Innovation Zone draft legislation, and other properly related matters.

Commissioner Gilman recused himself from discussion and vote related to SCR 11, Innovation Zone.

County Manager Osborne reviewed various bills/legislation:

- SCR11, Innovation Zone: Has been turned into an interim study to take place between now and the New Year. Committee meetings will be held each month. It has been requested that the counties are represented on the committee. In addition, it appears that tribal interests, natural resources, unions, innovation and technology components (stakeholders) would be on the committee. (The County) will be involved one way or another through the process. The position of this (Storey County) Board has been expressed to the legislators throughout this year.

Assembly Woman Teresa Benitez-Thompson indicated she wanted to engage in discussion regarding impacts from economic development in the Northern Nevada region - focused on Storey County. This is fine - (the County) was going to do a study anyway.

Chairman Carmona thanked Mr. Osborne, Vice Chairman Mitchell, and staff, for all the time they have been spending (at the Legislature). Their efforts are not un-noticed - it is extremely important especially with the Innovation Zone.

Vice Chairman Mitchell: A "mild" concern was that several amendments offered he felt were appropriate. One was extension of the finish date for the study. Others include tribal considerations, infrastructure - more than just water, and impact on schools. Those were not accepted and that is concerning. He feels the committee will be able to overcome those shortcomings.

- AB90, has died. Any company coming into Storey County would have had to go to regional planning in all surrounding areas to be approved for impacts. Innovation Zones will provide a little of AB90.
- AB424 - Requiring bail hearings within 48 hours. This will require court hearings on weekends - having staff, equipment, and other needs. We were unable to get this changed. It was extended for a year before becoming effective, which will allow for budgeting and to prepare accordingly. This will have a substantial financial impact on the County.
No public comment.
- SB98 - Carson Water Subconservancy District membership: Passed. The County will now have eligibility for grant funding and other projects - particularly the Mark Twain Flood Project.
No public comment.
- AB341 - Cannabis Lounges. Passed, however it is discretionary. The County can prohibit cannabis lounges.
No public comment.
- SB448 - NVEnergy Green-link project: Passed. Creates a redundancy power grid and solar feed throughout the State. It provides electric car infrastructure such as along sections of highways 50 and 395.
No public comment.
- AB116 - Passed. Traffic tickets will now be civil - no longer criminal.
Public comment:
 - Sheriff Antinoro: Thinks there will be more traffic problems - this takes "the teeth" out of it.
 - Judge Herrington: There are many traffic violations that will remain misdemeanors - this is not all traffic violations.

Judge Herrington commented regarding AB424:

- The big deal is it's 48 hours and they wouldn't move it to non-judicial days. One change, it does not go into effect until July 1, 2022. It will allow for telephonic or remote bail hearings. It adds to the responsibilities of the JP in Storey County.

Mr. Osborne continued:

- Mail-in ballot: Passed. Also, Nevada will be going from a caucus to a primary election.
- The American Recovery, or Rescue, Program was sorted out. Storey County will receive somewhere around \$1 million. Lara Mather is working hard to figure out where it's coming from and where it's going. This may help (the County) with infrastructure projects.

Vice Chairman Mitchell: Moving the primary may be "wishful thinking". He does not think the national parties will let it stand. An unintended consequence of taking the caucus away will mean a lot less attention from Presidential candidates, less media buys - those kind of things.

A full presentation of the work on various Bills will be presented at the June 15th Commission meeting.

8. 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.

Continued to June 15, 2021.

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

Sheriff Antinoro:

- AB286 - Gun Bill (ghost guns) has been delivered to the Governor for signature. No more "home-made" guns from a kit. Expansion of gun-free zones had been removed but was "snuck" back in under an emergency measure - SB452. The Bill has died.

Fire Chief Loncar:

- The Fuels Management Officer position has been filled internally. They will be interviewing the next two weeks for all positions in hopes of having all of the NVEnergy staff working by the end of the month.

Jason Wierzbicki, Public Works Director:

- Road projects, including patch work and slurry seal on Cartwright and at TRI, have been completed.

Dispatch Manager Becky Parsons:

- Transition for their radios will be done on June 23rd. They have started moving equipment to the new building.

Emergency Management Director Joe Curtis:

- Being June 1st, they are waiting for a formal statement on from the Governor regarding Covid status.

- The County has a current total of 111 Covid cases - 8 active showing, it's probably less. One new case since early May. The County's positivity rate still shows 5.8% - a little high due to a statistical problem they have had all along. Except for the one case, there hasn't been a new case in quite a while.
- The Quad-County total as of March 2021, is 12,817 cases. 206 still active; 227 deaths.
- The population for the 4 counties is 168,693. We're dealing with a lot of people.
- Unless things change, this will be the last week for emailing Covid statistics.
- We're at point where we can relax a bit. There have been a lot of tourists on weekends and we have weathered that. This does not seem to have had an effect on our statistics, or the regions.

Vice Chairman Mitchell: He noticed in some media sources that they have picked up the "quirk" in the vaccination reporting for the County. Is there any information on that? Is there a way to get a little more accurate numbers?

Mr. Curtis: We do not produce the statistics - the State does.

Vice Chairman Mitchell is concerned that the opinion may form that we are not participating in vaccinations and that there is an elevated risk.

Mr. Curtis: It's based on who "receives it to administer it", not who receives it "in the arm". It all goes to Carson City for the four counties. The other counties do not look right either.

Community Relations Coordinator Lara Mather:

- Regarding the statistics, she has reviewed what is provided to the County. An issue she found is the statistics list the County's population for 12 years old and up. With those numbers included, it appears our percentage is actually lower than it is. Percentage based on the graph numbers provided by the State shows we are about 14% fully vaccinated. Reviewing the numbers we are aware of, it is believed that we are at about 33%. Sharing zip codes with other counties is unfortunate.
- Today is the last scheduled vaccination pod in the county. It is possible more may be scheduled, but at this time they are not. Gethealthycarsoncity.org has information regarding vaccination locations. Pharmacies, health clinics, and doctors' offices are now doing vaccinations.
- Under a Historic Preservation Grant, four graduate students will be going throughout the historic district - July 7th through August 6th - mapping historic structures. Through a grant, iPads are being provided to the students. A map has been loaded into the iPads identifying all structures that need to be recorded. Data collected will include what structures are made of, what the roof is made out of, the window style, and so on. Photos can be taken and attached to the data. Each day the students will go to the Comstock Historic District to verify records to insure information being logged in is correct. The students will be stopping in front of businesses and private residences gathering information. They will not go on to property.
- On behalf of the Senior Center:
 - Everyone is reminded they are fully open.
 - For residents in Lockwood - Rainbow Bend area, transportation to the VCTC merchants and resident's barbeque is available.

Project Manager Mike Northan:

- They are close to having a fire alarm agreement in place for the V&T Freight Depot. The fence around the building is being taken down and junk is being removed. Weeds are being cleared. The building will then be available for limited use.
- The IT addition (in the Divide building) is moving along very well.
- Preliminary design for the Lockwood Senior Center is underway.
- He hopes to soon present a budget and plans for traffic signal maintenance in TRI and to bring both signals under a uniform maintenance and repair program.

Katie Demuth, VCTC:

- They have had a couple of great weekends with the Chili Cookoff and Memorial Day Cruise.
- "Street Vibes" Spring Rally is this weekend. This is looking to be bigger than normal.
- The County Bar-b-que/Welcome Back event will be June 11th. Shuttles will be provided for the various communities. This is a free event - starting at 4PM.
- Looking at 4th of July - there will be the normal parade, fireworks, and entertainment during the day.

Water/Sewer Project Manager Mike Nevin:

- Hillside Water Tanks project:
 - Work was completed on SR 342 before cold weather last week. Eventually they will grind and re-pave the section where the old valve was removed. There will be detours around the area when that takes place.
 - The new electrical and SCADA system at the site have been completed and are now on-line.
 - All links have been restored between the site and the wastewater treatment plant.
 - Work on tank 2 should be complete this week. Then the sandblasters can do their work.
 - X-rays of the wells, as required, has been completed. They are waiting for results.
- Gold Hill Wastewater Treatment Plant project:
 - On track to receive the building this month - delivery anticipated about June 17th.
 - NDEP conducted an inspection of the project and were very pleased with progress despite Covid and disruption in the supply chain.
 - NVEnergy has had difficulties with permits, which are required to work in and around the highway. It was expected last Friday - they will follow up on this.

Comptroller Jennifer McCain:

- They are working on augments and transfers allowing adjustments to the current budget for unforeseen expenses or changes in priorities for the up-coming year. Transfers will be done within General Fund departments.
- As of the current date, the General Fund has taken in \$18,809,988. This is \$585,000 over budget for revenue. Budgeted expenses were \$18,019,961 - current expenses are \$13,925,000 - 22% below budget. The current year is looking good, with a few minor changes to be made to insure everyone is within budget.

Vice Chairman Mitchell asked if these current numbers are anticipated to change. Or, is this what we're expected to end the year with?

Ms. McCain: Thinks there will be minor expense changes. Each department has been asked to advise if they have any large purchases to be made in June. Only a couple have responded. Revenue comes in all month with some revenue in July that is bounced back.

Vice Chairman Mitchell: Any idea of why the increased revenue and decreased expenses?

Ms. McCain: In part, the decreased expenses is due to everyone being very conservative during the pandemic. All departments had been asked to be very conscious of spending not knowing what was going to happen. This is department heads paying attention to what they are doing.

IT Director James Deane:

- New staff member, Nick Fonzo, started today.
- A new microwave link is being added from the Divide Building to Public Works. A second link will be added to make it redundant, and also make the water treatment plant and new IT facility redundant also.
- All IT equipment has been moved to the new dispatch location.

Community Development Director and Fire Marshal Martin Azevedo:

- The Community Development Strategic Plan draft has been completed.
- Reminder - we are in wildland fire season. There have been a few fires throughout the state. There was a brush fire at Pyramid Lake due to fireworks. Another fire was at the State line on Hwy 580 due to a campfire. Everyone be careful - it is very dry.

Community Chest Director Erik Schoen:

- Summer and after school programs are in abeyance this week. Staff are working on summer programs which start in full next week. There are 60-65 students enrolled, including a number of middle school students. This should be an active summer with every week having it's own theme and focus.

County Manager Austin Osborne:

- All department strategic plans are drafted and ready to be presented to the Board for consideration and discussion. There are a couple of the appointed offices left.
- Still working on the 2024 Capital Improvement Plan. All departments are going through the list and adding anything they think they may need. This should be ready in August for Board consideration.
- Regarding earlier comments about Lockwood - we have listened to every comment that comes in out there. There have been Town Halls, meetings with Canyon GID, Lockwood LCC, Rainbow Bend Homeowners Association, as well as with individuals. There have been phone calls. People have expressed interest in what they would like to see in Lockwood as far as satellite community services. He consistently hears they would like a senior center, community center, and those services to be provided where it is. They like the area - it's a neutral area where people can enjoy County services, etc. LCC people don't need to go to Rainbow Bend; Rainbow Bend people don't have to go to LCC.

There has been talk about having a satellite office in Lockwood - with DMV one day, the County Manager there one day, and other County offices could be there a day or so. The possibility of replacing the Sheriff's sub-station building with a more appropriate building has

also been discussed. People seem to like the idea of having offices at the community center as well. Adding on to the building would get expensive and it takes away parking. The Sheriff's Office seems to be a palatable idea. Annexing the Rainbow Bend clubhouse is still on the table for discussion. From community workshops, people are leaning the other direction for a neutral place where people could go. There will be more Town Halls.

The next Town Hall in Mark Twain will be Thursday, June 10th at 5:15 PM. Lockwood will be next - services and satellite offices can be discussed at that time.

Commissioner Gilman: It is so rewarding to see all the time, effort, and focus spent on the outlying communities. We have been working on the process in Lockwood for a long time - and in Mark Twain also. This is "stair-stepping" to a lot of improvement and focus on the County as a whole.

Chairman Carmona agrees.

Clerk/Treasurer Vanessa Stephens:

- The diesel tax went into effect in March. The first batch of revenue from the State brought in \$32,217.30. The old tax for the same month was \$24,047.06. It seems this will be a pretty good source of revenue.

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

Vice Chairman Mitchell:

- Participated in the Memorial Day cruise. It was a great turnout and was very positive.

11. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to award a contract to the successful bidder for propane fuel delivery service to county tanks in accordance with the submitted bids.

Mike Northan, Project Coordinator: The County's current contract with Ferrellgas has expired. Bidders have been solicited to provide fuel delivery service to county tanks. Four companies submitted bids. Changes to terms and conditions were made increasing the incentive for smaller companies to participate. Mr. Northan reviewed the conditions of the contract. Purchase of tanks is being considered. Prices for seismic valves were solicited - this may be a separate purchase in the future. Four companies submitted bids. Comstock Propane is the apparent low-bid.

Mr. Northan reviewed the rates proposed by Comstock Propane which are substantial savings over the County's current contract. Comstock Propane and High Sierra Propane are both good candidates for the contract. Staff recommends Comstock Propane.

Public Comment: None

Commissioner Gilman said this highlights the value of competitive bidding.

Vice Chairman Mitchell noted that Comstock is the most competitive in the direct price per gallon. Ferrellgas is willing to offer a somewhat better rate for County residents. He thought if there was a way to leverage the volume of business the County does to the benefit of residents, that would be a good use of time. While it is not a huge difference in what is being offered by High Sierra and

Comstock, it is slightly better as a direct benefit to the residents - but offset by a higher price to the County.

Chairman Carmona: He has been a user of Ferrellgas and they have been fine. He appreciates these (companies) willingness to give residents a break. Does Comstock have any other fees, as Ferrell normally does- for minimum deliveries or surcharges?

Mr. Northan: Not as far as he knows. It's based on what is in the bid documents. No taxes and no additional fees were specified. He will have to verify.

Mr. Osborne commended Mr. Northan in making this competitive by having these other (companies) come on-board. Perhaps in the next round we can get that down, or closer to, the employee level. Regarding fees, new in the contract is if a County tank goes dry, we can charge the company \$1,000. That has happened - it could be catastrophic to a historic building if that happened in the winter.

Vice Chairman Mitchell: He is comfortable accepting staff's recommendation.

Motion: I, Commissioner Mitchell, move to award the contract for propane fuel delivery and authorize the County Manager to execute an agreement with Comstock Propane for delivery of propane to County tanks, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3).

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution 21-615 regarding the publication of notice of the proposed amendment of a lease of additional office and parking spaces to TRI General Improvement District (TRIGID) and providing for a public meeting on July 6, 2021 to consider objections to the amended lease. It is proposed that the existing lease to TRIGID be amended to provide 160 square feet of additional office space and 180 square feet of additional parking space at the County Building located at 1705 Peru Drive in the Tahoe Reno Industrial Center. No additional rental amount above the \$900.00 TRIGID is currently paying will be charged.

Deputy District Attorney Loomis: This is authorization for the County to lease County-owned property to another governmental entity without a bid process. To do this, the County must adopt a resolution providing notice of the lease and of a public hearing where objections can be made. Resolution 21-615 is the proposal to amend the existing lease to TRIGID providing additional space. The date set for public hearing is July 6, 2021.

Public Comment: None

Vice Chairman Mitchell asked if there is a specific direction (the County) is going with this building - space availability, need to expand. What if the County needs more space? We are committed to other governmental entities that share the space. He is just concerned with the long-term and has no problem providing additional space if the GID needs it.

Mr. Osborne: (The County) has taken note of this. Each of these do have closure - if one party notices another, there would be a vacation. For the GID, we came out equally - they get the office space they need and have also done tenant improvements and things that (the County) will be able to use down

the road. There have been other tenants who have done improvements. We are looking at potentially relocating the (adjoining) fire station. This would provide more space for expansion in that building.

Motion: I, Commissioner Mitchell, move to approve Resolution 21-615 providing for the publication of a notice of notice of the proposed amendment of a lease to TRIGID and setting a public meeting on the proposed amendment for July 6, 2021, at 10:30am at the County Courthouse located at 26 So. B Street in Virginia City, Nevada, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval Resolution 21-616 regarding the publication of notice of the proposed lease of 120 square feet of office and parking spaces to the State of Nevada, Department of Administration, Division of Public Works (Dept.) on behalf of the Department of Health and Human Services, Division of Public and Behavioral Health, Environmental Health Section (DPBH) and providing for a public meeting on July 6, 2021 to consider objections to the lease. It is proposed that the lease be for four years subject to an option to renew for five years and for no rent.

Deputy District Attorney Keith Loomis: This is a lease of County office to the State Department of Health for a location where they can conduct inspections of food trucks, food processing facilities, and restaurants. The State will save money by having an office in TRI. The space is 120 square feet, with parking - located on Peru Drive. The property will be provided "free of charge". This Resolution provides for a date and time to consider objections to the lease.

Public Comment: None

Vice Chairman Mitchell: We might want to take note of this for when the discussion about impact happens. This is a "small check" on our side.

Mr. Osborne: When the State came to us a few years back, the objective was to serve TRIC employees and companies who had to go to Carson City for health inspection documentation and permits. Paul Cohen reached out saying they could provide much better service if they were set up in TRI. They have been providing wonderful service for vendors out there - including over 48 food trucks.

Motion: I, Commissioner Mitchell, move to Resolution 21-616 providing for the publication of notice of proposed lease to the Department on behalf DPBH and setting a public meeting on the proposed lease for July 6, 2021, at 11:00 AM at the County Courthouse located at 26 So. B Street, Virginia City, Nevada, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of the annexation of property owned by EP Minerals into the Tahoe-Reno Industrial Center and of an amendment to the Development Agreement dated February 1, 2000 (Agreement) between Storey County, Tahoe- Reno Industrial Center LLC and DP Operating Partnership L.P. to allow commercial uses on all of the property proposed for annexation.

Commissioner Gilman, having a pecuniary interest in adjacent properties, recused himself from discussion and vote on this item.

Deputy District Attorney Keith Loomis reviewed changes to this (item) since it was put on the agenda. The proposed Development Agreement is out. The main change to the Agreement that is in the packet is in Section 5 - this provision is being eliminated. The only provision in the Agreement being is addressed is the annexation of the (inaudible) property.

Michael Pagni with EP Minerals: EP has been annexed into the GID for water/sewer service , we are now looking to be annexed into the development agreement for our properties.

Vice Chair Mitchell: To confirm, the change being from the original version (the Board) was given, is the elimination of Section 5 from the Amendment - dealing with commercial uses.

Mr. Loomis: Yes.

Vice Chair Mitchell: By annexing in, EP Minerals would be subject to the terms of the Development Agreement for TRI.

Mr. Loomis: Correct.

Kris Thompson, Project Manager for Tahoe Reno Industrial Center: Mr. Loomis reached out to us to confirm they are "good to go" designating the EP Minerals property eligible for retail and commercial property. The answer is "yes". Their property is in the premiere retail sector still available for development. More amenities and retail are needed.

Mr. Osborne: Once a property is annexed into the (Development) Agreement, it is, by default, zoned Industrial. A company can come to the County and obtain a letter saying this is appropriate for commercial use, and if TRI Center agrees, the property can be converted to commercial use.

Vice Chair Mitchell: Understands there's a built-in ability to use up to 10% for commercial - this is in excess of that.

Mr. Loomis: Thinks about 570 acres is the proposed amount of the annexation. About 2% of the industrial park is used for commercial purposes. Including this property which would not exceed the 10% - there is still a fair amount of property for commercial use outside of this property.

Mr. Osborne: Right now there is a 10% cap for commercial use which seemed appropriate at the time. There have been talks to reconsider and remove and/or increase the cap. It would be fine if the entire industrial center was commercial - it brings in sales tax dollars, amenities, there is nothing disadvantages about it.

Vice Chair Mitchell: Understands use on the specific properties are allowed, such as the Tire Rack distribution location which also does retail sales. Is it a correct understanding they would be allowed to annex in 10% for retail?

Mr. Loomis: No. 10% of the industrial park can be used for commercial purposes - it is not limited to 10% of any particular parcel. Planning has evaluated the number of parcels dedicated to commercial - about 2% of the park. If EP Minerals wants to use its entire parcel for commercial, they can ask and get a letter from Planning authorizing that. They would have to go to the TRI, LLC for concurrence.

Mr. Thompson: Mr. Osborne and Ms. Canfield (Senior Planner) foresaw this situation with the 10% limitation. TRI is in agreement that, if the 10% needs to be increased, they have no issue. The original purpose of the 10% was to ensure the arterials would stay available for industrial development. That's done, so the 10% limitation no longer serves a purpose.

Public Comment: None

Motion: I, Commissioner Mitchell, hereby move to approve the annexation of the property owned by EP Minerals and to allow commercial zoning on the annexed property, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Memorandum of Understanding between Storey County Fire Protection District and the Storey County Fire Fighters Association Local 4227.

Chief Loncar explained there are a few problems with the way the contract was written. The contract has no means for direct donation - "if you needed sick leave, I couldn't give it to you". If (a person) runs out of catastrophic leave fund, they have nothing. Another problem is his staff has been split in half - Battalion Chiefs or office staff - no one else was eligible. This (revised) MOU states if you are a Fire District employee you may receive direct donation of sick or annual leave, provided you are injured. Wording regarding long-term injury or catastrophic leave was not changed.

This was presented to the Union - they were completely on-board. This is the MOU that was agreed to.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Memorandum of Understanding between Storey County Fire Protection District and the Storey County Fire Fighters Association Local 4227, outlining changes to Article 8 of the 2019-2022 CBA as it relates to catastrophic leave and sick leave donation, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Second Reading, General Business License for Pilot Thomas Logistics LLC; 201 N Rupert St., Fort Worth Tx, 76107. Petroleum Products Distribution & Wholesale.

Sheriff Antinoro: Applicant passed all background checks and there is nothing to prohibit them from getting a license.

Public Comment: None

Vice Chair Mitchell: What causes a business licenses to be considered separate from the Consent Agenda?

Sheriff Antinoro: The way the ordinance is set up - if it's a privileged or utilities license, it goes to the Sheriff's Office. This is considered a distributor's license, not a privileged license.

Motion: I, Commissioner Mitchell, move to approve the Second Reading, General Business License for Pilot Thomas Logistics LLC; 201 N Rupert St., Fort Worth Tx, 76107. Petroleum Products Distribution & Wholesale, **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 business license Second Readings:

- A. Bart Manufacturing Inc. - Out of County / 3787 Spinnaker Ct., Fremont, CA
- B. Bluewater Energy Solutions, Inc. - Out of County / 3330 Cobb Pkwy NW Ste 324 PMB 234, Acworth, GA
- C. Fencing Specialists, Inc. - Contractor / 3500 John Peter Lee St., North Las Vegas, NV
- D. Gilliam Construction - Contactor / 5471 Kietzke Ln. Ste. 300, Reno, NV
- E. Innovolt Electric, LLC - Contactor / 6247 Dean Martin Dr., Las Vegas, NV
- F. Kingpin - Out of County / 8218 Big River Dr., Reno, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of business licenses listed under item #19 - items #A through F, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

20. PUBLIC COMMENT (No Action)

Louise Pena, Lockwood resident: Thank you to Mr. Osborne and the County Commissioners for having a professional meeting and getting so much done. Thank you for listening to all of the homeowners and doing what is best for our county. She is excited for all the changes headed to Lockwood. Thank you for the hiring of Toni Hilyard. It's exciting to see everything open and the Community Center "popping". Thank you for all your work.

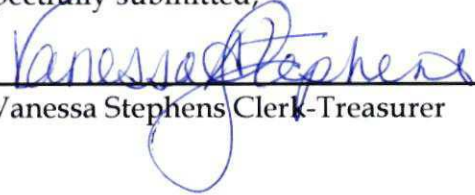
Jennifer Agnew, Lockwood resident: The Commission, County Manager, and all Departments who gave updates - the County is in great hands and is in great shape. She enjoyed hearing there is a little

excess revenue compared to budget year-to-date. And about 20% less expenses year-to-date. The County is doing great financially, professionally and she is glad she lives in this county. Thank you to those who are making that happen.

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

Chairman Carmona adjourned the meeting at 11:52 A.M.

Respectfully submitted,

By: 
Vanessa Stephens Clerk-Treasurer



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

**Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting**

Estimate of Time Required: 0 - 5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible action, approval of business license first readings:
- A. Aardvark, Incorporated – Contractor / 3532 Gracia Del Dios Dr ~ Reno, NV
- B. Akal Construction, Inc. – Contractor / 1024 Iron Point Rd. Ste. 1046 ~ Folsom, CA
- C. Am Quip Systems, LLC – Contractor / 1315 Greg St. # 114 ~ Sparks, NV
- D. DRYCO Construction, Inc. – Contractor / 42745 Boscell Rd. ~ Fremont, CA
- E. Fastway Xpress, Inc. – Transportation / 1425 Maritime St. ~ Oakland, CA
- F. Giant Roofing LLC – Contractor / 75 Bank St. Ste 7 ~ Sparks, NV
- G. High Country Propane Inc. – Out of County / 1262 Dupont Ct. ~ Manteca, CA
- H. High Priority Construction – Contractor / 11935 Chesapeake Dr. ~ Reno, NV
- I. Omboli Interiors Inc. – Contractor / 4200 Rewana Way # 505 ~ Reno, NV
- J. PHC Builders – Contractor / 1351 Tule Peak Cir. ~ Carson City, NV
- K. Sierra View Realty – Home Business / 1625 Main St. ~ Virginia City, NV
- L. Tippmann Design Build, LLC – Contractor / 4218 Hobson Ct. ~ Ft. Wayne, IN
- **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:** 7758470966

- **Staff Summary:** First readings of submitted business license applications are normally approved on the consent agenda. The application 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: _____

51

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

July 12, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **July 20, 2021**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Aardvark, Incorporated** – Contractor / 3532 Gracia Del Dios Dr ~ Reno, NV
- B. Akal Construction, Inc.** – Contractor / 1024 Iron Point Rd. Ste. 1046 ~ Folsom, CA
- C. Am Quip Systems, LLC** – Contractor / 1315 Greg St. # 114 ~ Sparks, NV
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- L. Tippmann Design Build, LLC** – Contractor / 4218 Hobson Ct. ~ Ft. Wayne, IN

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: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible action, approval of claims in the amount of \$2,461,706.40

- **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 |



Check Register

Packet: APPKT03164 - 2021-07-02 AP Payments cw 6/30 &
7/2/21

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 | 07/02/2021 | Regular | 0.00 | 460,073.58 | 103669 |
| 406361 | Allen, Kenneth J., Jr. | 07/02/2021 | Regular | 0.00 | 400.00 | 103670 |
| 100135 | ALSCO INC | 07/02/2021 | Regular | 0.00 | 302.90 | 103671 |
| 404394 | American Tower Investments LLC | 07/02/2021 | Regular | 0.00 | 684.29 | 103672 |
| 100285 | AVS DEVELOPMENT LTD | 07/02/2021 | Regular | 0.00 | 212.40 | 103673 |
| 403959 | BENDER, DEBORAH | 07/02/2021 | Regular | 0.00 | 960.00 | 103674 |
| 406078 | Black Anchor Supply Company LLC | 07/02/2021 | Regular | 0.00 | 1,391.15 | 103675 |
| 100430 | BOARD OF REGENTS (COMPT) | 07/02/2021 | Regular | 0.00 | 6,875.00 | 103676 |
| 100422 | BOB BARKER COMPANY INC | 07/02/2021 | Regular | 0.00 | 160.78 | 103677 |
| 403671 | BURRELL, SCOTT LEWIS | 07/02/2021 | Regular | 0.00 | 804.25 | 103678 |
| 100476 | BURTON'S FIRE INC | 07/02/2021 | Regular | 0.00 | 179.76 | 103679 |
| 404500 | CARSON DODGE CHRYSLER INC | 07/02/2021 | Regular | 0.00 | 362.12 | 103680 |
| 100560 | CARSON TAHOE REGIONAL HEA | 07/02/2021 | Regular | 0.00 | 906.00 | 103681 |
| 404216 | CARSON VALLEY OIL CO INC | 07/02/2021 | Regular | 0.00 | 2,498.14 | 103682 |
| 403268 | CELLCO PARTNERSHIP | 07/02/2021 | Regular | 0.00 | 2,785.68 | 103683 |
| | **Void** | 07/02/2021 | Regular | 0.00 | 0.00 | 103684 |
| 100670 | CFOA | 07/02/2021 | Regular | 0.00 | 400.00 | 103685 |
| 100670 | CFOA | 07/02/2021 | Regular | 0.00 | 300.00 | 103686 |
| 405235 | CHARTWELL STAFFING SERV | 07/02/2021 | Regular | 0.00 | 7,383.00 | 103687 |
| 405519 | Cigna Health and Life Insurance Cor | 07/02/2021 | Regular | 0.00 | 19,938.03 | 103688 |
| 405134 | CMC TIRE INC | 07/02/2021 | Regular | 0.00 | 6,099.06 | 103689 |
| 100655 | COMMUNITY CHEST INC | 07/02/2021 | Regular | 0.00 | 64,875.00 | 103690 |
| 404868 | COMPLETE DOCUM MNGMNT SOL | 07/02/2021 | Regular | 0.00 | 7,546.85 | 103691 |
| 403990 | COMSTOCK CEMETERY FOUNDAT | 07/02/2021 | Regular | 0.00 | 6,250.00 | 103692 |
| 99652 | COMSTOCK CHRONICLE (VC) | 07/02/2021 | Regular | 0.00 | 871.03 | 103693 |
| 404833 | COMSTOCK FOUNDATION FOR | 07/02/2021 | Regular | 0.00 | 108.00 | 103694 |
| 403887 | COMSTOCK GOLD MILL LLC | 07/02/2021 | Regular | 0.00 | 94.50 | 103695 |
| 406406 | Comstock Propane | 07/02/2021 | Regular | 0.00 | 822.00 | 103696 |
| 404747 | CROSS FIRE EQUIPMENT & TRAININ | 07/02/2021 | Regular | 0.00 | 5,490.00 | 103697 |
| 406415 | Czarnocki, Greta | 07/02/2021 | Regular | 0.00 | 500.00 | 103698 |
| 404466 | DAIOHS USA INC | 07/02/2021 | Regular | 0.00 | 142.80 | 103699 |
| 406345 | Dajen Inc. | 07/02/2021 | Regular | 0.00 | 40.00 | 103700 |
| 405648 | Dianne S. Drinkwater PC | 07/02/2021 | Regular | 0.00 | 2,362.50 | 103701 |
| 404527 | DOS DOGS LLC | 07/02/2021 | Regular | 0.00 | 1,638.00 | 103702 |
| 404547 | ELLIOTT AUTO SUPPLY INC | 07/02/2021 | Regular | 0.00 | 953.53 | 103703 |
| 405986 | Farr Construction Corporation | 07/02/2021 | Regular | 0.00 | 597,673.50 | 103704 |
| 403216 | FARR WEST ENGINEERING | 07/02/2021 | Regular | 0.00 | 1,273.75 | 103705 |
| 404509 | FASTENAL COMPANY | 07/02/2021 | Regular | 0.00 | 747.54 | 103706 |
| 405264 | FIDELITY SEC LIFE INS CO | 07/02/2021 | Regular | 0.00 | 244.85 | 103707 |
| 402959 | FLAG STORE OF NEV INC-THE | 07/02/2021 | Regular | 0.00 | 29.95 | 103708 |
| 405969 | Fleetpride, INC | 07/02/2021 | Regular | 0.00 | 391.54 | 103709 |
| 404896 | GOLDEN GATE/SET PETROLEUM | 07/02/2021 | Regular | 0.00 | 57.25 | 103710 |
| 101899 | GRAINGER | 07/02/2021 | Regular | 0.00 | 483.30 | 103711 |
| 404778 | HAT, LTD | 07/02/2021 | Regular | 0.00 | 1,272.30 | 103712 |
| 403040 | HENRY SCHEIN, INC. | 07/02/2021 | Regular | 0.00 | 269.36 | 103713 |
| 100826 | HISTORIC FOURTH WARD SCHOOL F | 07/02/2021 | Regular | 0.00 | 30,670.50 | 103714 |
| 403753 | HOT SPOT BROADBAND INC | 07/02/2021 | Regular | 0.00 | 20.00 | 103715 |
| 100978 | INTERSTATE OIL CO | 07/02/2021 | Regular | 0.00 | 2,063.72 | 103716 |
| 403655 | ISI SERVICES CORP | 07/02/2021 | Regular | 0.00 | 277.94 | 103717 |
| 405726 | iT1 Consulting, LLC | 07/02/2021 | Regular | 0.00 | 3,545.52 | 103718 |
| 404583 | JAMES C MCLENNAN MDPC | 07/02/2021 | Regular | 0.00 | 500.00 | 103719 |
| 103317 | JBP LLC | 07/02/2021 | Regular | 0.00 | 100.77 | 103720 |
| 404760 | JOLCOVER, SCOTT | 07/02/2021 | Regular | 0.00 | 125.00 | 103721 |
| 405263 | KANSAS CITY LIFE INS CO | 07/02/2021 | Regular | 0.00 | 1,131.56 | 103722 |

Check Register


Packet: APPKT03164-2021-07-02 AP Payments cw 6/30 & 7/2/21

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|---------------------------------------|--------------|--------------|-----------------|----------------|--------|
| 101040 | L N CURTIS & SONS | 07/02/2021 | Regular | 0.00 | 260.00 | 103723 |
| 405517 | Lakes Crossing Center-State of Nevada | 07/02/2021 | Regular | 0.00 | 170.00 | 103724 |
| 404043 | LANDIS, KOP, CARLEVATO, LOOS & S | 07/02/2021 | Regular | 0.00 | 30.00 | 103725 |
| 404091 | LEWIS, DEBORAH PRINCE | 07/02/2021 | Regular | 0.00 | 800.00 | 103726 |
| 404557 | LIBERTY ENGINE CO NO 1 | 07/02/2021 | Regular | 0.00 | 2,500.00 | 103727 |
| 404102 | LIQUID BLUE EVENTS LLC | 07/02/2021 | Regular | 0.00 | 2,300.00 | 103728 |
| 404102 | LIQUID BLUE EVENTS LLC | 07/02/2021 | Regular | 0.00 | 8,336.57 | 103729 |
| 404102 | LIQUID BLUE EVENTS LLC | 07/02/2021 | Regular | 0.00 | 28,137.04 | 103730 |
| 406034 | Loper, Riley | 07/02/2021 | Regular | 0.00 | 125.00 | 103731 |
| 405077 | MACKAY MANSION | 07/02/2021 | Regular | 0.00 | 840.00 | 103732 |
| 404691 | MARK TWAIN COMMUNITY CTR | 07/02/2021 | Regular | 0.00 | 5,000.00 | 103733 |
| 403032 | MCCAIN, JENNIFER | 07/02/2021 | Regular | 0.00 | 97.10 | 103734 |
| 405307 | McKechnie, Marla J. | 07/02/2021 | Regular | 0.00 | 2,597.00 | 103735 |
| 103126 | MEDICAL PRIORITY DISPATCH | 07/02/2021 | Regular | 0.00 | 6,041.00 | 103736 |
| 405144 | MOTOROLA SOLUTIONS INC | 07/02/2021 | Regular | 0.00 | 4,160.00 | 103737 |
| 403426 | MUNICIPAL CODE CORP | 07/02/2021 | Regular | 0.00 | 250.00 | 103738 |
| 101228 | NEV ADMIN BLDG & GROUNDS | 07/02/2021 | Regular | 0.00 | 7,375.84 | 103739 |
| 101343 | NEV DEPT HUMAN RESOURCES | 07/02/2021 | Regular | 0.00 | 1,558.42 | 103740 |
| 101026 | NEV LEGISLATIVE COUNSEL | 07/02/2021 | Regular | 0.00 | 174.96 | 103741 |
| 403632 | NEVADA BLUE LTD (RNO) | 07/02/2021 | Regular | 0.00 | 93.90 | 103742 |
| 405020 | Nevin, Michael E. and Virginia M. | 07/02/2021 | Regular | 0.00 | 4,000.00 | 103743 |
| 405284 | Onsolve Intermediate Holding Comp | 07/02/2021 | Regular | 0.00 | 2,625.00 | 103744 |
| 406417 | OoSoSharp, LLC | 07/02/2021 | Regular | 0.00 | 1,340.37 | 103745 |
| 404118 | OPTUMINSIGHT INC | 07/02/2021 | Regular | 0.00 | 502.50 | 103746 |
| 405127 | O'REILLY AUTO ENTERPRISES LLC | 07/02/2021 | Regular | 0.00 | 797.56 | 103747 |
| 404746 | OTIS ELEVATOR COMPANY | 07/02/2021 | Regular | 0.00 | 3,158.88 | 103748 |
| 403895 | PETRINI, ANGELO D | 07/02/2021 | Regular | 0.00 | 224.00 | 103749 |
| 405433 | Pietro Accardi | 07/02/2021 | Regular | 0.00 | 600.00 | 103750 |
| 405256 | PIPER'S OPERA HOUSE | 07/02/2021 | Regular | 0.00 | 272.00 | 103751 |
| 406416 | Pratt, Josie | 07/02/2021 | Regular | 0.00 | 500.00 | 103752 |
| 405952 | Pre-Sort Center of Stockton, Inc. | 07/02/2021 | Regular | 0.00 | 2,163.00 | 103753 |
| 404134 | RAPID SPACE LLC | 07/02/2021 | Regular | 0.00 | 278.67 | 103754 |
| 402937 | RAY MORGAN CO INC (CA) | 07/02/2021 | Regular | 0.00 | 95.90 | 103755 |
| 404882 | RED ROCK SPRING WATER | 07/02/2021 | Regular | 0.00 | 160.00 | 103756 |
| 101520 | RENO PAINT MART | 07/02/2021 | Regular | 0.00 | 192.35 | 103757 |
| 406378 | RoadSafe Traffic Systems, Inc. | 07/02/2021 | Regular | 0.00 | 750.00 | 103758 |
| 406418 | Robinson, Mary J | 07/02/2021 | Regular | 0.00 | 180.00 | 103759 |
| 200395 | SAINT MARYS ARTCENTER INC | 07/02/2021 | Regular | 0.00 | 32,000.00 | 103760 |
| 101568 | SANI-HUT COMPANY INC | 07/02/2021 | Regular | 0.00 | 730.00 | 103761 |
| 405975 | Shaheen Beauchamp Builders, LLC | 07/02/2021 | Regular | 0.00 | 862.50 | 103762 |
| 405081 | SHERMARK DISTRIBUTORS INC | 07/02/2021 | Regular | 0.00 | 147.00 | 103763 |
| 404187 | SHOAF, BRIAN ALLEN | 07/02/2021 | Regular | 0.00 | 69.50 | 103764 |
| 406088 | Sierra Funding Inc | 07/02/2021 | Regular | 0.00 | 21.87 | 103765 |
| 404750 | SIERRA NEVADA CONTST, INC | 07/02/2021 | Regular | 0.00 | 145,744.39 | 103766 |
| 101630 | SIERRA PACIFIC POWER CO | 07/02/2021 | Regular | 0.00 | 12,388.64 | 103767 |
| | **Void** | 07/02/2021 | Regular | 0.00 | 0.00 | 103768 |
| 403957 | SILVERLAND USA INC | 07/02/2021 | Regular | 0.00 | 1,000.00 | 103769 |
| 405541 | Smith, Jason R | 07/02/2021 | Regular | 0.00 | 880.00 | 103770 |
| 406414 | Smith, Lance | 07/02/2021 | Regular | 0.00 | 500.00 | 103771 |
| 404195 | SOUTHERN GLAZERS WINE & S | 07/02/2021 | Regular | 0.00 | 2,108.50 | 103772 |
| 101726 | ST CO SENIOR CENTER(VC) | 07/02/2021 | Regular | 0.00 | 110,585.50 | 103773 |
| 101745 | ST CO WATER SYSTEM | 07/02/2021 | Regular | 0.00 | 6,836.66 | 103774 |
| 405475 | Staples Contract & Commercial, Inc | 07/02/2021 | Regular | 0.00 | 686.03 | 103775 |
| 401352 | STOREY COUNTY JEEP POSSE | 07/02/2021 | Regular | 0.00 | 2,500.00 | 103776 |
| 403892 | SUN PEAK ENTERPRISES | 07/02/2021 | Regular | 0.00 | 3,820.00 | 103777 |
| 405244 | SUTTON HAGUE LAW CORP | 07/02/2021 | Regular | 0.00 | 3,412.50 | 103778 |
| 403971 | SYN TECH SYSTEMS INC | 07/02/2021 | Regular | 0.00 | 181.10 | 103779 |
| 405114 | TAX MANAGEMENT ASSC INC | 07/02/2021 | Regular | 0.00 | 2,900.00 | 103780 |
| 405124 | TERRY, SHIRLEY | 07/02/2021 | Regular | 0.00 | 2,128.00 | 103781 |
| 405185 | THATCHER COMPANY | 07/02/2021 | Regular | 0.00 | 2,571.67 | 103782 |
| 404473 | The DUBE' GROUP INC | 07/02/2021 | Regular | 0.00 | 1,902.13 | 103783 |

Packet: APPKT03164-2021-07-02 AP Payments cw 6/30 & 7/2/21

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|---------------|------------------------------------|--------------|--------------|-----------------|----------------|------------|
| 405010 | TIMELY TESTING LTD | 07/02/2021 | Regular | 0.00 | 265.00 | 103784 |
| 403728 | UNITED SITE SERVICES OF NEVADA | 07/02/2021 | Regular | 0.00 | 528.56 | 103785 |
| 101845 | US POSTOFFICE (VC) | 07/02/2021 | Regular | 0.00 | 250.00 | 103786 |
| 101845 | US POSTOFFICE (VC) | 07/02/2021 | Regular | 0.00 | 150.00 | 103787 |
| 405735 | VC Tours LLC | 07/02/2021 | Regular | 0.00 | 1,617.00 | 103788 |
| 403983 | VCTC | 07/02/2021 | Regular | 0.00 | 100.00 | 103789 |
| 403983 | VCTC | 07/02/2021 | Regular | 0.00 | 240.00 | 103790 |
| 403894 | VIRGINIA & TRUCKEE RR CO, INC. | 07/02/2021 | Regular | 0.00 | 5,388.00 | 103791 |
| 404455 | WA STATE DEPT OF CORRECT | 07/02/2021 | Regular | 0.00 | 116.02 | 103792 |
| 405574 | Washoe County Forensic Science Div | 07/02/2021 | Regular | 0.00 | 35,201.00 | 103793 |
| 103080 | WATERS SEPTIC TANK SV DBA | 07/02/2021 | Regular | 0.00 | 1,480.00 | 103794 |
| 405794 | Wharton Concrete Forming Supply c | 07/02/2021 | Regular | 0.00 | 153.92 | 103795 |
| 404295 | WELLS ONE COMMERCIAL CARD | 07/02/2021 | Bank Draft | 0.00 | 16,595.63 | DFT0000821 |

| | Payable | Payment | | |
|----------------|---------|---------|----------|--------------|
| Payment Type | Count | Count | Discount | Payment |
| Regular Checks | 189 | 125 | 0.00 | 1,713,441.25 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 2 | 0.00 | 0.00 |
| Bank Drafts | 25 | 1 | 0.00 | 16,595.63 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | 214 | 128 | 0.00 | 1,730,036.88 |

| | | |
|---|--------------|--------------|
| Chairman | Commissioner | Commissioner |
|  | | 7.6.21 |
| Comptroller | | Date |
| Treasurer | | Date |

Fund Summary

| Fund | Name | Period | Amount |
|-------------|---------------------|---------------|---------------------|
| 999 | Pooled Cash Account | 7/2021 | 1,730,036.88 |
| | | | 1,730,036.88 |



Check Register

Packet: APPKT03157 - 2021-06-30 Bank Fee WF Ret Cks cw

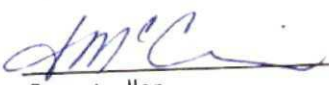
By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|----------------------------|-----------------------------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: AP Bank-AP Bank | | | | | | |
| 103220 | ON THE SIDE GRAPHICS & SIGNS, LLC | 06/30/2021 | Regular | 0.00 | 15.00 | 103668 |

Bank Code AP Bank Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|----------|---------|
| Regular Checks | 1 | 1 | 0.00 | 15.00 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | 1 | 1 | 0.00 | 15.00 |

Approved by the Storey County Board of Commissioners:

| | | |
|---|--------------|--------------|
| Chairman | Commissioner | Commissioner |
|  | | 7.6.21 |
| Comptroller | | Date |
| Treasurer | | Date |

Fund Summary

| Fund | Name | Period | Amount |
|-------------|---------------------|---------------|---------------|
| 999 | Pooled Cash Account | 6/2021 | 15.00 |
| | | | 15.00 |



Check Register

Packet: APPKT03120 - 2021-06-30 Reissue Void Cks FY 20/21

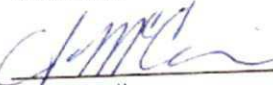
By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|-----------------------------------|--------------------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: AP Bank-AP Bank | | | | | | |
| 405235 | CHARTWELL STAFFING SERV | 06/30/2021 | Regular | 0.00 | 5,520.00 | 103665 |
| 406045 | Hillebrand, Sheila Marie | 06/30/2021 | Regular | 0.00 | 50.00 | 103666 |
| 405925 | Navitas Credit Corp | 06/30/2021 | Regular | 0.00 | 154.66 | 103667 |

Bank Code AP Bank Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|-----------------|
| Regular Checks | 3 | 3 | 0.00 | 5,724.66 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | 3 | 3 | 0.00 | 5,724.66 |

Approved by the Storey County Board of Commissioners:

| | | |
|---|--------------|---------------|
| Chairman | Commissioner | Commissioner |
|  | | <u>7/6/21</u> |
| Comptroller | | Date |
| Treasurer | | Date |

Fund Summary

| Fund | Name | Period | Amount |
|-------------|---------------------|---------------|-----------------|
| 999 | Pooled Cash Account | 6/2021 | 5,724.66 |
| | | | <u>5,724.66</u> |



Check Register

Packet: APPKT03163 - 2021-06-30 AP payment LS

By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|--------------------------|-------------------------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: AP V&T-AP V&T | | | | | | |
| 406379 | AT&T Corp | 07/02/2021 | Regular | 0.00 | 59.67 | 1364 |
| 405280 | Bobula's Septic Service, LLC | 07/02/2021 | Regular | 0.00 | 2,250.00 | 1365 |
| 405658 | Celco | 07/02/2021 | Regular | 0.00 | 148.64 | 1366 |
| 405382 | City of Carson | 07/02/2021 | Regular | 0.00 | 81.75 | 1367 |
| 405224 | KENNETH L DORR JR SOLE M | 07/02/2021 | Regular | 0.00 | 2,092.50 | 1368 |
| 405670 | Law Office of Michael S. Rowe | 07/02/2021 | Regular | 0.00 | 1,660.00 | 1369 |
| 405622 | Sierra Pacific Power | 07/02/2021 | Regular | 0.00 | 261.15 | 1370 |
| 405660 | Willaman, Gabriel | 07/02/2021 | Regular | 0.00 | 4,630.00 | 1371 |

Bank Code AP V&T Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|----------|-----------|
| Regular Checks | 11 | 8 | 0.00 | 11,183.71 |
| 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 |
| | 11 | 8 | 0.00 | 11,183.71 |

Approved by:


Comptroller

7.6.21
Date

Treasurer

Date

V&T General Manager

Date

Fund Summary

| Fund | Name | Period | Amount |
|-------------|----------------|---------------|------------------|
| 221 | V&T COMMISSION | 7/2021 | 11,183.71 |
| | | | 11,183.71 |



Check Register

Packet: APPKT03178 - 2021-07-09 PERS 715 LS

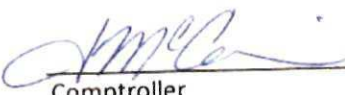
By Check Number

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|--------------------------------------|-----------------------------|--------------|--------------|-----------------|----------------|--------|
| Bank Code: AP Bank-AP Bank 405456 | Public Employees Retirement | 07/09/2021 | EFT | 0.00 | 47,952.97 | 10203 |

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 | 47,952.97 |
| | 2 | 1 | 0.00 | 47,952.97 |

Approved by the Storey County Board of Commissioners:

| | | |
|---|--------------|--------------|
| Chairman | Commissioner | Commissioner |
|  | | 712.21 |
| Comptroller | | Date |
| Treasurer | | Date |

Fund Summary

| Fund | Name | Period | Amount |
|-------------|---------------------|---------------|------------------|
| 999 | Pooled Cash Account | 7/2021 | 47,952.97 |
| | | | <u>47,952.97</u> |



Vendor History Report

By Vendor Name

Posting Date Range 07/09/2021 - 07/09/2021

Payment Date Range 07/09/2021 - 07/09/2021

| Payable Number | Description | Units | Price | Post Date | 1099 Amount | Payment Number | Payment Date | Amount | Shipping | Tax | Discount | Net | Payment |
|--|-------------------|-------|-----------|-----------|----------------|----------------|--------------|-------------|----------|------|----------|-----------|-----------|
| Item Description | | | | | Account Number | Account Name | | Dist Amount | | | | | |
| Vendor Set: 01 - Storey County Vendors | | | | | | | | | | | | | |
| 405424 - Optum Bank, Member FDIC | | | | | | | | | | | | | |
| CM0000696 | HSA Contributions | | | 7/9/2021 | | DFT0000829 | 7/9/2021 | 12,839.66 | 0.00 | 0.00 | 0.00 | 12,839.66 | 12,839.66 |
| HSA Contributions | 0.00 | 0.00 | -50.00 | | 001-29506-000 | Insurances | | -50.00 | 0.00 | 0.00 | 0.00 | -50.00 | -50.00 |
| INV0014674 | HSA Contributions | | | 7/9/2021 | | DFT0000822 | 7/9/2021 | 12,764.66 | 0.00 | 0.00 | 0.00 | 12,764.66 | 12,764.66 |
| HSA Contributions | 0.00 | 0.00 | 12,764.66 | | 001-29506-000 | Insurances | | 9,228.66 | | | | | |
| | | | | | 020-29506-000 | Rds-Ins | | 720.00 | | | | | |
| | | | | | 090-29506-000 | Wtr-Ins | | 235.40 | | | | | |
| | | | | | 130-29506-000 | Swr-Ins | | 106.60 | | | | | |
| | | | | | 230-29506-000 | VCTC-Ins | | 443.75 | | | | | |
| | | | | | 231-29506-000 | Pipers-Ins | | 121.25 | | | | | |
| | | | | | 250-29506-000 | Fire-Ins | | 1,846.96 | | | | | |
| | | | | | 270-29506-000 | FireMutual-Ins | | 62.04 | | | | | |
| INV0014675 | HSA Contributions | | | 7/9/2021 | | DFT0000823 | 7/9/2021 | 125.00 | 0.00 | 0.00 | 0.00 | 125.00 | 125.00 |
| HSA Contributions | 0.00 | 0.00 | 125.00 | | 001-29506-000 | Insurances | | 125.00 | | | | | |
| Vendors: (1) Total 01 - Storey County Vendors: | | | | | | | | 12,839.66 | 0.00 | 0.00 | 0.00 | 12,839.66 | 12,839.66 |
| Vendors: (1) Report Total: | | | | | | | | 12,839.66 | 0.00 | 0.00 | 0.00 | 12,839.66 | 12,839.66 |

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Date

Comptroller

Date

Treasurer



Check Register

Packet: APPKT03177 - 2021-07-09 PR payment Is

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 | 07/09/2021 | EFT | 0.00 | 88,914.48 | 10201 |
| 404639 | VOYA RETIREMENT INS | 07/09/2021 | EFT | 0.00 | 10,675.00 | 10202 |
| 300003 | AFLAC | 07/09/2021 | Regular | 0.00 | 1,206.67 | 103796 |
| 300008 | AFSCME Union | 07/09/2021 | Regular | 0.00 | 578.51 | 103797 |
| 405519 | Cigna Health and Life Insurance Cor | 07/09/2021 | Regular | 0.00 | 125,637.06 | 103798 |
| | **Void** | 07/09/2021 | Regular | 0.00 | 0.00 | 103799 |
| 300001 | Colonial Life & Accident | 07/09/2021 | Regular | 0.00 | 103.38 | 103800 |
| 404704 | DVM INSURANCE AGENCY | 07/09/2021 | Regular | 0.00 | 86.43 | 103801 |
| 405264 | FIDELITY SEC LIFE INS CO | 07/09/2021 | Regular | 0.00 | 1,369.79 | 103802 |
| 405263 | KANSAS CITY LIFE INS CO | 07/09/2021 | Regular | 0.00 | 7,318.11 | 103803 |
| | **Void** | 07/09/2021 | Regular | 0.00 | 0.00 | 103804 |
| 300011 | Nevada State Treasurer | 07/09/2021 | Regular | 0.00 | 4.00 | 103805 |
| 103233 | PUBLIC EMPLOY RETIREMENT SYSTEM | 07/09/2021 | Regular | 0.00 | 434.66 | 103806 |
| 300010 | State Collection & Disbursement Un | 07/09/2021 | Regular | 0.00 | 213.43 | 103807 |
| 300006 | Storey Co Fire Fighters Assoc | 07/09/2021 | Regular | 0.00 | 1,250.00 | 103808 |
| 300005 | Washington National Ins | 07/09/2021 | Regular | 0.00 | 897.20 | 103809 |
| 300002 | Western Insurance Specialties | 07/09/2021 | Regular | 0.00 | 335.39 | 103810 |

Bank Code AP Bank Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|----------|------------|
| Regular Checks | 33 | 13 | 0.00 | 139,434.63 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 2 | 0.00 | 0.00 |
| Bank Drafts | 0 | 0 | 0.00 | 0.00 |
| EFT's | 6 | 2 | 0.00 | 99,589.48 |
| | 39 | 17 | 0.00 | 239,024.11 |

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 | 7/2021 | 239,024.11 |
| | | | <u>239,024.11</u> |




Payroll Check Register Report Summary

Pay Period: 7/8/2021-7/8/2021

Packet: PRPKT01104 - 2021-07-09 Corr Starnes & Forcht LS
Payroll Set: Storey County - 01

| Type | Count | Amount |
|-----------------|-------|--------|
| Regular Checks | 0 | 0.00 |
| Manual Checks | 0 | 0.00 |
| Reversals | 0 | 0.00 |
| Voided Checks | 0 | 0.00 |
| Direct Deposits | 2 | 224.72 |
| Total | 2 | 224.72 |

Approved by the Storey County Board of Commissioners:

| | | |
|---|--------------|--------------|
| Chairman | Commissioner | Commissioner |
|  | | 7/12/21 |
| Comptroller | | Date |
| Treasurer | | Date |



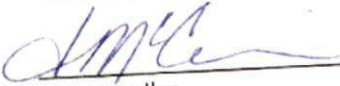
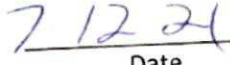
Payroll Check Register Report Summary

Pay Period: 6/21/2021-7/4/2021

Packet: PRPKT01103 - 2021-07-09 Payroll Fire Fitness incentive
Payroll Set: Storey County - 01

| Type | Count | Amount |
|-----------------|-------|-----------|
| Regular Checks | 0 | 0.00 |
| Manual Checks | 0 | 0.00 |
| Reversals | 0 | 0.00 |
| Voided Checks | 0 | 0.00 |
| Direct Deposits | 28 | 25,249.52 |
| Total | 28 | 25,249.52 |

Approved by the Storey County Board of Commissioners:

| | | |
|---|--------------|---|
| Chairman | Commissioner | Commissioner |
|  | |  |
| Comptroller | | Date |
| | | |
| Treasurer | | Date |




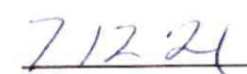
Payroll Check Register Report Summary

Pay Period: 6/21/2021-7/4/2021

Packet: PRPKT01101 - 2021-07-09 Payroll LS
Payroll Set: Storey County - 01

| Type | Count | Amount |
|-----------------|------------|-------------------|
| Regular Checks | 5 | 2,051.83 |
| Manual Checks | 0 | 0.00 |
| Reversals | 0 | 0.00 |
| Voided Checks | 0 | 0.00 |
| Direct Deposits | 170 | 386,762.97 |
| Total | 175 | 388,814.80 |

Approved by the Storey County Board of Commissioners:

| | | |
|---|--------------|---|
| Chairman | Commissioner | Commissioner |
|  | |  |
| Comptroller | | Date |
| Treasurer | | Date |

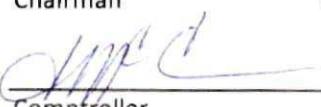
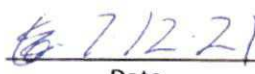


Payroll Check Register Report Summary

Pay Period: 7/12/2021-7/12/2021

| Type | Count | Amount |
|-----------------|----------|---------------|
| Regular Checks | 1 | 640.37 |
| Manual Checks | 0 | 0.00 |
| Reversals | 0 | 0.00 |
| Voided Checks | 0 | 0.00 |
| Direct Deposits | 0 | 0.00 |
| Total | 1 | 640.37 |

Approved by the Storey County Board of Commissioners:

| | | |
|--|--------------|---|
| Chairman | Commissioner | Commissioner |
|  | |  |
| Comptroller | | Date |
| | | |
| Treasurer | | Date |



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

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 1 minute

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Unsecured Bill Correction for Valeo North America, Inc. Valeo is an approved partner of Tesla for 100% abatement of taxes.
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon - Assessor

Department: **Contact Number:** 775-847-0961

- **Staff Summary:** See Attached.
- Due to not returning a Business Personal Property Declaration, an estimate was placed on the account and billed. Valeo did not realize they needed to turn in a declaration due to the 100% abatement. We agreed to ask for a correction of the 2020-21 bill, but if they did not comply in future years they would be billed.
- **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 |

Jana Seddon

STOREY COUNTY ASSESSOR

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

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

June 28, 2021

Memo to: Storey County Commissioners


Re: **Unsecured Tax Bill Correction**
Valeo North American, Inc

The following correction needs to be made to Unsecured account # CM001739 for the 2020-21 tax year. The account was over-assessed due to incorrect calculation in system, and it should be adjusted per NRS 361.768. The assets being adjusted off should have been deleted for this tax year.

| 2020-21 | Original | Amended | Adjustment |
|---------------------------------------|---------------------|-------------|---------------------|
| Personal Property Acquisition Cost | - | - | - |
| Personal Property Assessed Value | 4,574,334 | - | 4,574,334 |
| Improvements Assessed Value | - | - | - |
| Abatement (in Assessed Value) | 3,161,611 | - | 3,161,611 |
| 2020-21 Unsecured Tax Bill Amt | \$ 48,890.10 | \$ - | \$ 48,890.10 |

Please approve this correction and advise the Treasurer and/or Assessor to make the change and issue an amended bill or refund as necessary.

Thank You,



Jana Seddon
Assessor

Storey County Assessor's Office

Dashboard

Unsecured

Notice Date: 06/28/2021 04/27/2021 - 1 of 1

Print Tax Bill

Names

Site Address

URL

User Defined 1

User Defined 2

PDF Images

Tax Payments

Delinquent Case

Tax Bill

Notes

Storey County Treasurer

Drawer D

Virginia City, NV 89440

treasurer@storeycounty.org

(775) 847-0969

www.storeycounty.org

Storey County

UNSECURED PROPERTY TAXES FOR FISCAL YEAR
(2020 - 2021)

TAXES FROM JULY 1, 2020 THRU JUNE 30, 2021



PROPERTY LOCATION/DESCRIPTION

| ACCOUNT NO | OWNER/LOCATION | DISTRICT | DATE |
|------------|--------------------------|----------|------------|
| CM001739 | VALEO NORTH AMERICA, INC | 123 | 06/28/2021 |

VALEO NORTH AMERICA, INC
150 STEPHENSON HWY
TROY, MI 48063

MAKE REMITTANCE PAYABLE TO:
Storey County Treasurer
Drawer D

Virginia City, NV 89440

ASSESSED VALUATION

DISTRIBUTION OF TAX AMOUNTS

| DESCRIPTION | VALUE | TAXING ENTITY | RATE | AMOUNT |
|--|------------------|--------------------------|--------|-----------|
| Personal Property | 4,574,334 | GENERAL | 1.7719 | 25,032.04 |
| Your Total Tax Abatement amount is: 109,413.87 | | SCHOOL OPER | 0.7500 | 10,595.43 |
| Account Type: COMMERCIAL PROP | | SCHOOL DEBT | 0.1447 | 2,044.21 |
| Parcel #: 000-000-00 | | CAPITAL ACQUIS | 0.0500 | 706.36 |
| | | STATE | 0.1700 | 2,401.62 |
| | | IND MEDICAL | 0.0100 | 141.27 |
| | | IND ACCIDENT | 0.0150 | 211.91 |
| | | FIRE DISTRICT | 0.5446 | 7,693.69 |
| | | YOUTH SERVICE | 0.0045 | 63.58 |
| | | CTWCO | | |
| | | INDUSTRIAL GD | | |
| | | TRI-COUNTY RAILWAY | | |
| | | V C CONV & VISITORS AUTH | | |
| | | Ad Valorem Totals | 3.4607 | 46,890.11 |
| TOTAL ASSESSED VALUE | 4,574,334 | | | |
| PLEASE NOTE | | | | |
| Payment received later than 10 days after due date will be subject to a 10% penalty. Please print your Account Number on your check. | | | | |
| Please advise the Treasurer's office of any name or address changes. | | | | |
| PLEASE MAKE REMITTANCE PAYABLE TO: | | | | |
| Storey County Treasurer | | | | |
| Drawer D | | | | |
| Virginia City, NV 89440 | | | | |



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of the August 3, 2021 Storey County Board of County Commissioners regularly scheduled meeting being held at the Virginia Township Justice Court located at 800 South C Street, Virginia City, Nevada.

- **Recommended motion:** Approve as part of the Consent Agenda

- **Prepared by:** Vanessa Stephens

Department:

Contact Number: 775-847-0968

- **Staff Summary:** Relocation needed due to a Jury Trial being held in the First Judicial District Courtroom.

- **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: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** The Board will deliberate and may take action regarding approval of a settlement agreement with employee Mitchell Hammond.
- **Recommended motion:** I commissioner () move to take ___ action regarding approval of a settlement agreement with employee Mitchell Hammond.
- **Prepared by:** Austin Osborne

Department: _____ **Contact Number:** 7758470968

- **Staff Summary:** See agenda.
- **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: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action on Special Use Permit Amendment 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), move to approve the Second Amended Special Use Permit 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may extend to 170-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.
- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 7758471144

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

_____ Department Head

Department Name:

**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 Commission

Meeting Date: July 20, 2021

Meeting Location: Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada and via Zoom

Staff Contact: Kathy Canfield

File: Amended Special Use Permit File 2000-217-A2-2021

Applicant: Basalite Concrete Products, LLC – Jeremy Anthony

Property Owner: Pacific Coast Building Products

Property Location: 1150 North Pinenut Road, Mark Twain, Storey County, Nevada

Request: Second Amended Special Use Permit 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may extend to 170-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

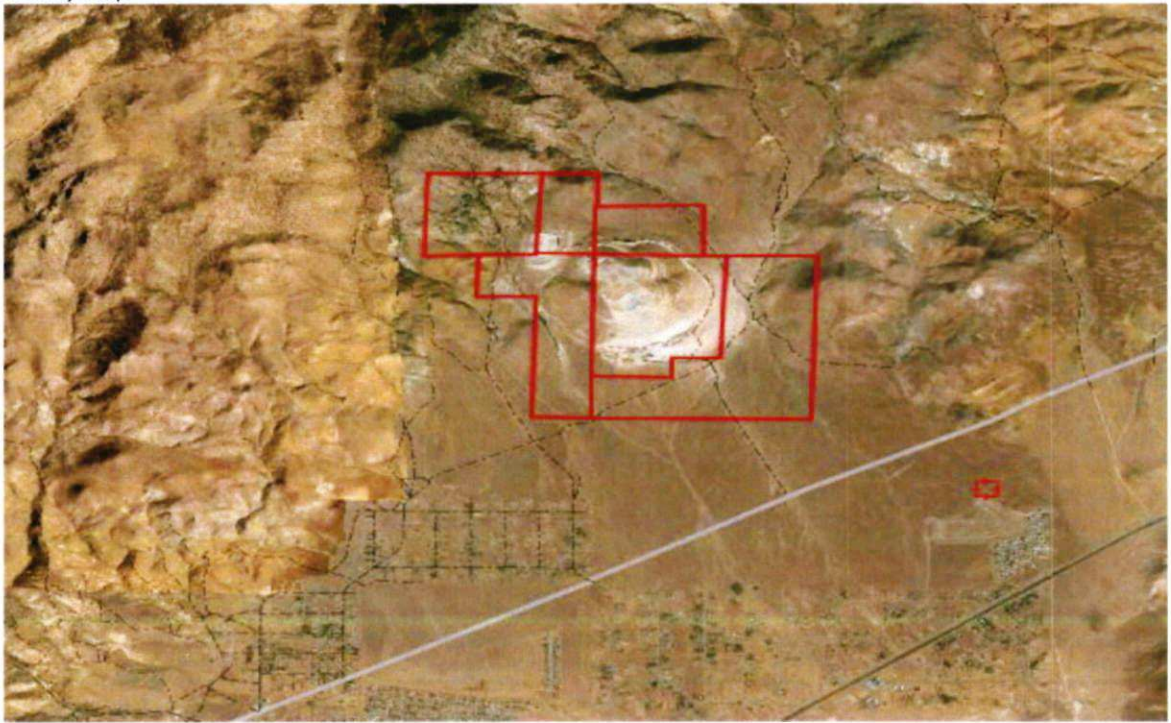
1. Background

- A. Site Location.** This property is located approximately one mile to the northeast of the Mark Twain neighborhood in Storey County. The site contains an active surface mining and processing facility which has been operating at the site since approximately 1946 (75 years). The project area includes land that is owned by the applicant and the Bureau of Land Management (BLM). No changes to the existing operation on BLM land are proposed. All proposed areas of new processing equipment will be on land owned by the applicant.

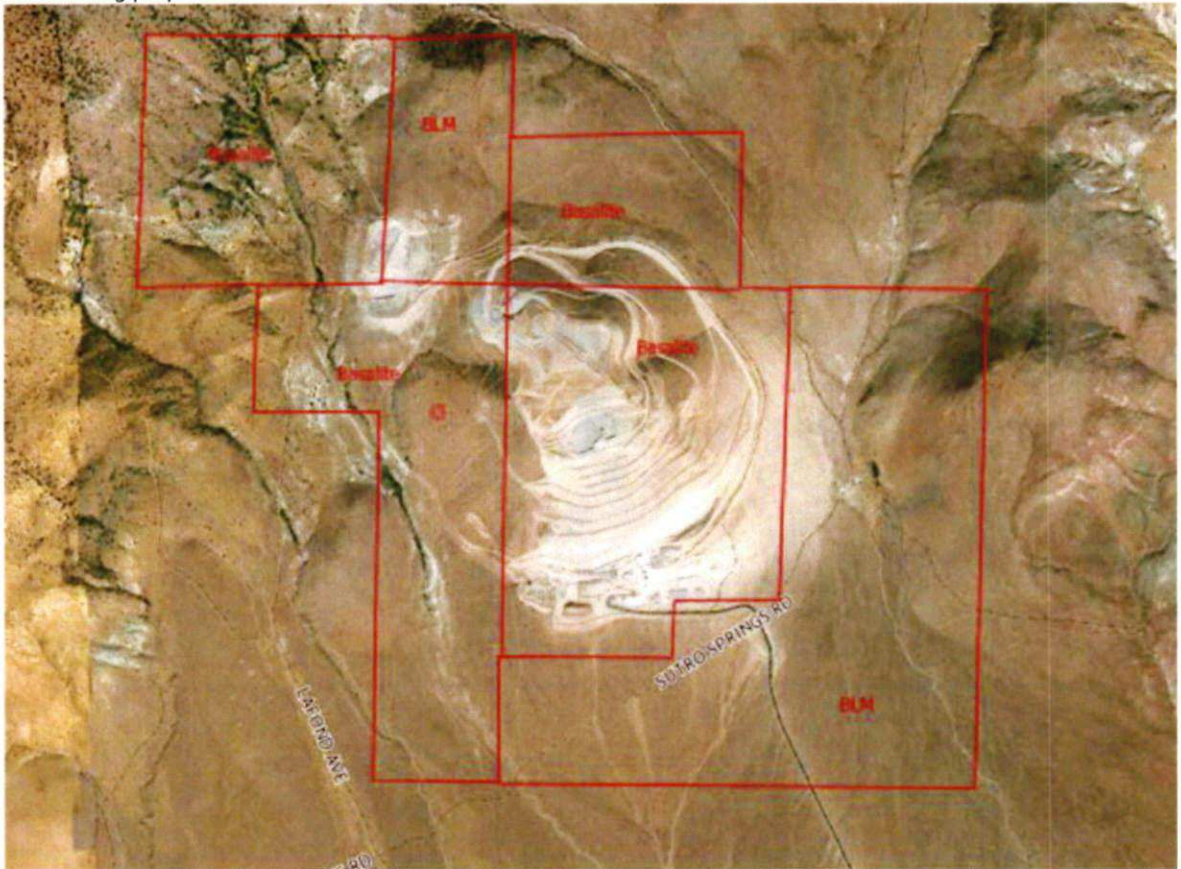
The applicant received a Special Use Permit from Storey County in 1999 and approval for an amendment in 2017. The 2017 Amended Special Use Permit allowed for 500,000 tons of mining capacity per year. Access to the site is from Pinenut Road which extends from the base of the Basalite operations, across the Storey/Lyon County line to Highway 50. The applicant maintains the access road on both their own and BLM land in Storey County.



Vicinity map



Surrounding properties



Existing Site and Land Ownership, approximate

- B. **Proposed Use.** The applicant proposes to increase the mining capacity from the approved 500,000 tons per year to 1,200,000 tons per year. The growth is expected to grow incrementally over the next five years or more and will draw from the approved areas as documented in blue, red and green on the following map. This Second Amended Special Use Permit is to allow for the increase in capacity, additional equipment to be placed immediately west of the existing equipment area and to address the additional height for anticipated silo structures. All other previously permitted uses and activities at the site will remain in effect.

The applicant is desiring to increase the mining capacity at this location, including adding additional equipment to allow for further processing of mined aggregate into a finer material than what is currently occurring. This process would include the construction of several storage silos, which can have a height up to 160-feet and be 47-feet in diameter. All other equipment is expected to be well under the 75-foot height limitation for the I-2 zoning district. The material will be mined from the existing approved locations on the applicant's property and within their mining rights on the BLM property.

~~X~~ new equipment area (approx.)



4

- C. **Existing Operations.** Two areas of the project area are currently being mined. The upper section, referred to as “Little Naturalite” is in rock form (area of blue on Page 4 map) and the lower section, referred to as “Big Naturalite” is in sand and rock form (green area on Page 4 map). The material is mined from both areas using a Caterpillar excavator and directly loading it into haul trucks. The operators haul and stockpile the load at the crushing area located at the lower area adjacent to the feed hopper. When needed, material is pushed from the lower bench at “Big Naturalite” and fed into the crushing operation. Using a loader, the crusher operator picks up the load from the feed hopper pile and feeds the conveyor to the crusher. The processed Naturalite materials are stockpiled at the lowest landing area where the trucks are loaded, weighed, and shipped off to their respective destinations. The Amended Special Use Permit in 2017 allowed for additional mining to occur in the “red” section as shown on the submitted map and it is anticipated that the increase in mining capacity will occur from this area.

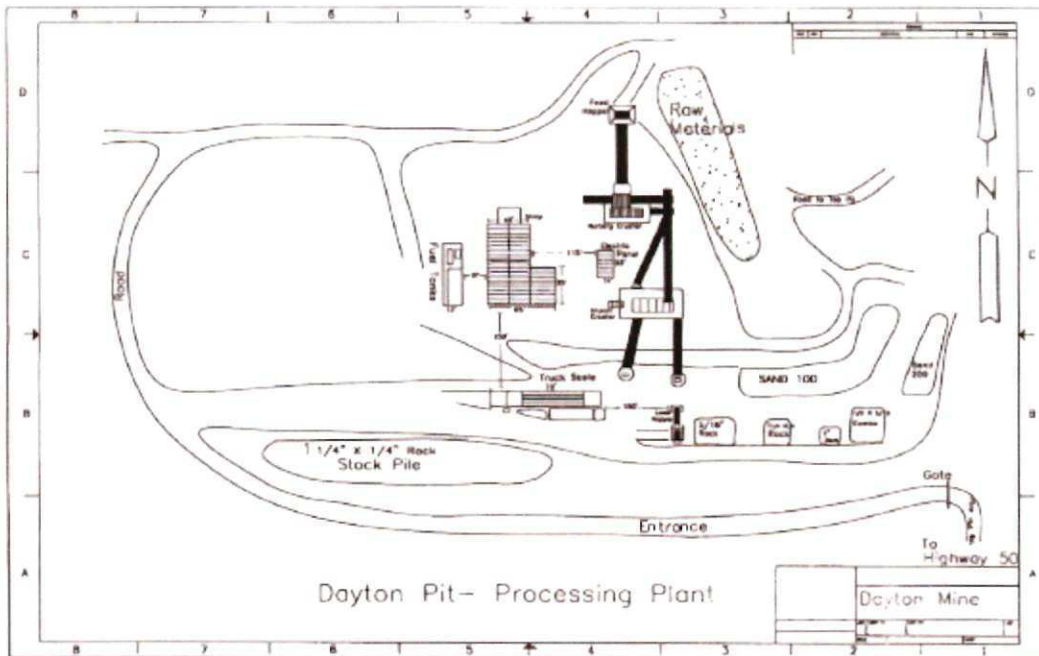
The site operates year around with maintenance operations taking precedent in the winter months (December through February). The site’s current production is approximately 220,000 tons per year, with a maximum allowed by the 2017 Amended Special Use Permit of 500,000 tons per year.

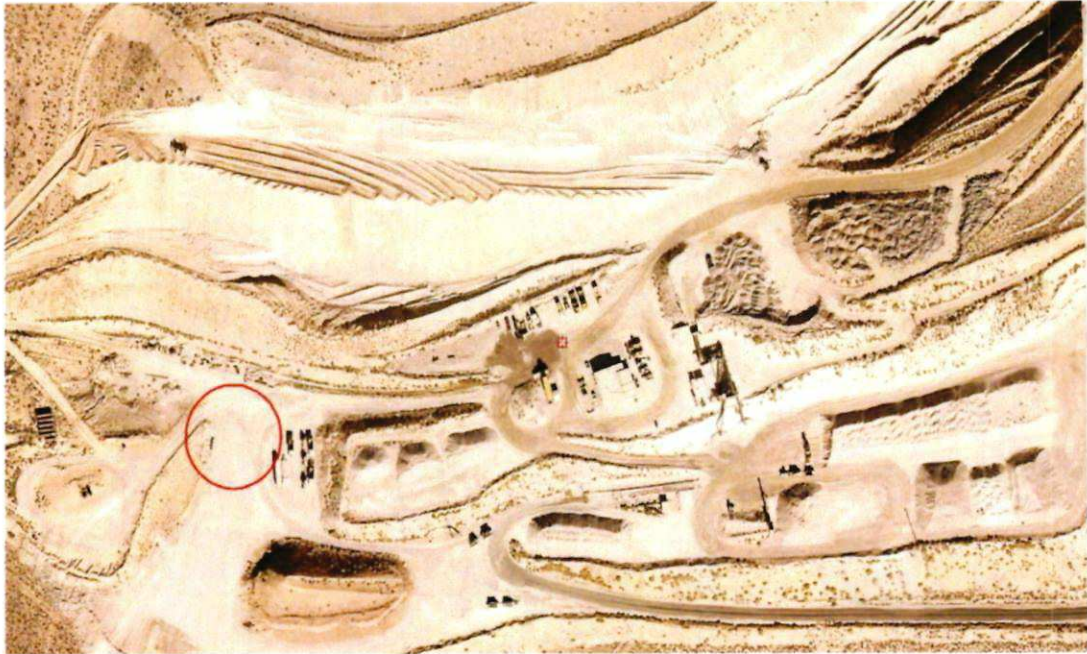
The mining operations at this site are estimated to have occurred since 1946 (75 years). The areas to be mined are cleared on an as-needed basis to minimize erosion, dust hazards and visual impacts. There is no intent to mine or excavate below the flat plain surface grade.

Approximately 50,000 to 100,000 gallons of water per week are used for dust control for the mining area, the crushing area and the haul road. Sutro Spring and an onsite well are the sources of the water for which with the applicant has the use of water rights. The water from the spring is gravity fed via siphon hose to four 5,000-gallon holding tanks. Water trucks are loaded from the overhead station filled by the well.

To limit the amount of dust generated, the applicant has implemented the following measures:

- The speed limit for vehicles in the mine area do not exceed 15 mph and 20 mph on the haul roads.
- All roads, crushing area and stockpiles are watered in 30 – 60 minute intervals during operating hours as needed.
- Trucks are loaded with the bucket as low as possible and at a slow rate to avoid generating dust.
- The truck load is water-sprayed or is tarped before leaving the mine site.
- Fogging water sprayers are located at various points on the plant to maintain adherence to the Nevada Department of Environmental Protection (NDEP) Air Quality Permit.
- The mine area has been blasted and benched. The benched mountain face can now be reached with hydroseeding equipment for dust control and also to prevent sloughing of the material for both safety and environmental concerns.





Circled area approximate location of new equipment

D. **Reclamation Plan.** The applicant proposes the same reclamation plan as was previously approved by Storey County and the Bureau of Land Management (BLM). The plan is as follows:

1. 280 acres is covered by this reclamation plan.
2. When operations cease, the disturbed area shall be restored and reseeded in compliance with the Reclamation Standards set forth by Bureau of Land Management and Storey County. The ultimate condition of the site will be a flat or sloped not to exceed the natural angle of repose of material in question. Areas with depression will be backfilled with overburden materials. The remaining slopes will be in accordance with safe mining practices.
3. The outer berms shall be removed (bladed off) to eliminate the "chute" configuration of sloping roads, facilitating runoff with erosion.
4. V-ditches and/or drainage pipe shall be constructed if necessary to prevent slope erosion in accordance with BLM reclamation standards.
5. The disturbed areas shall be reseeded (after ripping or harrowing) and prior to dragging with chain or similar equipment to cover the seed.
6. Seed types and application rates are as follows:
 - 7.0 pounds/acre – Stream Wheatgrass, Sodar variety.
 - 5.0 pounds/acre – Western Wheatgrass, Arriba variety
 - 2.5 pounds/acre – Sheep Fescue, Covar variety
 - 14.5 pounds/acre total application rate

Seeding method shall be by broadcasting. It will be done in late October or November.

- E. **Traffic.** The current traffic in and out of the mine consists of company vehicles hauling to the Carson City manufacturing location as well as contract carriers hauling material to other customers which include Basalite facilities in California and outside customers in Nevada. Basalite has maintained its BLM right of way on North Pinenut Road by installing a chip seal roadway to eliminate dust and provide a suitable roadway into the mine site. Trucks that enter the mine come in various sizes and configurations dictated by the rules that govern where they are travelling. Truck drivers are instructed as to the procedures Basalite asks them to follow as they approach the Lyon County neighborhood close to Highway 50 to be safe and courteous to the neighborhood. Basalite requires the drivers to maintain a safe, conservative speed and ask them not to use engine brakes south of the power lines as they approach the stop sign at Rainbow Road so as not to disturb the neighbors.

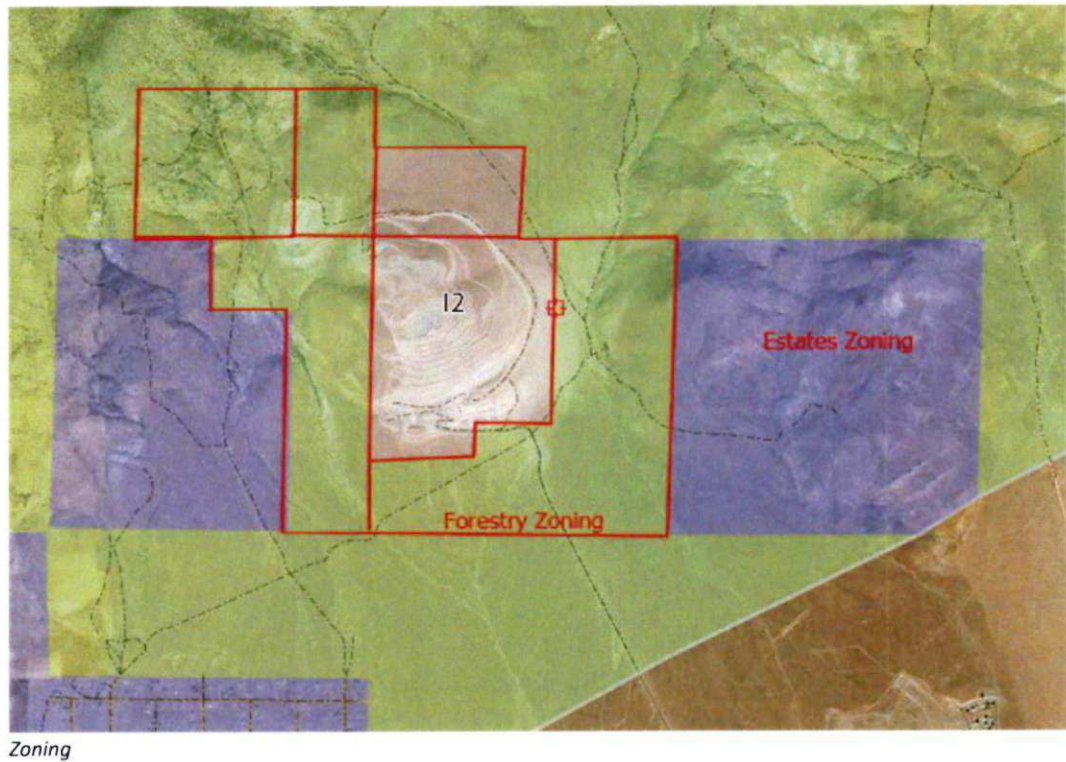
Currently, the loads fluctuate between 6 and 86 loads per day. With the proposed capacity, the average daily loads would increase to 113 loads per day at maximum capacity. These loads would be spread out over the course of the day, with peak shipping time being between 6:00 a.m. and 4:00 p.m. Seasonality also impacts the demand with more activity in the spring, summer and fall months than in the winter months. The load counts can vary greatly from day to day, depending on customer demand.

Buildout of the new equipment is expected to take 18 to 24 months. Once completed, the new capacity limits are not expected to commence immediately.

Load counts averages will vary proportionately with volume shipped. The outlook for volume demand is forecasted as follows:

- 2021 – 220,000 tons
- 2022 – 250,000 tons
- 2023 – 400,000 tons
- 2024 – 650,000 tons
- 2025 – 900,000 tons
- 2026 – 1,200,000 tons

- F. **Special Use Permit.** This property is subject to the provisions of the Zoning Ordinance of Storey County. Although the area of influence of the mine is zoned I2 - Heavy Industrial, and Forestry, the portion of the mine operations associated with the request are located on the land zoned I2. No modifications to previously approved activities are proposed on Forestry zoned land. The I2 - Heavy Industrial zone as stated in Section 17.35.030, "Mining and extraction" are a use subject to a special use permit. The increased capacity, along with the new processing equipment and the addition of silos which are expected to be approximately 160-feet in height, are subject to a special use permit.



Zoning

2. Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classifications and master plan designations for the land at and surrounding the proposed project.

| | Land Use | Master Plan Designation | Zoning Code |
|-------------------|----------------------|---|--------------------------------|
| Applicant's Land | Mining Operations | Industrial | I2-Heavy Industrial & Forestry |
| Land to the North | Vacant & Residence | Resources | Forestry |
| Land to the East | Vacant | Transition from Resources & Estate to Industrial Professional | Forestry & Estates |
| Land to the South | Vacant & Residential | Rural Residential, Estate, Transition from Resources to Industrial Professional | Forestry & Estates |
| Land to the West | Vacant | Resources, Transition from Estate to Industrial Professional | Forestry & Estates |

- B. **Compliance with required height limitations.** The Storey County Zoning Ordinance allows for a maximum height of 75 feet for the I2-Heavy Industrial zone. The existing and proposed development at the site complies with these requirements with the exception of the proposed silos. The proposed silos, that will hold material processed at the site, are expected to be up to 160-feet tall and have a 47-foot diameter. The silos

are not occupied space for humans, but for storage of material only. The I2 zoning district does allow for additional height with a special use permit.

Federal Aviation Administration (FAA) has regulations that typically are applicable for heights of 200-feet or greater. Sometimes, when close to aviation facilities or routes, other mitigation measures such as lighting or markings may be required. As a condition of approval for the construction of the silos, the applicant will be required to demonstrate compliance with FAA requirements, if any.

- C. **Compliance with required setbacks.** The Storey County Zoning Ordinance requires a 50-foot setback for the I2-Heavy Industrial zone. The existing development meets this condition. As a condition of approval, the installation of any new equipment shall require a Storey County construction permit and demonstration of conformance with required setbacks at that time. The area indicated on the submitted site plan for the proposed equipment is approximately 600-feet from the adjacent west property line. Setbacks are not expected to be a concern for this project.
- D. **General use allowances and restrictions.** The Storey County Code Section 17.03.150, Special Uses identifies the administration for the Board and Planning Commission for allowing special use permits. Approval of a Special Use Permit “must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved”. “The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed in Section 3 of this staff report are the minimum to be cited in an approval.
- E. **Conformance with the 2016 Storey County Master Plan.** This project is located within Mark Twain area of Storey County. The Master Plan identifies “mining is a significant part of the county’s history as well as its current economy. However, if not managed properly, mining (particularly surface mining) can have devastating impacts on existing and future residences, businesses, and the local economy. If the potential adverse impacts of mining are appropriately mitigated through local control, as well as through collaboration with state and federal officials, community stakeholders, and residents, mining can be a positive element of the county and the effected communities”. The Master Plan “recognizes that residents in Mark Twain highly value their rural lifestyle with minimal traffic, dark skies, safety, and freedom offered by the area. Proposals to develop land with residential, industrial, or commercial uses should consider preserving or enhancing the existing rural residential environment and protecting the long-term well-being of the quarry mine.”

The Master Plan goes on to state “it should be noted that the board with recommendation by the planning commission allowed Basalite Mine to re-zone the land immediately surrounding its quarry mine from Estate to Forestry and Heavy Industrial. The rezone was consistent with the 1994 master plan by further restricting potential residential growth in Mark Twain in order to lessen the likelihood for residential encroachment into areas adjacent to the mine.”

This mine has been operating in Storey County since 1946 and is a use that the County supports to continue. The previous actions of Storey County have supported this use and the County has strived to protect this use from residential encroachment that may not be compatible with the existing mine activities. While this Special Use Permit is valid until the year 2037 as stated by Section 17.92 of the Storey County Code and past approvals, the Master Plan supports the continued use of this mine in perpetuity. Any future renewals of this permit should be considered appropriate based on the Master Plan.

- F. **Compliance with Mineral Exploration, Mining, and Excavation (Chapter 17.92).** The purpose of this chapter is to "recognize and protect both mineral and surface property rights, provide for mineral exploration, allow for surface mining where appropriate, and allow and encourage underground mining across the county." The Basalite mine is defined as a Large Operation per Section 17.92.140. Large Operations and associated surface mining are permissible in the Forestry and the I2 zones subject to the Special Use Permit.

3. Findings of Fact

- A. **Motion for approval.** The following Findings of Fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.
- (1) This approval is for Second Amended Special Use Permit 2000-217-A2-2021, a request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may extend to 170-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.
 - (2) The Second Amended Special Use Permit conforms to the 2016 Storey County Master Plan for the Mark Twain planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
 - (3) The subject property is located within I2-Heavy Industrial and Forestry zoning in the Mark Twain area of Storey County. The project is identified as Large Operation per Section 17.92 of the Storey County Zoning Ordinance. A Special Use Permit is required for both the zoning districts and the Large Operation use.
 - (4) Granting of the Second Amended Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property

improvements in the neighborhood or area of the subject property. The project is expected to meet the safety and health requirements for the subject area.

- (5) The Second Amended Special Use Permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations.
- (6) The conditions under the Second Amended Special Use Permit do not conflict with the minimum requirements in the Storey County Zoning Ordinance Section 17.35 – I2 Heavy Industrial Zone, Section 17.32 - F Forestry Zone, Section 17.92 – Mineral Exploration, Mining, and Extraction and Section 17.03.150 Special Uses.
- (7) Certain mineral and surface property rights exist across the county and the Zoning Ordinance serves to protect those rights. The Zoning Ordinance also recognizes and serves to abide by the Mining Law of 1872 which provides mineral property owners the right to mine where the property is a mine patent pursuant to Title 30 of the United States Code Section 29, or an unpatented mining claim located pursuant to Section 23, as well as the right to milling and ancillary uses pursuant to Section 42(a).
- (8) The county has a diversified economy including agriculture, commercial, industrial, tourism, recreation, and mining. Permitted uses under these categories are found to be economically and socially beneficial to the county, directly and indirectly, when they are appropriately regulated so that they do not cause substantial adverse impacts to adjacent uses and are not detrimental to the health, safety, and general welfare of citizens, property owners, scholars, and businesses in the county.
- (9) The provisions of the Zoning Ordinance serve to address and mitigate potential adverse impacts that mining and related activities may have on the natural and historic environment and adjacent land uses (e.g. residential, commercial, tourism, etc...)as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, Title 17, and any other plan, program, map or ordinance adopted or under consideration, pursuant to an official notice by the county or other governmental agency having jurisdiction to guide growth and development.
- (10) This project is not located within the Virginia City National Historic Landmark, nor is it part of the Comstock Historic Preservation Area identified in Chapter 17.92 of the Storey County Code.
- (11) This mine has been in operation for approximately 75 years. The 2016 Storey County Master Plan states the mine should be a continued use and Storey County should protect the long-term well-being of the quarry mine.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Second Amended Special Use Permit 2000-217-A2-2021, a request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.
- (2) The conditions under the Second Amended Special Use Permit conflict with the minimum requirements in the Storey County Zoning Ordinance Section 17.35 – I2 Heavy Industrial Zone, Section 17.32 - F Forestry Zone, Section 17.92 – Mineral Exploration, Mining, and Extraction and/or Section 17.03.150 Special Uses.
- (3) The conditions under the Second Amended Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

All of the following conditions must be met to the satisfaction of the applicable County Department, unless otherwise stated.

GENERAL PROVISIONS/CONDITIONS OF APPROVAL

A. Purpose and scope.

This approval is for Second Amended Special Use Permit 2000-217-A2-2021, a request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

This Second Amended Special Use Permit (SUP) 2000-217-A2-2021 shall supersede the 2017 Amended Special Use Permit 2000-217-A1-2017. This Second Amended Special Use Permit is for the purpose of mining 1,200,000 or less tons, addition of processing equipment, including silos which may extend up to 170-feet in height. All other modifications previously permitted by Amended Special Use Permit 2000-217-A1-2017, including identification of new areas of disturbance, a watchman's dwelling and new/replacement of equipment, are included with this amended permit. This permit

shall expire November 7, 2037. Exploration and development of the property is also allowed with this Second Amended Special Use Permit. A map of the acreage and mining areas is included with this permit (as referenced on Page 4 of the staff report).

The Permit Holder shall sign the permit agreeing to the permit conditions. All conditions of approval shall be met prior to any modifications of activities at the site identified in this permit.

Uses ancillary to the principal uses may occur anywhere within the subject property. Roads and ancillary uses are not counted against the total allowable disturbance area.

The uses to which this Second Amended Special Use Permit applies shall conform to the conditions herein, and federal, state, and county regulations. This SUP does not convey property rights of any sort.

B. Expiration.

In accordance with Storey County Code 17.92, Second Amended Special Use Permit is effective until November 7, 2037. The Second Amended Special Use Permit Holder may submit an application to renew the Second Amended Special Use Permit prior to the expiration date and in accordance with the county code existing at the time. An extension of an inactive special use permit may be granted for good cause as allowed by Chapter 17.03 Administrative Provision. The application for renewal must be submitted to the Planning Department no less than 30 days before the expiration of this Special Use Permit. The application shall be treated as a new Special Use Permit application and its approval or denial will be determined by the Board of County Commissioners with recommendation by the Planning Commission. The approved Special Use Permit may contain additional conditions or modified conditions from those in the preceding Special Use Permit.

C. Non-compliance and show-cause.

The use on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The Permit Holder shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by this Second Amended Special Use Permit and all other federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Permit Holder by Storey County on the first and second offense. A third offense may warrant Storey County to revoke the Second Amended Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Permit Holder's compliance with all conditions and stipulations of the Second Amended Special Use Permit.

Storey County may refer this Second Amended Special Use Permit to the Board of County Commissioners for show-cause hearing for revocation based on reasons listed in this section. The procedures for show-cause will be pursuant to Storey County Code (SCC) 17.03 (Administrative Provisions). The continuation of uses of a revoked SUP is a violation of SCC Title 17 (Zoning) and will be punishable as provided for therein or other

applicable codes. The SUP may be referred to show-cause for the following reasons:

- Failure to comply with the SUP conditions, or federal, state, and county regulations, without appropriate remedy;
- Any misrepresentation made in the application for the SUP or in other official documents, or amendments thereof, submitted to a federal, state, or local agency;
- Failure to provide notice to the county on violations, disasters, notice of decisions, and other such correspondence from federal, state, and local agencies as required in this SUP.

D. Transfer of rights.

This Second Amended Special Use Permit shall inure to the record owner of the Subject Property and to the Permit Holder and shall run with the land defined herein. This Second Amended Special Use Permit, subject to its terms and conditions, may be transferred by the permit holder, its successors, heirs or assigns. Any/all transfers of Second Amended Special Use Permit 2000-217-A2-2021 shall be advised in writing to Storey County Planning Department 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of the Second Amended Special Use Permit 2000-217-A2-2021.

E. Indemnification and insurance.

The Permit Holder warrants that the future use of land will conform to the requirements of the County of Storey, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this special use permit.

The Permit Holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under Second Amended Special Use Permit 2000-217-A2-2021 for a minimum amount of \$5,000,000.00 (five million dollars).

F. Surface estate protection.

Uses allowed under this SUP shall only occur on properties owned, leased, or otherwise legally controlled by the Permit Holder. At no time may surface disturbances, e.g., grading, equipment staging, and surface subsidence from underground activity, take place on surface property not owned, leased, or otherwise legally controlled by the Permit Holder. An exception to this limitation may be made upon the expressed written permission of the affected property owner(s) as allowed by this SUP and applicable federal, state, and county regulations. The written permission shall be submitted to the Building and Planning Departments at least 15 days prior to commencement of the subject operation.

G. Sales tax reporting.

All material and equipment purchased for the project must be received in Storey County (SC) and the value reported as "County-of-Delivery" on the Nevada Department of Taxation Form TXR-01.01 'Sales/Use Tax Return'. The Permit Holder must also report the value for all materials and equipment (personal and rented) "used" on this project as "Use Tax" on TPI-02.01 or TPI-02.02.

H. Permits.

A copy of all Federal and State Permits, including any Federal Aviation Administration (FAA) that may be associated with the additional height for the proposed silos, shall be submitted to the Planning Department. As permits are revised and renewed, the Storey County Planning Department shall receive a copy of all new and/or revised permits.

I. Abandonment.

In the event that the use authorized by this Second Amended Special Use Permit is abandoned for a period of more than twenty-four (24) calendar months from the date of last producing operations, this permit shall become null and void and a new Special Use Permit shall be required. In the event of a force Majeure such as and not limited to a flood, damage or destruction of the access to the site, earthquake, or other events beyond the control of Storey County and/or the Permit Holder, the period of abandonment shall not be deemed to commence until such time as the permit holder may be found to once again have reasonable access to the site. In this connection, the permit holder shall reasonably attempt to establish access to the site.

J. Nuisances.

As stated in Section 17.12.100(A), noise, smoke, odor, gases, or other noxious nuisances shall be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and shall not be detrimental to the public health, safety and welfare.

K. Separate Permits Required.

This Second Amended Special Use Permit allows for the use of a watchman's dwelling and new, replacement and upgrading equipment, however, this Second Amended Special Use Permit shall not be construed to be the permit for design or construction. A separate Storey County plan review, fire safety review, and building permit may be required for the installation of the watchman's dwelling or equipment.

L. Legal Responsibility.

Issuance of this permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.

M. Other Documents.

The permit incorporates by reference the Operating and Mining Plan submitted with the project application. The Permit Holder shall contact Storey County of all modification or additions to the Operating Plan and Mining Plan

OPERATING PLAN

O. Operating Plan.

The Permit Holder must submit a copy of its operating plan to the SC Fire Protection District (Fire District), and the Building, Emergency Management, and Planning Departments for review and approval. The operating plan shall include all the requirements of this SUP. The elements required in this SUP are not exhaustive; the Fire District, Planning Department, or other county department, may impose additional requirements. At a minimum, the plan shall include:

- Basic company, owner, site, and emergency contact information;
- Detailed plot plan of the subject property and the uses therein, including phasing;
- All elements and supporting documentation included in a Plan of Operation required by the NDEP or the BLM, as applicable;
- Site evacuation and emergency procedure and emergency contact procedures;
- Comprehensive post-operation reclamation plan as required by the NDEP or BLM, and the more stringent requirement in this SUP for concurrent and more thorough post-operations reclamation. The plan shall also include calculations for determining the amount of reclamation surety bonding applicable to the requirements of the NDEP, BLM, and this SUP (see Conditions 3.3 - 3.6).
- Process for documentation and reporting to the county environmental permits, notices, approvals, abatement mandates, and other related actions of other agencies;
- Management of air, water, stormwater, noxious weeds, wildland fire fuels management, BMPs, and other environmental elements.

P. Emergency Management Plan.

The Permit Holder must submit an emergency plan to the Storey County Fire Protection District and the Emergency Management Department for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS) and First-Aid response, transportation, and environmental protection. Specific items to be included in the plan are as follows. The following list is not exhaustive; the County may impose additional requirements as necessary. Requirements of State and federal agencies which fulfill the following may suffice when documentation thereof is submitted to the Fire District.

- Basic company, owner, site, and emergency contact information
- Plot Plan (detailed drawings) of the site and access points
- Site evacuation and emergency procedure

- Emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services
- Facility shut-down and startup procedure
- Special training and identification of any payment for the Fire District and Emergency Management to address site specific hazards
- Wildland and structure fire prevention and suppression
- Emergency vehicle access, circulation, and staging
- Dust control and hazard mitigation
- Documenting and reporting of emergency situations, including spills
- Post disaster management, cleanup, and material disposal
- Documenting and reporting of NDEP and other environmental permits and notices
- Stormwater drainage and detention
- Facility closure

RECLAMATION

Q. Reclamation.

This section applies to post-operation reclamation of the mine. The operating plan must contain the minimum elements required by the NDEP, BLM and the elements contained in this section for the uses on the subject property.

The approved reclamation plan is as follows:

- 280 acres is covered by this reclamation plan.
- When operations cease, the disturbed area shall be restored and reseeded in compliance with the Reclamation Standards set forth by Bureau of Land Management and Storey County. The ultimate condition of the site will be a flat or sloped not to exceed the natural angle of repose of material in question. Areas with depression will be backfilled with overburden materials. The remaining slopes will be in accordance with safe mining practices.
- The outer berms shall be removed (bladed off) to eliminate the “chute” configuration of sloping roads, facilitating runoff with erosion.
- V-ditches and/or drainage pipe shall be constructed if necessary to prevent slope erosion in accordance with BLM reclamation standards.
- The disturbed areas shall be reseeded (after ripping or harrowing) and prior to dragging with chain or similar equipment to cover the seed.
- Seed types and application rates are as follows:
 - 7 pounds/acre – Stream Wheatgrass, Sodar variety.
 - 5 pounds/acre – Western Wheatgrass, Arriba variety
 - 2.5 pounds/acre – Sheep Fescue, Covar variety
 - 14.5 pounds/acre total application rate

Seeding method shall be by broadcasting. It will be done in late October or November.

Any modifications to the reclamation plan required by the Bureau of Land Management, Nevada Department of Environmental Protection or Storey County shall include the following:

- (1) Reclamation standards. The Permit Holder shall comply with the minimum post-operation reclamation requirements administered by the NDEP and BLM. The Permit Holder shall identify areas in the required NDEP or BLM reclamation plan where reclamation requirements are less stringent than the standards required by this SUP. The Permit Holder shall include in its reclamation plan detailed analyses and descriptions of subject conditions and elements that will be employed by the Permit Holder meet the more stringent requirements in this SUP.
- (2) Reclamation schedule. The plan must include a reclamation schedule.
- (3) Visual rendition. The plan must contain photographic or computer simulated visuals showing pre-mining surface conditions and estimated conditions throughout mine phasing and at post-closure.
- (4) Grading and contouring. The reclamation plan must show that all surface disturbances will be graded and contoured to a condition which is safe, stable, and reasonably flush and consistent with the surrounding undisturbed or fully reclaimed topography and surface environment.
- (5) Re-vegetation. The reclamation and re-vegetation plan required by the NDEP or BLM must be incorporated into the operating plan. The Permit Holder shall identify areas in the required NDEP or BLM reclamation plan where re-vegetation requirements are less stringent than the minimum standards required by this SUP (i.e., areas within the subject property to which re-vegetation is not required by the applicable agency). The plan must describe a comprehensive process, including beyond NDEP and BLM requirements as needed, by which successful post-operation re-vegetation will occur. The plan shall conform to the standards for re-vegetation and noxious weed management for post-mining reclamation established by the NDEP or BLM. The plan and process by which it is administered shall also be subject to Fire District requirements and approval. Unless directed otherwise by the Planning Department, seeding, re-seeding, and planting will take place in the autumn season during the months of October or November, but not during times of extreme weather conditions such as snow or sub-freezing conditions.

R. Reclamation – ancillary uses.

Post-operation reclamation of ancillary use to the mine, mine definition, exploration, and processing, including, but are not limited to, roads and access; equipment and vehicle staging, parking, fueling, and maintenance areas; buildings and structures; topsoil impoundment areas; and drainage and detention systems, shall be performed. The operating plan must contain the minimum elements required by the NDEP and BLM. This SUP does not require reclamation of these uses beyond the applicable federal and state regulations administered by said agencies.

In conformance with NDEP permits existing at the time of this SUP approval, exploration roads within the subject property will be reclaimed during the project closure period unless the BLM or SC request that some or all of these roads remain.

S. Reclamation surety.

A surety bond is required for any reclamation with a special use permit for large operations as stated in subsection 17.92.080.E(15). A surety bond required by a federal or state agency overseeing the exploration or mining operation will fulfill this requirement when proof is submitted to the community development department as required by section 17.92.080 Application Requirements. If no surety bond is required by a federal or state agency, the Permit Holder must post cash or other appropriate surety bonding to assure that disturbed land is reclaimed as required by the county approved operations and reclamation plan. The surety bond must be posted prior to disturbance of land and must be updated as the operations progress or change. The amount of the surety bond necessary to fulfill the county requirement may be determined by a qualified licensed engineer or environmental manager at the expense of the applicant and will be subject to review by a third-party approved by the county.

T. Closure.

The Permit Holder shall be responsible for the cost for the closure of this facility as permitted under Amended Special Use Permit 2000-217-A1-2017. Complete closure shall consist of providing reclamation that would eliminate all materials or environmental damage to the existing site or adjacent areas contaminated by operations.

U. Post-Closure Monitoring.

In the event that the permit lapses or the use is discontinued or abandoned, the Permit Holder, its heirs, assigns or successors shall remain responsible for environmental monitoring and post-closure maintenance. Under no circumstances shall Storey County, its officers, or representatives bear any cost or responsibility for the deconstruction, disassembly, or removal of equipment or environmental monitoring or clean-up.

ENVIRONMENTAL CONTROLS

V. Noise limitation.

At a minimum, noise levels shall conform to the requirements of SCC Chapter 8.04. The Code limits noise at the property line to 84 decibel (octave range 500-1800). The property line is hereby defined as the boundaries of the subject property. When it is determined by SC that additional noise abatement is needed, further reasonable requirements including, but not limited to, installation of sound-absorbing structures, earth-fill barriers, and increased separation between machinery and residences, may be imposed on a case-by-case basis.

W. Separation requirements.

No new surface disturbances including, mining, mine definition, exploration, and ancillary uses may occur within 500' of an occupied dwelling unit existing at the time of this Second Amended Special Use Permit approval. The following are exempt from these requirements:

- Dwellings that are owned by the Permit Holder;
- Dwellings for which affidavits were submitted as part of the application for this

SUP, and accordingly are located entirely within the boundaries of the subject property;

- When the affected property owner(s) in Storey County submit to the Planning Department a signed statement that uses associated with the Second Amended Special Use Permit may occur within the distance limitation.

X. Hours and days limitations.

Surface activities located within 1,000' of a C, CR, E, P, or R zone, or any permitted occupied dwelling use in other zones may only occur between 8:00 a.m. to 5:00 p.m. and Mondays through Fridays. No activity may occur on weekends, and national and state holidays. The following are exempt from these requirements:

- Uses existing at the time of approval of this SUP may occur over 24-hours per day and 365 days per year. Uses include, but are not limited to, mining, mine definition and exploration, processing, and ancillary uses;
- Dwellings that are owned by the Permit Holder;
- Dwellings for which affidavits were submitted as part of the application for this SUP, and, accordingly, are located entirely within the boundaries of the subject property;
- When the affected property owner(s) in Storey County submit to the Planning Department a signed statement that uses associated with the SUP may occur within the distance limitation. The submitted waiver may extend the hours of operation limit for mine definition and exploration up to two days in a 30 day period, provided that the operating times do not occur between 6:00 p.m. and 6:00 a.m., and on Sundays. The waiver shall be non-transferrable and will become null and void immediately upon the affected property owner(s) written request to the Planning Department.

Y. Air monitoring and reporting.

Air emissions, including dust and other airborne materials, shall conform to NDEP air permit standards. Copies of annual reports of environmental quality, necessary to comply with the requirements of the permit(s) issued by the NDEP Bureau of Air Pollution Control, shall be submitted to the Building and Planning Departments within 30 days of receipt. ***Air monitoring conducted by the Permit Holder shall be inclusive and considerate of potentially impacted residents within 1,000' of active mining areas within the subject property.*** In the event that there is an air discharge in excess of the standards approved by the NDEP under construction phase or operation phase permit(s), the Permit Holder shall provide the Building and Planning Departments a copy of any notice within 24 hours of Permit Holder's receipt. If the Permit Holder is required by the NDEP to prepare a report on the event, the Permit Holder shall submit a copy of the report to the Building and Planning Departments at the same time it is submitted to the NDEP. There shall be no obnoxious odors released into the air that are a nuisance to abutting properties.

Z. Outdoor lighting (non-exempt).

SCC Chapter 8.02 ("Dark Skies") limits outdoor lighting that may impact adjacent land uses. Exemptions for "temporary lighting" in the Code (which normally apply to such activities as road construction, and may appear to apply to mining and processing operations) will not apply to uses under this SUP. All uses, buildings, structures will be required to comply with the strictest regulations under the Code (shield lighting) to ensure minimal impacts to neighbors and the surrounding environment.

AA. Trees and vegetation.

Trees, shrubs, and other vegetation and ground surfaces must be preserved to the extent feasible. The Permit Holder shall not cause harm or cause to be removed trees of any type with a trunk of six" in diameter within 75' of the center-point of natural waterways. The operating plan shall describe measures that will be taken to protect said trees.

BB. Invasive species control

Integrated management of invasive weed species (noxious weeds) shall be included in the operating plan. The plan shall apply to the entire subject property and shall conform to the applicable state or federal regulations, and the requirements imposed by this SUP and the Fire District. The Permit Holder shall conform to the plan.

CC. Septic systems.

The Permit Holder may acquire a permit from the State of Nevada and the Storey County Community Development Department to install septic system(s) and septic leach-field(s) capable of serving administrative offices, watchman's dwelling and other occupied uses not accessible to a municipal sewerage system. The septic systems shall be removed and reclaimed by the Permit Holder as required by NRS at closure or removal of the buildings.

DD. Environmental Monitoring. The Permit Holder shall submit to Storey County a copy of the environmental monitoring requirements applicable to the facility under the environmental permits issued for the facility.

FIRE & EMERGENCY

EE. Site supervision.

Site and staff supervision must comply with Mine Safety and Health Administration (MSHA) requirements. Supervisors must have knowledge of and immediate access to fire suppression devices, First-Aid kits, and locked gates. While on the premises, the on-site supervisor(s) must possess a cellular telephone with adequate signal to send and receive signals to and from SC emergency services either by dialing 9-1-1, or by direct-connect 775.847.0950.

FF. Spill reporting.

Any hydrocarbon or chemical spill of or exceeding 25 gallons or 3 cubic-yards shall be reported immediately to Emergency Dispatch 9-1-1 or SC emergency services 775.847.0950. Additionally, the incident must be immediately reported to the NDEP and the local jurisdiction, including the Fire District and the Emergency Management,

Building, and Planning Departments. The Permit Holder must comply with NDEP clean-up requirements and provide the Fire District and said county departments a copy of NDEP completion of remediation immediately. All hazardous materials incident clean-up and response costs will be borne by the Permit Holder as part of the issuance of this SUP. Incidents exceeding a standard First-Alarm fire will be billed to the Permit Holder. If mutual aid is warranted to suppress an incident, those costs will also be funded by the Permit Holder.

GG. Emergency specialized training.

The Permit Holder must provide and/or pay for any special training for the Fire District and Emergency Management Department that is necessary for safe operation and management of emergencies.

TRANSPORTATION

HH. Means and modes of transport.

The Permit Holder shall be responsible to repair damages to any *state, county, or private* road, utility, or other infrastructure caused by activities associated with the uses under this SUP. The repairs must be completed to the satisfaction of Storey County, BLM *and the NDOT, as applicable*. The county reserves the right to restrict or prohibit the use of trucks and heavy equipment on county-owned right-of-ways.

II. Roadway Maintenance.

If at any time, the traffic index or capacity to accommodate traffic volume and weight serving the Permit Holder's operation needs exceeds the limit of the existing road that is privately owned or located in Lyon County, the Permit Holder and/or parties other than Storey County are the sole responsible parties to upgrade the road to meet their traffic requirements.

GENERAL USES

JJ. Safety and security

- Security. Appropriate security shall be maintained to prevent unauthorized access to potentially hazardous conditions.
- Signage. Warning signs indicating all potentially hazardous conditions shall be installed at each port of entry and around other potentially hazardous conditions. Cautionary signs shall be positioned peripheral to area of acidity to inform individuals entering the area to be safety conscious and aware of potentially hazardous conditions.

KK. Watchman's dwelling.

The Permit Holder is authorized to place on the subject property a recreational vehicle (RV) type trailer or manufactured building to serve as temporary living quarters for on-site security (per File 2000-217-A1-2017). A temporary (one-year) permit from the Community Development Department must be obtained for this watchman's quarters and the Permit Holder shall submit an application to the Building Department each year thereafter for the use to remain. The use shall be removed from the premises within 30

days of closure of the operation or when operations under this SUP cease to operate for a period of 24 months or longer.

LL. Survey monument protection.

No **government line** survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration, or damage.

CULTURAL RESOURCES

MM. Cultural resources discovery.

Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work shall temporarily be halted at the specific site and the Building and Planning Departments shall be notified in order to evaluate the site and, to record and photograph the site in question.

5. Public Comment

As of July 6, 2021, Staff has not received any comments from the public.

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve the Second Amended Special Use Permit 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including

silos that may extend to 170-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.2 of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny the Second Amended Special Use Permit 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may extend to 170-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

Vanessa Stephens

From: THOMAS ZACHRY <tbzachry@hughes.net>
Sent: Monday, July 12, 2021 10:49 AM
To: clerk
Subject: Permit Amendment 2000-217-A2-2021

re: Basalite permit ammendment

My name is Tom Zachry. My wife Marna and I live just north of the Basalite mine at Sutro Springs. I was contacted by a Baselite representative to inform us about this application. I have read the information on line and feel it's impact on us would be minimal. Other than more traffic on North Pinenut Drive, which is their road, I don't think we will be effected.

Basalite is our closest neighbor and we have had a good relationship for many years. They have helped us many times and we look forward to having them as friendly neighbors for years to come. We have no objection to things outlined in this use permit change.

Thank you, Tom Zachry

This electronic mail (including any attachments) may be included in the massive amount of messages which are monitored by the NSA. No privacy should be assumed or expected



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/For Possible Action: Special Use Permit 2021-31 by Storey County Public Works. The applicant requests a special use permit to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.
- **Prepared by:** AGENDA_SUBMITTER

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

_____ Department Head **Department Name:**
_____ County Manager **Other Agency Review:** _____
- **Board Action:**

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: July 20, 2021

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

Staff Contact: Kathy Canfield

File: 2021-31

Applicants: Storey County Public Works Department – Mike Northan

Property Owner: Storey County

Property Location: Fire Station #72, 2610 Cartwright Road, Virginia City Highlands, Storey County, Nevada, APN 003-041-02

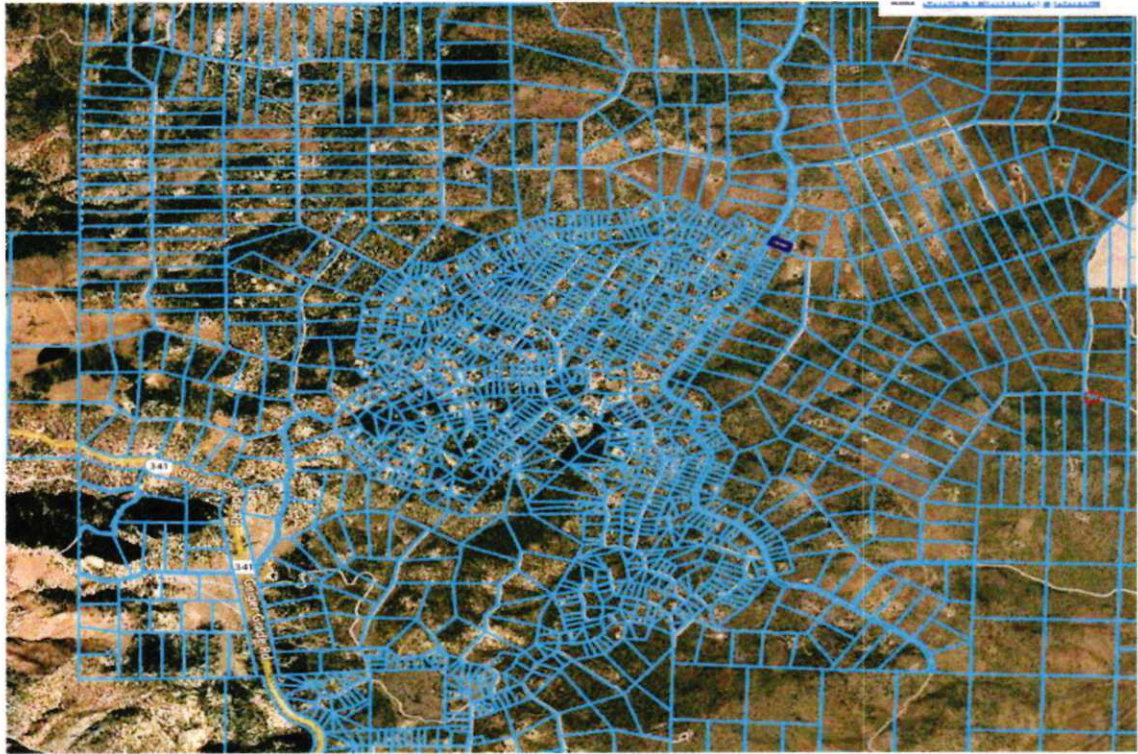
Request: The applicant request a special use permit to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

1. Background & Analysis

- A. Site Location & Background.** The proposed location is within the 1-acre Virginia City Highlands subdivision and is located at the northeast corner of Lousetown Road and Cartwright Road. The parcel itself is rectangular in shape and is divided by a drainage channel. The site contains Fire Station #72, which includes the fire station, a separate residence to house firefighters and garage/storage building.

The existing garage/storage building is currently a multi-purpose building utilized not only for storage of fire equipment and vehicles but is also used as a community meeting place. It is desired to upgrade this building to a more functional meeting space, but to do so, a new garage is needed to store the fire equipment and vehicles. The proposed garage will be used to relocate the fire equipment and vehicles and allow for the existing garage/storage

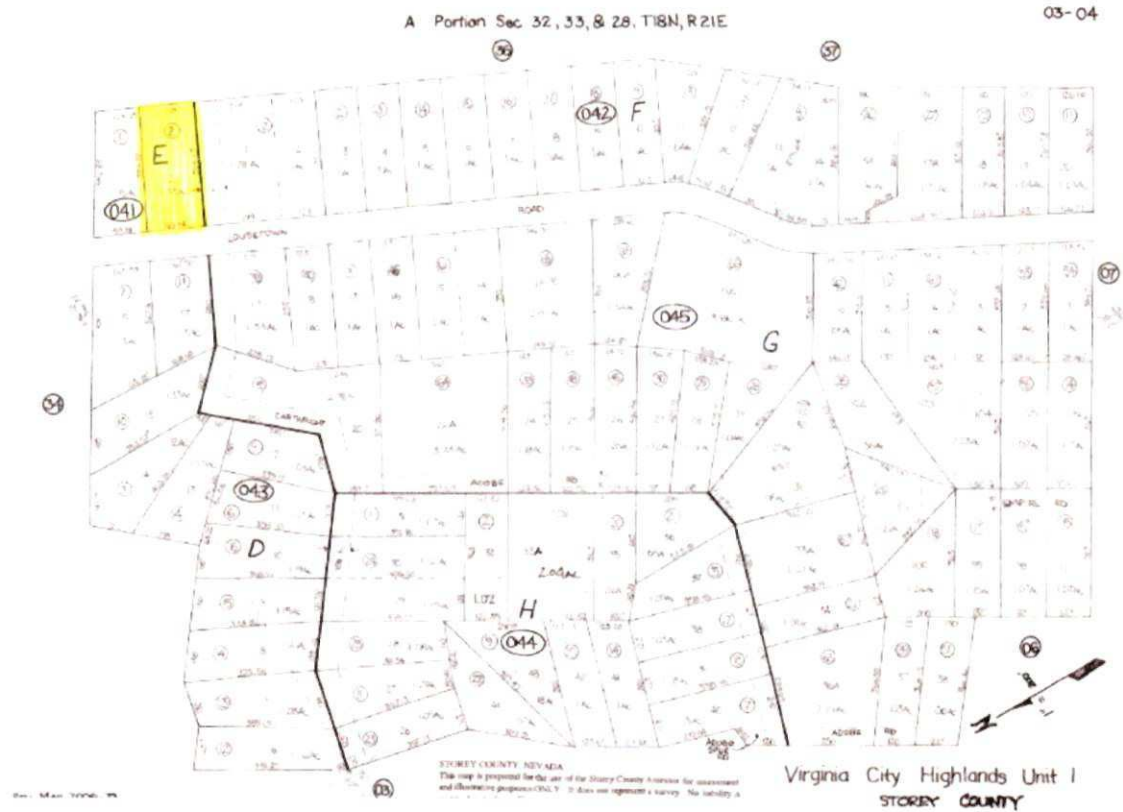
building to become a fulltime meeting space. Storey County also owns the property immediately to the north of the project area. This parcel is zoned Estates E-1 VCH, and is used for maneuvering of vehicles and access around the fire station site.



Vicinity Map



Location Map

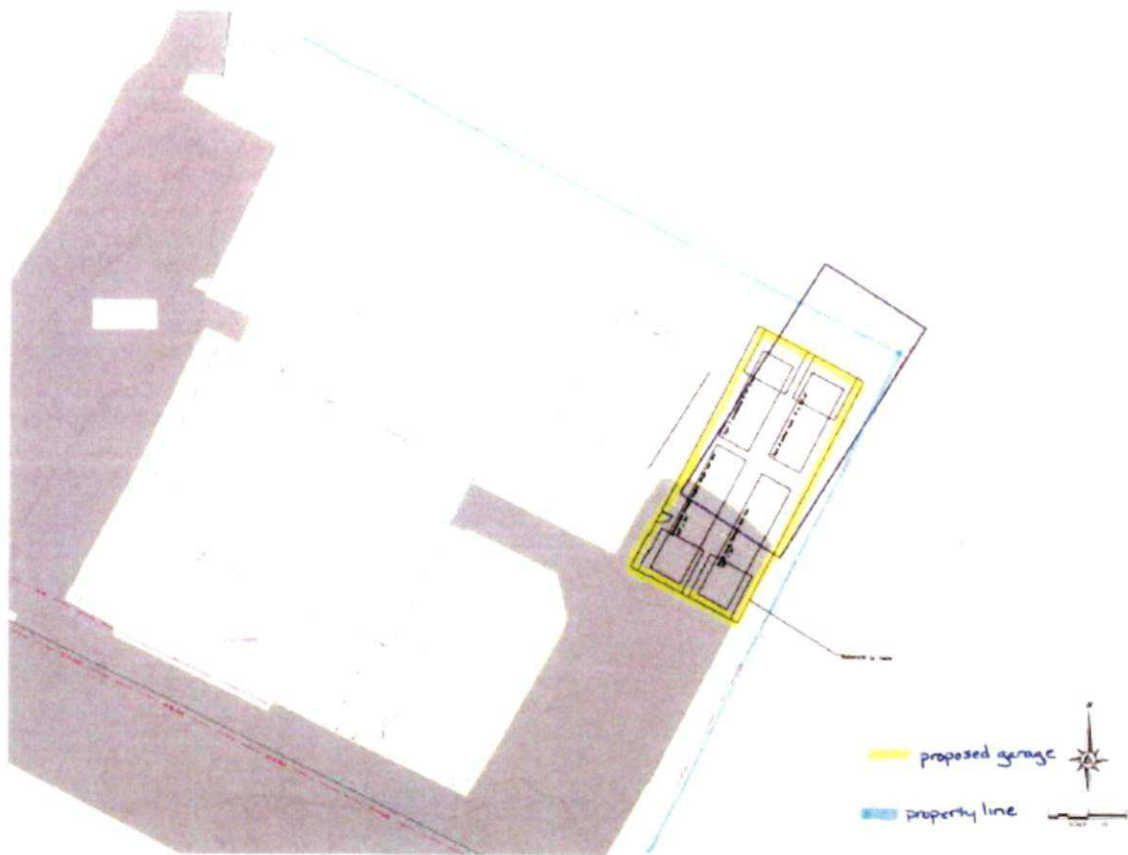


Assessor's Parcel Map



Site Layout

- B. **Proposed Project.** The applicant proposes to construct a garage structure to house fire equipment and vehicles. The new building size, location and configuration are governed by several factors including response time, number of vehicles, vehicle size and response egress. Four vehicles will be housed in this building, including two fire engines, a patrol truck and an ambulance. The building is designed to be drive through so that all vehicles can immediately exit the building in any order as needed. There are other buildings existing on the site with the same requirements, and the placement of the new garage can not impede the functions of the other buildings. Proximity to the existing residence was also a consideration along with site utility availability and proximity.



2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed abandonment and Storey County Title 17 Zoning or the 2016 Master Plan.

| | Land Use | Master Plan | Zoning |
|-------------------|----------------------------------|----------------------|-----------------|
| Applicant's Land | Fire Station | Single family estate | Public |
| Land to the North | Vacant, owned by Storey County | Single family estate | Estates E-1 VCH |
| Land to the East | Vacant, owned by School District | Single family estate | Public |
| Land to the South | Vacant residential | Single family estate | Estates E-1 VCH |
| Land to the West | Vacant residential | Single family estate | Estates E-1 VCH |

B. Compliance with the Storey County Code. The property is located within a Public zoning district. The fire station and its accessory structures are an allowed use. The parcel is approximately one acre in size and is divided by a drainage channel, with most of the developed portion of the parcel being on the east side of the parcel. The parcel is bordered by Estates zoning to the north, Public zoning to the east and roadway to the south and west. Building setbacks adjacent to the Public zoning can be zero, but the rear yard setback adjacent to the Estates zoning requires 40-feet, unless a special use permit is granted to allow for less. The applicant has requested a special use permit to allow for a 5-foot rear yard setback for a proposed garage.

C. General use allowances and restrictions. Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval, with rationale for the findings included below each finding.

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

The proposed fire station and the accessory garage is an allowed use for the Public zoned property. The purpose of the proposed garage is to allow for the current structure housing fire vehicles and equipment to become a meeting space for the community. The Master Plan identifies the Virginia City Highlands subdivision as "single family estate". The proposed use of the property services the surrounding residential neighborhood.

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

The special use permit to encroach into the rear yard setback is requested because of the existing structures located on the parcel and the function of the building. The building has been placed in this location to allow for the quickest response time by fire personnel to access equipment. Because of the other structures on the site, the new garage needed to be located to not block access to any other structure. Storey County owns the parcel to the north, so the encroachment into the setback is not a concern at this location as the applicant is also the entity most impacted by the encroachment.

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

The garage structure will be located at the northeast corner of the existing fire station parcel. Storey County owns the property to the north and the Storey County School District owns the property to the east. The garage will be accessed from an existing driveway from Cartwright Road, or access across the Storey County owned property to the north to an existing second driveway access on Cartwright Road. The use itself services the surrounding Virginia City Highlands subdivision, and the project is being proposed in order to provide a community meeting space for the surrounding area.

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

The proposed use is not expected to require any additional governmental services or negatively impact existing facilities.

D. Compliance with 2016 Storey County Master.

The Master Plan has identified this area as Single Family Estate. Chapter 3, Land Use, of the Storey County Master Plan identifies the Highlands as “composed of custom site-built single-family residences located on large parcels. This pattern is expected to continue in this area for the foreseeable future.” The proposed project services the surrounding area and is not expected to impact the character of the area.

3. Findings of Fact

The Storey County Planning Commission shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested Special Use Permit must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Planning Commission may include additional Findings in their decision.

- A. Motion for Approval.** The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Special Use Permit when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The

property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

- (2) 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.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The 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.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City Highlands in which the subject property is located. A discussion supporting this finding is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) 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, 17.12 – General Provisions, and Section 17.15 – Public Zone.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.40 -E Estates Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for

surrounding use.

4. Recommended Conditions of Approval

- A. **Special Use Permit.** This approval is to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.
- B. **Compliance.** The Special Use Permit must comply with Storey County Codes, and submitted plans and reports, as approved. The Applicant must provide the Community Development Department site plans drawn to scale prior to obtaining a Building Permit.
- C. **Requirements.** The Permit Holder/Licensee shall apply for any/all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This permit shall remain valid as long as the Permit Holder remains in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.
- D. **Distances.** The reduced north side yard setback is approved to be 5-feet from the property line. All other setbacks (proposed or existing) must be in compliance with the Storey County Code.
- E. **Easements.** The granting of this Special Use Permit will not affect any existing easements on the subject property. No building may be constructed over an easement, ROW or within a building setback area not otherwise allowed by this Special Use Permit.

5. Public Comment

As of July 6, 2021, Staff has received no comments from the public.

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended Motion (motion for approval)

In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff and the Planning Commission, I [Commissioner], hereby move to deny the applicant's request to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/No Action

- **Title:** PUBLIC HEARING AT 11:00 AM
- Hold a public hearing on the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795.

- **Recommended motion:** None

- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 7758471144

- **Staff Summary:** 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.
-
- At the June 15, 2021, Storey County Board of County Commissioner's meeting, the Board approved Anthony J. Wren and Associates to prepare an appraisal of the subject property to facilitate a proposed easement on the property. Nevada Revised Statutes (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.
-
- As only one appraisal was completed for the property, NRS Section 244.2795(a) requires that a public hearing be held on the matter of the fair market value of the real property.
-
- A copy of the appraisal is attached to this request.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False

AN APPRAISAL REPORT
OF
A VACANT PARCEL OF LAND
LOCATED ON
DENMARK DRIVE
TAHOE-RENO-INDUSTRIAL-CENTER
McCARRAN, STOREY COUNTY, NEVADA 89434

APN 005-061-52

A VACANT PARCEL OF LAND
CONTAINING 21.60± AC

OWNER OF RECORD
STOREY COUNTY

FOR THE PURPOSE OF ESTIMATING
VALUE FOR A SITE CONTAINING
21.60± ACRES
AND

A PE OF 22,141.40± SF

A PE OF 32,648.37± SF

A TCE OF 72,096.60± SF

SUBMITTED BY
ANTHONY J. WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER #A.0000090-CG
P.O. BOX 20867
RENO, NEVADA 89515

**AN APPRAISAL REPORT
OF
A VACANT SITE
LOCATED ON
DENMARK DRIVE
TAHOE-RENO-INDUSTRIAL-CENTER
McCARRAN, NV 89434**

APN 005-061-52

**A VACANT SITE
CONTAINING A TOTAL OF 21.60± AC**

PREPARED FOR

**KATHY CANFIELD-SENIOR PLANNER
STOREY COUNTY PLANING DEPARTMENT
26 SOUTH "B" STREET
P.O. BOX 176
VIRGINIA CITY, NV 89440**

**OWNER OF RECORD
STOREY COUNTY**

EFFECTIVE DATE OF APPRAISAL

JUNE 19, 2021

**DATE OF INSPECTION
JUNE 19, 2021**

**DATE OF REPORT
July 8, 2021**

**SUBMITTED BY
ANTHONY J. WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER #A.0000090-CG
P.O. BOX 20867
RENO, NEVADA 89515**

ANTHONY J. WREN AND ASSOCIATES

P.O. BOX 20867
RENO, NEVADA 89515
(775) 329-4221

TONY WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER

SUSAN WREN
EMERITUS RESIDENTIAL APPRAISER

July 8, 2021

Kathy Canfield-Senior Planner
Storey County Planning Department
26 South "B" Street
P.O. Box 176
Virginia City, NV 89440

RE: An Appraisal of APN 005-061-52
Denmark Drive, TRIC, Storey County
A Vacant Site Containing 21.60± Acres

Kathy Canfield
Senior Planner,

I have made an inspection and analysis of the above-referred property, which is more specifically described in the following report. The purpose of this report is to estimate the "as is" market value as of the date of inspection, which was June 19, 2021. Market value "as is" means an estimate of market value of a property in the condition observed upon inspection and as it physically and legally exists as of the date of valuation. Market value is defined in the body of the report.

The subject property is appraised as a fee simple estate, subject to the limitations of eminent domain, escheat, police power, and taxation.

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. Any other utilization of this report without the prior written consent of the signer of this report is prohibited.

The intended user of the report is Storey County

The accompanying appraisal report is being prepared in conformance with this appraiser's understanding of the appraisal requirements of the current Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation, as well as the Supplemental Standards required by the Appraisal Institute.

The appraiser attests that he has the knowledge and experience to complete this assignment and has appraised this type of property before.

Real Estate Appraiser & Consultant

I have performed no services, as an appraiser, regarding the property that is the subject of this report, within a three-year period immediately preceding acceptance of this assignment.

After analyzing the current market data, a marketing period to sell the property is considered to be less than 12 months. This is based upon adequate exposure to the open market as well as competitive pricing.

The following report provides a summary physical description of the subject and a summary review of the pertinent data analyzed in forming the estimate of value for the subject property. Based on the examination and study made, I have formed the opinion that as of June 19, 2021 the effective Date of valuation, the estimated market value is:

AS OF JUNE 19, 2021

| | |
|---|-------------|
| Permanent Easement containing 54,789.77± sf | \$47,941.05 |
| Temporary Easement containing 72,096.60± sf | \$12,616.91 |

Sincerely,



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

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

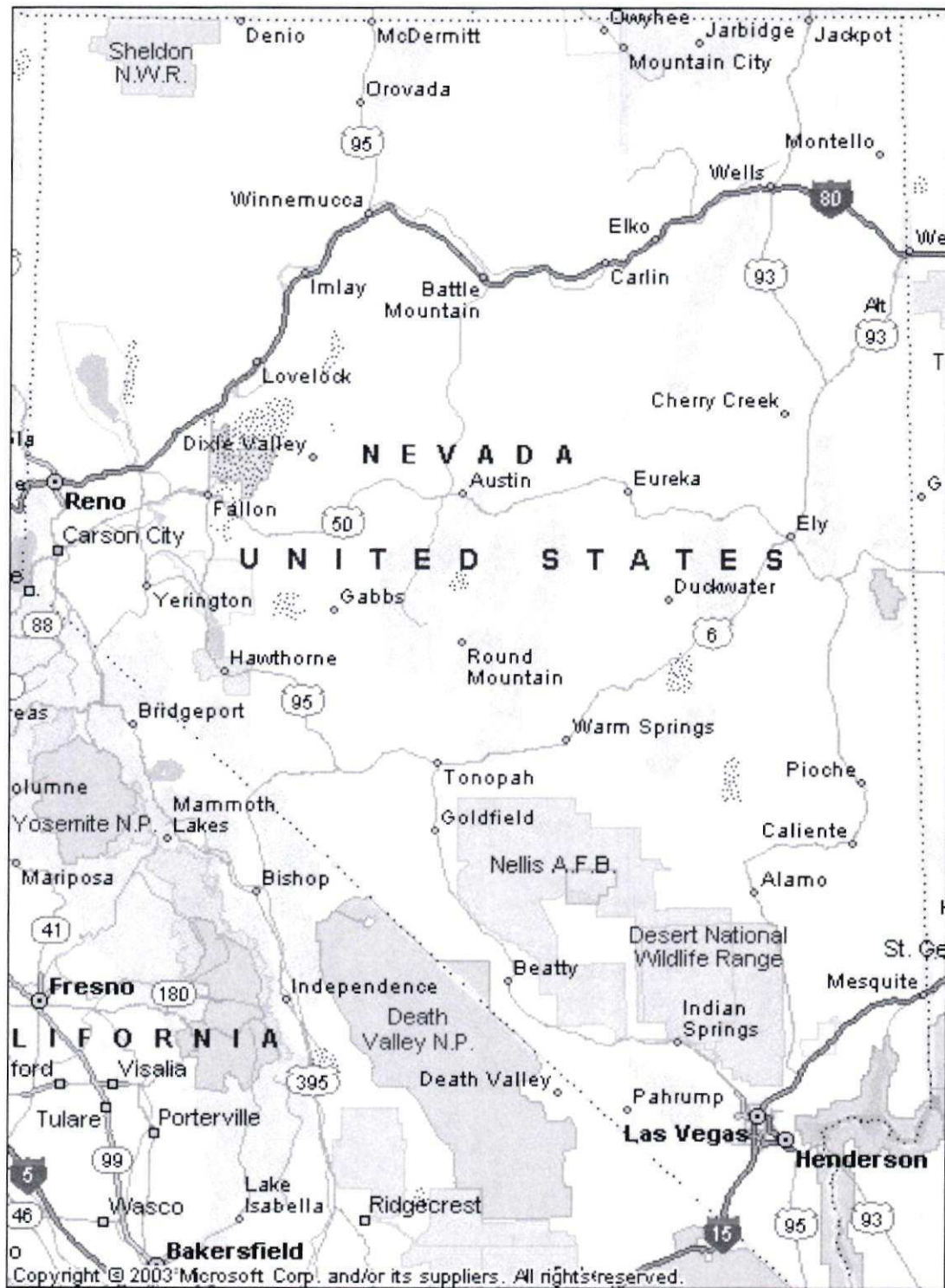
Name: A Vacant Parcel of Land containing 21.60± acres
Location: Tahoe-Reno-Industrial-Center
Address: Denmark Drive McCarran, Nevada 89434
Owner of Record: Storey County
Legal Description: No Legal was supplied to the appraised
Assessor's Parcel No.: APN 005-061-52
Zoning: Zoning I-2 (Industrial)
Present Use: Vacant Land
Highest and Best Use: Future Development and/or floodway mitigation
Land Area: 21.60± ac
Effective Date of Valuation: June 19, 2021
Date of Inspection: June 19, 2021
Date of Report: July 8, 2021

FINAL ESTIMATE OF VALUE:

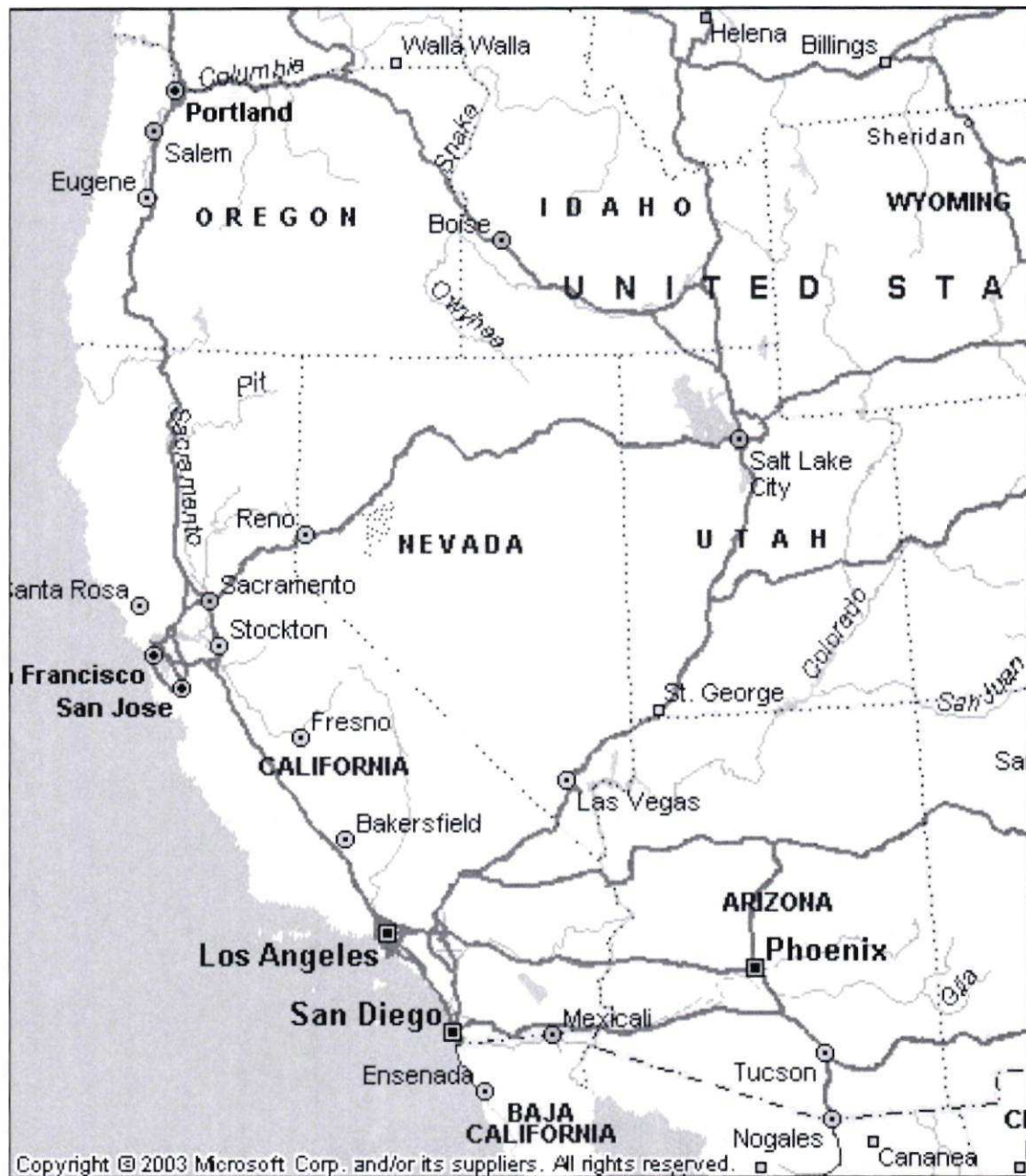
| | |
|---|-------------|
| As of June 19, 2021 | |
| Permanent Easement containing 54,789.77± sf | \$47,941.05 |
| Temporary Easement containing 72,096.60± sf | \$12,616.91 |

| | |
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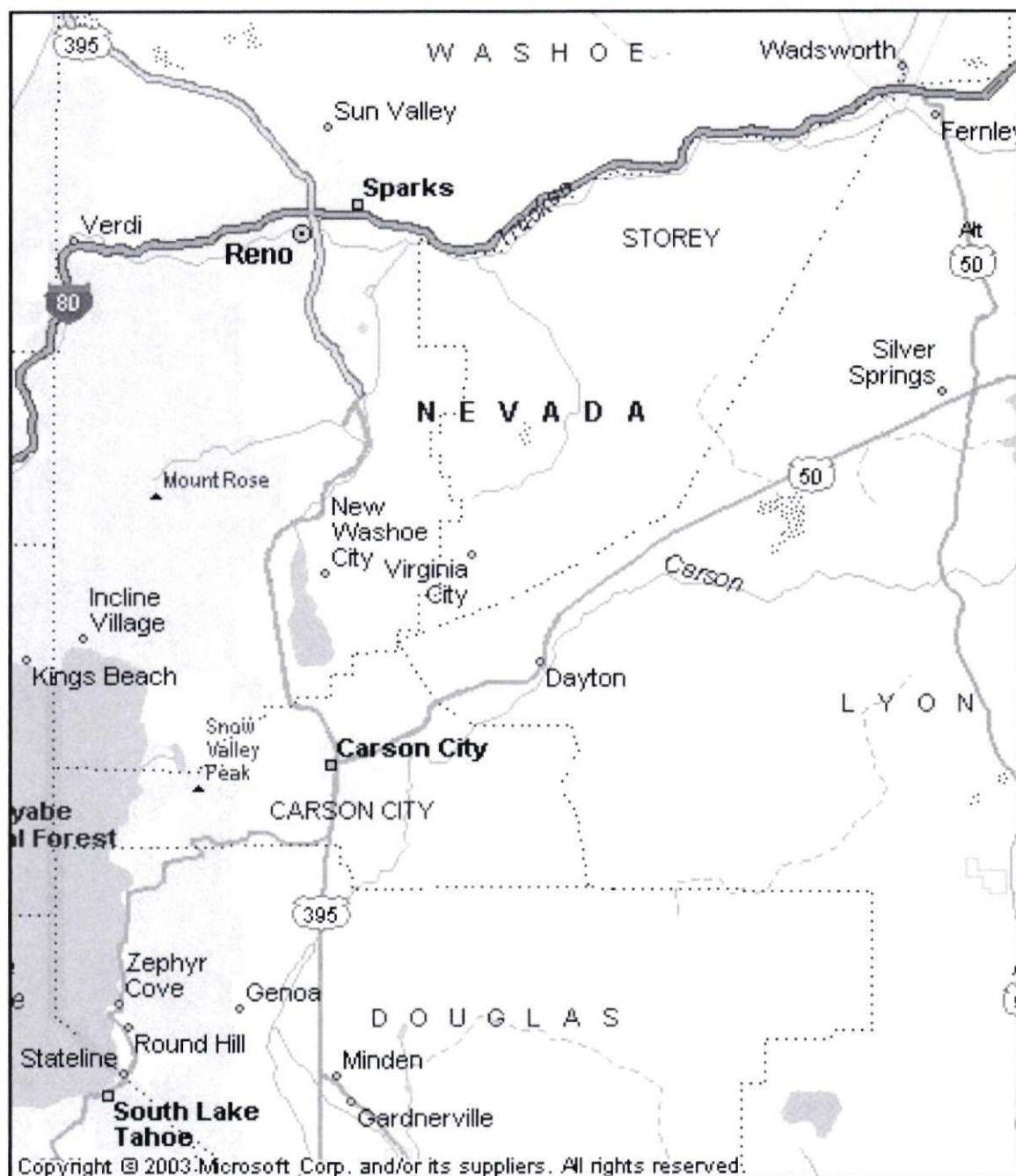
STATE MAP



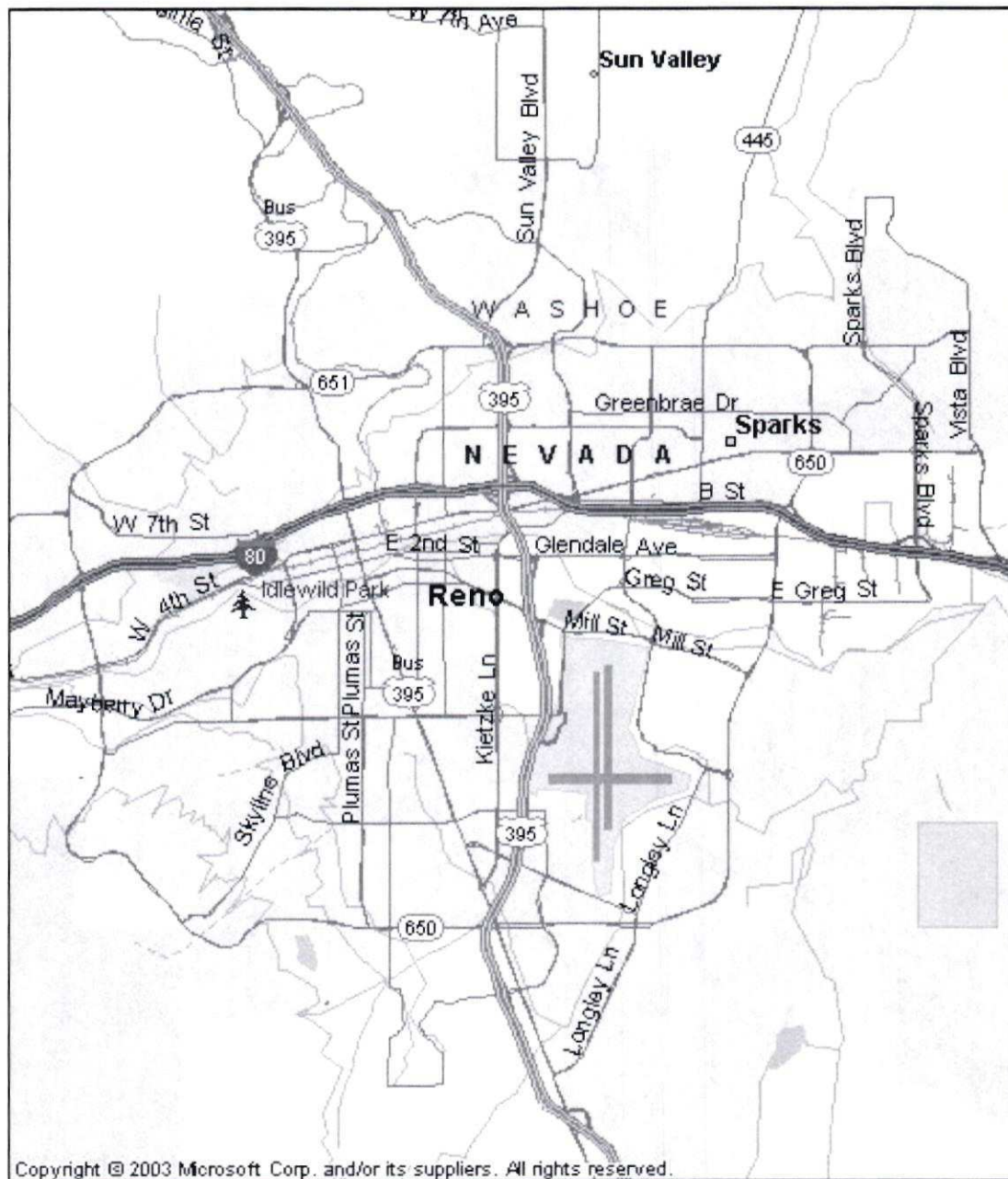
REGIONAL MAP



AREA MAP



RENO/SPARKS MAP



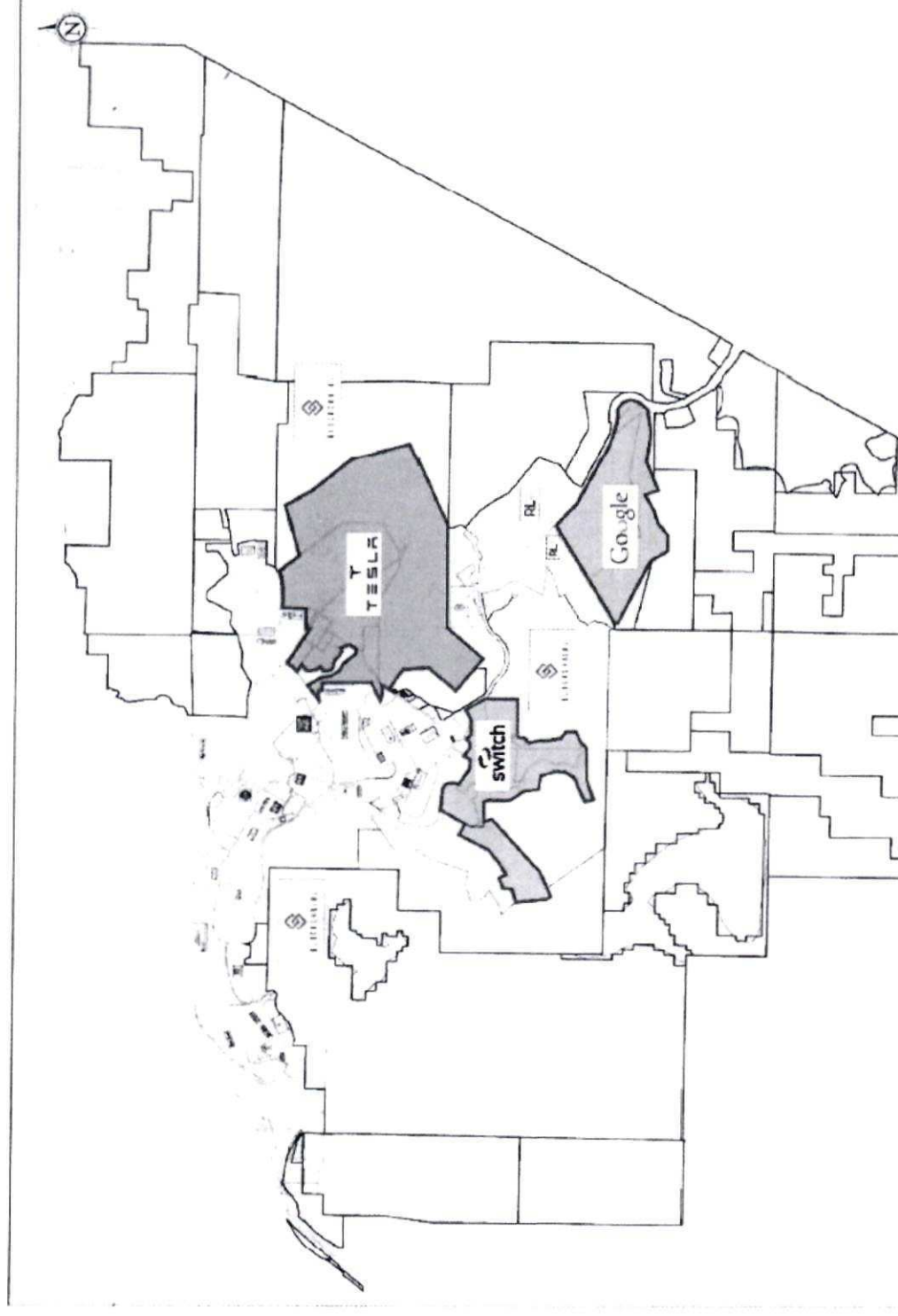
TAHOE-RENO INDUSTRIAL CENTER MAP

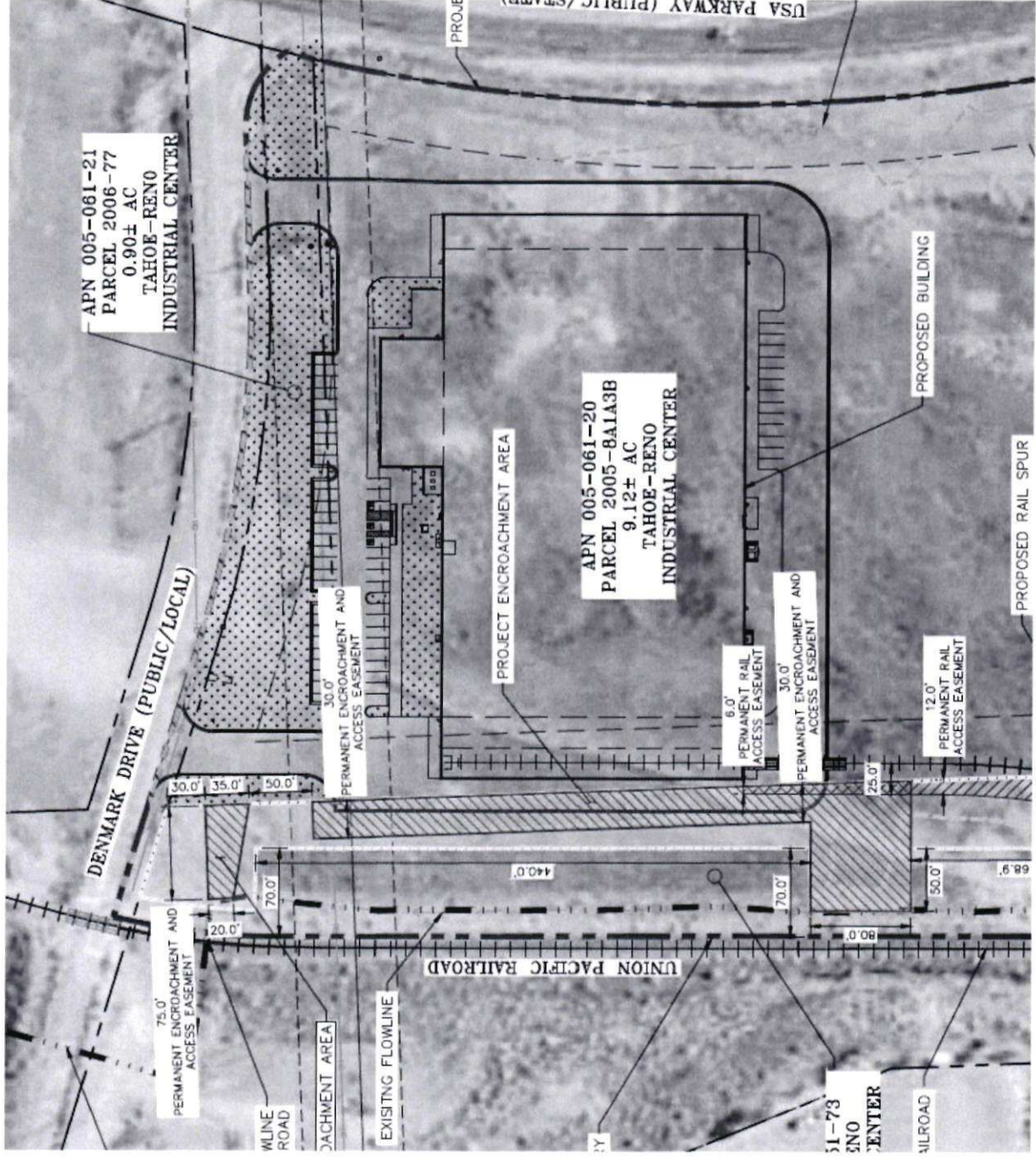


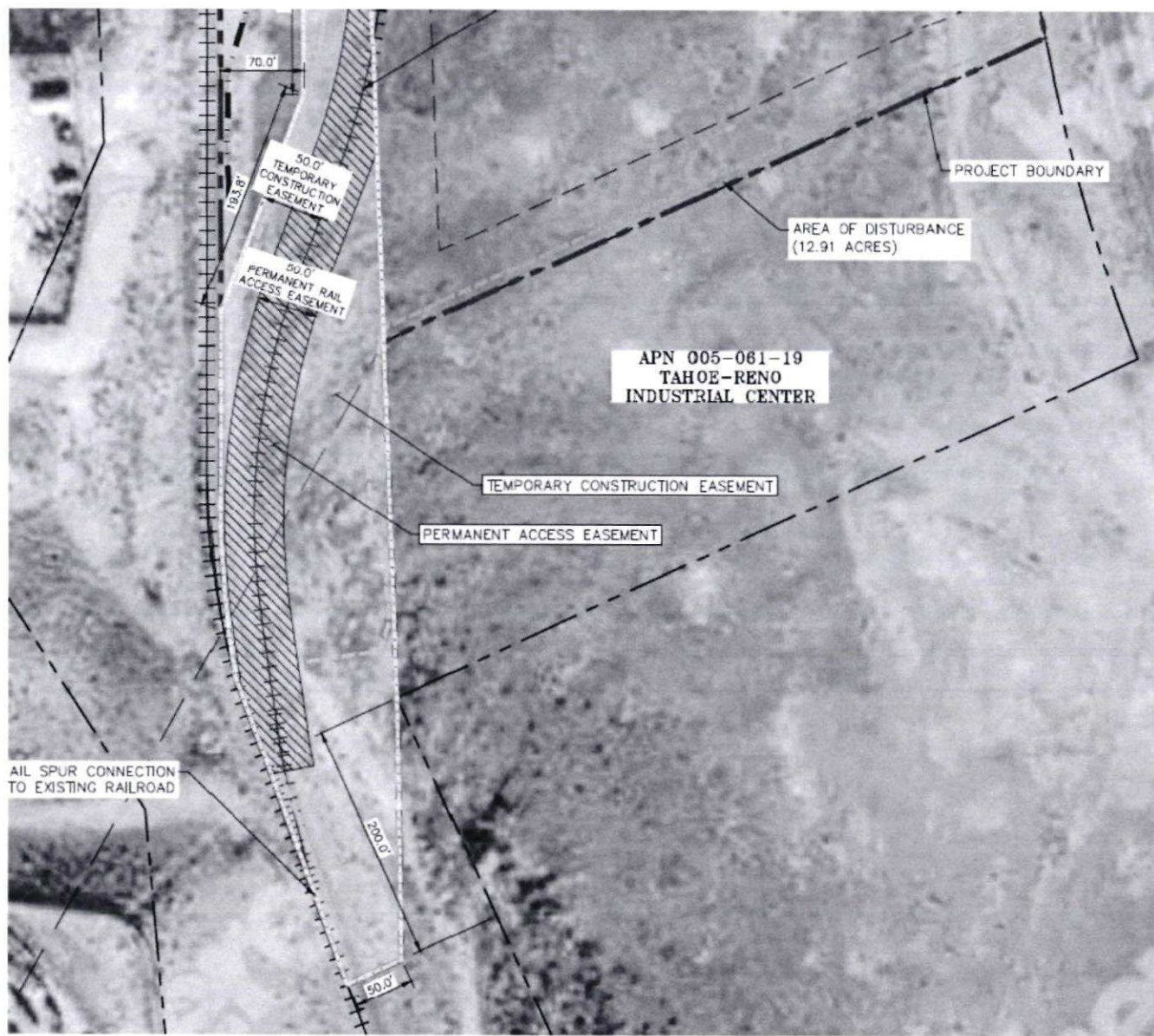
AERIAL MAP

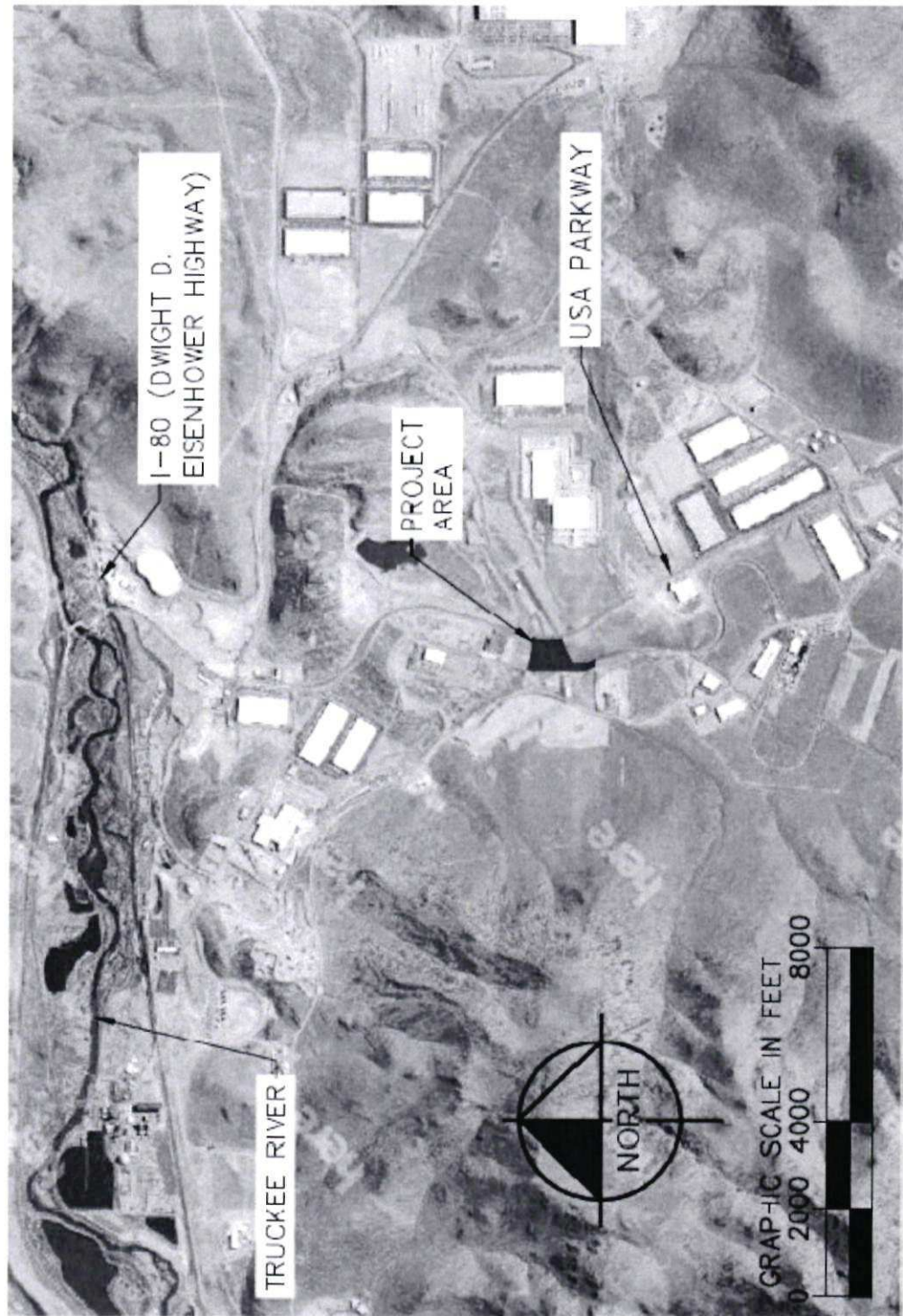


TAHOE-RENO INDUSTRIAL CENTER MAP







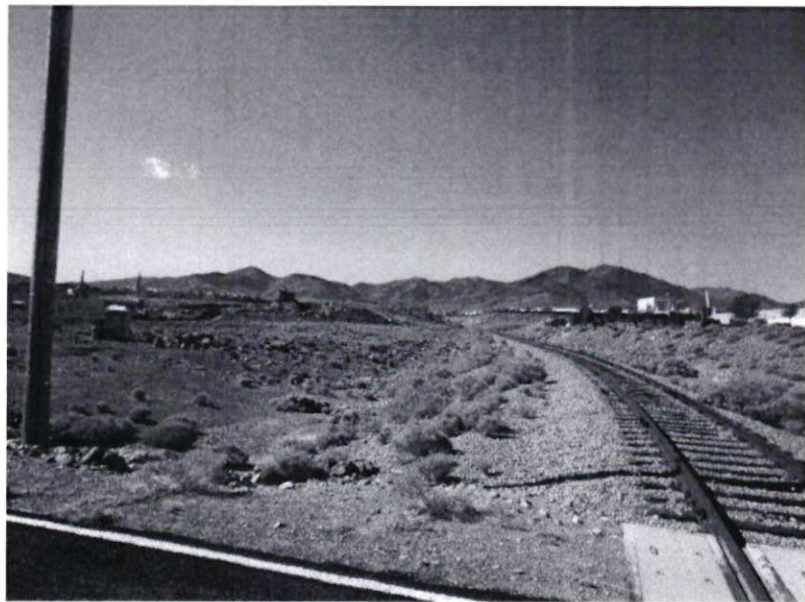


VICINITY MAP

SUBJECT PROPERTY PHOTOGRAPHS

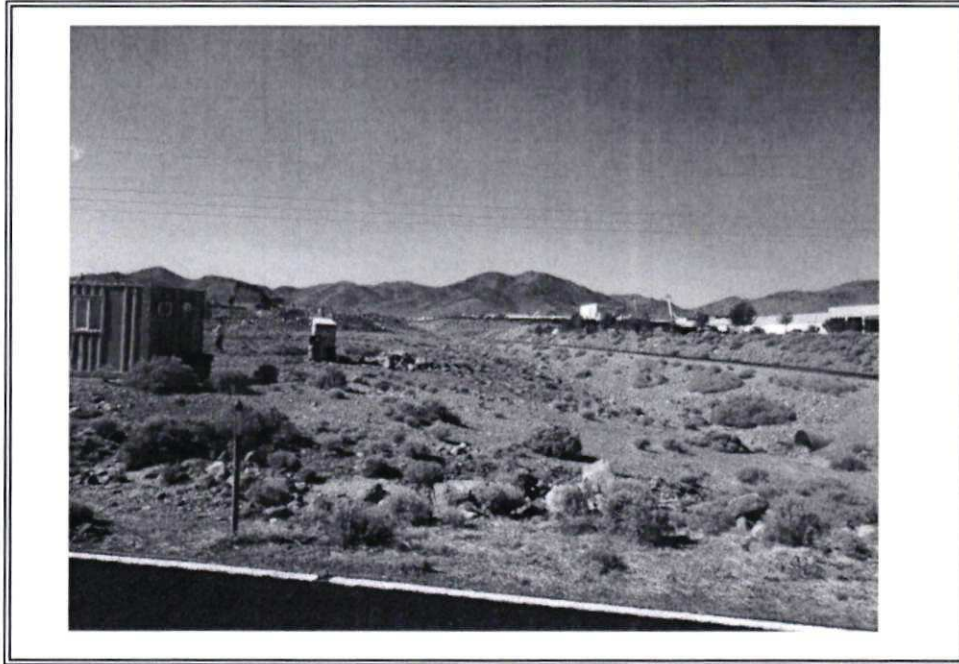


View of Denmark Drive

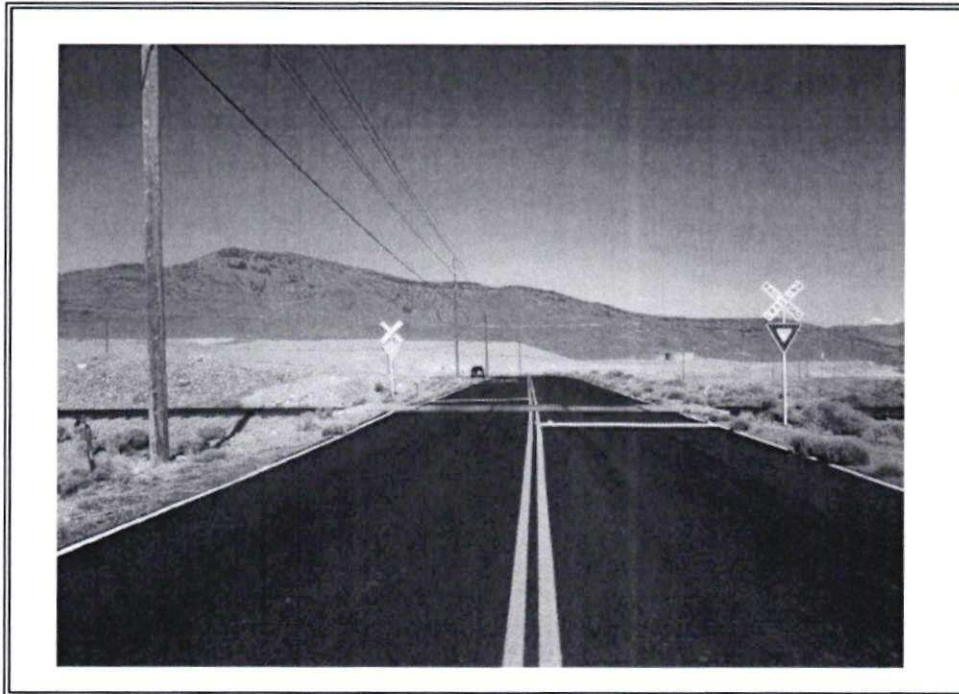


View of Subject Property

SUBJECT PROPERTY PHOTOGRAPHS



View of Subject Property



View of Denmark Drive

SUBJECT PROPERTY PHOTOGRAPHS



View of the Subject Property



View of USA Parkway

LIMITING CONDITIONS

IN ACCEPTANCE OF THIS APPRAISAL ASSIGNMENT AND THE COMPLETION OF THE APPRAISAL REPORT SUBMITTED HERewith, IT HAS BEEN ASSUMED BY THIS APPRAISER:

1. LIMIT OF LIABILITY:

The liability of Anthony J. Wren & Associates and its employees is limited to the client only and to the fee actually received by the Appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is disseminated to anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees that if a legal action is initiated by any lender, partner, part owner in any form of ownership, tenant, or any other party, the client will hold the Appraiser completely harmless in any such action from any and all awards or settlements of any type, regardless of outcome.

2. COPIES, PUBLICATION, DISTRIBUTION, USE OF REPORT:

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any other purpose than its intended use; the physical report(s) remain the property of the Appraiser for the use of the client, the fee being for the analytical services only.

The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Except as hereinafter provided, the client may distribute copies of this appraisal report in its entirety to such third parties as the client may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the Appraiser. (See last item in following list for client agreement/consent).

3. CONFIDENTIALITY:

This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the Appraiser whose signature appears on

the appraisal report, unless indicated as "Review Appraiser". No change of any item in the report shall be made by anyone other than the Appraiser. The Appraiser and firm shall have no responsibility if any such unauthorized change is made.

The Appraiser may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

4. INFORMATION USED:

No responsibility is assumed for accuracy of information furnished by work of others, the client, his designee, or public records. We are not liable for such information or the work of possible subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought reasonable; all are considered appropriate for such inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds or subject property.

5. TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE:

The contract for appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report, and/or as agreed upon between the parties involved. The Appraiser or those assisting in the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

6. EXHIBITS:

Any sketches, maps, and photographs in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Site plans are not surveys unless shown from separate surveyor.

7. LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL, OR MECHANICAL COMPONENTS; SOIL QUALITY:

No responsibility is assumed for matters legal in character or nature, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report.

The legal description is assumed to be correct as used in this report as furnished by the client, his designee or as derived by the Appraiser.

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy, soils and potential for settlement on drainage, matters concerning liens, title status and legal marketability and similar matters. The client should seek assistance from qualified architectural, engineering, or legal professionals regarding such matters. The lender and owner should inspect the property before any disbursement of funds. Further, it is likely that the lender or owner may wish to require mechanical or structural inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraiser has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimates considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm; however, subsidence in the area is unknown. The Appraiser does not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Condition of heating, cooling, ventilating, electrical, and plumbing equipment, is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment may be made by us as to adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment which is assumed standard for the subject property's age and type.

If the Appraiser has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered

before or after they are obtained. No representations or warranties are made concerning the above mentioned items.

The Appraiser assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

8. LEGALITY OF USE:

The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report, and that all applicable zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report. It is further assumed that all required licenses, consents, permits, or other legislative or administrative approvals from all applicable local, state, federal and/or private authorities have been or can be obtained or renewed for any use considered in the value estimate.

9. COMPONENT VALUES:

The allocation of the total valuation in this report between land and improvements, if included in this report, applies only under the use of the property which is assumed in this report. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

10. AUXILIARY AND RELATED STUDIES:

No environmental or impact studies, special market study or analysis, special highest and best use study or feasibility study has been requested or made unless otherwise specified in an agreement for services or so stated in the report.

11. DOLLAR VALUES, PURCHASING POWER:

The market value estimated and the costs used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and value of the dollar as of the date of the value estimates.

12. VALUE CHANGE, DYNAMIC MARKET, INFLUENCES, ALTERATION OF ESTIMATE BY APPRAISER:

The estimated market value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation and conditions. The value estimate

considers the productivity and relative attractiveness of the property physically and economically in the market place as of the date of value.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and Appraiser's interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value and they are thus subject to change as the market changes.

The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The appraisal report and value estimate are subject to change if the physical or legal entity or the terms of financing are different from what is set forth in this report.

13. INCLUSIONS:

Except as specifically indicated and typically considered as a part of the real estate, furnishings, equipment, other personal property, or business operations have been disregarded with only the real estate being considered in the value estimate. In some property types, business and real estate interests and values are combined but only if so stated within this report.

14. PROPOSED IMPROVEMENTS, CONDITIONED VALUE:

Improvements proposed, if any, on-site or off-site, as well as any repairs required, are considered for purposes of this appraisal to be completed in a good and workmanlike manner according to information submitted and/or considered by the Appraiser. In cases of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected, unless otherwise stated.

15. MANAGEMENT OF THE PROPERTY:

It is assumed that the property which is the subject of this report will be under typically prudent and competent management, neither inefficient nor superefficient

16. FEE:

The fee for this appraisal or study is for the service rendered and not solely for the time spent on the physical report itself.

17. INSULATION AND TOXIC MATERIALS:

Unless otherwise stated in this report, the Appraiser signing this report has no knowledge concerning the presence or absence of toxic materials and/or urea-formaldehyde foam insulation in existing improvements. If such is present the value of the property may be adversely affected and reappraisal at additional cost will be necessary to estimate the effects of such.

18. CHANGES, MODIFICATIONS:

The Appraiser reserves the right to alter statements, analyses, conclusions or any value estimate in the appraisal if there becomes known to him facts pertinent to the appraisal process which were unknown when the report was finished.

19. ACCEPTANCE AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. APPRAISER LIABILITY EXTENDS ONLY TO THE STATED CLIENT AND NOT TO SUBSEQUENT PARTIES OR USERS, AND THE LIABILITY IS LIMITED TO THE AMOUNT OF FEE RECEIVED BY THE APPRAISER.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate a supportable "as is" market value as of the effective date of the appraisal, which was June 19, 2021. The purpose is for the granting the adjoining property owner two permanent easements and a temporary construction easement for a proposed rail spur. The subject site contain 21.60± acres.

FUNCTION OF THE APPRAISAL

The appraisal was prepared for Kathy Canfield, Senior Planner, Storey County. The function is for the purposed granting of two permanent easements and a temporary construction easement for a proposed rail spur. The appraisal is not to be used in connection with any loan applications or for lending purposes. Any other use of this report without the prior written consent of the appraiser is prohibited

CLIENT

The client is Kathy Canfield, Senior Planner, Storey County.

INTENDED USER

It is the appraiser's understanding that the user of the report is Kathy Canfield, Senior planner, Storey County.

APPRAISAL REPORT

It is the intention of Anthony James Wren, MAI, SRA, the appraiser, that this report be an appraisal report. The appraiser has made every effort to comply with USPAP standards as well as Supplemental Standards of the Appraisal Institute.

SCOPE OF THE APPRAISAL

The appraiser, in preparation of this appraisal assignment, has made a physical inspection of the subject site and has taken sufficient photographs to adequately depict the property. The subject neighborhood was inspected by the appraiser to assist the appraiser in determining the characteristics of the neighborhood. Real estate signs on both vacant land and improved properties, were noted for later investigation and confirmation.

The valuation of the real estate was made considering the three approaches to value – the Cost Approach, Direct Sales Comparison Approach, and the Income Approach. The Cost Approach is not considered to be applicable nor necessary, and therefore has been omitted from this report. The Income Approach is not considered to be applicable nor necessary as this is vacant land, and therefore has been omitted from this report. A Direct Sales Comparison Approach for land only has been included.

MARKET VALUE DEFINITION

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite of a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus, whereby the sale is consummated on a specified date and the title to the property is passed from the seller to the buyer under the following conditions:

- a. The buyer and seller are typically motivated,
- b. The buyer and seller are well informed or advised and acting in what they consider to be their best interests,
- c. A reasonable time is allowed to expose the property for sale on the open market,
- d. Payment is made with United States dollars in cash or in terms of financial arrangements comparable thereto, and
- e. The sale price represents the normal consideration for the property and is unaffected by special or creative financing or sales concessions granted by any person associated with the sale." ¹

EFFECTIVE DATE OF THE APPRAISAL

The effective Date of this appraisal is June 19, 2021. All value conclusions contained herein reflect market conditions as of these Date. The date of inspection was June 19, 2021.

¹Assembly Bill AB #80, effective June 18, 1993

LEGAL DESCRIPTION

The appraiser has not supplied with a legal description of the site. Land area is as provided by the Storey County Assessors Office.

PROPERTY RIGHTS APPRAISED

The subject property is appraised as a fee simple estate. A fee simple estate is defined as an absolute ownership unencumbered by any other interest or estate, subject only to the four powers of government.

OWNER OF RECORD

According to Storey County records, the subject property is currently owned by Storey County

LAND AREA

The subject property contains one identifiable Assessor's Parcel Number. The parcel number is 005-061-52 which contains 21.60± ac.

TOPOGRAPHY

The subject is level to hilly.

ACCESS

The subject property has access from Denmark Drive. Access is considered to be both typical and adequate.

UTILITIES

The subject site is provided with all available utilities, water, gas, and electricity. Water and sewer is provided by Storey County. NV Energy provides all electricity and gas. Telephone is provided by AT&T. Utilities appear to be typical and adequate.

ZONING

The subject property is zoned I-2, which is a heavy industrial zoning classification. I-2, heavy industrial zoning, allows most all types of industrial and

commercial uses. The terms of the development agreement and the zoning ordinance allow maximum flexibility for land use but provide for a consistent compatible development theme among the various land use possibilities in the actual project siting. The project's CC&Rs and this zoning handbook further refine the use allowed in the development process. In the spirit of performance zoning, any use that complies with the current zoning and the CC&Rs and any development plan which complies with the development handbook is permitted to be developed.

FLOOD ZONE

According to the Federal Emergency Management Agency (flood insurance rate map, community panel #32029C0100D, effective date January 16, 2009), the subject property is located in an unshaded Flood Zone X, an area of minimal flooding outside the 100 year flood plan.

FLOOD ZONE MAP

EARTHQUAKE ZONE

According to the current edition of the Uniform Building Code, McCarran, Storey County, Nevada is located in a Seismic Zone 3. This Zone encompasses areas which have a number of local faults and where there is a relatively strong probability of moderate to strong seismic activity.

In an interview with a respected Nevada engineer, it was indicated to this appraiser that earthquakes of approximately 6.5 on the Richter scale would be associated with a Seismic Zone 3. It was further indicated to this appraiser that plans for commercial and residential structures are typically reviewed by a structural engineer due to earthquake hazards. Based upon a review of the Earthquake Hazards Map prepared by the Nevada Bureau of Mines and Geology for the McCarran, Storey County, Nevada area, the subject property is not near any specific fault. There are no faults that appear to pose any constraints on the development of the subject. Based upon an analysis of available data, it is this appraiser's opinion that the development of the subject property would not be impacted by earthquake hazards to a greater degree than is typical for the McCarran, Storey County, Nevada area. The conditions present are quite common throughout the McCarran, Storey County, Nevada area as well as throughout northern Nevada.

THREE-YEAR SALES HISTORY

The subject property has had transfer within the last three years. The property was deeded to Storey County for floodway mitigation.

TAX DATA

The subject property contains one Assessor's Parcel Numbers. The assessed value for the subject property is based upon a 35% assessment ratio of the Assessor's estimate of the taxable value of the individual subject parcel. The 2021-2022 taxes for the subject property total were exempt since the parcel is owned by Storey County.

As is discussed in the *Area Analysis* of this report, the McCarran, Nevada, Storey County area and the State of Nevada have a very favorable tax rate. There are no apparent or anticipated increases in taxes in the foreseeable future, nor are there any anticipated assessments that would affect the subject property. The taxes for the subject property are typical for the area and do not appear to have any positive or negative effect on the overall value of the subject improvements. Taxes on the improvements are considered to be typical for the area and again, do not appear to have an overall effect on valuation. The following chart sets forth the summary of tax data for the parcel contained in the subject property.

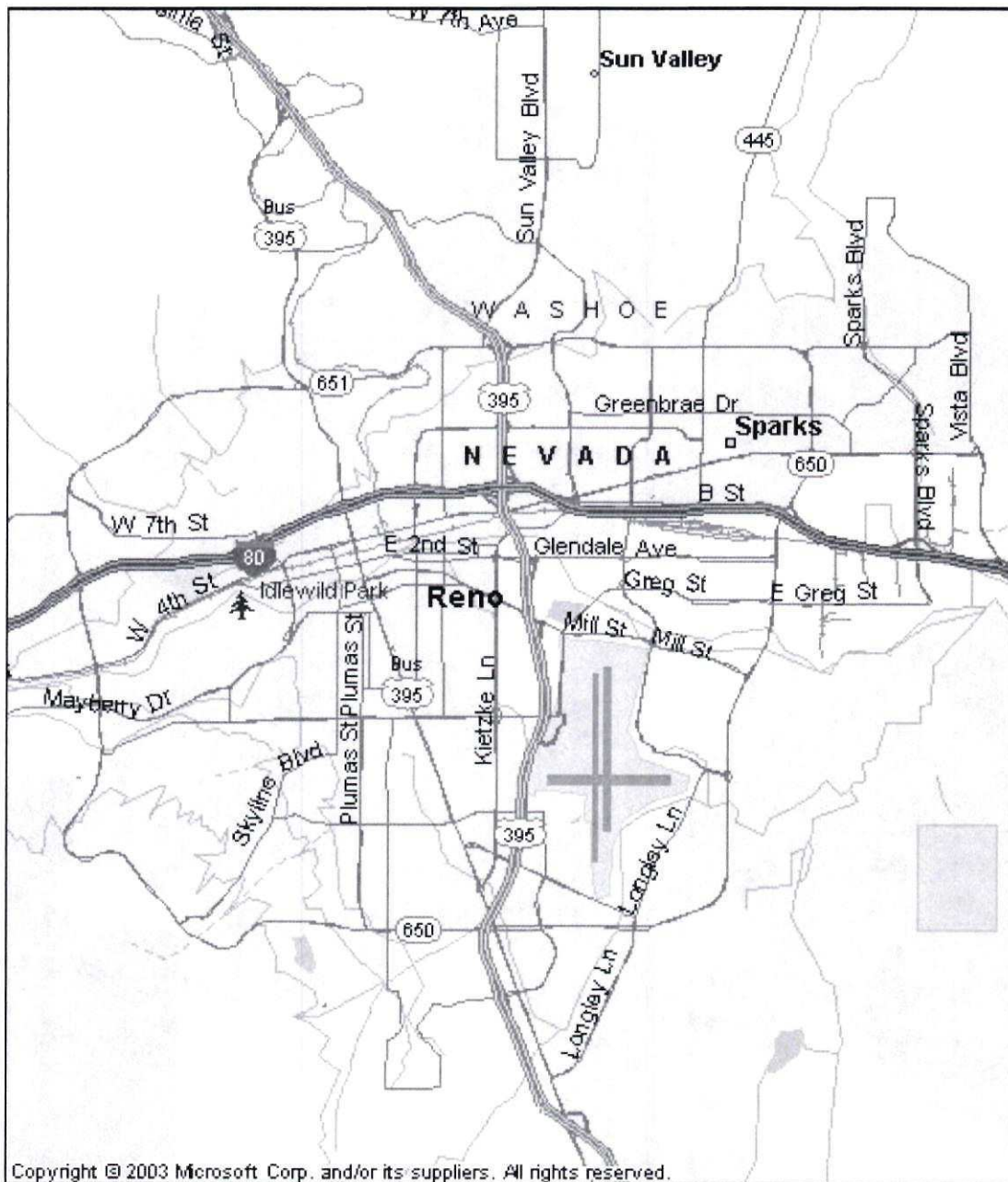
SUMMARY OF TAX DATA

| A.P.N. | Assessed Value | | Total Assessed Value | 2021-2022 Taxes | Taxable Value |
|---------------|-----------------------|--------------|-----------------------------|------------------------|----------------------|
| | Land | Improvements | | | |
| 005-061-52 | \$106,897 | \$0 | \$106,897 | Exempt | \$205,420 |

SPECIAL ASSESSMENTS

The appraiser has contacted the Storey County Treasurer's Office to determine if there are any special assessments against the subject property. As of June 19, 2021, a representative with the Treasurer's Office indicated to this appraiser that there are no special assessments levied against the subject property.

RENO/SPARKS AREA MAP



RENO/SPARKS AREA DESCRIPTION

The Reno-Sparks urban area is Nevada's second largest population center, after the Las Vegas metro area. The metro area is traversed by the Truckee River, giving rise to the region's common name as the Truckee Meadows. The Truckee Meadows encompasses Rattle Snake Mountain at Huffaker Park, following the span of Steamboat Creek to the southern east end of Washoe and Storey County ending at the base of the Virginia Highlands. The Truckee Meadows is a north-south basin covering approximately 94 square miles in western Nevada. It is bounded on the east by the Virginia Range, on the west by the Carson Range, on the south by the Steamboat Hills, and on the north by Peavine Peak.

Population

Robust population growth was the dominant feature of the Truckee Meadows' economy for several decades. The following chart sets forth a summary of the area's current population and depicts recent population trends.

The 2008 Nevada State Demographer's Forecast of Washoe County Population
(2008 – 2030)*

| Year | Population |
|-------|------------|
| 2008 | 426,966 |
| 2009 | 436,776 |
| 2010 | 445,329 |
| 2011 | 453,875 |
| 2012 | 462,514 |
| 2013 | 471,132 |
| 2014 | 479,581 |
| 2015 | 487,936 |
| 2016 | 496,119 |
| 2017 | 503,940 |
| 2018 | 511,366 |
| 2019 | 518,351 |
| 2020 | 524,944 |
| 2021 | 531,204 |
| 2022 | 537,270 |
| 2023 | 543,087 |
| 2024 | 548,709 |
| 2025 | 554,134 |
| 2026 | 559,373 |
| 2027 | 564,448 |
| 2028 | 569,371 |
| *2029 | 576,491 |
| *2030 | 583,612 |

Source: Washoe County and Nevada State Demographer.

Robust population growth supported an active and relatively healthy housing industry for many years. In the early 2000s, building spiked upward, fueled in part by

unsustainable demand from the junk-lending boom. When the sub-prime lending market collapsed, demand virtually ceased overnight, leaving homebuilders in Reno with huge inventories of unsold homes and land in various stages of development. The area has seen a robust recovery over the last few years, starting in about 2014 and continuing strong on to 2018.

Employment

Employment in the Truckee Meadows was dominated by the gaming industry from the 1950s. By 1980, Nevada had lost its exclusive franchise on gaming and the industry started to lose market share to competing locations. However, gaming related employment was still the area's dominant sector in 1990, when leisure and hospitality employment (hotels, gaming, and recreation) accounted for approximately 26% of the area's employment. By 2000, gaming's decline, and the expansion of the area's non-gaming employment, had decreased the gaming sector share to 22% of total employment.

The 2008-09 national recession was especially hard on Washoe Valley's key industry. By 2012, leisure and hospitality employment had dropped to approximately 17.5% of total employment. Because the total number of persons employed in all sectors declined during the recession, gaming employment's share is calculated on a smaller employment base. The 2014 statistics reveal a decline in real numbers for the gaming sector. The total number of leisure and hospitality employees was 42,900 in 1990, but 35,500 in 2014. This represents a real loss of 7,400 jobs or 17.25%.

As of July 2018, the Nevada Department of Employment Security reported Washoe Valley MSA unemployment at 4.7%, compared to national unemployment of 4.0%. Washoe Valley MSA unemployment peaked at 15.3% in January 2010, at that time the highest in the nation.

The recovering economy has produced gains in several employment sectors and 2018's employment is an improvement over 2017's total average employment.

Transportation

Reno/Sparks is traversed by Interstate 80, which provides direct freeway access from Washoe Valley to the San Francisco Bay area in four hours and to Salt Lake City

in eight. US Highway 395 traverses the area north-south, and provides direct access to interior Washington, Oregon and southern California.

The area is served by Reno/Tahoe International Airport, which hosts approximately ten airlines with about 130 flights per day to and from the airport. Because Reno/Sparks has a tourist based economy, passenger counts are higher than is typical for a city of comparable size. Annual passenger counts were around 4.0 million passengers in 2017. Cargo volumes at the Reno/Tahoe International Airport were up in each of the past four years suggesting that the national recovery is having a positive impact on the region's warehousing industry. The abundance of distribution warehouses in the area serve the larger Northern California and western regional markets and have benefitted from modest recoveries regionally.

Tourism/Gaming

New Jersey voters passed a referendum legalizing gaming in Atlantic City in 1976. Since then, gaming in some form, whether state lotteries or full casino gaming, has spread across the US. During the same period, Indian gaming has proliferated as well. There are now few major metropolitan areas in the US that are more than a few hours' drive from legal gaming venues.

The Reno-Tahoe market in particular has lost market share to California Indian casinos. Unlike Las Vegas, which is an international gaming destination, the Reno-Tahoe market is largely regional. Most Reno visitors drive from northern California. A significant portion of this market is now intercepted at Indian gaming properties in northern California, several of which rival any of Reno's major gaming resorts in size and quality.

The Nevada Gaming Control Board has reported that Washoe County Gaming Revenues reversed their downward trend with small improvements over the past two years. Clark County revenues have improved in each of the past 4 years but remain 9% below their peak. State wide, gaming revenues have also improved over the past four years but remained nearly 12% below their peak. Recently gaming revenues have been rebounding across the state.

Although tourism and gaming are still important to the local economy, they no longer dominate it. The last new, ground up casino built in downtown Reno was the

Silver Legacy in the early 1990s. A number of old casinos in the downtown core have been converted to condominiums. Local officials are hopeful that new residential demand will be the economic engine that drives the rebirth of downtown Reno.

Trade

Reno is the largest city in a relatively sparsely populated region which encompasses much of northern Nevada, eastern California and southeastern Oregon. As such, it is a regional trade center. The Reno/Sparks area has two large regional shopping malls and over 90 neighborhood shopping centers with more than 13,000,000 square feet of retail space. The majority of the area's retail space is scattered throughout the region's suburban residential neighborhoods.

Beginning in the early to mid-2000s the market saw a rash of retail closings including the area's two Mervyn's department stores, Gottschalk's department store, Comp USA, Circuit City, Kmart, Linens and Things, Shoe Pavilion, TGI Fridays, Southwest Grill and a variety of smaller shops and restaurants. In 2017 retail rents appeared to firm and vacancies began to drop for the first time in several years.

As of the fourth quarter 2016, overall vacancy rates of 9.4% and total availability of 15.9% were being reported in a market that is estimated to have more than 17 million square feet.

Taxable sales increase 4.69% from 2017 to 2108. Retail sales were up in 2018 and were robust in 2016 and 2017. Set forth on the following chart is a summary of the Leading Economic Index.

Reno MSA Leading Economic Index

| Series | Latest Period- June 2018 | Prev. Period- May 2018 | Change Prev. Period | Prev. Year- June 2017 | Change Prev. Year |
|--|-----------------------------|---------------------------|------------------------|--------------------------|----------------------|
| Taxable Sales (Washoe Co., SA, CPI) | 437,754,840 | 436,042,024 | 0.39% | 418,140,892 | 4.69% |
| Taxable Gaming Revenue (Washoe Co., SA, CPI) | 43,800,595 | 43,440,673 | 0.83% | 42,166,432 | 3.88% |
| # of Single Family Homes Sold (Washoe Co., SA) | 722 | 737 | -2.06% | 717 | 0.73% |
| Airport Passengers (RTIA, SA) | 344,077 | 341,596 | 0.73% | 318,326 | 8.09% |
| Airport Cargo Lbs. Shipped (RTIA, SA) | 12,304,881 | 12,371,910 | -0.54% | 13,172,350 | -6.59% |
| Gallons of Gasoline Sold (Washoe & Storey Co., SA) | 15,369,375 | 15,321,733 | 0.31% | 14,846,518 | 3.52% |
| Initial Claims for Unemployment (Nevada, SA) | 2,520 | 2,532 | -0.47% | 2,586 | -2.55% |
| S&P 500 Index (US, CPI) | 1,654 | 1,608 | 2.84% | 1,512 | 9.39% |
| Interest Rate Spread (US) | 1.09 | 1.28 | -14.84% | 1.15 | -5.22% |
| M2 Money Supply (US, CPI) | 8,534 | 8,494 | 0.47% | 8,414 | 1.43% |
| Leading Index Result | 138.33 | 137.99 | 0.24% | 136.69 | 1.20% |

Source: US Department of Labor, Nevada Gaming Control Board, Washoe County Assessor/Center for Regional Studies (UNR), Federal Reserve Bank of St. Louis, Nevada Department of Taxation, Nevada Department of Motor Vehicles, Reno-Tahoe International Airport (RTIA).

SA-Series results are seasonally adjusted.

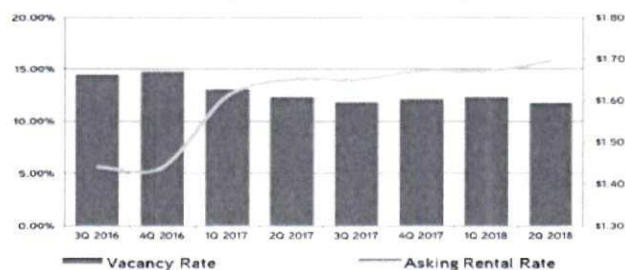
CPI-Series results are adjusted for inflation to 1995.

Office

The Northern Nevada office market pulled ahead this quarter and is setting up 2019 to be a very productive year. The market posted an increase in positive absorption to 63,786 square feet and the vacancy rate decreased to 11.7 percent from the 12.3 percent recorded in the first quarter of 2020. Office activity has been strong in the Reno market with sales dominating the quarter, including many large sales to owner users and investors. Leasing has remained stable, yet the demand for big blocks of Class A space with few viable space options, has made expansions for existing tenants difficult and even more so for tenants looking to enter the Reno market. However, this phenomenon is causing rumors of new construction to serve the growing demand of office space.

Rents are unquestionably on the rise as the average asking rental rate at the close of 2017 was \$1.67 per square foot per month full service and this quarter posted \$1.70 per square foot.

Historical Vacancy Rates and Asking Lease Rates

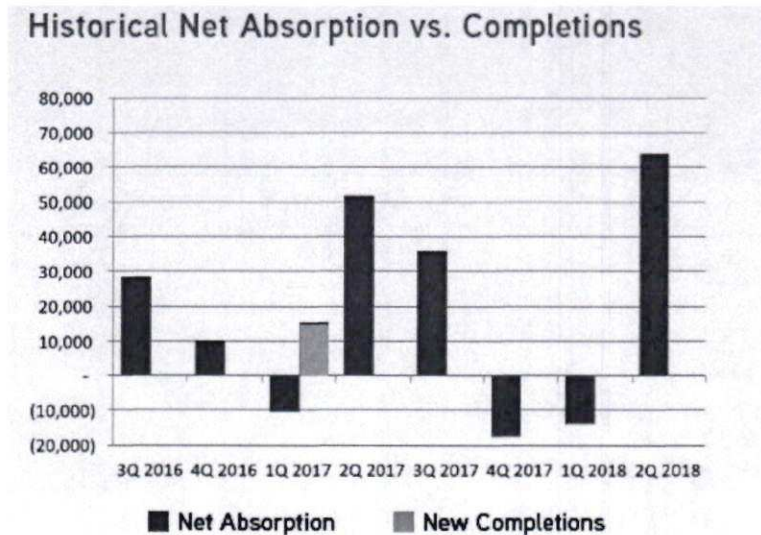


Full service rental rates have increased to \$1.70 per square foot as the vacancy rate has decreased slightly to 11.7 percent, down from 12.3 percent in Q1 2018.

Absorption

Although sales activity led the market, leasing activity was very active as well, primarily in the Meadowood Submarket which posted a positive absorption of 31,569 square feet for the quarter. Contributing to this absorption was AT&T Inc (HQ) who signed a lease for 16,559 square feet at 5250 South Virginia Street, as well as Colliers International who has been temporarily relocated to 5,895 square feet at 5470 Kietzke Lane, and Gail Willey Landscape Inc has signed a lease for 6,615 square feet at 5690 Riggins Court. In addition, Charles Schwab Financial Services & Brokerage will be occupying 10,000 square feet on the first floor of the new building located at 5301 Kietzke Lane. The Central / Airport Submarket had significant activity with Charter Communications leasing 38,904 square feet of office/flex space at 4930 Energy Way. Reno Sparks Convention and Visitors Authority also renewed a lease of 15,126 square feet at 4001 South Virginia Street. This submarket's statistics indicate high leasing activity for smaller offices between 1,000 - 2,000 square feet which seems to be in high demand at this time. It is also worth mentioning, although leasing activity remains high, the asking rate has remained low in the Central / Airport Submarket at an average of \$1.26 per square foot per month full service, proving this is a desired submarket for smaller and lower-cost driven tenants. The Downtown Submarket posted positive net absorption of 19,985 square feet which included a lease transaction of 9,871 square feet at 245 East Liberty Street to North Nevada Hopes. The Reno Sparks Chamber of Commerce relocated into 5,932 square feet from the first floor to the third floor at 1

California Avenue, leaving the first floor vacant. This submarket continues to be attractive to tenants, although the average price per square foot full service has increased from \$1.83 per square foot per month in Q2 2017 to \$1.94 per square foot per month this quarter.



Sales

As mentioned earlier, office sales have really dominated the market this quarter. The 106,130 square foot office building at 5190 Neil Road sold for \$14,875,000 (\$140.16 PSF) in May to The Lansing Companies LLC/ REO Disposition LLC. This property was purchased as a value-add opportunity based on the 50 percent occupancy rate, while the superior location in the Meadowood Submarket provides additional upside. 236 W 6th Street was sold in April to St Mary's Medical Building LLC. The 38,456 square foot medical office building transacted for \$5,500,000 or \$143.02 PSF. In addition, 6995 Sierra Center Parkway sold for \$5,500,000 (\$275.81PSF) to Western Exchange Services LLC. This building is fully occupied by Stantec on a triple net lease.

Construction

There are rumors of future construction in South Reno to provide large blocks of space currently not available in our market. Tenants looking for 20,000 square feet and up have a very difficult time finding options, especially in Class A buildings. We

anticipate buildings that can accommodate 20,000 - 40,000 square foot users will be successful as there are currently no options in the market. The highly desired 5520 Kietzke Lane building constructed by McKenzie is now open. Nearby, Urology of Nevada's building is completed and Charles Schwab's office on Kietzke Lane is also completed.

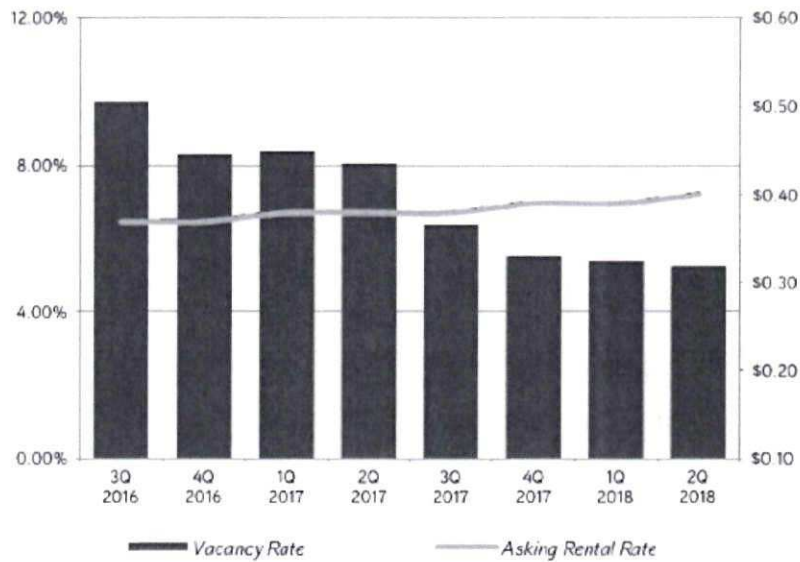
Industry

The second quarter of 2018 made an impact in all areas of the industrial market, and activity remains at an all-time high. The existing product inventory continues to diminish as new companies to the market continue to absorb space. The business climate in Northern Nevada is becoming more widely recognized. This along with a one day drive time to over 60,000,000 million people seems to be resonating with companies across the United States, specifically California's larger users. Those larger users usually cannot wait for a building to be built and will look to other neighboring markets such as, Northern and Southern California, Phoenix, and Salt Lake City.

Absorption

Gross absorption for the quarter posted 1.75 million square feet, which is a healthy statistic for the Northern Nevada market. Net absorption was weakened by the departure of some large tenants that returned 566,000 square feet (Amazon consolidation of Diapers.com space) and a 300,000 square foot space occupied by Belnick. Five transactions closed this month between 100,000 - 200,000 square feet and eight transactions between 10,000 - 20,000 square feet. In all, there were thirty transactions for the quarter with an average deal size of 58,548 square feet.

Historical Vacancy Rates and Asking Lease Rates



As vacancy decreases in high demand size ranges, rental rates are slowly starting to increase.

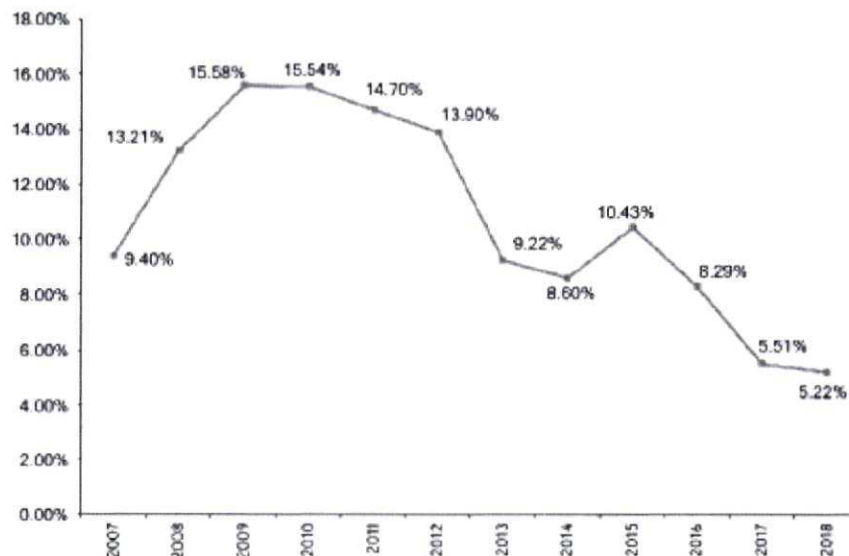
Inventory

There are several larger spaces coming to the market in North Valleys and the Tahoe Reno Industrial Center with completions scheduled for the end of 2018. Panattoni Development is under way with a 271,000 square foot speculative project in the Airport Submarket with the ability to provide for space sizes between 8,000 to 50,000 square feet. This project will provide for some much needed relief in that size range, especially in this location. Existing product within the McCarran loop continues to tighten in all size ranges. Kin Properties has started the repositioning of 1402 S. McCarran (old Sears/Kmart) with an anticipated delivery date of April 1, 2019. This will provide a 1.3 million square foot building divisible into 100,000 square foot units up to the entire building.

Vacancy

Vacancy now posts 5.22 percent market-wide and is the tightest Northern Nevada market in years. There are only four vacancies between 200,000 - 600,000 square feet. Removing those options brings vacancy to 3.57 percent, which is more representative of what tenants are feeling when looking for space. Tahoe Reno Industrial Center and Fernley post the highest vacancy in three large buildings at 7.45 percent. There is roughly 1.26 million square feet of sublease space available in nine spaces and removing those from the market creates a direct vacancy rate of 3.75 percent.

Historical Vacancy



Lease Rates

Our market continues to see rental rate growth, but nothing overly significant. A 50,000 square foot space has gone from \$0.32/square foot/month NNN to \$0.37/square foot/month NNN in a three year period. While that is strong, it is not the 40 percent plus growth other markets have seen. Low rental rates is a driving factor in new companies relocating to our area, however, it is becoming difficult for developers who have to underwrite significant growth in construction costs

Construction

Construction costs continue to increase, making it difficult for developers to

underwrite new construction. Fully entitled land parcels with manageable development costs seem to be few and far between. The few are trying to push pricing, but developers can only stomach so many costs before they throw their hands up. The City of Reno seems to be throwing their own curve balls in North Valleys. Some of the biggest concerns on their agenda include mitigating storm water runoff, keeping a close eye on inbound effluent into their sewer system, and issues related to rapid growth in this particular submarket.

Water Rights

North Valleys seem to be the big discussion in water rights right now. Truckee Meadows Water has no more retail water rights, unless users fall within the Truckee Meadows, Stead treatment facility. The next best option is Vidler whose pricing is five times as much (\$36,000 per AF). Independent water right holders seem to be well in tune and this poses another hurdle for development.

New Development

New industrial construction by Panattoni, Dermody Properties, Scannell Properties, and Conco continue to move forward. The Reno Sparks market will see another two million square feet of industrial product added in 2018, with 1.2 million slated for 2019 and other potential projects lined up.

Infrastructure/Community

Washoe County and the Cities of Reno and Sparks are the three local municipal services providers. All three entities saw significant employment reductions during the 2008-09 recession, and none has managed to return to pre-recession budget and employment levels. Although local governments have improved their financial resources since the depths of the recession, budgets are still tight.

Metro area water service is provided by the Truckee Meadows Water Authority (TMWA). NVEnergy provides electric power and natural gas throughout the region. Public sewage disposal is provided by the Reno/Sparks Joint Regional Sanitation District. Trash removal is handled by contract carriers in the cities of Reno and Sparks and in Washoe County.

A county-wide school district includes all public schools. The University of Nevada, Reno and Truckee Meadows Community College provide higher education.

Conclusion

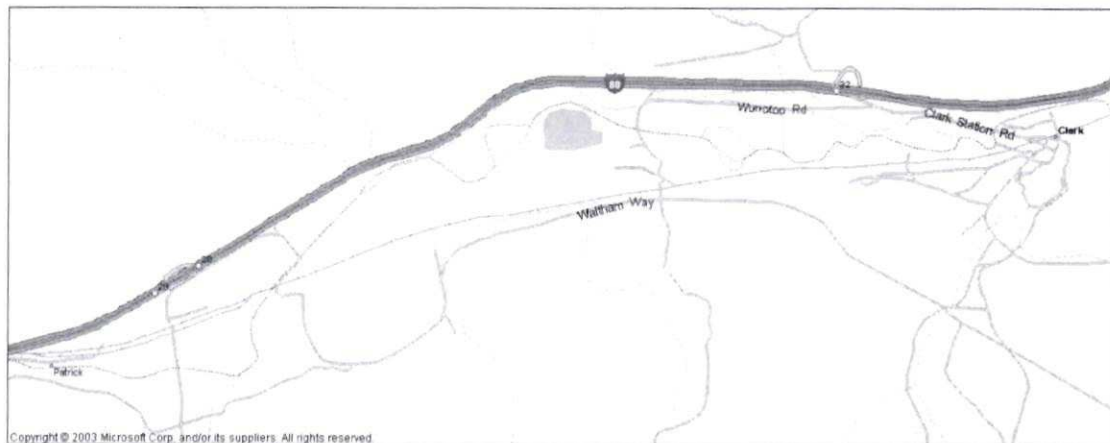
Rapid population growth was the driver of the local and statewide economy from the 1960s until 2006, when the housing boom ended with a crash. From the late 1990s through 2005, Nevada rarely fell out of the top one or two fastest-growing states in the country. Las Vegas's gaming-driven population growth made it a national center for real estate speculation and development.

Northern Nevada had a brief casino boom in the 1970s and early 1980s, but most of the area's population increase was fueled by growth of the industrial sector, lifestyle choices made by California retirees, and growth in retail and "back-office" functions. During the residential market hyper-boom from about 2003 to 2005, construction employment was the driving factor. Reno's construction-fueled economy created a period of prosperity that masked underlying weakness: construction as the primary industry, without an underlying economic engine of non-construction job growth, has a short cycle. During the market's most frenzied years, both private developers and local governments, flush with profits and tax revenues, made bets on future growth and revenue streams that have not been realized. Coping with actual population loss and declining economic activity has been the major challenge of the last several years in much of Nevada. After a two to three-year period of declining employment, massive personal and business bankruptcies and foreclosures, and profound retrenchment of state and local government, the 2018 economy is in the midst of a seemingly sustained rebound.

Truckee Meadows is climbing its way back to more robust employment growth and more vigorous economic activity. Home prices are increasing, and there is a sense of optimism from the construction sector. Retail sales have increased. The regional population is again on the increase. Vacant holes in shopping centers are starting to refill. The general outlook is one of optimism

The map illustrates the Reno-Tahoe Industrial Center, a large designated area spanning across the border of Washoe and Storey counties. Key features include:

- Boundaries:** The center is outlined by a thick black line, covering approximately 102,000+ acres.
- Location:** It is situated south of Reno, NV, and east of Sparks, NV. Distances are marked as 9 miles to Reno and 15 miles to Sparks.
- Infrastructure:** Major roads shown include I-5 (Interstate 5) and SR-395 (State Route 395). The Reno-Tahoe International Airport is located near the center of the industrial area.
- Geography:** The map shows the Sierra Nevada to the west, the Virginia Range to the east, and the Panhandle Range to the north.
- Towns and Communities:** Labeled towns include Reno, Sparks, Vista, Mustang, Patrick, Gardnerville, Washoe Valley, and Stagecoach.
- Mines:** Numerous mines are identified, such as the Garden Valley Mine, Union Mine, Rocks Hill Mine, and various mines in the Virginia Range and Panhandle Range.
- Other Features:** The map also shows the location of the Washoe County Storey area and the proximity to the Nevada-South Dakota border.



NEIGHBORHOOD DESCRIPTION**Tahoe-Reno Industrial Center**

The subject neighborhood is located within Storey County and is approximately 15 miles east of the Reno/Sparks area and approximately 15 miles west of the community of Fernley. The subject neighborhood is situated along the Interstate 80 corridor between the Patrick and Tracy interchanges. There is a newer interchange at USA Parkway and Interstate 80, within the easterly portion of the subject neighborhood. The Tahoe-Reno Industrial Center is a portion of the former Asamera Ranch, a 102,000± acre tract of private land owned by one of the project master developers. Tahoe-Reno Industrial Center LLC comprises approximately 54% of the land area of Storey County. Storey County is a sparsely populated rural Nevada county. Tahoe-Reno Industrial Center currently consists of approximately 6,000 acres zoned for industrial use and may expand in the future, subject to Storey County approval.

Major geographic landmarks include the Truckee River and the Virginia and Pah Rah Mountain ranges, which are characterized by large canyons, steeply sloping topography, and numerous rock outcroppings. Vegetation in the subject neighborhood consists of sagebrush, native grasses, and riparian growth including stands of mature cottonwood trees along the Truckee River. Interstate 80 and the Union Pacific Railroad pass through the heart of the subject neighborhood. Interstate 80 lies north of and roughly parallel to the Truckee River. The Union Pacific Railroad parallels the Truckee River, crossing the river at various points throughout the subject neighborhood. Interstate 80 is a limited access major transcontinental highway which services the western United States. The Union Pacific Railway is used primarily for freight service.

The Reno/Sparks area, over the last decade, has experienced strong growth which has resulted in an increased demand for vacant land in the outlying areas. This is most clearly demonstrated by the growth surge in such areas as Stead, Golden Valley, and Spanish Springs. Additional growth and development is being experienced in the Fernley area as well as along the Interstate 80 corridor in the subject neighborhood. As the metropolitan areas continue to grow and reach build-out, the trend toward development in outlying areas is expected to remain strong.

The Tahoe-Reno Industrial Center is self-contained, having its own water supply and sewer system. Electric and gas services are immediately available within the park.

Portions of this industrial park are rail served.

Anchor tenants in the Tahoe-Reno Industrial Center include, ACH Foam Technologies, Barrick Goldstrike Mines, Battery Systems, Inc, Blockchains, Chewy.com, EdgeCore Internet Real Estate, FedEx Supply Chain, Inc, Fulcrum Sierra Biofuels, LLC, Google, James Hardie Building Products, Jet.com, Kuehne & Nagel, Mars Petcare US, Panasonic Energy of North America, Petsmart, PPG Architectural Finishes, Inc, Schluter Systems, L.P., Switch, Tesla Electric Avenue, Thrive Market, Inc., Tire Rack, US Ordnance, In., Wal-Mart Distribution Center, Zulily, Inc, 1-800 Flowers.com. Other tenants in the Tahoe-Reno Industrial Center include, Ashern Rentals, Inc, American Arms Delta, American Red Cross, Ames Construction, Inc, Ampuls, Inc, AP Stainless Manufacturing, Aqua Metals Reno, Inc, Armagh Metal Packaging USA, Inc, Asia Union Electronic Chemicals, Associated Concrete Pumping, Associated Crane & Oil Field Logistics, JAZZ Incorporated Reno, Benco Dental Supply Company, BI Nutraceuticals, Inc, Bush Industries, Inc, Cascade Drilling LP, Chart, Inc, Chicken Hawk Transport, LLC, Commscope, Inc. of North Caroline, Community Care Services, LLC, Comstock Builders, Conco Storage, LLC, Consolidated Asset Management Services, Contract Flooring & Interiors Services, Conus Transportation, Desert Ordnance, LLC, Desert Valley Dental of TRI, Inc, Duraflex International Corp., Dynamic Isolation Systems, Inc, Dynarex Corporation, E M M Equipment & Properties, LLC, Eagle Picher Filtration & Minerals, Easy Rooter, First National Collection Bureau, Food Bank of Northern Nevada, Golden Gate/SET Petroleum, Gopher Construction, H&T Nevada, LLC, Harris Industrial Gases, Insurance Auto Auction, J. C.'s Xpress, Joy Engineering, Kunaki, LLC, L. Lance Gilman Commercial Real Estate, Laborers Training Fund for Northern Nevada, Lainer One, LP, Lambertson Industries, Inc, MDB Trucking, LLC, MEPT USA Parkway Distribution Center, LLC, MNBOO, LLC, Nevada Distribution Services, NEVCAL Trucking, Northern Nevada Rebar, Northern Nevada Rebar, Panasonic Procurement Corporation, Petrosolutions, LLC, Philly's NV, Pioneer Nut Company, LLC, Port of Subs, Prologis, Propak Logistics, Quidsi Logistics, Radial, Inc, Raindance Enviroscape, RANDA Accessories, Reno Engineering Corp – TRI, Renown Health, Rich Doss, Inc, Ritchie Brothers Auctioneers, Roc-Tek Corporation, Rod Hall Events, LLC, SACO Defense, Saginaw Control & Engineering, Schwabe No America, Inc.- Natures W, Scougal Rubber Corporation, Shore Management & Development, Sierra Tree Care, LLC, Silver State Minerals, LLC, Southland Industries,

SSUSA West, Stampede Construction, Inc, Stormo Properties, LLC, Studio 6 Hotel & Recharge Bar, Subway, TMW Technologies, LLC, Tachikara USA, Inc., Thybar Corporation, TNT Auction of Nevada, Inc, Vortex Steel, Inc, W. G. Yates & Sons Construction Company, Wartsila North America, Inc, Western Nevada Transport, Western Pacific Express, LLC, XPO Logistics .

Residential development near the subject neighborhood includes the Rainbow Bend subdivision located several miles to the west. This area also includes two trailer parks, the Hillside Elementary School, Louise Pri Park, and various other mobile homes and single-family residences. The Rainbow Bend area has approximately 1,200 residences. Existing commercial and industrial utilizations in the Rainbow Bend area include a gravel pit, a landfill, a small processing plant, and a small grocery store/bar.

The Tracy and Pinion Power Plants are situated in the central portion of the neighborhood and include numerous electrical transmission lines, electrical generating power plants and other facilities. The Dove substation is located southeast of the Tracy power plant. Ferrick Gold Strike Mines has built an additional power plant to the east of the Dove substation. The Naiwa Power Plant is located south of Waltham Way within the Tahoe-Reno Industrial Center project.

Typical community services are available in the subject neighborhood. Police protection is provided by the Storey County Sheriff's Department. Fire Station No. 1 is located in the western portion of the subject neighborhood on Waltham Way.

In summary, the subject neighborhood is a rural location, generally located along the Interstate 80 corridor between the Reno/Sparks area and Fernley. Much of the subject neighborhood consists of large tracts of land and the development consists primarily of large industrial utilizations as well as electrical generating power plants. With the expansion and growth of the Reno/Sparks and Fernley areas, and with diminishing supply of vacant land in the urban areas, this development trend is expected to continue.

HIGHEST AND BEST USE ANALYSIS

The term "highest and best use," as used in this appraisal report, has been defined as:

"the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." ²

Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals, as well as the benefits of that use to individual property owners. An additional implication is that the determination of highest and best use results from the appraiser's judgment and analytical skills. In other words, the use determined from analysis represents an opinion, not a fact to be found.

In appraisal practice, the concept of highest and best use represents the premise on which value is based. The use should take the highest advantage of the attributes of the property while neutralizing, to the greatest possible extent, any negative characteristics. At the same time, the use should operate within the limits of approved and justified investment.

In arriving at an estimation of the highest and best use for the subject property, the appraiser has followed a four point analysis, as set out below:

1. Legally Permissible – The uses that are legally permitted by private restrictions, zoning, building codes, historic district controls and environmental regulations on the site.
2. Physically Possible – The use to which it is physically possible to put the site in question.
3. Financially Feasible – The possible and permissible uses that will produce a net income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization.
4. Maximally Productive – Of the financially feasible uses, the use that produces the highest residual land value consistent with the rate of return warranted by the market for that use is the highest and best use.

²The Appraisal of Real Estate, 12th Edition, page 318, published by the Appraisal Institute 2001

HIGHEST AND BEST USE AS IF VACANT

Legally Permissible

The first consideration of the highest and best use of the subject property is the legally permissible uses of a property as if vacant. Primarily, this is directed at the zoning of the property; the covenants, conditions, and restrictions of the property; and the development standards of the subdivision in which the subject property is located.

The subject property is located in Storey County and is subject to its current zoning ordinances. The subject property is currently zoned I-2, which is considered a heavy industrial utilization. Permitted uses under this zoning ordinance are predominantly industrial in nature. The appraiser is aware that the subject property is encumbered by easements. These easements were analyzed to determine their impact on potential property uses. Due to the location of these easements, it was concluded that the easement encumbrances do not impact the use or the development of the subject property.

The subject property is located in what is commonly known as the Tahoe-Reno-Industrial-Center. The TRI Center has developed CC&Rs in conformance with the local zoning ordinance in conjunction with the planners of Storey County. Those protective covenants, conditions, and restrictions do not appear to have a negative impact on the subject site as if vacant.

The zoning and complementary CC&Rs are common to the neighborhood in which the subject is located. There are no other deed restrictions or legal encumbrances which further constrain the legally permissible uses of the subject site. Based on the legal characteristics of the property, specifically the current zoning, it is this appraiser's opinion that future development of an industrial nature would be appropriate for the subject site.

Physically Possible

The next step in estimating the subject site's highest and best use is to determine which legally permissible use(s) is physically possible for the subject property. This analysis considers the physical characteristics of the site as well as surrounding land uses which might influence the potential use. As explained in the *Site Analysis* section of this report, the subject site contains one identifiable Assessor Parcel Number that has a total acreage of 21.60± acres. This parcel is large enough to satisfy

a number of industrial utilizations.

The appraiser has also examined the surrounding properties in the neighborhood and trends in the immediate area in order to gain insight as to physical constraints experienced upon other similar sites. The surrounding sites enjoy the same positive attributes as the subject site and basically the same physical characteristics, which are basically industrial in nature.

Surrounding land use relates to the principle of conformity. This principle holds that "real property value is created and sustained when the characteristics of a property conform to the demands of its market."³ Inherently in this principle is a compatibility of land uses in an area, as well as a reasonable degree of homogeneity. From a compatibility standpoint it is most likely that the subject site as vacant would be developed with a commercial utilization because of the fact that this type of use blends well with the surrounding neighborhood.

In conclusion, the physical aspects of the subject site best lend themselves to some type of an industrial development.

Financially Feasible

The legally permissible and more specifically, the physically possibility and compatible considerations, narrow the subject site's potential development alternatives to future industrial/commercial utilizations. The next consideration is that of financial feasibility, specifically whether or not a commercial utilization as indicated by the legally permissible and physically possible considerations is profitable at this time. In other words, do the potential benefits from the operation of the selected uses outweigh the cost of constructing such a project?

According to the Area Analysis, it is indicated that other industrial and commercial properties in the Tahoe-Reno Industrial Center have done well within the last few years. As the economy of the area continues to grow in conjunction with continued increases in population, it would be reasonable to assume there will be a need for additional commercial utilizations. In order to determine whether or not an industrial/commercial use would be feasible to build today, the appraiser has analyzed

³**The Appraisal of Real Estate**, 12th Edition, published by the Appraisal Institute, 2001, page 319

construction costs of typical properties in the area, as well as the amount of development within the area. There are several vacant sites throughout the Tahoe-Reno Industrial Center that are similar in usability to that of the subject property. In the neighborhood, several of these sites have sold and have been developed with large industrial uses or commercial uses over the last few years, indicating a high demand and a quick increase in growth in the immediate area. Due to the rapid development within the area, it is felt that the highest and best of the subject site as vacant would be for development with a commercial utilization. The physical and legal characteristics would allow flexibility in the development of the site. Numerous types of commercial uses would be appropriate for the site.

In conclusion, the financially feasible use of the subject site, as if vacant, is for an industrial development since there appears to be a strong demand for commercial development within the Tahoe-Reno Industrial Center.

Maximally Productive Use

The final step in estimating the highest and best use is to determine which uses among the feasible uses would produce the highest net return or the highest net present value to the property. This analysis also focuses on the most appropriate density, type of finish, and other building attributes that are more specific than the use of the property.

The property use that meets the legal, physical, and financially feasible criteria was estimated to be for commercial utilization. Because of the topography, location, and access, it is the appraiser's opinion that the most likely use of the subject property would be for future development with an industrial utilization.

The site is large enough and shaped accordingly to meet all setback requirements. There is no indication as to the type or size of buildings that should be built on the subject property. However, it is felt that many uses could be developed to meet the maximally productive use of the subject site, which is as an industrial use within the Tahoe-Reno Industrial Center.

Conclusion, As If Vacant

Based on the preceding analysis of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraiser's opinion that the highest and best use of the subject site is for an industrial utilization.

APPROACHES TO VALUE

In the appraisal of real estate, there are three basic traditional approaches for estimating property values. The three approaches are: Direct Sales Comparison Approach (also referred to as the Market Approach), the Cost Approach and the Income Approach. The final step in estimating a property's "market value" (i.e., the most probable selling price), is to correlate the value estimate of the three approaches into a single value estimate.

THE COST APPROACH

This approach is based on the proposition that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use for the land, or when unique or specialized improvements are located on the site for which there exists no comparable properties on the market. The Cost Approach has been eliminated from this report since the property is a vacant lot.

INCOME APPROACH

This approach is based on the proposition that a property is worth no more than the capitalized value of the income stream that the property is capable of generating. The procedure converts anticipated benefits (dollar income), to be derived from the ownership of property into a value estimate. The Income Approach has not been utilized because the subject property is vacant.

DIRECT SALES COMPARISON APPROACH

This approach is based on the proposition that an informed purchaser would pay no more for a property than the cost to him of acquiring an existing property with the same utility. It is applicable when an active market provides sufficient quantities of reliable data which can be verified from authoritative sources. Adjustments extracted from the market are applied to the comparable sales for any differences that exist between the sales and the subject. The categories of adjustment include, but are not limited to, location, access, size, shape, market conditions at the time of sale and the terms of the sale.

DIRECT SALES COMPARISON APPROACH – LAND ONLY

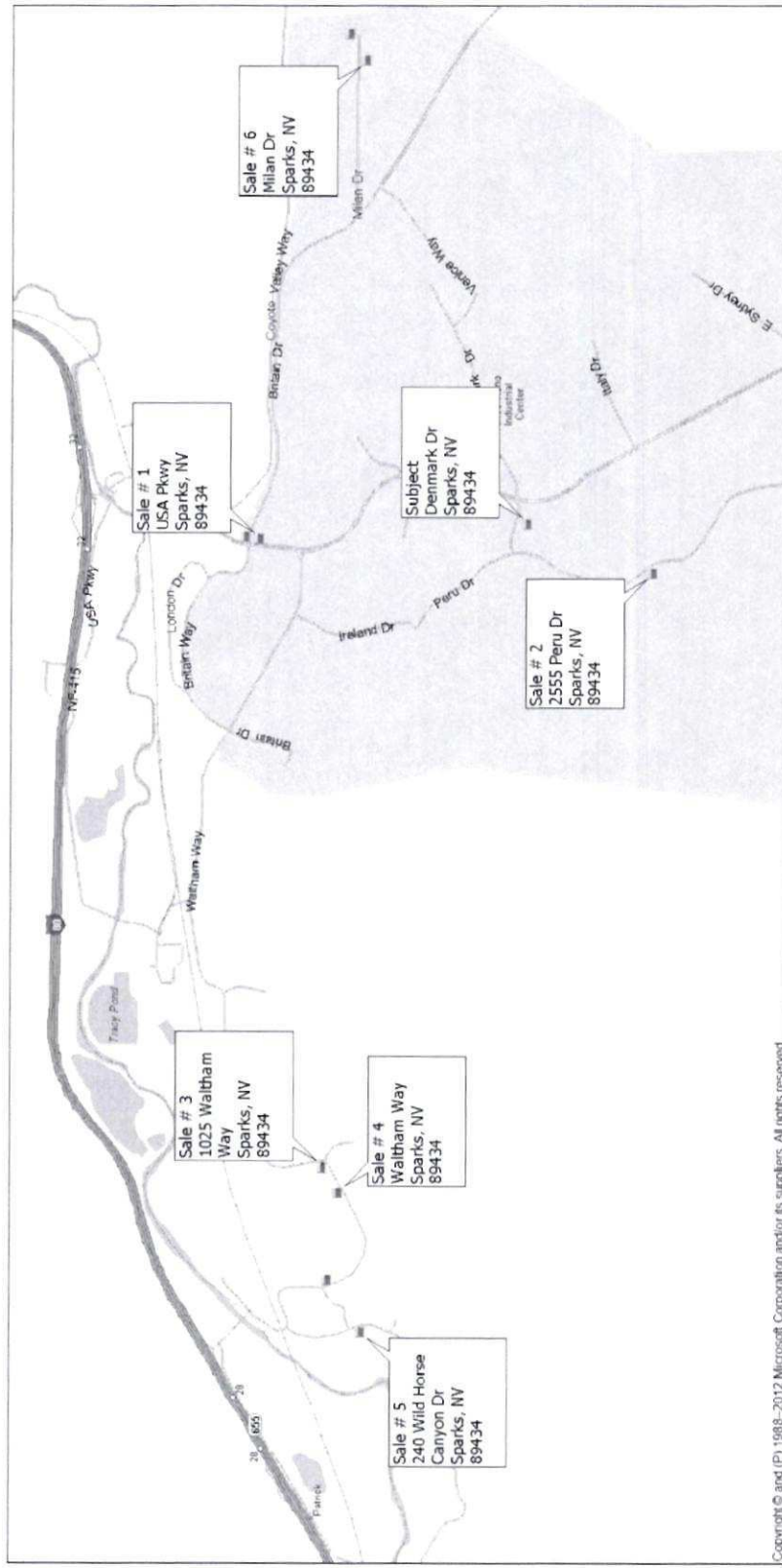
Site valuation is typically estimated by using the Direct Sales Comparison Approach. Similar sites competing in the Storey County market sector are compared with the subject. Adjustments are applied to the comparable site sales for any differences that exist between the sales and the subject. The categories of adjustment include, but are not limited to, location, access, size, shape, market conditions at the time of sales, and terms of the sale. Because of the type and quality of the sales found, adequate actual paired sales cannot be made to ascertain exact adjustments. Therefore, for purposes of this report, a qualitative and not a quantitative analysis will be made. Therefore plus (+) and minus (-) signs will be used in these adjustments. These adjustments are not intended to be exact but to help lead the appraiser and the reader to an overall conclusion of value for the subject property.

The following pages contain an abstract of the most recent site sales comparable to the subject property.

COMPARABLE LAND SALE CHART

| Sale No. | APN Address | Sale Date | Sale Price | Land Area | Zoning | Price/SF | Use |
|----------|--|----------------|-------------|-----------|--------|----------|------------|
| 1 | 005-051-29 1200 USA PKWY McCarran, NV | 02-07-18 | \$2,060,000 | 18.40± ac | I-2 | \$2.57 | Industrial |
| 2 | 005-061-26 2555 Peru McCarran, NV | 02-26-19 | \$1,183,961 | 12.08± ac | I-2 | \$2.25 | Industrial |
| 3 | 005-021-42 1025 Waltham Way McCarran, NV | 02-30-19 | \$2,651,279 | 25.93± ac | I-2 | \$2.35 | Industrial |
| 4 | 004-091-84 Waltham Way McCarran, NV | 02-10-20 | \$738,016 | 14.46± ac | I-2 | \$1.17 | Industrial |
| 5 | 005-021-60 240 Wild Horse McCarran, NV | 02-18-21 | \$1,000,000 | 10.23± ac | I-2 | \$2.24 | Industrial |
| 6 | 005-111-75 1655 Milan Drive McCarran, NV | 02-26-21 | \$1,963,140 | 20.03± ac | I-2 | \$2.25 | Industrial |
| Subject | 005-061-52 Denmark Drive McCarran, NV | DOV 6-19-21 | -- | 21.60± ac | I-2 | -- | Industrial |

COMPARABLE LAND SALES LOCATION MAP



COMPARABLE LAND SALE #1

County: Storey **APN:** 005-051-29 **Type:** Vacant land

Location: Tahoe-Reno Industrial Center

Address: 1200 USA Parkway, McCarran, NV

Grantor: Blue Water Holdings Corporation

Grantee: 1200 USA PKWY LLC

Deed Date: 01-01-2018

Recording Date: 02-07-18

RPTT: \$8,069.00

Doc. No.: 127218

Legal Description: Retained in Appraiser's file

Size: 801,504.00± sf or 18.40± ac **Zoning:** I-2

Land Use: Vacant Land

Utilities: Extended to site

Access: Paved, good

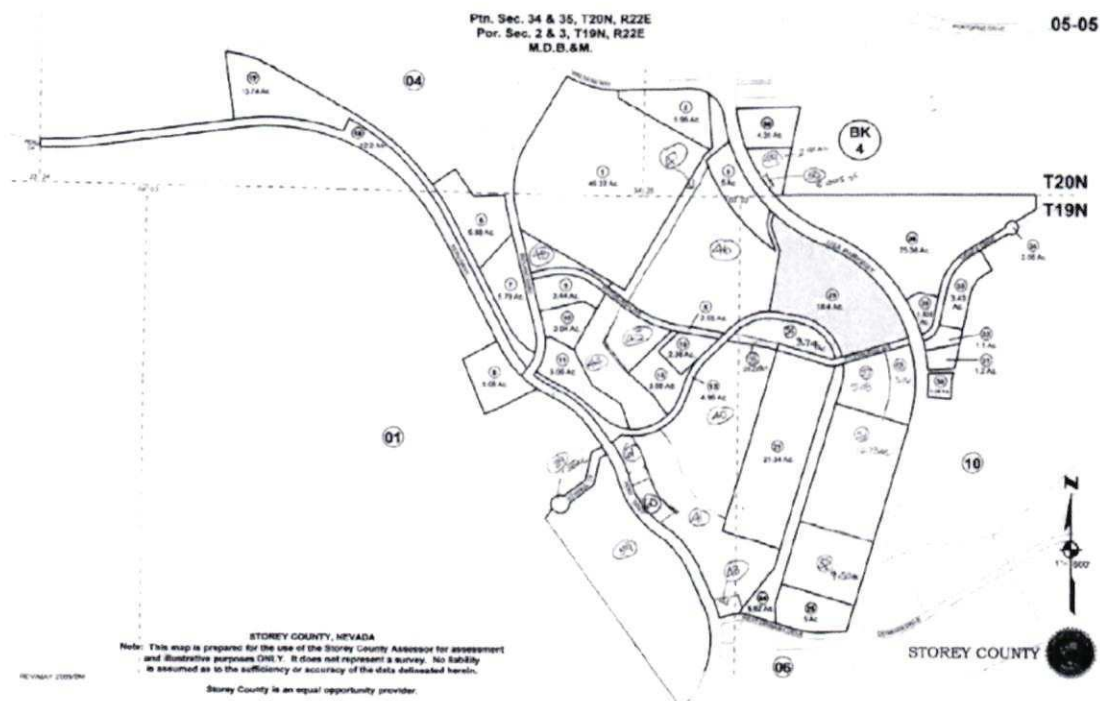
Topography: Rolling

Sale Price: \$2,060,000

Unit Price: \$2.57 per sf

Financing: Cash to seller

Verified with: Public Records
By Anthony J. Wren, MAI, SRA 7-21



COMPARABLE LAND SALE #2

County: Storey **APN:** 005-061-26 **Type:** Vacant land

Location: Tahoe-Reno Industrial Center

Address: 2555 Peru, McCarran, NV

Grantor: Tahoe-Reno Industrial Center LLC

Grantee: Lima Land Company LLC

Deed Date: 02-25-19

Recording Date: 02-26-19

RPTT: \$4,617.60

Doc. No.: 129172

Legal Description: Retained in Appraiser's file

Size: 526,204.80± sf or 12.08± ac **Zoning:** I-2

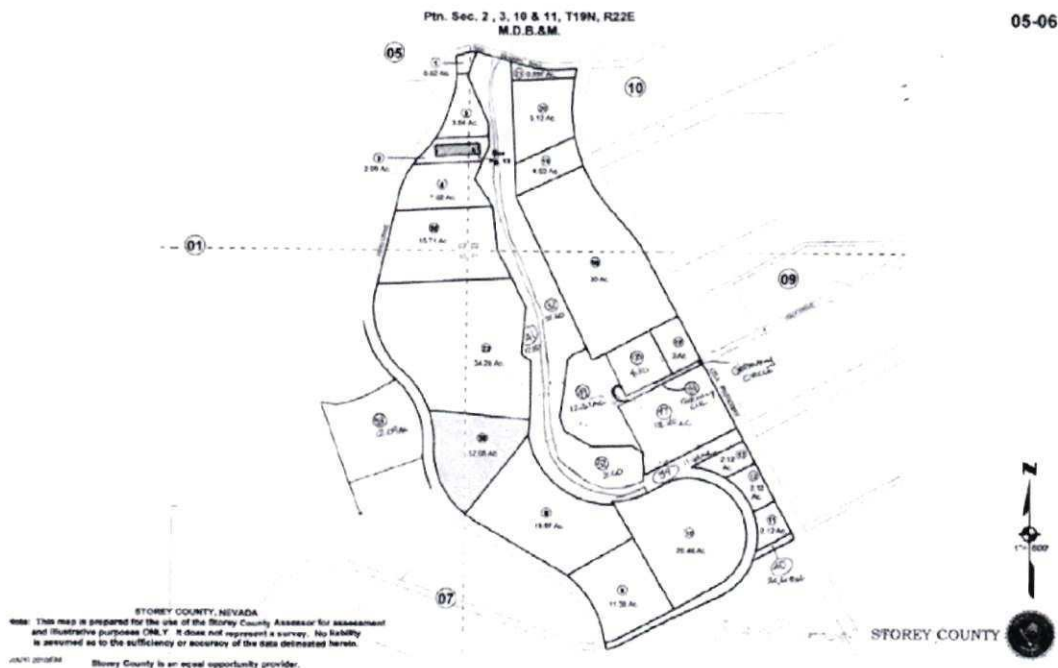
Land Use: Vacant Land **Utilities:** Extended to site

Access: Paved, good **Topography:** Rolling

Sale Price: \$1,183,961 **Unit Price:** \$2.25 per sf

Financing: Cash to seller

Verified with: Public Records
By Anthony J. Wren, MAI, SRA 6-21



COMPARABLE LAND SALE #3

County: Storey **APN:** 005-021-42 **Type:** Vacant land

Location: Tahoe-Reno Industrial Center

Address: 1025 Waltham Way McCarran, NV

Grantor: RVW Holdings, LLC

Grantee: 1025 Waltham Way, LLC

Deed Date: 110,375.85

Doc. No.: 130995

Legal Description: Retained in Appraiser's file

Size: 1,129,510.80± sf or 25.93± ac

Zoning: I-2

Land Use: Vacant Land

Utilities: Extended to site

Access: Paved, good

Topography: Rolling

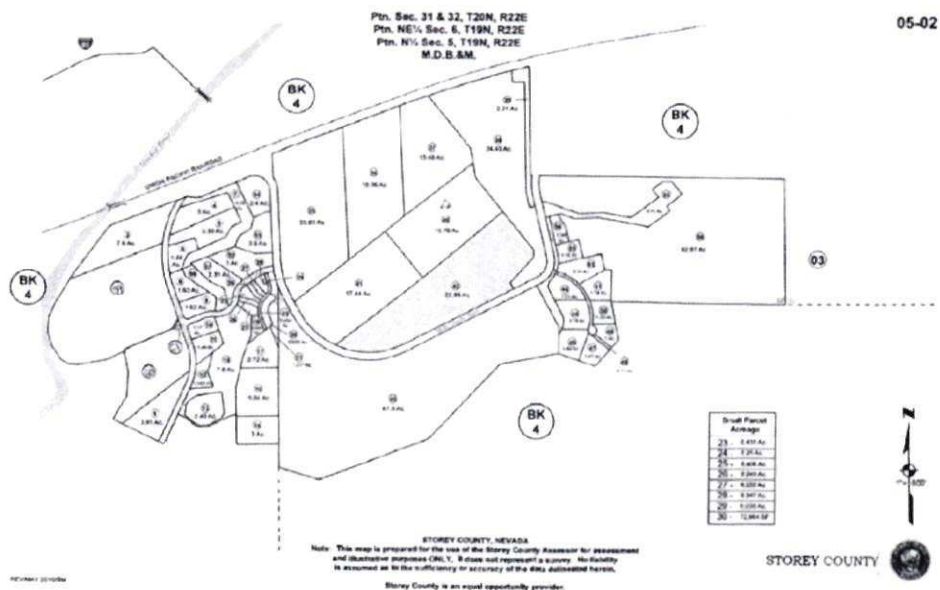
List Price: \$2,651,279

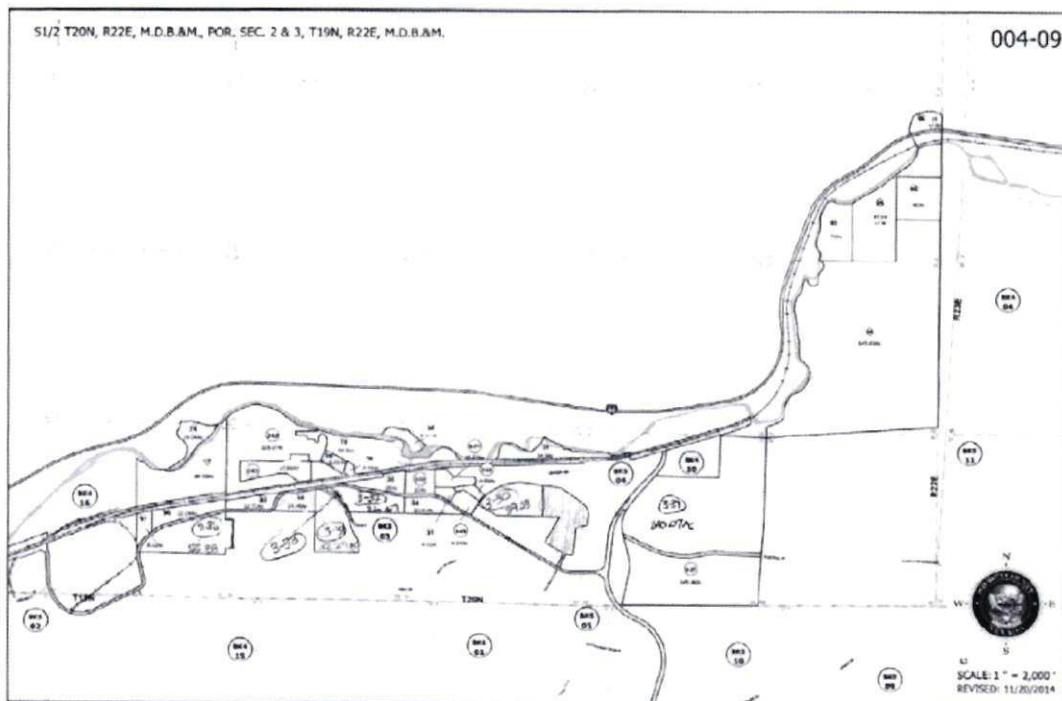
Unit Price: \$2.35 per sf

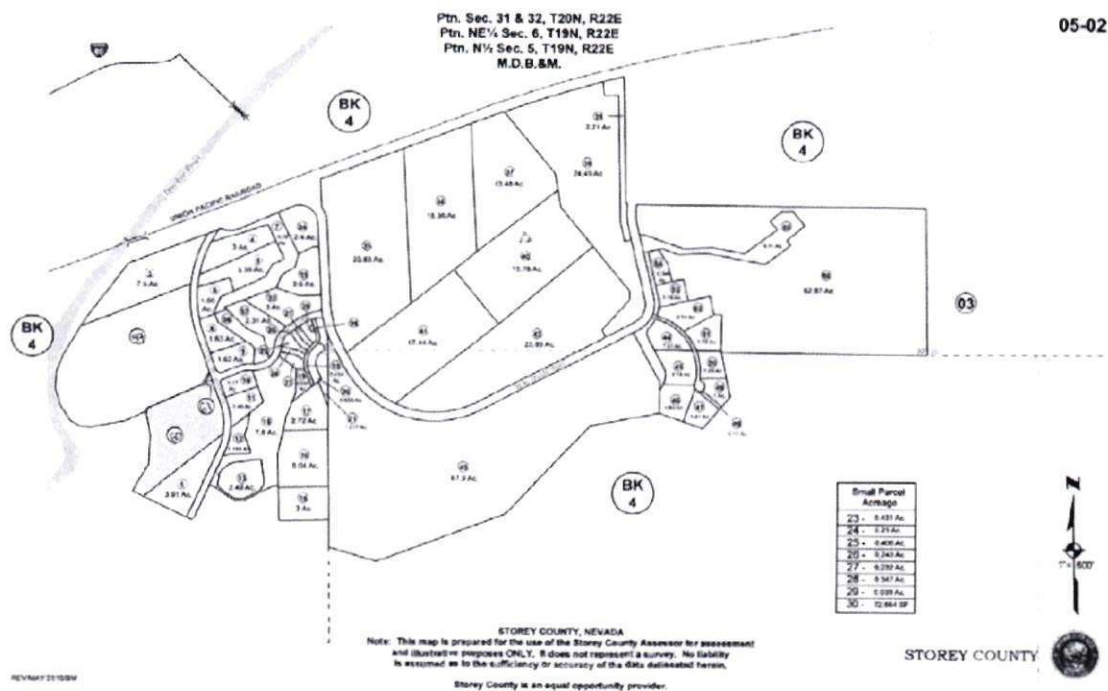
Financing: Cash to seller

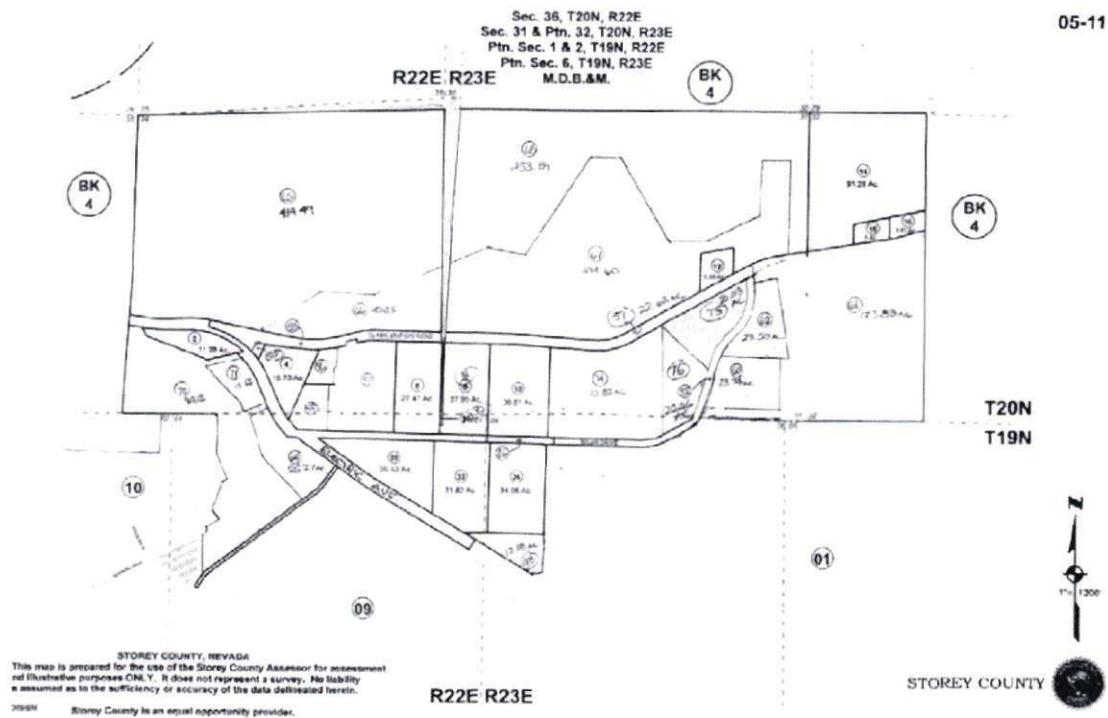
Verified with: Pubic records

By Anthony J. Wren, MAI, SRA 7-21



COMPARABLE LAND SALE #4**County:** Storey **APN:** 004-091-84 **Type:** Vacant land**Location:** Tahoe-Reno Industrial Center**Address:** McCarran, NV**Grantor:** Waltham Road Industrial LLC**Grantee:** Sierra Pacific Power Company**Deed Date:** 02-07-20**Recording Date:** 02-10-20**RPTT:** \$2,917.15**Doc. No.:** 131209**Legal Description:** Retained in Appraiser's file**Size:** 629,877.60± sf or 14.46± ac**Zoning:** I-2**Land Use:** Vacant Land**Utilities:** Extended to site**Access:** Paved, good**Topography:** Rolling**List Price:** \$738,016**Unit Price:** \$1.17 per sf**Financing:** Cash to seller**Verified with:** Public records
By Anthony J. Wren, MAI, SRA 7-21

COMPARABLE LAND SALE #5**County:** Storey **APN:** 005-021-60 **Type:** Vacant land**Location:** Tahoe-Reno Industrial Center**Address:** 240 Wild Horse Canyon Road, McCarran, NV**Grantor:** Tahoe-Reno Industrial Center, LLC**Grantee:** Harinder Singh**Deed Date:** 02-11-21**Recording Date:** 02-18-21**RPTT:** \$3,937.00**Doc. No.:** 133514**Legal Description:** Retained in Appraiser's file**Size:** 445,618.80± sf or 10.23± ac**Zoning:** I-2**Land Use:** Vacant Land**Utilities:** Extended to site**Access:** Paved, good**Topography:** Rolling**List Price:** \$1,000,000**Unit Price:** \$2.24 per sf**Financing:** Cash to seller**Verified with:** Public records
By Anthony J. Wren, MAI, SRA 7-21

COMPARABLE LAND SALE #6**County:** Storey **APN:** 005-111-75 **Type:** Vacant land**Location:** Tahoe-Reno Industrial Center**Address:** 1655 Milan Drive, McCarran, NV**Grantor:** Tahoe-Reno Industrial Center, LLC**Grantee:** Stericycle Inc.**Deed Date:** 02-16-21**Recording Date:** 02-26-21**RPTT:** \$7,695.21**Doc. No.:** 133566**Legal Description:** Retained in Appraiser's file**Size:** 872,596.80± sf or 20.03± ac**Zoning:** I-2**Land Use:** Vacant Land**Utilities:** Extended to site**Access:** Paved, good**Topography:** Rolling**List Price:** \$1,963,140**Unit Price:** \$2.25 per sf**Financing:** Cash to seller**Verified with:** Public records
By Anthony J. Wren, MAI, SRA 7-21

COMPARISON FACTORS
FOR CURRANT VALUE AS OF 3-08-2020

Property Rights

This appraisal considers the subject's fee simple interest. All the properties utilized in this report involved the fee simple and no adjustments were considered to be necessary.

Terms

Sales or listings will be adjusted to cash or terms reasonably equivalent to cash. Terms reasonably equivalent to cash are based upon normal financing terms for properties of comparable highest and best use.

Time

Sales will be analyzed for appreciation or depreciation from the date of the sale to the date of the appraisal.

Location

Adjustments may consider value differences attributed to location.

Utility

Adjustments may consider the physical shape, topography, street frontage or other factors of a parcel that influence value.

Zoning

Sales will be adjusted according to their zoning classification.

Size

Adjustments consider if size affects value.

SALES ANALYSIS

For purposes of this report, the sales have been broken into a unit price per square foot. Buyers and sellers of vacant land in the Tahoe-Reno Industrial Center area typically analyze sales of potential properties on a price per square foot basis similar to that of the subject property. Therefore, this analysis is being made on a price per square foot basis. After a thorough research of the Tahoe-Reno Industrial Center and Storey County areas and specifically the surrounding areas around the subject property, the most recent sales were found and analyzed. These sales occurred between February 2018 and February 2021. The sales ranged in size from 10.23± ac to 25.93± ac, as compared to the subject's 21.60± ac. The price per square foot of these sales ranged from a low of \$1.17 to a high of \$2.57. The comparable properties utilized in this analysis will be compared and correlated to the subject property based on several different adjustment criteria. These include property rights, terms, time, location, utility, zoning, and overall size. The sales will be analyzed based on an overall price per square foot, which is most often analyzed in the local market for commercial and industrial land sales in the Tahoe-Reno Industrial Center. An upward adjustment is made to the comparables' prices per square foot when the subject is superior to the sale. Likewise, a downward adjustment is made for the comparables' price per square foot when the subject is inferior to the sale.

Property Rights Conveyed

This appraisal considers the subject's fee simple interest. All the sales utilized in this report involved the transfer of fee, and no adjustments were considered to be necessary.

Terms

All sales sold for cash or short-term deeds. All sales were considered to be cash to seller; therefore, there will be no adjustment for terms of sale.

Time (Marketing Conditions)

The sales occurred between February 2018 and February 2021. As indicated in the *Area Analysis* section of this report and the *Highest and Best Use*, it has been indicated that the Tahoe-Reno Industrial Center area has undergone a significant economic increase within the last few years. Sales in 2018 and 2021 are considered to be the most current available. Only a limited amount of land sales of large parcels similar to the subject property occurred at any given time in the Tahoe-Reno Industrial Center that are felt to be comparable. Therefore, these sales are considered to be contemporary indicators for the subject's value. There has been a limited amount of sales activity between 2018 and the current date. However, there has been several smaller (under one acre) sales indicating a demand for development in the Reno/Tahoe area as well as a large amount of very large acreage sold within the last couple of years. All sales are considered to be current therefore, no further adjustment for time is considered necessary.

Location

Overall, location is a very important aspect in any sale. The subject property is located within the Tahoe-Reno Industrial Center. All six sales are also located in the same area as the subject property and considered to have similar locations as the subject property. Each sale is somewhat similar to the subject property, no further adjustment for location is considered necessary.

Utility

Under utility, adjustments may be considered for physical shape, topography, street frontage, and other factors of a parcel that influence value. Utility of the subject property is felt to be inferior to that of the sales utilized in this report. This section of the adjustments will also consider adjustments for utilities. All six sales in this report have the availability of public water and sewer and are similar to the subject property. All sales are considered to be superior in utility, therefore requiring no further adjustment. It should also be noted in this section that the subject property, as well as all properties within the Tahoe-Reno Industrial Center, have water rights appurtenant to each parcel, therefore, no further adjustments for water rights are necessary either.

Zoning

The subject property is currently zoned commercial by the Tahoe-Reno Industrial Center master plan. All sales within this report, are considered to have similar zoning.

Size

The subject site contains a total of 21.60± ac. The sales in this report range from 10.23± ac up to 25.93± ac. The sales are felt to be the most current and best indicators for industrial utilization within the area. Sale # 1 contains 18.40± ac smaller than the subject requiring a downward adjustment. Sale # 2 contains 12.08± ac smaller than the subject requiring a downward adjustment. Sale # 3 contains 25.93± ac larger than the subject requiring an upward adjustment. Sale # 4 contains 14.46± ac smaller than the subject requiring a downward adjustment. Sale # 5 contains 10.23± ac smaller than the subject requiring a downward adjustment. Sale # 6 contains 20.03± ac similar to the subject requiring no adjustment.

Other Adjustments

Sale #1 is located within the Tahoe-Reno Industrial Center. It is further identified as APN 005-051-29. The physical address of this sale is 1200 USA Parkway, McCarran, NV. This property was sold by Bluwater Holdings Corporation. The property was purchased by 1200 USA PKWY, LLC, a Nevada limited liability company. The meeting of the minds occurred January 1, 2018. The sale was recorded February 18, 2018. This sale was recorded with Document No. 127218. This site contains 18.40± ac or 801,504± sf and is zoned I-2. The reported sales price was \$2,060,000 indicating a price of square foot of \$2.57. In comparison to the subject property, this is considered to be a high indicator.

Sale #2 is located in the Tahoe-Reno Industrial Center. It is further identified as APN 005-061-26. The physical address of this sale is 2555 Peru Drive, McCarran, Nevada. This property was sold by Reno-Tahoe Industrial Center LLC, a Nevada limited liability company. The property was purchased by Lima Land Company, a Nevada Limited Liability Company. The meeting of the minds occurred on February 25, 2018 and the sale was recorded on February 26, 2019. This sale was recorded with Document No. 129172. This sale contains 12.08± ac or 526,204.80± sf and is zoned I-

2. The reported sales price was \$1,183,961 indicating a price per square foot of \$2.25. Overall, this is considered to be a high indicator.

Listing #3 is located in the Tahoe-Reno Industrial Center. This listing is further identified as APN 005-021-42. The physical address of this listing is 1025 Waltham Way, McCarran, Nevada. This property was sold by RVW Holdings, a Nevada limited liability company. The property was purchased by 1025 Waltham, LLC a Nevada limited liability company. The meeting of the minds occurred December 24, 2019. The sale was recorded December 30, 2019. This sale was recorded with Document No. 1330995. This site contains 25.93± ac or 1,129,510.80± sf and is zoned I-2. The reported sales price was \$2,651,279 indicating a price of square foot of \$2.35. In comparison to the subject property, this is considered to be a high indicator.

Listing #4 is located in the Tahoe-Reno Industrial Center. This listing is further identified as APN 004-091-84. The physical address of this listing is Waltham Way, McCarran, Nevada. This property was sold by Waltham Road Industrial, LLC, a Nevada limited liability company. The property was purchased by Sierra Pacific Power Company. The meeting of the minds occurred February 07, 2020. The sale was recorded February 10, 2020. This sale was recorded with Document No. 131209. This site contains 14.46± ac or 629,877.60± sf and is zoned I-2. The reported sales price was \$738,016 indicating a price of square foot of \$1.17. In comparison to the subject property, this is considered to be a low indicator.

Sale #5 is located in the Tahoe-Reno Industrial Center. This listing is further identified as APN 005-021-60. The physical address of this listing is 240 Wild Horse Canyon Road, McCarran, Nevada. This property was sold Reno-Tahoe Industrial Center LLC, a Nevada limited liability company. The property was purchased by Harinder Singh a single man as his sole and separate property. The meeting of the minds occurred February 11, 2021. The sale was recorded February 18, 2021. This sale was recorded with Document No. 133514. This site contains 10.23± ac or 445,618.80± sf and is zoned I-2. The reported sales price was \$1,000,000 indicating a price of square foot of \$2.24. In comparison to the subject property, this is considered

to be a high indicator.

Sale #6 is located in the Tahoe-Reno Industrial Center. This listing is further identified as APN 005-111-75. The physical address of this listing is 1655 Milan Drive, McCarran, Nevada. This property was sold Reno-Tahoe Industrial Center LLC, a Nevada limited liability company. The property was purchased by Stericycle Inc. a Delaware Corporation. The meeting of the minds occurred February 16, 2021. The sale was recorded February 26, 2021. This sale was recorded with Document No. 133566. This site contains 20.03± ac or 872,506.80± sf and is zoned I-2. The reported sales price was \$1,963,140 indicating a price of square foot of \$2.25. In comparison to the subject property, this is considered to be a high indicator.

SUMMARY AND CONCLUSION OF VALUE

All sales utilized in this report were felt to be similar to each other and as similar as possible to the subject property. The adjustments are considered to be relatively large. In the before condition, the sales ranged from a low of \$1,17 per square foot to \$2.57 a square foot. It is felt that the subject property falls well within these indicators. Appropriate adjustments have been considered for property rights, terms, time, location, utilities, zoning, and size. A summary of adjustments for the price per square foot is as follows.

SUMMARY OF ADJUSTMENTS FOR PRICE PER SQUARE FOOT

| Sale No. | Unadjust. Unit Price | Prop. Rights | Terms | Time | Location | Utility | Zoning | Size | Overall Adjust. |
|----------|----------------------|--------------|-------|------|----------|---------|--------|------|-----------------|
| 1 | \$2.57 | 0 | 0 | 0 | 0/- | - | 0 | - | - |
| 2 | \$2.25 | 0 | 0 | 0 | 0/- | - | 0 | - | - |
| 3 | \$2.35 | 0 | 0 | 0 | 0/- | - | 0 | + | - |
| 4 | \$1.17 | 0 | 0 | 0 | 0/- | - | 0 | - | + |
| 5 | \$2.24 | 0 | 0 | 0 | 0/- | - | 0 | - | - |
| 6 | \$2.24 | 0 | 0 | 0 | 0/- | - | 0 | 0 | - |

The value indications derived from the comparable sales are reconciled into a single value indication by arranging the five sales in an array relative to the subject property. The sales considered superior to the subject property are Sale #1, Sale #2, sale #3, sale # 5 and Sale #6, while Sale #5 is considered inferior. Following is an indication of how the subject property fits within this array.

| <u>Comparable</u> | <u>Price/SF</u> | <u>Overall Comparability</u> |
|-------------------------|-----------------|------------------------------|
| Sale #1 | \$2.57 | Superior |
| Sale #2 | \$2.25 | Superior |
| Sale #3 | \$2.35 | Superior |
| Sale #6 | \$2.25 | Superior |
| Sale #5 | \$2.24 | Superior |
| Subject Property | | |
| Sale #4 | \$1.17 | Inferior |

As can be seen from the above chart, the subject property appears to fit well within these sales. These sales were selected because of their comparability and location to the subject property. As indicated, in the before condition the sales ranged from a low of \$1.17 to a high of \$2.57 per square foot. The subject is felt to fall within these indicators. It appears that the subject fits best between Sale #4 at \$1.17 per square foot and Sale #5 at \$2.24 a square foot.

Therefore, based on the above analysis of the data contained in this report, and consideration given to the definition of value contained in this report and the fact that the subject is inferior to most comparables, most weight is given to Sale #4 and Sale #5 and will be rounded to \$1.75 a square foot.

Therefore, it is this appraiser's opinion that the subject's 940,896.00± square feet has a current market value of 940,896.00± sf x \$1.75 a square foot indicates a value of \$1,646,568 which will be rounded to \$1,650,000.

Indicated Value: \$1,650,000

PERMANENT EASEMENT VALUATION ANALYSIS

| EASEMENT AND ENCROACHMENT AREA TABLE | |
|--|-------------------------------|
| 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) |
| 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 | |

Permanent Easement for a Rail Spur

$$PE - 22,141.40sf + 32,648.37 = 54,789.77$$

In a preceding section of this report, the estimated land value of the subject property was estimated to be \$1.75 per square foot. This \$1.75 per square foot will be extended to this section of the report. The permanent pavement encroachment access easement and permanent rail access easement is for a 54,789.77± sf area.

The purpose of this analysis is to establish the value of a 54,789.77± sf permanent pavement encroachment access easement and permanent rail access easement and to recommend compensation for its acquisition. The easement is located on the western portion of the subject site.

Fee simple ownership is typically viewed as absolute ownership, or full ownership subject only to certain universal limitations. This ownership is said to include the full "bundle of rights" inherent in the ownership of real estate. This "bundle of rights" includes the right to use real estate, to sell it, to lease it, to enter it, to give it away, or to choose to exercise all or none of these rights.

The easement that will be granted to the adjoining property owner will not restrict the property owner's right to sell, lease, give away, or otherwise convey the real estate. However, it will impose some physical and legal restrictions on the use and development of the subject. In determining the value of the easement, it is necessary to explore the impact of the easement on the "bundle of rights" that comes with fee ownership. After the imposition of the easement, the owner of the underlying parcel will have something less than the total "bundle of rights" typically associated with the ownership.

Building Location

The easements will preclude construction of permanent structures within the area encumbered. In the case of the subject, this will be a minor inconvenience due to the location of the site of the easement at the western portion of the site which is currently not developed. This easement does not affect any existing improvements and for most practical purposes this area will be able to be utilized in the after condition in the same form as it is in its current condition with the exception that no improvements can be constructed in the after condition. As a result of the easement, the grantee, the adjoining property owner, will have the right to remove or clear all buildings, fences, brush, landscaping, trees, etc. within the easement area at their discretion. Additionally, after the acquisition of the easement, the property owner will be constrained from constructing any buildings, fences, or other structures in the easement area due to the fact that this 54,789.77± sf area will be totally utilized by the adjoining property owner for a rail spur. In other words, this area is totally eliminated for use of future development by the current owner.

Maintenance Access

As a result of the easement, the adjoining property will have, at all times, the right to enter the property for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating the utility facility constructed within the right-of-way area. Although it is expected that these incursions will be infrequent, the easement provides unlimited access.

Summary

Overall, much of the utility of the land in the easement area will be lost to the owner of the underlying fee. While the easement will not restrict the owner's right to sell, lease, give away, convey or develop the parcel, there will be an impact on the owner's right to use the area to be encumbered by the easement. In essence, with the exception of the right to traverse the area, the property owner is restricted from incorporating the area encumbered into their larger holding. They cannot build buildings, fences, or otherwise restrict access to the area. Additionally, the grantee, the adjoining property owner, has reserved the right to clear or remove all brush,

improvements, and landscaping at their discretion.

This project appears to create a utility corridor that will have little use to the owner of the underlying fee. Overall, I conclude that along the continuum of impacts that include at one end a property unaffected by the easement to a property which is involved in a total take, the burden of the easements ranks somewhere at the middle of the burdened area since the property owner does have similar use before and after being utilized in its current condition.

Permanent easements are usually valued at somewhere between 0 and 100% of the fee simple value of the property. The appraiser has researched numerous articles within the appraisal field libraries to ascertain whether or not there is a definitive answer as to what percentage that fee should be. In reading these articles as well as in conversations with the purchasers of easements, sellers of easements, and other appraisers familiar with the valuation of easements, the appraiser has found no set definitive answer as to the amount fee actually being acquired. The most consistent answer is somewhere in mid range, or 50% of value, if in fact the property owner retains ownership of the property and has some usage. This percentage is arguably considered higher or lower, depending on whether or not the easement is for an underground use, an overhead use, or both. In the case of the subject property, the use by the adjoining property for an easement is for a rail spur which eliminates most use by the current owner. Given no other definitive market information, it is the appraiser's opinion that a permanent easement for an underground utility of 50% of the fee value is appropriate, leaving the property owner 50% value for future utilization. Therefore, for purposes of this report, the permanent easement for a rail spur will be valued at 50% of its fee simple interest value.

In the preceding analysis, the value of the larger parcel was estimated at \$1.75 per square foot. The easement which is proposed for the subject contains 54,789.77± sf, indicating a value of \$95,88210.

Estimated Value of the Easement

(54,789.77± sf @ \$1.75/sf = \$95,882.10 ÷ 2 = \$47,941.05)

\$47,941.05

**Recommendation of Just Compensation for a
Permanent Easement: \$47,941.05.**

DESCRIPTION AND VALUATION OF THE TEMPORARY EASEMENT

| EASEMENT AND ENCROACHMENT AREA TABLE | |
|--|--------------------------------------|
| 1. PERMANENT PAVEMENT ENCROACHMENT AND ACCESS EASEMENT AREA | = <u>22,141.40 SF</u> (0.508 ACRES) |
| 2. TEMPORARY CONSTRUCTION EASEMENT AREA* | = <u>126,886.43 SF</u> (2.912 ACRES) |
| 3. PERMANENT RAIL ACCESS EASEMENT AREA | = <u>32,648.37 SF</u> (0.750 ACRES) |
| *NOTE: INCLUDES PERMANENT PAVEMENT ENCROACHMENT ACCESS EASEMENT AND PERMANENT RAIL ACCESS EASEMENT | |

$$TE - 126,886.43 \text{ sf} - 54,789.77 = 72,096.60\text{sf}$$

The adjoining property owner will be acquiring one temporary construction easement for the purposes of facilitating the required rail spur work. The easement is located on the western portion of the subject site. The temporary easement contains 72,096.60± sf. The reader is referred to various maps found throughout this report to better visualize the temporary construction easement area. According to information provided by the client, they will require this easement for one year. The specific date of commencement has not been established or provided to the appraiser. It is not known exactly when the easement will begin but it is assumed some time within the next one or two years. However, the property owners will be paid as of a current date.

As part of the entire subject ownership, the land area within the proposed temporary easement was felt to have a similar unit value as the subject's larger parcel. In a preceding section of this report, an appropriate per unit value for the larger parcel was estimated to be \$1.75 a square foot. Applying this per unit value of \$1.75 a square foot of land area for the temporary construction easement being acquired results in an indicated fee of this site as part of the entire subject ownership of \$126,169.05.

$$72,096.60\pm \text{ sf} \times \$1.75/\text{sf} = \$126,169.05$$

The easement required by the adjoining property owner will allow them to utilize the 72,096.60± sf for a one-year period until the end of construction. At the end of the

lease, the land will revert back to the subject property owner. This analysis assumes that the land reverting back to the property owner will be in the same condition as it was before the acquisition of the easement. Essentially, the adjoining property owner through acquisition of this temporary easement, is seeking to lease the land for one year. To establish an indication of an appropriate rental rate, this appraiser reviewed a number of land leases in the Reno/Sparks area. Most of these leases were for long-term intervals and illustrate rates ranging from 8% to 12%.

For purposes of this analysis, an analysis of a fair market rental rate will be based on the analysis of returns generated by land leases and availability of alternative income generating investments. Additionally, this appraiser has conducted several interviews with land owners and real estate brokers known to buy, sell, and lease vacant land. Based upon a review of the land leases available to this appraiser and interviews with a wide variety of real estate professionals, it was indicated that rental rates are typically based upon a triple net term. The triple net term, in the case of land leases, would involve the tenant being responsible for taxes, insurance, maintenance, and other miscellaneous expenses related to the ownership of the property. For purposes of this analysis, the fair market rental rate being estimated therefore would be based on a triple net term lease.

One method of analyzing the rate of return required on a real estate investment involves the analysis of alternative investments. According to the ***Valuation Insights and Perspectives for Professional Real Estate Appraisers***, dated First Quarter 2021, published by the Appraisal Institute, current economic indicators indicate that five-year U.S. Treasury bonds were yielding -1.59%, ten-year bonds were yielding -1.06%, and 30-year bonds were yielding -0.37%. Corporate Aaa bonds were yielding 2.44% and Baa corporate bonds were yielding 3.64%.

In considering the rate of return which would be applicable to the subject property, consideration must be given to the fact that real estate typically involves somewhat of a degree of risk and significantly less liquidity than available to an investor in bonds and other financial market institutions. Real estate does, however, involve the potential for future appreciation and may in some cases offer tax benefits. Because of

the risk involved in the investment of real estate, the rate of return available on the financial investments described above are felt to be lower than the rates of return required to attract an investment on the subject real estate.

In interviews with representatives of the Airport Authority of Washoe County, as well as the City of Reno and Washoe County, it was indicated to this appraiser that they typically hope to achieve a 10% rate of return on land leases. This rate of return is well within the range illustrated by the comparables analyzed and therefore is felt to be reasonable.

To further support a land lease value the appraiser has gathered the information in the following chart.

| Lease Comp No | Lessee / Lessor Location / APN | Effective Lease Date | Current Annual Rent | Net Sq Ft Size | Current Rent per SF | Land Value per SF | % Return per SF | Comments |
|---------------|--|-----------------------|---------------------|-------------------------|---------------------|-------------------|-----------------|--|
| 1 | AutoZone / Moreland 3460 S Carson Street Carson City NV / APN 009-111-31 | 04/17/12 | \$46,200 | 36,155 (0.83 ac) | \$1.28 | \$12.00 | 10.67% | 15-year lease with one 20-year option NNN Ground Lease AAA Tenant lease based on a \$12/sf land value |
| 2 | Atlantic Aviation / Reno Airport 655 S. Rock Blvd. Reno NV / portion of APN 015-210-34 | 09/01/12 | \$413,179 | 1,032,947 (23.71 ac) | \$0.40 | \$5.00 | 8.00% | 35-year lease - FBO NNN Ground Lease lease based on a 2012 appraisal |
| 3 | Reno Aviation Partners / Reno Airport SW corner of Rock Blvd. & Mill St. Reno NV / portion of APN 012-284-01 | 2010 | \$250,630 | 699,555 (15.14 ac) | \$0.36 | \$5.00 | 7.60% | 50-year lease - FBO NNN Ground Lease lease based on a 2010 land appraisal lessee plans to build 3 hangars & office bldg |
| 4 | Kohl's Dept Store / Damonte Village LLC 70 Damonte Ranch Parkway Reno NV / APN 140-010-42 | 05/01/01 2010 rent | \$554,960 | 374,268 (8.99 ac) | \$1.48 | \$16.00 | 9.25% | 20-year lease NNN Ground Lease lease based on Kohl's opinion of land value |
| 5 | Home Depot / N Carson Crossing LLC 318 S Market Street Carson City NV / APN 002-755-18 | 10/16/07 | \$313,000 | 477,417 (10.96 ac) | \$0.66 | \$7.00 | 9.43% | 20-year lease with six 5-year options NNN Ground Lease lease based on Home Depot opinion of land value |
| 6 | Prologis Air Cargo Facilities 139 S Arcamp Way Reno NV / portion of APN 012-284-01 | 06/18/05 | \$344,630 | 400,733 (.20 ac) | \$0.86 | \$6.00 | 14.33% | 30-year lease with six 5-year options NNN Ground Lease lease based on Airport's opinion of land value |
| 7 | Washoe County/TMWA 530 S Mill Street Reno NV / portion of APN 012-320-05 | 06/18/08 | \$24,000 | 30,000 (.69 ac) | \$0.80 | \$5.00 | 16.00% | Was a 5 year lease now month to month NNN Ground Lease lease based on Washoe County's opinion of land value |
| 8 | TMWA/Union Pacific Railroad Woodland Ave and Rail Tracts Reno NV / Railroad Property | 04/07/10 | \$2,926 | 27,500 (.63 ac) | \$0.11 | \$1.50 | 7.33% | Year to year lease NNN Ground Lease lease based on Railroad's opinion of land value |

A portion of this information was provided by Patrick J. Leeds SR/WA an appraiser with the Nevada Department of transportation. Mr Leeds indicated that he obtained the information in lease number 1 from the property owner Michael M. Moreland. I reverified the information with Mr. Moreland on 2-09-2013. Mr. Moreland indicated that the lease started at \$3,100 a month for the first two years. The lease

increased to \$3,500 for the next three years and \$3,850 for the next five years (where it is currently). After that the lease will increase at 10% per year. I have verified leases 2 and 3 with David Mieding the Washoe County Airport's Real Estate Supervisor. Mr. Mieding, indicated that lease number 3 was negotiated in good faith and signed in early 2011 but fell through when Reno Aviation Partners got into financial problems and bowed out of the contact in October 2012. Leases 4 and 5 have been verified with a local appraiser William Kimmel MAI, who had personal knowledge of the lease information. Mr Leeds also indicted that the Kohl's lease had not changed per Mitch King with Kohl's. I have verified lease 6 with David Mieding the Washoe County Airport's Real Estate Supervisor. He indicated that this lease was for 30 years starting in 1996. The current Rate is \$0.86 a year, with 3% increases. Leases number 7 and 8 were verified with Heather Edmunson, Land Agent with Truckee Meadows Water Authority, (TMWA). Lease number 7 is currently month to month, while lease number 8 is year to year. It is typical for land lease to see 3% annual increases. These land leases are all true NNN with the tenant paying all expanses including taxes. For the purpose of this report we are looking for a rate of return for a Temporary Easement, minimal expenses will be incurred during the lease period. No taxes will be paid by the lessee, therefore these land leases should be increased by 100 to 200 bases points to reflect the lack of expenses. This would indicate rates of return between 9.33% and 18.00%.

Based upon an analysis of the available data, it is this appraiser's opinion that an appropriate rate of return for the 72,096.60± sf of land area to be encumbered with a temporary construction easement will be 10%. Applying a 10% rate of return to the \$1.75 per square foot for a one-year period results in an indicated \$12,616.91 per year for one year economic rent of the land within the temporary easement area of 72,096.60± sf. This is for a one-year period.

As noted previously, the adjoining prpoerty owner is seeking to lease the site for one years. The indicated rent is felt to be an appropriate value for a one-year temporary construction easement being acquired.

Indicated Value of 72,096.60± sf T.E.

\$12,616.91

EXPOSURE AND MARKETING TIME ANALYSIS

The appraiser has been asked to consider the probable exposure time for the subject. Exposure time is the market period that would reasonably be anticipated for the subject property prior to the date of value necessary for the subject if it had in fact been marketed for sale. USPAP requires the appraiser to address exposure time. Exposure time, again, is that time that would have been necessary to expose the subject property on the open market in order to have consummated a sale at the value conclusion.

Marketing time is that time that would be necessary to consummate a sale on the subject property at the final value conclusion, assuming it was first placed on the market on the effective date of valuation. In a stable market, exposure and marketing time are generally synonymous.

The appraiser has interviewed several real estate agents in the Reno/Sparks areas who have been active in commercial real estate for the last several years. These individuals indicate that properties such as the subject would have a high demand if they were placed on the market for sale. In all cases, it was indicated to the appraiser that the property should be able to be sold if reasonably marketed and priced in a six to twelve month period.

Based upon those discussions, it would appear as though a typical exposure time for the subject property should be in the range of 6 to 12 months.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, that are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. My reported analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. As well as the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Foundation. The opinions, and conclusions were developed, and this report has been prepared in conformity

with the Uniform Standards of Professional Appraisal Practice;

8. I have made a personal inspection of the property that is the subject of this report;
9. No one provided significant real property appraisal assistance to the person signing this certification;
10. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives;
11. As of the date of this report, I, Anthony J. Wren MAI, SRA have completed the requirements of the continuing education program of the Appraisal Institute.
12. I have performed no services as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The estimate of value of the herein described property as of the effective Date of value, which is June 19, 2021 the value for the subject property is:

AS OF June 19, 2021

| | |
|-------------------------------------|-------------|
| Permanent Easement of 54,789.77± sf | \$47,941.05 |
| Temporary Easement of 72,096.60± sf | \$12,616.91 |



Anthony J. Wren, MAI, SRA

Certified General Appraiser #A.0000090-CG

ADDENDUM

QUALIFICATIONS OF APPRAISER

**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 consider 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 44 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

President, Reno/Carson/Tahoe Chapter 189
1988-1989

First Vice President, Reno/Carson/Tahoe
Chapter 189 1987-1988

Secretary, Reno/Carson/Tahoe Chapter 189
1986-1987

President, Reno/Carson/Tahoe Chapter 189 2000

Appraisal Instruction

| | |
|--|----------|
| 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) | 9/97 |
| | (Polson, MT) | 9/97 |
| 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

| | |
|---|------|
| 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

| | |
|---|------|
| Uniform Appraisal Standard 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 |

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: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action: To consider comments received on the public hearing related to the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795 and give direction to staff to proceed with an easement utilizing the appraisal and public comments as appropriate.
- **Recommended motion:** In accordance with the recommendation by staff, I, (commissioner), move to acknowledge the fair market value as listed in the appraisal completed by Anthony J Wren and Associates dated July 8, 2021, for real property identified as Parcel Number 2017-28, Assessor's Parcel Number 005-061-52, located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada and direct staff to utilize the fair market value in determining a proposed easement for the property.
-
-
-
-
-
-
-
- In accordance with the recommendation by staff, I, (commissioner), move to acknowledge the fair market value as listed in the appraisal completed by Anthony J Wren and Associates dated July 8, 2021, for real property identified as Parcel Number 2017-28, Assessor's Parcel Number 005-061-52, located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada and direct staff to utilize the fair market value in determining a proposed easement for the property.
- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 7758471144

- **Staff Summary:** 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.
-

- At the June 15, 2021, Storey County Board of County Commissioner's meeting, the Board approved Anthony J. Wren and Associates to prepare an appraisal of the subject property to facilitate a proposed easement on the property. Nevada Revised Statutes (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.
-
- As only one appraisal was completed for the property, NRS Section 244.2795(a) requires that a public hearing be held on the matter of the fair market value of the real property. Upon conclusion of the public hearing, the Board will consider the appraisal and received public comments and give staff direction on proceeding with development of an easement for use of the public land for a rail spur and driveway encroachment.

- **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: 7/6/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Promotional Badge pinning for Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton. This item will be continued to the July 20, 2021 Board of County Commissioners Meeting.

- **Recommended motion:** N/A

- **Prepared by:** Jeremy Loncar

Department:

Contact Number: 775-847-0954

- **Staff Summary:** In fire service tradition, a badge pinning and when applicable, a reciting of the oath should occur to celebrate the the accomplishments of our staff and publicly recognize them. Traditionally the spouse, significant other, family member, or friend is awarded the opportunity to place the new badge on the recently promoted or hired member.
- **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 |



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

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve disposal by means of auction, donation, or sale of surplus District fire apparatus and equipment.
- **Recommended motion:** I (Fire Commissioner) move to approve the disposal of two surplus Fire apparatus and brush truck skid unit by means of auction, donation, or sale.
- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 775-847-0954

- **Staff Summary:** I am requesting approval to reduce our fleet by means of sale, auction, or donation of the following vehicles;
- 1986 International Series 1 (Reserve Brush Truck) Vin 1HTLFVTN1GHA52207
- 1996 HME Type 1 Fire Engine Vin 44KFT4280TWZ1892
- Brush Truck skid unit (tank & pump)
- **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 |



STOREY COUNTY FIRE PROTECTION DISTRICT

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

July 7th, 2021

To: Storey County Fire Board

From: Jeremy Loncar
Fire Chief
Storey County Fire Protection District

Re: Surplus Vehicles

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

1986 International Series 1 brush truck Vin 1FMNU41S7YEB90892

This vehicle has not been utilized in over 3 years and currently sits unstocked and not in service. It is mechanically sound, however acquiring parts to keep this running is becoming more difficult and with replacement apparatus coming, it serves no value to the district.

1996 HME Type 1 Engine Vin 44KFT4280TWZ18192

This Engine as well as a matching engine, were acquired from Truckee Meadows Fire Protection District in 2019. We have utilized this engine to assist with parts on two similar engines that we own and because we were able to utilize this engine for a parts vehicle, we currently do not need it within our fleet. The overall costs to bring this unit up to a condition where it could be utilized would far exceed its value.

Brush Skid Unit (pump & tank)

This skid unit consists of a tank and pump that was recently removed from a type 5 brush truck. This unit is mechanically sound but has no application within the Fire District.

All the above listed vehicles are in various stages of repair or simply utilized as parts vehicles. It is my intention to donate the 1986 International and send the HME Type 1 engine and brush skid unit to auction.

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



STOREY COUNTY FIRE PROTECTION DISTRICT

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

Cordially,

Jeremy Loncar
Fire Chief
Storey County Fire Protection District



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of an increase in the awarded money to the Storey County Fire Protection District for fuels reduction from NV Energy in the amount of \$875,702.67 over the duration of the 3-year agreement.
- **Recommended motion:** I (Fire Commissioner) move to approve the proposed changes and increase in funding from NV Energy to Storey County Fire Protection District in the amount of \$875,702.67 for additional fuels reduction staff, operating expenses, and equipment.
- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 775-847-0954

- **Staff Summary:** We have been in discussions with NV Energy to increase the amount of funding to obtain more equipment and personnel for fuels reduction. NV Energy has agreed to increase our current awarded amount of \$1,915,014 to \$2,790,716.67. This increase in funding will be used to fill various fuels positions previously approved by the board and to purchase a chip truck that will allow us to haul away chipped fuels from the project site. Other changes to the agreement are within the billing schedule and misc. operating expenses.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Increase revenue of \$875,702.67
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

____ County Manager
- **Board Action:**

Department Name:

Other Agency Review: _____

Storey County Fire Protection District



Hazardous Fuels Management & Stand-by
Services Proposal for
NV Energy

EXHIBIT A SCOPE OF WORK

Storey County Fire Protection District ("SCFPD" or "Contractor") will conduct the hazardous fuels management and stand-by services described in this Scope of Work for NV Energy ("NV Energy" or "Company") and on a "time and materials basis" in amounts set forth in Exhibits B and C. Company, and Contractor individually may be referred to as a "Party" and collectively as "Parties."

This Contract represents cooperative and pre-emptive implementation of the requirement to eliminate fire hazards. Services to be performed by SCFPD will consist primarily of vegetation management of ground fuels, such as clearing brush and other debris, as well as timber stand reduction in a limited capacity, within NV Energy service territory to reduce fire hazards and create combustible free space. SCFPD will also provide stand-by services when NV Energy is engaged in high fire risk activities.

1. SCFPD will conduct vegetation management of ground fuels/vegetation utilizing various types of fuel removal techniques within company's electric service territory and electrical assets including, without limitation, powerline right of ways (ROW), transmission and distribution (T&D) lines, and around company's infrastructures in accordance with local Community Wildfire Protection Plans, Authority Having Jurisdiction fuel treatment requirements and 2018 International Wildland-Urban Interface Code (IWUIC) Appendix A requirements to reduce the threat of wildfire and improve the capabilities to control such fires. The Parties will work together to implement appropriate and effective maintenance treatment to prevent the growth of noxious or flammable weeds within the ROWs. SCFPD crews funded through this agreement may be used outside of NV Energy infrastructure zones as needed and determined by SCFPD.

2. SCFPD will provide National Wildfire Coordinating Group 310-1 qualified stand-by and stand-by resources as requested when NV Energy is engaged in high fire risk activities. Additionally, SCFPD may provide qualified resources to conduct wildland training to other field personnel. The following resources may be made available at the discretion of SCFPD: 4-person suppression module, engines (Type III/V/VI), dozers/heavy equipment, and/or single resource personnel (i.e. fire line supervisors, Incident Management Team members, etc.).

3. SCFPD will employ one Wildland Fuels Management Officer to work as a liaison/project coordinator with NV Energy. This person will be Red Carded as an RXB3 (prescribed firing boss), Crew Boss, Engine Boss and Type 2 or greater faller. The purpose of this position will be to assist in the planning, communication, reporting, progress mapping, logistics, and effective/efficient implementation of services outlined in this Scope of Work (SOW).

4. NV Energy and SCFPD will meet and confer in preparing a schedule of projects to be performed. SCFPD will perform the work as agreed to by the Parties. When an area is finished, NV Energy will inspect and "sign off" on the project when it is accepted. SCFPD will not provide a guarantee or warranty that, by performing the work in this SOW, fires or injuries to persons or property, will be prevented. There is no warranty or liability by SCFPD for the work performed prior to or after NV Energy's "sign off," and SCFPD does not waive the liability limitations in NRS Chapter 41.

5. SCFPD will perform the work on a "time and materials basis" and may start or stop work at its discretion. However, SCFPD will assure that the fuels Module spend a minimum of 175 days per year actively working on fuels reduction through NV Energy Right-of-way, unless actively engaged in

firefighting or stand by operations at the request of NV Energy with a cumulative total greater than 86 days per calendar year.

6. SCFPD will implement "pole grubbing" to create a combustible-free space around poles, in accordance with 2018 IWUIC Appendix A, and maintain such work annually throughout the duration of an executed agreement. Upon completion of the first phase of implementation and/or expiration of the original executed agreement, SCFPD will establish an annual contract with NV Energy to conduct maintenance services. SCFPD will work closely with companies to implement appropriate and most effective maintenance treatment to prevent the growth of noxious or flammable weeds within the ROW's.

7. Upon execution of this contract, SCFPD shall obtain pricing for, 1-Type 6 wildland fire apparatus, a flat deck trailer for a skid steer, a CAT 299D3 skid steer forestry masticator, and provide the pricing to NV Energy See Exhibit D. Upon acceptance of pricing by NV Energy, NV Energy shall advance to SCFPD the amount needed to purchase the listed items and SCFPD shall purchase them. Items permanently mounted to the vehicles and equipment such as air compressors, fire extinguishers, toolboxes, etc., shall be considered a part of the vehicle or equipment.

8. Equipment hours will be tracked, and billable rates subtracted from initial NV Energy funding amounts until equipment is paid off or until the cancellation/end of this agreement. At the time of termination of this agreement, SCFPD will reimburse NV Energy the remaining purchase balance or will return the equipment if any balance is left on the vehicle pay off amounts. Once the vehicles and equipment are paid off, they shall become the sole property of SCFPD. Current vehicles and equipment owned by SCFPD will be tracked and billed the same as newly acquired equipment for repayment of money utilized to secure new vehicles and equipment until all money has been reimbursed to NV Energy.

9. Upon completion of the first phase of implementation and/or expiration of the original 3-year-term of the Contract, the Parties will enter into negotiations in an attempt to reach an agreement for maintenance services.

EXHIBIT B PROJECT DESCRIPTION

The proposed project treats approximately 259 miles of transmission and distribution lines throughout Storey County (see following map). The work is combined mechanical treatment (mastication) and hand treatment (hand crews), performed by specified personnel in this Scope of Work.

Treatment Areas include (but not limited to):

- Top priority areas
 - Transmission and Distribution lines along Hwy 341 corridor, from 5 Mile Flat to the top of 7 Mile Canyon (including Geiger Summit and Bailey Canyon within Storey County)
 - Transmission and Distribution lines within the Virginia City Highlands
- Additional priority areas
 - Transmission and Distribution Lines in the 6 Mile Canyon area
 - Transmission lines in Long Valley
 - Transmission and Distribution lines around Tracy Clark Generation Plant and Tahoe-Reno Industrial Center
 - Distribution lines within the Gold Hill area

Treatment includes 10' - 30' clearance to mineral soil around poles and a 40' wide continuous shaded fuel break underneath lines. Wider breaks and fuel reduction outside of the NV Energy Right of Way will be conducted when appropriate and where landowners agree and sign Right of Entry/ Hold Harmless Agreements.

Treatments will start along the highest priority lines as identified by NV Energy and SCFPD. The majority of the above listed treatment areas would connect to create a continuous fuels management prescription that would serve a large portion of NV Energy infrastructure throughout Storey County. Fire history within the county is extensive, and has occurred in all of the listed treatment areas. Previous fires have occurred in all fuel types within the county; from grass and brush, to mixed-conifer with litter understory. Creating fuel breaks and clearing poles will have a direct impact on fire spread and intensity within the treatment areas.

In addition to elements proposed in the scope of work, SCFPD will provide program oversight and overhead vehicles.

Daily reports tracking production will be kept on site for six years. Monthly reporting of expenditures and production will occur by the 25th of each month utilizing the following form. This report will be submitted to NV Energy.

**EXHIBIT C
PRICING SCHEDULE**

2020 BILLING RATES

All rates based on actual cost to SCFPD. Billed rate will be at the actual cost and may be different than the rate quoted in this document.

APPARATUS RATES

Equipment utilized at the request of NV Energy will be billed based on actual hours used. Personnel and equipment will be billed for hours worked as indicated on crew reports and will include travel time. Rates below include personnel costs.

- | | |
|------------------------------|---------------|
| 1. Structure Engine - Type I | \$250.00/hr. |
| 2. Brush Engine – Type III | \$200.00/hr. |
| 3. Water Tender | \$170.00/hr. |
| 4. Patrol Truck – Type V/VI | \$150.00/hr. |
| 5. Excavator Masticator | \$250.00/hr. |
| 6. Skid Steer Masticator | \$220.00/hr. |
| 7. Transport & Trailer | \$110.00/hr. |
| 8. Dozer | \$150.00/hr. |
| 9. Dozer Tender | \$85.00/hr. |
| 10. Command Vehicle | \$50.00/day. |
| 11. Utility vehicle (pickup) | \$45.00/day. |
| 12. UTV | \$150.00/day. |
| 13. Chipper/ Chip Truck | \$ 40.00/hr. |

All vehicles will track, document, and bill actual mileage based on IRS rate per mile to NV Energy.

PERSONNEL RATES

All personnel are charged consistent with the Department's current labor agreements and/or resolutions as approved by the Board. Backfill (for 56-hour personnel only) personnel and their invoice amounts will be shown on the same invoice as incident personnel. Backfill dates will be noted.

| | |
|-----------------------------|----------|
| 1. Chief Officer | \$73/hr |
| 2. Captain | \$68/hr |
| 3. Firefighter/Paramedic | \$52/hr |
| 4. Firefighter | \$46/hr |
| 5. Wildland Fire Crewmember | \$22/hr |
| 6. Wildland Fire Crew Lead | \$28/hr. |
| 7. Heavy Equipment Operator | \$47/hr |

BILLING ADDRESS

Storey County Fire Protection District
145 N C Street
P.O Box 603
Virginia City, NV 89440

CONTACT INFORMATION

Jeremy Loncar, Fire Chief
(775) 399-1746

Shane Dixon, Battalion Chief
(775) 287-5643

Chris Barton, Fuels Management Officer
(775) 250-0967

Tiffany Pieretti, Administrative Office
(775) 847-0954

DUNS NUMBER

959435876

TAX ID NUMBER

EIN # 88-6000134

STATION LOCATIONS

Station 71 – 145 N C Street, Virginia City, Nevada 89440
Station 72 – 2610 Cartwright Road, Reno, Nevada 89521
Station 74 – 431 Canyon Way, Sparks, Nevada 89434
Station 75 – 1705 Peru Drive, McCarran, Nevada 89434

EXHIBIT D
7 PERSON CREW & EQUIPMENT

| Fuels Reduction Crew – 1 Year Fuels Reduction Crew of 5 | | | | | | |
|--|-------------|--------------------|----------------|----------------------|--------------|-----------|
| Year one | Hourly rate | Annual Regular Pay | Annual 1.5 Max | Benefits INS/PERS | Annual Total | Pay Grade |
| FMO | 37.84 | 78,711.50 | 7,000 | 51,872.03 | 137,583.53 | 140 |
| WL Fuels Specialist | 26.52 | 55,168.03 | 7,000 | 41,524.67 | 103,692.70 | 127 |
| WL Engine Boss | 24.63 | 51,229.01 | 7,000 | 39,793.47 | 98,022.48 | 124 |
| Heavy Fire Equip. Oper. | 24.63 | 51,229.01 | 7,000 | 39,793.47 | 98,022.48 | 124 |
| WL Crew Member | 16.56 | 34,444.80 | 4,000 | 32,416.81 | 70,861.61 | 108 |
| WL Crew Member | 16.56 | 34,444.80 | 4,000 | 32,416.81 | 70,861.61 | 108 |
| WL Crew Member | 16.56 | 34,444.80 | 4,000 | 32,416.81 | 70,861.61 | 108 |
| Storey County FPD Fuels Management Personnel Total: | | | | \$ 649,906.02 | | |
| Original PO amount authorized for personnel: | | | | \$ 409,182.00 | | |
| Difference requested for PO revision: | | | | \$ 240,724.02 | | |

| Equipment, Rentals, and Operating expenses | | |
|---|----------------------|-----------------|
| Annual Administrative/HR/Payroll cost | 30,000 annually | |
| Annual operating costs equipment maintenance | 50,000 annually | |
| PPE, tools, Ipads, HT radios | 40,000 first year | 12,000 year 2-3 |
| 1 Type 5 firefighting vehicles | 200,000 one time | |
| 24 ft deck over gooseneck trailer for skid steer | 15,000 one time | |
| CAT 299D3 skid steer forestry masticator | 153,000 one time | |
| CAT 2137mm Industrial Grapple Rake | 4961 one time | |
| Chip Truck (Unknown Make- TBD) | 95,000 one time | |
| Storey County FPD Fuels Management Operating/ Equipment : | | |
| | \$ 587,961.00 | Year 1 |
| | \$ 92,000.00 | Annual |
| Original PO amount authorized for personnel: | | |
| | \$ 468,000.00 | Year 1 |
| | \$ 8000.00 | Annual |
| Difference requested for PO revision: | | |
| | \$ 119,961.00 | Year 1 |
| | \$ 4,000.00 | Annual |
| <i>*PO Revision difference in total reflects the costs for the purchase of a chip truck, an industrial grapple rake for the skid steer, and increased equipment/ PPE cost for additional personnel.</i> | | |
| All items to be purchased by NV Energy will remain property of Storey County Fire Protection District from time of purchase. | | |

| Original Contract total costs paid by NV Energy | | |
|--|---------------------------------|---------------------------------------|
| Yearly totals | | |
| Year 1 operating & Equip. \$468,000 | Year 2 equip. costs \$88,000 | Year 3 operating & Equip. \$88,000 |
| Year 1 personnel \$409,182.00 | Year 2 Personnel \$423,504 | Year 2 Personnel \$438,328 |
| 3-year contract total: \$ 1,915,014 | | |

| Proposed PO Revision Contract total costs paid by NV Energy | | |
|--|----------------------------------|---------------------------------------|
| Yearly totals | | |
| Year 1 operating & Equip. \$587,961.00 | Year 2 equip. costs \$92,000 | Year 3 operating & Equip. \$92,000 |
| Year 1 personnel \$649,906.02 | Year 2 Personnel \$672,653.36 | Year 2 Personnel \$696,196.29 |
| 3-year contract total: \$ 2,790,716.67 | | |
| PO Revision Difference: \$ 875,702.67 | | |



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

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve a contract between the Carson City and the Storey County Fire Protection District for use of the Regional Fire Training Facility.
- **Recommended motion:** I (Fire Commissioner) move to approve the Regional Fire Training Facility Use Contract between Carson City and Storey County Fire Protection District and authorize the Fire Chief to sign the contract.
- **Prepared by:** Tiffany Pieretti

Department:

Contact Number: 775-847-0954

- **Staff Summary:** This agreement is a yearly update and renewal from a previously signed agreement. This agreement will allow the fire district to use the Regional Fire Training Facility located at 2400 College Parkway in Carson City, NV 89706 for specialized fire training. This contract outlines terms of use and all associated fees as necessary.
- **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 |

**REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District**

This CONTRACT No. 21300019, REGIONAL FIRE TRAINING FACILITY USE AGREEMENT, is made by and between Carson City, a consolidated municipality, a political subdivision of the State of Nevada, hereinafter referred to as the "CITY," and Storey County Fire Protection District, hereinafter referred to as the "USER." USER and CITY may be individually referred to as "Party" and collectively referred to as "Parties."

1. CONTRACT TERM:

This Contract shall be effective beginning on the date it is fully executed by the Parties, and it expires June 30, 2022, unless sooner terminated by either Party as specified in this Contract. This Contract may be terminated by either Party with or without cause by giving the other Party thirty (30) calendar days written notice of the intent to terminate and specifying the date upon which the termination will be effective.

2. NOTICE:

2.1 All notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by e-mail, by telephonic facsimile with simultaneous regular mail, or by certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other Party at the address specified below.

2.2 Notice to the **USER** shall be addressed to:

Storey County Fire Protection District
Jeremy Loncar, Fire Chief
P.O. Box 603
Virginia City, NV 89440
775-847-0954
Email: Jloncar@storeycounty.org

2.3 Notice to the **CITY** shall be addressed to:

Carson City Purchasing and Contracts
Carol Akers, Purchasing and Contracts Administrator
201 North Carson Street, Suite 2
Carson City, NV 89701
775-283-7362/ FAX 887-2286
cakers@carson.org

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

For P&C Use Only

GL expires _____
AL expires _____
WC expires _____

3. FIRE TRAINING FACILITY USE:

The **USER** shall have use of the **FIRE TRAINING FACILITY** located at 2400 College Parkway, Carson City, Nevada, hereinafter referred to as the "**FACILITY**" during the times and dates agreed upon by **CITY** and the **USER**.

The **USER** accepts all risk associated with the use of the **FACILITY**.

At the conclusion of the use, the **CITY** and the **USER** shall inspect the **FACILITY** to determine its condition. Should there be any damage to the **FACILITY** beyond normal wear and tear by the **USER**, the **USER** shall pay for the repair of the **FACILITY**.

Any lost, stolen, or damaged articles or equipment shall be the responsibility of the **USER**.

Valuables shall not be kept in the classroom or the lockers. Storage of items in lockers or classroom is for duration of class only.

All locks on the lockers must be removed after completion of the class.

There are two (2) thermostats inside the building. Do not adjust the pre-set temperatures. One of the thermostats is located in the office and it controls part of the classroom and the bathrooms. The other thermostat is located in the large classroom and it controls part of the classroom and the hall.

The **USER** is responsible for providing all dry erase pens, markers, flip charts, etc.

The **FACILITY** shall be vacated by the **USER** immediately upon notification by the **CITY**.

4. CLEANING OF FACILITY:

The **USER** shall be responsible for cleaning the **FACILITY** and returning it to a neat and presentable condition.

If the **FACILITY** is left in an unacceptable condition as determined by the **CITY'S** personnel, the **CITY** has the right to correct the condition and the **USER** agrees to pay for any costs incurred.

The **USER** shall clean the classroom and bathroom areas after each class session and keep the premises clean during use. Cleaning supplies are kept under the vanities or in the storage room inside the utility room adjacent to the kitchen area.

**REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District**

The following is a guide to be utilized when cleaning:

Classrooms:

Counters/Cabinets/Trash Cans

- Wiped down
- Cleared off
- Emptied

Sinks

- Cleaned
- No items left in sink

Floors

- Dust-mopped
- Damp-mopped

Chairs/Tables

- Left in original classroom configuration
- Chairs and tables straightened
- Tables wiped off

Dry Erase Boards

- Cleaned

Hallway:

- Dust-mopped
- Damp-mopped

Office:

- Carpets vacuumed
- Desks/cabinets cleaned

Bathrooms:

- Floors damp-mopped
- Counter tops wiped down
- Sinks/fixtures cleaned
- Showers cleaned
- Toilets/urinals cleaned out
- Lockers cleared out / cleaned

5. BURN BUILDING:

A burn plan following NFPA 1403 Live Fire Burning must be submitted to the Carson City Fire Department Training Captain and approved by the Carson City Fire Department Fire Chief two (2) weeks prior to burn.

Agencies utilizing the burn building and the associated appliances are responsible for providing properly trained operators. These operators must be approved by the Carson City Fire Department.

Each **USER** shall provide documentation identifying the operators.

The **USER** is responsible for providing approved fuels (Class A and straw) for burning. The fuels must only be used in the proper rooms identified for those specific fuels.

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

If the burn building/rooms are left in an unacceptable condition as determined by the **CITY'S** personnel, the **CITY** has the right to correct the condition and the **USER** agrees to pay for any costs incurred.

The **USER** must fully extinguish all fuels before leaving and the ashes must be placed into the appropriate dumpster.

The **USER** will monitor ceiling temperatures using the exterior temperature gauge and will not exceed 1000° F at ceiling height.

6. PROPANE PROPS:

If **USER** will utilize the propane props, **USER** must provide properly trained operators to do so. Carson City Fire Department approval is required for these operators.

The **USER** shall provide documentation identifying the operators.

The **USER** must report any problems with the propane props to the Carson City Fire Department duty Battalion Chief immediately.

The **USER** must not utilize any propane prop that is not functioning properly.

The **USER** must re-fill the propane tank to original tank level.

7. FACILITY KEYS:

The **USER** will be required to pick up keys to the **FACILITY** from the Training Secretary, located at Carson City Fire Department Station #51, on the date the **FACILITY** is rented.

The **USER** must return the keys to the Carson City Fire Department, Station 51, after the completion of the training.

The **USER** shall secure the **FACILITY** at the conclusion of each day of training.

The **USER** must not allow any other entity or individual to have access to the keys.

Should the **USER** lose the keys, the **USER** agrees to pay the **CITY** two hundred fifty dollars (\$250.00) for the cost of replacement.

8. SCHEDULE:

The **USER** must call the Training Secretary at 775-887-2210 extension 7148 to make reservations.

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

The Carson City Fire Department will provide written confirmation of the date(s) and time(s) within seven (7) calendar days after receipt of request.

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

9. USER'S RESPONSIBILITIES:

The **USER** shall at all times enforce discipline and good order among its employees, authorized volunteers, and any others performing work for the **USER**.

The **USER** is responsible for informing its employees, authorized volunteers, and any others performing work for the **USER** about the risks associated with the use of the **FACILITY** and of the conditions and restrictions.

The **USER** shall be responsible for maintaining a list of the trained individuals. Copies of their training certificates shall be made available to the Fire Department's Training Division upon request. These trained individuals shall provide supervision for all **USER** activities at the **FACILITY**.

The **USER** agrees that only employees, authorized volunteers, and any others performing work for the **USER** will be upon the **FACILITY** grounds during the training, and that once the training is complete and the **FACILITY** is clean and set up for the following day, the employees, authorized volunteers, and any others performing work for the **USER** will immediately leave the premises.

The **USER** agrees that the **FACILITY** is only to be used for training purposes.

The **USER** agrees to be held responsible for the conduct of each of its employees, authorized volunteers, and any others performing work for the **USER**, for their conformance with the terms and conditions of this Contract.

10. CITY'S RESPONSIBILITIES:

The **FACILITY** will be maintained by the **CITY** staff.

Should circumstances require cancellation of the class, the **USER** will be given as much notice as possible. If **USER** fails to comply with **CITY's** cancellation, this Contract shall be deemed terminated.

The **CITY** reserves the right to authorize use of the **FACILITY** by other entities during dates and times not assigned to the **USER**.

11. BASIS OF COMPENSATION:

11.1 The **USER** shall reimburse the **CITY** for the salaries of the **CITY's** personnel utilized at the **FACILITY** during the training.

The **USER's** fee schedule will be determined by the Carson City Fire Department.

11.2 The **USER** shall pay for **FACILITY** use through a non-refundable annual membership fee or a non-refundable per-day fee.

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

- 11.2.1 The annual fee schedule is based on the size of **USER's** organization membership. This annual fee provides unlimited scheduled use of the entire **FACILITY** for the term of this Contract.

| <u>Number of Members</u> | <u>Annual Fee</u> |
|--------------------------|-------------------|
| 0 – 50 | \$3,000 |
| 51 – 100 | \$5,000 |
| 101 – 200 | \$7,000 |
| 201 – 300 | \$10,000 |
| 300+ | \$15,000 |

- 11.2.2 Should **USERS** opt out of an annual fee schedule, the per-day fees for use of the **FACILITY** are as follows:

\$50 per day - Classroom usage only
\$150 per day - Grounds usage without classroom
\$200 per day - Grounds usage with classroom
\$250 per day - Propane Props plus the current cost of fuel per gallon
\$500 per day - Live burn in the burn building.

- 11.3 Fees will be placed into a specialized account for the direct operation, maintenance, and capital replacement of the **FACILITY**.

12. INDEMNIFICATION:

12.1 To the extent permitted by law, including, but not limited to, the provisions of Nevada Revised Statutes Chapter 41, each Party shall indemnify, hold harmless and defend, not excluding the other's right to participate, the other Party from and against all liability, claims, actions, damages, losses, and expenses, including but not limited to reasonable attorney's fees and costs, arising out of any alleged negligent or willful acts or omissions of the indemnifying Party, its officers, employees and agents. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of the indemnity which would otherwise exist as to any Party or person described in this paragraph.

12.2 Except as otherwise provided in **Subsection 12.4** the indemnifying Party shall not be obligated to provide a legal defense to the indemnified Party, nor reimburse the indemnified Party for the same, for any period occurring before the indemnified Party provides written notice of the pending claim(s) or cause(s) of action to the indemnifying Party, along with:

- 12.2.1 A written request for a legal defense for such pending claim(s) or cause(s) of action; and,
- 12.2.2 A detailed explanation of the basis upon which the indemnified Party believes that the claim or cause of action asserted against the indemnified Party

**REGIONAL FIRE TRAINING FACILITY USE
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implicates the culpable conduct of the indemnifying Party, its officers, employees, and/or agents.

12.3 After the indemnifying Party has begun to provide a legal defense for the indemnified Party, the indemnifying Party shall not be obligated to fund or reimburse any fees or costs provided by any additional counsel for the indemnified Party, including counsel through which the indemnified Party might voluntarily choose to participate in its defense of the same matter.

12.4 After the indemnifying Party has begun to provide a legal defense for the indemnified Party, the indemnifying Party shall be obligated to reimburse the reasonable attorney's fees and costs incurred by the indemnified Party during the initial thirty (30) day period of the claim or cause of action, if any, incurred by separate counsel.

12.5 The Parties do not waive and intend to assert available NRS Chapter 41 liability limitations in all cases.

13. INDEPENDENT AGENCIES:

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 the **CITY** whatsoever with respect to the indebtedness, liabilities, and obligations of the **USER** or any other party.

The **USER** shall indemnify and hold the **CITY** harmless from, and defend the **CITY** against, any and all losses, damages, claims, costs, penalties, liabilities, expenses arising out of or incurred in any way because of, but not limited to, the **USER'S** obligations or legal duties regarding any taxes, fees, assessments, benefits, entitlements, notice of benefits, employee's eligibility to work, to any third party, subcontractor, employee, state, local or federal governmental entity.

Neither the **USER** nor its employees, agents, or representatives shall be considered employees, agents, or representatives of the **CITY**.

This Contract does not contemplate any transfer of property or ownership interest between the Parties and the Parties will each maintain ownership of their own equipment and facilities.

14. INSURANCE REQUIREMENTS

14.1 Unless expressly waived in writing by the **CITY**, the **USER** must carry policies of insurance in amounts specified and pay all taxes and fees incident hereunto. The **CITY** shall have no liability except as specifically provided in this Contract.

14.2 The **USER** shall not use the **FACILITY** before the **USER** has provided the required evidence of insurance to Carson City Purchasing and Contracts, and the **CITY** has approved the insurance policies provided by the **USER**.

14.3 Prior approval of the insurance policies by the **CITY** shall be a condition precedent to any use of the **FACILITY** under this Contract and the **CITY's** approval of any changes to insurance

REGIONAL FIRE TRAINING FACILITY USE
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coverage during the course of this Contract shall constitute an ongoing condition subsequent in this Contract. Any failure of the **CITY** to timely approve shall not constitute a waiver of the condition.

14.4 INSURANCE COVERAGE (14.5 through 14.29)

14.5 The **USER** shall, at the **USER'S** sole expense, procure, maintain and keep in force for the duration of this Contract the following insurance conforming to the minimum requirements specified below. Unless specifically specified herein or otherwise agreed to by the **CITY**, the required insurance shall be in effect prior to the use of the **FACILITY** by the **USER** and shall continue in force as appropriate until such time as the insurance is no longer required by the **CITY** under the terms of this Contract.

14.6 Any insurance or self-insurance available to the **CITY** shall be in excess of and non-contributing with any insurance required from the **USER**. The **USER'S** insurance policies shall apply on a primary basis. Until such time as the insurance is no longer required by the **CITY**, the **USER** shall provide the **CITY** with renewal or replacement evidence of insurance no less than thirty (30) calendar days before the expiration or replacement of the required insurance. If at any time during the period when insurance is required by this Contract, an insurer or surety shall fail to comply with the requirements of this Contract, as soon as the **USER** has knowledge of any such failure, the **USER** shall immediately notify the **CITY** and immediately replace such insurance or bond with an insurer meeting the requirements.

14.7 GENERAL INSURANCE REQUIREMENTS (14.8 through 14.29)

14.8 **Certificate Holder:** Each certificate shall list Carson City c/o Carson City Purchasing and Contracts, 201 N. Carson Street Suite 3, Carson City, NV 89701 as a certificate holder.

14.9 **Additional Insured:** By endorsement to the commercial general liability insurance policy evidenced by the **USER**, The City and County of Carson City, Nevada, its officers, employees and immune contractors shall be named as additional insureds for all liability arising from this Contract.

14.10 **Waiver of Subrogation:** Each liability insurance policy shall provide for a waiver of subrogation in favor of the **CITY**.

14.11 **Cross-Liability:** All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.

14.12 **Deductibles and Self-Insured Retentions:** Insurance maintained by the **USER** shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by the **CITY**. Such approval shall not relieve the **USER** from the obligation to pay any deductible or self-insured retention. Any deductible or self-insured retention shall not exceed \$5,000 per occurrence, unless otherwise approved by the **CITY**.

14.13 **Policy Cancellation:** Except for ten (10) calendar days notice for non-payment of premium, the **USER** or its insurers must provide thirty (30) calendar days prior written notice to Carson City Purchasing and Contracts, if any policy will be canceled, non-renewed or if coverage and/or limits reduced or materially altered, and shall provide that notices required by this paragraph shall be sent by certified mail to Carson City Purchasing and Contracts, 201 N.

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Carson Street Suite 3, Carson City, NV 89701. When available, each insurance policy shall be endorsed to provide thirty (30) days' notice of cancellation, except for ten (10) days' notice for non-payment of premium, to the **CITY**.

14.14 Approved Insurer: Each insurance policy shall be issued by insurance companies authorized to do business in the State of Nevada or eligible surplus lines insurers under federal and Nevada Law, and having agents in Nevada upon whom service of process may be made, and currently rated by A.M. Best as "A-VII" or better.

14.15 Evidence of Insurance: Prior to using the **FACILITY**, the **USER** must provide the following documents to Carson City Purchasing and Contracts, 201 North Carson Street Suite 3, Carson City, NV 89701:

14.15.1 **Certificate of Insurance:** the **USER** shall furnish **CITY** with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth herein. The Acor 25 Certificate of Insurance form or a form substantially similar must be submitted to Carson City Purchasing and Contracts to evidence the insurance policies and coverages required of the **USER**.

14.15.2 **Additional Insured Endorsement:** An Additional Insured Endorsement (CG20 10 or C20 26), signed by an authorized insurance company representative, must be submitted to Carson City Purchasing and Contracts to evidence the endorsement of the **CITY** as an additional insured per Subsection 15.9.

14.15.3 **Schedule of Underlying Insurance Policies:** If Umbrella or Excess policy is evidenced to comply with minimum limits, a copy of the Underlyer Schedule from the Umbrella or Excess insurance policy may be required.

14.16 Review and Approval: Documents specified above must be submitted for review and approval by Carson City Purchasing and Contracts prior to use of the **FACILITY** by the **USER**. Neither approval by the **CITY** nor failure to disapprove the insurance furnished by the **USER** shall relieve the **USER** of the **USER'S** full responsibility to provide the insurance required by this Contract. Compliance with the insurance requirements of this Contract shall not limit the liability of the **USER** or its sub-contractors, employees or agents to the **CITY** or others, and shall be in addition to and not in lieu of any other remedy available to the **CITY** under this Contract or otherwise. The **CITY** reserves the right to request and review a copy of any required insurance policy or endorsement to assure compliance with these requirements.

14.17 COMMERCIAL GENERAL LIABILITY INSURANCE: (14.18 through 14.22)

14.18 Minimum Limits: The **USER** shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with the following, required Minimum Limits:

14.18.1 Two Million Dollars (\$2,000,000.00) - General Aggregate

14.18.2 One Million Dollars (\$1,000,000.00) - Each Occurrence

14.19 CGL insurance shall be written on ISO occurrence form CG 00 01 04 13 (or a substitute

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form providing equivalent coverage) and shall cover liability arising from premises, operations, , personal injury, civil lawsuits, Title VII liability, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

14.20 This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to **CITY**. There shall be no endorsement or modification of the CGL to make it excess over other available insurance; alternatively, if the CGL states that it is excess or pro rata, the policy shall be endorsed to be primary with respect to the additional insured.

14.21 There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability assumed under a contract.

14.22 **USER** waives all rights against **CITY** and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant to this Contract. Insurer shall endorse CGL policy as required to waive subrogation against **CITY** with respect to any loss paid under the policy.

14.23 BUSINESS AUTOMOBILE LIABILITY INSURANCE: (14.24 through 14.26)

14.24 **Minimum Limits:** The **USER** shall maintain automobile liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident for bodily injury and property damage.

14.25 Coverage shall be for "any auto", including owned, non-owned and hired vehicles. The policy shall be written on ISO form CA 00 01, CA 00 05, CA 00 25, or a substitute form providing equivalent liability coverage.

14.26 The **USER** waives all rights against **CITY** and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the automobile liability or other liability insurance obtained by **USER** pursuant this Contract.

14.27 WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE: (14.28 through 14.29)

14.28 The **USER** shall provide proof of worker's compensation insurance as required by Nevada Revised Statutes Chapters 616A through 617 inclusive and Employer's Liability insurance with a minimum limit not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

14.29 The **USER** waives all rights against **CITY** and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the workers' compensation and employer's liability or commercial umbrella liability insurance obtained by **USER** pursuant to this Contract. **USER** shall obtain an endorsement equivalent to WC 00 03 13 to affect this waiver.

15. PUBLIC RECORDS; CONFIDENTIALITY:

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

Pursuant to NRS 239.010, information or documents, including this Contract, may be open to public inspection and copying. The Parties will have the duty to disclose, unless particular information or documents are made confidential by law or a common law balancing of interest. To the extent that information or documents are made confidential, the Parties shall keep such information or documents confidential.

16. RECORDS; RETENTION:

The Parties agree to keep and maintain, under general accepted accounting principles, full, true and complete records, agreements, books, and documents pertaining to this Contract, and at the request of the other Party agree to present, at any reasonable time, such records, agreements, books, and documents for inspection, examination, review, audit, and copying at any office where such records, agreements, books, and documents are maintained. The Parties further agree to, upon reasonable request of the other Party, provide any requested records, agreements, books, and documents that may be necessary for the performance or renegotiation of this Contract, or for any other reason pertaining to this Contract.

17. COMPLIANCE WITH LEGAL OBLIGATIONS:

The **USER** 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 the **USER** to provide the goods or services of this Contract. The **USER** will be responsible to pay all government obligations, including, but not limited to, all taxes, assessments, fees, fines, judgments, premiums, permits, and licenses required or imposed by law or a court. Real property and personal property taxes are the responsibility of the **USER** in accordance with Nevada Revised Statutes 361.157 and 361.159. The **USER** agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract. The **CITY** may set-off against consideration due any delinquent government obligation.

18. REMEDIES; WAIVER OF BREACH:

18.1 Except as otherwise provided for by law or this Contract, the rights and remedies of the Parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages, and to a prevailing Party reasonable attorney's fees and costs. The Parties agree that, in the event a lawsuit is filed and a Party is awarded attorney's fees by the court, for any reason, the rate applied to recoverable attorney's fees shall not exceed the rate of \$125 per hour. The contract liability of the Parties under this Contract does not include punitive damages. Liquidated damages shall not apply unless otherwise expressly provided for elsewhere in this Contract.

18.2 Failure to declare a breach or the actual waiver of any particular breach of this Contract or its material or nonmaterial terms by either Party shall not operate as a waiver by such Party of any of its rights or remedies as to any other breach.

19. SEVERABILITY:

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

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such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

20. 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 the **CITY**, such offending portion of the assignment shall be void, and shall be a breach of this Contract. The **USER** shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written approval of the **CITY**.

21. PROPER AUTHORITY:

The Parties hereto represent and warrant that the person executing this Contract on behalf of each Party has full power and authority to enter into this Contract. The **USER** acknowledges that this Contract is effective only after approval by Carson City Purchasing and Contracts and signed by all Parties, and only for the period of time specified in this Contract. Any use of the **FACILITY** by the **USER** before this Contract is effective or after it ceases to be effective are performed at the sole risk of the **USER**.

22. GOVERNING LAW; JURISDICTION:

This Contract and the rights and obligations of the Parties hereto shall be governed by, and construed according to, the laws of the State of Nevada, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. The **USER** consents and agrees to the jurisdiction of the courts of the State of Nevada located in Carson City, Nevada for enforcement of this Contract.

23. COUNTERPARTS:

This Contract may be executed in one or more counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.

24. 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.

25. NO THIRD-PARTY BENEFICIARY:

None of the provisions of this Contract, express or implied, are intended or will be construed to give the public; any member of the public; or any other person or entity the status of a third-party beneficiary or any legal or equitable right, benefit, remedy, or claim of any nature under or with respect to this Contract, or any provision of this Contract. The Parties intend that this

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Contract and all of its provisions and conditions are for the sole and exclusive benefit of the Parties to this Contract and their respective successors and assigns.

26. ENTIRE CONTRACT AND MODIFICATION:

This Contract and its integrated attachment(s) constitute the entire Contract of the Parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other Contracts 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 and approved by Carson City Purchasing and Contracts. Conflicts in language between this Contract and any other agreement between the **CITY** and the **USER** on this same matter shall be construed consistent with the terms of this Contract. The Parties agree that each has had their respective counsel review this Contract which shall be construed as if it was jointly drafted.

**REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District**

CARSON CITY

Attn: Carol Akers, Purchasing and
Contracts Administrator
201 North Carson Street, Suite 2
Carson City, Nevada 89701
Telephone: 775-283-7362
Fax: 775-887-2286
cakers@carson.org

CITY'S LEGAL COUNSEL

District Attorney
I have reviewed this Contract and approve
as to its legal form.

By: _____
Carol Akers

By: _____
Deputy District Attorney

DATED _____.

DATED _____.

I hereby concur with the initiation of this Contract and I certify that the USER will not be given authorization to use the FACILITY until this Contract has been signed by Purchasing and Contracts.

CITY'S ORIGINATING DEPARTMENT

Carson City Fire Department
Sean Slamon, Fire Chief
777 S. Stewart Street
Carson City, NV 89701
Telephone: 775-887-2210 Ext. 7722
Fax: 775-887-2209
sslamon@carson.org

By: _____
Sean Slamon, Fire Chief

DATED _____

REGIONAL FIRE TRAINING FACILITY USE
CONTRACT No. 21300019 – Storey County Fire Protection District

Undersigned says: That he/she is the **USER**; that he/she has read the foregoing Contract; and that he/she understands the terms, conditions, and requirements thereof.

I further understand that I must not use the FACILITY until this Contract has been signed by Purchasing and Contracts.

USER

Storey County Fire Protection District
Jeremy Loncar, Fire Chief
P.O. Box 603
Virginia City, NV 89440
775-847-0954
Email: Jloncar@storeycounty.org

(Signature of the **User**)

DATE: _____



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation, discussion and direction regarding suggested ClearGov financial transparency addition to the County website not to exceed \$8500.00
- **Recommended motion:** I, (County Commissioner), motion to direct County staff to proceed with implanting the financial transparency addition to the County's website as presented not to exceed \$8500.00
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 775-847-1133

- **Staff Summary:** Storey County has always been open and transparent to our residence and businesses; However, unless the viewer is somewhat financially savvy the online budget and audit maybe hard to interpret. Deeper information is available upon request, but that takes time.
- When I take into consideration that I have been charged with ensuring we spend the taxpayer's money responsibly I feel it is important that we offer this information in clear and simple format for all our constituents to understand and view at their leisure.
- In researching these types of sites, I found the spectrum of software offers the information from a very simple and high-level format to one that is extremely involved and complicated. Wanting something in the middle I think ClearGov hits all our marks while being economical and within our budget. ClearGov is as "real time" as we choose to make it. ClearGov is also expandable with a digital budget book and a capital improvement module if we want to move in that direction in the future.
- Presentation Website: ClearGov - <https://cleargov.com/nevada/elko/county>
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:



2 Mill & Main; Suite 630; Maynard, MA 01754

Service Order

| | |
|----------------------|----------------------|
| Created by | Michael Lepore |
| Contact Phone | 781-254-5044 |
| Contact Email | mlepore@cleargov.com |

| | |
|---------------------------------|--------------------|
| Order Date | May 12, 2021 |
| Order valid if signed by | Jun 1, 2021 |

| Customer Information | | | | | |
|----------------------|----------------------------|----------------|--------------------------|------------------------|--|
| Customer | Storey NV | Contact | Jennifer McCain | Billing Contact | |
| Address | Storey County P.O. Box 176 | Title | County Comptroller | Title | |
| City, St, Zip | Virginia City, NV 89440 | Email | jmccain@storeycounty.org | Email | |
| Phone | 775-847-1006 | | | PO # (If any) | |

To be clear, you will be billed as follows...

| Billing Date(s) | Amount(s) | Notes |
|--|------------|-------------------------------------|
| Jul 1, 2021 | \$8,400.00 | Setup Fee & Annual Subscription Fee |
| Additional subscription years and/or renewals will be billed annually in accordance with pricing and terms set forth herein. | | |

ClearGov will provide your Services according to this schedule...

| Period | Start Date | End Date | Description |
|---------|-------------|--------------|--------------------------------|
| Setup | Jul 1, 2021 | Jul 1, 2021 | ClearGov Setup Services |
| Initial | Jul 1, 2021 | Jun 30, 2022 | ClearGov Subscription Services |

The Services you will receive and the Fees for those Services are...

| Set up Services | | Tier/Rate | Service Fees |
|--|--------------------|--|--------------------|
| ClearGov Setup: Includes activation, onboarding and training for ClearGov solutions. | | Tier 2 | \$ 1,800.00 |
| Total ClearGov Setup Service Fee - Billed ONE-TIME | | | \$ 1,800.00 |
| Subscription Services | | Tier | Service Fees |
| ClearGov Transparency - Civic Edition | | Tier 2 | \$ 6,600.00 |
| Total ClearGov Subscription Service Fee - Billed ANNUALLY IN ADVANCE | | | \$ 6,600.00 |
| Billing Terms and Conditions | | | |
| Valid Until | Jun 1, 2021 | Pricing set forth herein is valid only if ClearGov Service Order is executed on or before this date. | |
| Payment | Net 30 | All invoices are due Net 30 days from the date of invoice. | |
| Rate Increase | 3% per annum | After the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount. | |

| General Terms & Conditions | |
|---|--|
| Customer Satisfaction Guarantee | During the first thirty (30) days of the Service, Customer shall have the option to terminate the Service, by providing written notice. In the event that Customer exercises this customer satisfaction guarantee option, such termination shall become effective immediately and Customer shall be eligible for a full refund of the applicable Service Fees. |
| Financial Data Onboarding and Deliverables | Subject to Customer's approval, ClearGov will format, onboard and categorize Customer's revenue and expense data based on files provided by Customer (the "Deliverables"). ClearGov will make commercially reasonable efforts to complete the onboarding process in a timely fashion, provided that Customer submits the Deliverables and responds to review and approval requests by ClearGov in a similarly timely fashion. Any delay by Customer in meeting these deliverable requirements may result in a delayed data onboarding process. Any such delay shall not affect or change the Service Period(s) as set forth in this Service Order. Customer shall be solely responsible for inputting applicable text narrative, custom graphics, performance metrics, capital requests and personnel data and other such information for budget books, projects, dashboards, etc. |
| Taxes | The Service Fees and Billing amounts set forth above in this ClearGov Service Order DO NOT include applicable taxes. In accordance with the laws of the applicable state, in the event that sales, use or other taxes apply to this transaction, ClearGov shall include such taxes on applicable invoices and Customer is solely responsible for such taxes, unless documentation is provided to ClearGov demonstrating Customer's exemption from such taxes. |
| Term & Termination | Subject to the termination rights and obligations set forth in the ClearGov Service Agreement, this ClearGov Service Order commences upon the Order Date set forth herein and shall continue until the completion of the Service Period(s) for the Service(s) set forth herein. Each Service shall commence upon the Start Date set forth herein and shall continue until the completion of the applicable Service Period. |

| | |
|---------------------|---|
| Auto-Renewal | After the Initial Period, the Service Period for any ClearGov Annual Subscription Services shall automatically renew for successive annual periods (each an "Annual Term"), unless either Party provides written notice of its desire not to renew at least sixty (60) days prior to the end of the then current Annual Term. |
| Agreement | This ClearGov Service Order shall become binding upon execution by both Parties. The signature herein affirms your commitment to pay for the Service(s) ordered in accordance with the terms set forth in this ClearGov Service Order and also acknowledges that you have read and agree to the terms and conditions set forth in the ClearGov Service Agreement found at the following URL: http://www.ClearGov.com/terms-and-conditions . This Service Order incorporates by reference the terms of such ClearGov Service Agreement. |

| Customer | |
|------------------|--------------------|
| Signature | |
| Name | Jennifer McCain |
| Title | County Comptroller |

| ClearGov, Inc. | |
|------------------|------------------|
| Signature | |
| Name | Bryan A. Burdick |
| Title | President |

Please e-mail signed Service Order to Orders@ClearGov.com or Fax to (774) 759-3045



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action, accept donation to Storey County at no-cost vacant land including surface rights only located at 347 South "G" Street (Assessor Parcel Number 001.134.02; Lot 5, Block 179, Range "G", Virginia City, Nevada, filed June 6, 1865, in the office of the Storey County Recorder), Virginia City, Storey County, Nevada, and as further described in the enclosed exhibits.
- **Recommended motion:** I (commissioner) accept donation to Storey County at no-cost vacant land including surface rights only located at 347 South "G" Street (Assessor Parcel Number 001.134.02; Lot 5, Block 179, Range "G", Virginia City, Nevada, filed June 6, 1965, in the office of the Storey County Recorder), Virginia City, Storey County, Nevada, and as further described in the enclosed exhibits.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The subject parcel was offered to Storey County by its current owners at no cost. The land will enable the county to better develop vehicle ingress and egress along the "I Street road easement" serving the Virginia City Fairgrounds and F Street corridor. The county will purchase title insurance on the parcel in an amount under \$1,000 and approximately \$500. County Treasurer records show that taxes on the parcel are current and nothing owed.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____



PRELIMINARY REPORT

Proposed Buyer: Storey County
Proposed Lender
Proposed Loan Amount: \$0.00
Property Address: 347 S. G Street, Virginia City, NV 89440

Escrow Office:
Ticor Title of Nevada, Inc.
307 W. Winnie Lane Suite #1
Carson City, NV 89703
Phone: (775) 883-7513 Fax: (775) 887-5065
Escrow Officer: Dawn Cuellar
Customer No.: /

Title Office:
Ticor Title of Nevada, Inc.
307 West Winnie Lane Suite 1
Carson City, NV 89703
Phone: (775) 883-7513 Fax: (775) 887-5065
Order No.: 02008890-DC1

The information contained in this report is through the date of
November 23, 2020 at 7:30 a.m.

*In response to the application for a policy of title insurance referenced herein, **Ticor Title of Nevada, Inc.** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

*The policy(s) of title insurance to be issued hereunder will be policy(s) of **Chicago Title Insurance Company**.*

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

A handwritten signature in blue ink, appearing to read 'Tammy May'.

Tammy May, Title Officer

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): Paul Graham and Kiah Beverly-Graham

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

2. The Company requires that the spouse, if any, of the following named person join in any conveyance or encumbrance that is the subject of this transaction:

Name: Paul Graham and Kiah Beverly-Graham

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

SURFACE RIGHTS ONLY

Title to said estate or interest at the date hereof is vested in:

Paul Graham and Kiah Beverly-Graham

The land referred to in this Report is situate in the State of Nevada, County of Storey and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions to said policy form would be as follows:

7. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
8. Any liens levied by the Storey County Water System and the Virginia Divide Sewer District, by reason that subject property is located within said district. (775) 847-0958
9. Rights of the public, county and/or city in that portion lying within the street as it now exists.

STREET NAME: H Street and G Street

10. Rights of any Mining Company, or its successors in interest, by reason of any mineral patent to the subjacent property on which the herein described premises are situate, the rights of the present owners of said premises being only surface rights.
11. Any overlaps, encroachments or conflicts in boundary lines with that of adjoining mines or patented mining claims.
12. Any loss or damage as the result of contamination, explosion, fire, vibration, fracturing, earthquake or subsidence or negligence by a person or an entity exercising a right to extract or develop minerals or other subsurface substances..
13. Any adverse claim of the adjoining land owners, including owners of unpatented mining claims, in and to any extralateral rights incidental to the ownership of the mining claims described herein.
14. Any overlaps, encroachments or conflicts in boundary lines with that of adjoining mines or patented mining claims.
15. Any right, title, cause of Action, or claim of adverse Possessory interest in and to the rights described herein, that may be asserted by the successor-in-interest to the Savage Mining Company Mining Certificate No. 51 recorded February 4, 1870, in Book 31 at Page 127, Official Records of Storey County, State of Nevada. The Possessory rights to the surface of the land described herein have been relinquished by the Mining Certificate holder by document recorded October 9, 2015 as Document No. 122983, Official Records of Storey County, State of Nevada.
16. The community interest of the spouse of the vestee named below.

Vestee: Paul Graham and Kiah Beverly-Graham

The Company will require that the spouse of the vestee shown above join in any conveyance or encumbrance before such transaction will be insured.

17. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

INFORMATIONAL NOTES

1. Note: Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).
2. Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
3. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:
Assessor's Parcel No.: 001-134-02
Fiscal Year: 2020-2021
Total Taxes: \$29.07
4. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
6. Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling: Vacant Land
Address: 347 S. G Street, Virginia City, Nevada

Order No.: 02008890-DC1

EXHIBIT A

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

THE SURFACE RIGHTS ONLY IN AND TO THE FOLLOWING:

Lot 5 in Block 179, Range "G", Virginia City, Nevada, filed June 6, 1865, in the office of the County Recorder of Storey County, State of Nevada.

Excepting therefrom any right, title or claim of interest that may be asserted by the successor in interest to the Savage Mining Company Mining Certificate # 51, recorded February 4, 1870 in Book 31 of Deeds at Page 127, record of Storey County, Nevada. The possessory rights herein being situate upon the surface of lands and property described within said Mining Certificate.

FURTHER EXCEPTING therefrom any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances thereto.

RESERVING THEREFROM all mineral interests and rights lying below the surface of the above described property without right of surface entry

APN: 001-134-02

Order No.: 02008890-DC1

EXHIBIT A

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

THE SURFACE RIGHTS ONLY IN AND TO THE FOLLOWING:

Lot 5 in Block 179, Range "G", Virginia City, Nevada, filed June 6, 1865, in the office of the County Recorder of Storey County, State of Nevada.

Excepting therefrom any right, title or claim of interest that may be asserted by the successor in interest to the Savage Mining Company Mining Certificate # 51, recorded February 4, 1870 in Book 31 of Deeds at Page 127, record of Storey County, Nevada. The possessory rights herein being situate upon the surface of lands and property described within said Mining Certificate.

FURTHER EXCEPTING therefrom any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances thereto.

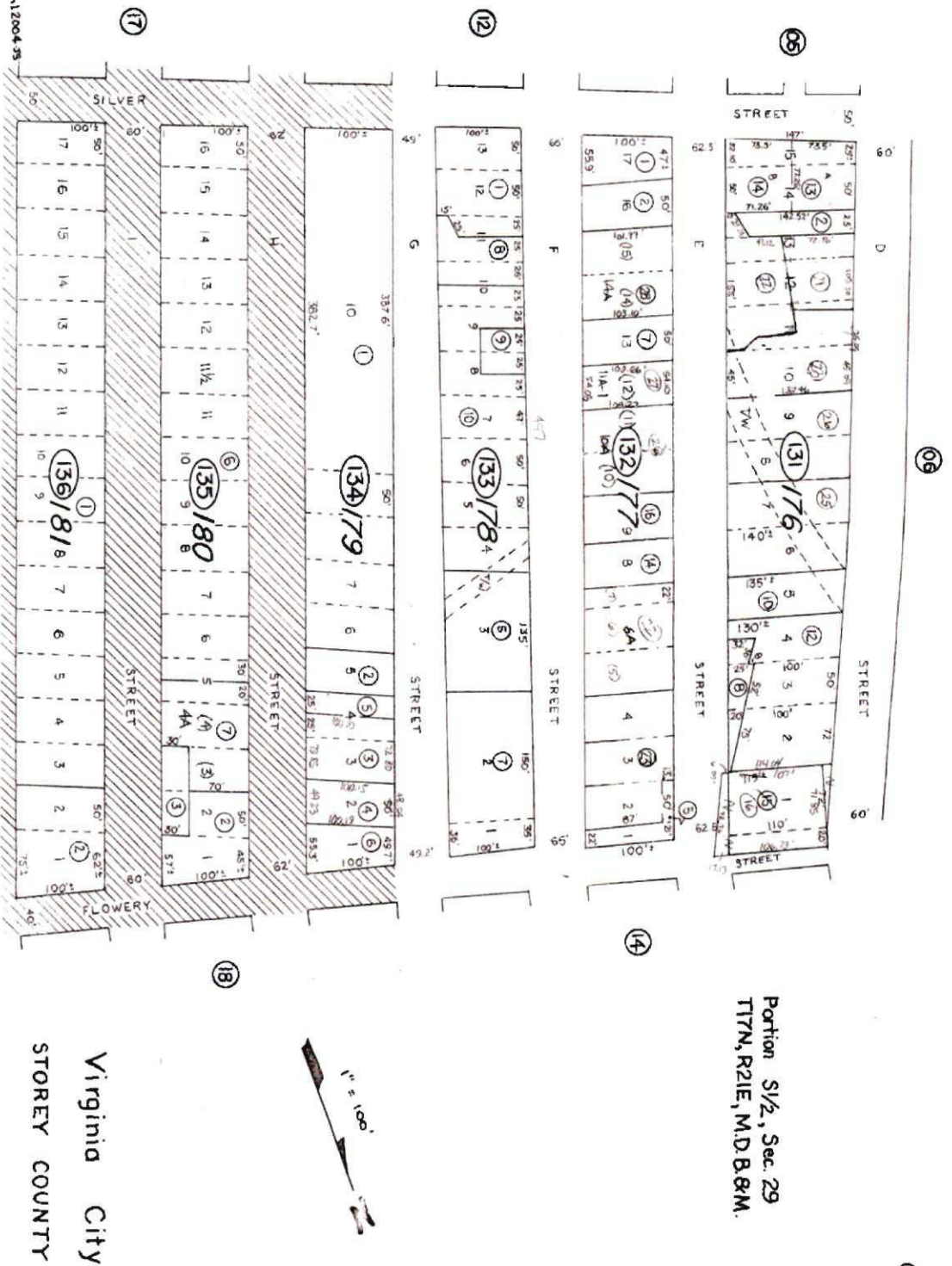
RESERVING THEREFROM all mineral interests and rights lying below the surface of the above described property without right of surface entry

APN: 001-134-02

Portion S1/2, Sec. 29
T17N, R21E, M.D. B. & M.

Revised Apr-12-2004 JS

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;

- e. land division; and
 - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8 a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8 e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

| | Your Deductible Amount | Our Maximum Dollar Limit of Liability |
|------------------|---|--|
| Covered Risk 16: | 1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less) | \$ 10,000.00 |
| Covered Risk 18: | 1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less) | \$ 25,000.00 |
| Covered Risk 19: | 1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less) | \$ 25,000.00 |
| Covered Risk 21: | 1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less) | \$ 5,000.00 |

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is

- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 75% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 75% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties **except** Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

EMPLOYEE RATES

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

FIRST RESPONDER RATE

Any person in a given transaction who is a First Responder shall be charged 75% of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws
- EMT
- Paramedic
- Search & Rescue team member

This discount shall only be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.



Inquire before you wire!

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Estimated location of the subject parcel.





Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve and authorize the County Manager to sign an 18-month contract between Storey County and Lakota HRM, LLC a Nevada limited liability company to provide labor relations guidance and administration, interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies.
- **Recommended motion:** I, Commissioner () motion to authorize the County Manager to sign an 18-month contract between Storey County and Lakota HRM, LLC, a Nevada limited liability company to provide labor relations guidance and administration; interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies.
- **Prepared by:** Tobi Whitten (on behalf of Austin Osborne)

Department:

Contact Number: 7758470968

- **Staff Summary:** Lakota HRM, LLC is an LLC created by Jeanne Greene who has extensive experience in Human Resources. Ms. Greene served as the Director of Personnel for the State of Nevada under two Governors and was the General Manager of HR Services for POOL/PACT, our liability and workers' compensation carrier. Additionally, she has been working with Storey County under a previous contract, which is set to expire in August 2021, since February 2020. She has been able to dedicate her time and resources to the services outlined in the contract, ensuring compliance with timeframes, federal and state law, union agreements, personnel policies, and other applicable requirements. She is able to assume non-legal duties previously performed by contract legal counsel, which has resulted in substantial financial savings.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **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 Business Licensing
P O Box 526
Virginia City NV 89440



STATE of NEVADA
County of Storey
Business License

LAKOTA HRM, LLC
GREENE, JEANNE
1611 SONOMA ST
CARSON CITY NV 89701

Located: 1611 SONOMA ST
CARSON CITY

Issue Date: 6/08/21

Class: OC

License #: 22-9940

LAKOTA HRM, LLC, having paid the required Storey County business license fee(s) in the amount of \$ 75.00 is hereby granted permission to transact business under this OUT-OF-COUNTY license for the period 7/01/21 through 6/30/22 in conformance with and subject to the County Commissioners of Storey County, Nevada.

Conditions:

Jennifer McCain
Jennifer McCain - Storey County Comptroller

~ COUNTERSIGNED ~

Martin L. Azevedo
Martin L. Azevedo - Community Development Director /
Fire Marshall

Please Post in Conspicuous Place

Account: # 019527
** NON-TRANSFERABLE **

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

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

Lakota HRM. LLC

Nevada Business Identification # NV20191662196

Expiration Date: 12/31/2021

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



Certificate Number: B202012041257436

You may verify this certificate

online at <http://www.nvsos.gov>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 12/04/2020.

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 15 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 legal framework and the 2016 Master Plan of Storey County.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** County staff have reached out to the Blockchains group with the appropriate Storey County codes and processes for submitting a Planned Unit Development application in accordance with the 2016 Storey County Master Plan, and which would require a public meeting with the board and planning commission. We are waiting to hear back.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**



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 in 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 decrees, 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)



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 30 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Annual review and evaluation of the performance of Austin Osborne, County Manager for the time period of July 1, 2020 through June 30, 2021. The Board may, without further notice, take administrative action against Austin Osborne, County Manager, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the County Manager's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- **Recommended motion:** Take action as the Board deems appropriate.
- **Prepared by:** Tobi Whitten

Department:

Contact Number: 7758470968

- **Staff Summary:** In the Board's deliberations, the character, competence, and performance of the County Manager may be discussed and the Board may consider the job description, job duties, and other matters connected to this agenda item. The County Manager may be present at the meeting and may present evidence relating to his character, alleged misconduct, professional competence, or physical or mental health. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the County Manager's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Unknown
- **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 |

**County Commissioner's
Annual Evaluation of the
Storey County Manager**

Date of Evaluation:

County Manager Being Evaluated:

Evaluator:

Evaluation Period - From:

To:

(month/day/year)

A. County Manager job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administrates policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the County Manager's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics ICMA

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the County Manager's self-evaluation.

- **Distinguished:** The County Manager is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
- d. Affective advocate of county programs
- e. Communicates clearly with board, staff, and departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

County Manager Annual Evaluation Form
Evaluation Period: _____

County Commissioner's Evaluation
Evaluator: _____

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

____ ***Distinguished***

____ ***Excellent***

____ ***Satisfactory***

____ ***Needs Improvement***

____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives
- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

____ *Distinguished*
____ *Excellent*
____ *Satisfactory*
____ *Needs Improvement*
____ *Unsatisfactory*

Comments:

New or additional goals for the future:

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professional manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably
- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the county
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows county assets, strengths, weaknesses, and opportunities
- f. Builds positive image of county based on facts
- g. Demonstrates consistency and integrity

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

- 9. ICMA Code of Ethics:** The County Manager has exhibited excellent conformance with the Code of Ethics of the International County Manager's Association ICMA

_____ *Conformed to the ICMA Code of Ethics*

_____ *Did not conform to one or more of the ICMA Code of Ethics (Circle which of the tenant(s) above with which conformance did not occur.)*

ICMA Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on local government affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

County Manager's Self-Evaluation
Annual Evaluation of the
Storey County Manager

Date of Evaluation:

County Manager Being Evaluated:

Self-Evaluator:

Evaluation Period - From:

To:

(month/day/year)

A. County Manager job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administers policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the County Manager's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics ICMA

C. Rating scale for each evaluation element. For each category, check which most closely applies. This self-evaluation will be considered by the board during its evaluation.

- **Distinguished:** The County Manager is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
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1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
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- d. Affective advocate of county programs
- e. Communicates clearly with board, staff, and departments
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- g. Leads according to strategic goals, objectives, and policies
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- i. Positive relationship with staff, departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

____ ***Distinguished***

____ ***Excellent***

____ ***Satisfactory***

____ ***Needs Improvement***

____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

____ ***Distinguished***

____ ***Excellent***

____ ***Satisfactory***

____ ***Needs Improvement***

____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

County Manager Annual Evaluation Form
Evaluation Period: _____

Self-Evaluation
Evaluator: _____

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
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- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
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- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

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____ *Needs Improvement*

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Comments:

New or additional goals for the future:

County Manager Annual Evaluation Form
Evaluation Period: _____

Self-Evaluation
Evaluator: _____

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- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

____ *Distinguished*

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____ *Needs Improvement*

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Comments:

New or additional goals for the future:

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows county assets, strengths, weaknesses, and opportunities
- f. Builds positive image of county based on facts
- g. Demonstrates consistency and integrity

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

County Manager Annual Evaluation Form
Evaluation Period: _____

Self-Evaluation
Evaluator: _____

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

County Manager Annual Evaluation Form
Evaluation Period: _____

Self-Evaluation
Evaluator: _____

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

9. **ICMA Code of Ethics:** The County Manager has exhibited excellent conformance with the Code of Ethics of the International County Manager's Association ICMA

_____ *Conformed to the ICMA Code of Ethics*

_____ *Did not conform to one or more of the ICMA Code of Ethics (Circle which of the tenant(s) above with which conformance did not occur.)*

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Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on local government affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

RESOLUTION NO. 21-625

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

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

WHEREAS, for the purposes of NRS 245.045, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed and non-represented County employees by the enactment of a resolution.

WHEREAS, the salaries of all appointed officials and non-represented county employees, except certain Sheriff's Office employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule (Attachment A) for appointed officials and non-represented employees of the county.

WHEREAS, the salary grade range of appointed officials and non-represented employees shall be as follows for the 2021-22 fiscal period:

| Position | Salary Grade |
|---------------------------------|--------------|
| Administrative Assistant I | Grade 110 |
| Administrative Assistant II | Grade 116 |
| Administrative Assistant III | Grade 119 |
| Administrative Officer | Grade 144 |
| Assistant Public Works Director | Grade 144 |
| Automotive/Equipment Manager | Grade 133 |
| Bailiff/Court Services Officer | Grade 124 |
| Bailiff/Director of Security | Grade 140 |
| Building Official | Grade 144 |
| Chief Deputy District Attorney | Grade 153 |
| Chief Deputy Sheriff | Grade 134 |
| Communications Director | Grade 144 |
| Community Development Director | Grade 152 |
| Community Relations Coordinator | Grade 140 |
| Comptroller | Grade 152 |
| Corrections Officer | Grade 117 |
| County Manager | Grade 157 |
| Deputy District Attorney | Grade 152 |
| Dispatch Manager | Grade 140 |
| Emergency Management Director | Grade 140 |
| Event and Site Manager | Grade 124 |
| Fire Marshal | Grade 144 |

WHEREAS, the flat-rate salaries for the positions below shall be set by the Storey County Board of Commissioners as follows:

| | |
|-------------------------------|--|
| Emergency Management Director | \$21,678 |
| Government Affairs Director | \$30,000 (salary split 50/50 with SCSD) |
| Justice of the Peace | \$71,361 |

WHEREAS, salaries are set by the Nevada Legislature and County Commissioners for elected positions as follows:

| | |
|-------------------|-------------|
| Assessor | \$71,361 |
| Commissioners | \$30,806.31 |
| Clerk/Treasurer | \$71,361 |
| District Attorney | \$122,678 |
| Recorder | \$71,361 |
| Sheriff | \$96,937 |

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, by unanimous vote, to adopt Resolution 21-625 providing for the setting of salaries for the appointed officials and non-represented employees.

This resolution shall be effective on the 1st day of July, 2021.

PROPOSED AND ADOPTED this 6th day of July, 2021.

THOSE VOTING AYE:

Carmena
Mitchell

THOSE VOTING NAY:

Absent

Gilman

STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS

Jay Carmona, Chairman

ATTEST:

Vanessa Stephens
CLERK TO THE BOARD

| | |
|---|--------------------------|
| Fire Marshal/Community Development Director | Grade 152 |
| HR Director | Grade 144 |
| HR Generalist | Grade 124 |
| Information Technology Director | Grade 152 |
| Information Technology Officer | Grade 140 |
| Management Analyst I | Grade 129 |
| Management Analyst II | Grade 131 |
| Management Analyst III | Grade 133 |
| Planning Manager | Grade 140 141 |
| Public Works Director | Grade 152 |
| Senior Center Site Manager | Grade 119 |
| Senior Services Director | Grade 133 136 |
| Tourism Director | Grade 152 |
| Tourism Marketing Manager | Grade 135 |

WHEREAS, the salary grade and step range of casual intermittent part-time positions in the General Salary Schedule (Attachment A) shall be as follows for the 2021-22 fiscal period:

| | |
|---|-----------|
| IPT Administrative Assistant I | Grade 110 |
| IPT Administrative Assistant II | Grade 116 |
| IPT Facilities Maintenance Worker | Grade 110 |
| IPT Tourism Assistant | Grade 110 |
| IPT Visitor Liaison | Grade 110 |
| IPT Lifeguard | Grade 97 |
| IPT Pool Supervisor | Grade 105 |
| IPT Park Maintenance Worker | Grade 105 |
| IPT Road Worker | Grade 110 |
| IPT Pool Maintenance Worker | Grade 110 |
| IPT Maintenance Worker/Heavy Equipment Operator | Grade 118 |

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

STOREY COUNTY
GENERAL SALARY SCHEDULE
Step and Grade (Appointed Official and Non-Represented)
2021-2022

| STEP | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 | Step 8 | Step 9 | Step 10 |
|-------|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| GRADE | 2080 hours/yr (40 hour week) | | | | | | | | | |
| 97 | \$ 26,083.20 | \$ 26,996.11 | \$ 27,940.98 | \$ 28,918.91 | \$ 29,931.07 | \$ 30,978.66 | \$ 32,062.91 | \$ 33,185.11 | \$ 34,346.59 | \$ 35,548.72 |
| 98 | \$ 26,748.80 | \$ 27,685.01 | \$ 28,653.98 | \$ 29,656.87 | \$ 30,694.86 | \$ 31,769.18 | \$ 32,881.10 | \$ 34,031.94 | \$ 35,223.06 | \$ 36,455.87 |
| 99 | \$ 27,435.20 | \$ 28,395.43 | \$ 29,389.27 | \$ 30,417.90 | \$ 31,482.52 | \$ 32,584.41 | \$ 33,734.87 | \$ 34,905.24 | \$ 36,126.92 | \$ 37,391.36 |
| 100 | \$ 28,142.40 | \$ 29,127.38 | \$ 30,146.84 | \$ 31,201.98 | \$ 32,294.05 | \$ 33,424.34 | \$ 34,594.20 | \$ 35,804.99 | \$ 37,058.17 | \$ 38,355.20 |
| 101 | \$ 28,870.40 | \$ 29,880.86 | \$ 30,926.69 | \$ 32,009.13 | \$ 33,129.45 | \$ 34,288.98 | \$ 35,489.09 | \$ 36,731.21 | \$ 38,016.80 | \$ 39,347.39 |
| 102 | \$ 29,619.20 | \$ 30,655.87 | \$ 31,728.83 | \$ 32,839.34 | \$ 33,988.71 | \$ 35,178.32 | \$ 36,409.56 | \$ 37,683.89 | \$ 39,002.83 | \$ 40,367.93 |
| 103 | \$ 30,388.80 | \$ 31,452.41 | \$ 32,553.24 | \$ 33,692.61 | \$ 34,871.85 | \$ 36,092.36 | \$ 37,355.59 | \$ 38,663.04 | \$ 40,016.25 | \$ 41,416.82 |
| 104 | \$ 31,194.80 | \$ 32,248.94 | \$ 33,377.66 | \$ 34,545.88 | \$ 35,754.98 | \$ 37,006.40 | \$ 38,301.63 | \$ 39,642.19 | \$ 41,029.66 | \$ 42,465.70 |
| 105 | \$ 31,948.80 | \$ 33,067.01 | \$ 34,224.35 | \$ 35,422.21 | \$ 36,661.98 | \$ 37,945.15 | \$ 39,273.23 | \$ 40,647.80 | \$ 42,070.47 | \$ 43,542.93 |
| 106 | \$ 32,760.00 | \$ 33,906.60 | \$ 35,093.33 | \$ 36,321.60 | \$ 37,592.85 | \$ 38,908.60 | \$ 40,270.40 | \$ 41,679.87 | \$ 43,138.66 | \$ 44,648.52 |
| 107 | \$ 33,592.00 | \$ 34,767.72 | \$ 35,984.59 | \$ 37,244.05 | \$ 38,547.59 | \$ 39,896.76 | \$ 41,293.14 | \$ 42,738.40 | \$ 44,234.75 | \$ 45,782.45 |
| 108 | \$ 34,444.80 | \$ 35,650.37 | \$ 36,898.13 | \$ 38,189.57 | \$ 39,526.20 | \$ 40,909.62 | \$ 42,341.45 | \$ 43,823.40 | \$ 45,351.22 | \$ 46,944.73 |
| 109 | \$ 35,339.20 | \$ 36,576.07 | \$ 37,856.23 | \$ 39,181.25 | \$ 40,552.54 | \$ 41,971.88 | \$ 43,440.90 | \$ 44,961.33 | \$ 46,534.98 | \$ 48,163.70 |
| 110 | \$ 36,256.16 | \$ 37,525.13 | \$ 38,838.50 | \$ 40,197.85 | \$ 41,604.78 | \$ 43,060.94 | \$ 44,568.08 | \$ 46,127.96 | \$ 47,742.44 | \$ 49,413.42 |
| 111 | \$ 37,162.56 | \$ 38,463.25 | \$ 39,809.46 | \$ 41,202.79 | \$ 42,644.89 | \$ 44,137.46 | \$ 45,682.27 | \$ 47,281.15 | \$ 48,935.99 | \$ 50,648.75 |
| 112 | \$ 38,091.62 | \$ 39,424.83 | \$ 40,804.70 | \$ 42,232.86 | \$ 43,711.01 | \$ 45,240.90 | \$ 46,817.93 | \$ 48,463.18 | \$ 50,159.39 | \$ 51,914.97 |
| 113 | \$ 39,043.92 | \$ 40,410.46 | \$ 41,824.82 | \$ 43,288.69 | \$ 44,803.80 | \$ 46,371.92 | \$ 47,994.95 | \$ 49,674.77 | \$ 51,413.39 | \$ 53,212.86 |
| 114 | \$ 40,020.01 | \$ 41,420.71 | \$ 42,870.44 | \$ 44,370.90 | \$ 45,923.88 | \$ 47,531.72 | \$ 49,194.81 | \$ 50,916.63 | \$ 52,698.71 | \$ 54,543.17 |
| 115 | \$ 41,020.51 | \$ 42,456.23 | \$ 43,942.20 | \$ 45,480.18 | \$ 47,071.98 | \$ 48,719.50 | \$ 50,424.69 | \$ 52,189.55 | \$ 54,016.18 | \$ 55,906.75 |
| 116 | \$ 42,046.03 | \$ 43,517.65 | \$ 45,040.76 | \$ 46,617.19 | \$ 48,248.79 | \$ 49,937.50 | \$ 51,685.31 | \$ 53,494.30 | \$ 55,366.60 | \$ 57,304.43 |
| 117 | \$ 43,097.18 | \$ 44,605.58 | \$ 46,166.77 | \$ 47,782.61 | \$ 49,455.00 | \$ 51,185.93 | \$ 52,977.43 | \$ 54,831.64 | \$ 56,750.75 | \$ 58,737.03 |
| 118 | \$ 44,174.61 | \$ 45,720.72 | \$ 47,320.94 | \$ 48,971.17 | \$ 50,691.38 | \$ 52,465.57 | \$ 54,301.87 | \$ 56,202.43 | \$ 58,169.52 | \$ 60,205.45 |
| 119 | \$ 45,278.98 | \$ 46,863.75 | \$ 48,503.98 | \$ 50,201.62 | \$ 51,958.67 | \$ 53,777.23 | \$ 55,659.43 | \$ 57,607.51 | \$ 59,623.77 | \$ 61,710.61 |
| 120 | \$ 46,410.96 | \$ 48,035.34 | \$ 49,716.58 | \$ 51,456.66 | \$ 53,257.64 | \$ 55,121.66 | \$ 57,030.92 | \$ 59,047.70 | \$ 61,114.37 | \$ 63,253.37 |
| 121 | \$ 47,571.22 | \$ 49,236.22 | \$ 50,959.48 | \$ 52,743.07 | \$ 54,589.07 | \$ 56,499.69 | \$ 58,477.18 | \$ 60,523.88 | \$ 62,642.22 | \$ 64,834.69 |
| 122 | \$ 48,760.51 | \$ 50,467.13 | \$ 52,233.48 | \$ 54,061.65 | \$ 55,953.81 | \$ 57,912.20 | \$ 59,939.12 | \$ 62,036.99 | \$ 64,208.29 | \$ 66,455.58 |
| 123 | \$ 49,979.52 | \$ 51,728.80 | \$ 53,539.31 | \$ 55,413.19 | \$ 57,352.65 | \$ 59,359.99 | \$ 61,437.59 | \$ 63,587.91 | \$ 65,813.48 | \$ 68,116.96 |
| 124 | \$ 51,229.01 | \$ 53,022.02 | \$ 54,877.79 | \$ 56,798.51 | \$ 58,786.46 | \$ 60,843.99 | \$ 62,973.53 | \$ 65,177.60 | \$ 67,458.82 | \$ 69,819.88 |
| 125 | \$ 52,509.73 | \$ 54,347.57 | \$ 56,249.73 | \$ 58,218.47 | \$ 60,256.12 | \$ 62,365.08 | \$ 64,547.86 | \$ 66,807.04 | \$ 69,145.28 | \$ 71,565.37 |
| 126 | \$ 53,822.47 | \$ 55,706.25 | \$ 57,655.97 | \$ 59,673.93 | \$ 61,762.52 | \$ 63,924.21 | \$ 66,161.56 | \$ 68,477.21 | \$ 70,873.91 | \$ 73,354.50 |
| 127 | \$ 55,168.03 | \$ 57,098.92 | \$ 59,097.38 | \$ 61,165.79 | \$ 63,306.59 | \$ 65,522.32 | \$ 67,815.60 | \$ 70,189.15 | \$ 72,645.77 | \$ 75,188.37 |
| 128 | \$ 56,547.31 | \$ 58,526.39 | \$ 60,574.81 | \$ 62,694.93 | \$ 64,889.25 | \$ 67,160.38 | \$ 69,510.99 | \$ 71,943.87 | \$ 74,461.91 | \$ 77,068.08 |
| 129 | \$ 57,960.93 | \$ 59,989.56 | \$ 62,089.19 | \$ 64,262.31 | \$ 66,511.50 | \$ 68,839.40 | \$ 71,248.78 | \$ 73,742.48 | \$ 76,323.47 | \$ 78,994.79 |
| 130 | \$ 59,409.94 | \$ 61,489.29 | \$ 63,641.42 | \$ 65,868.87 | \$ 68,174.28 | \$ 70,560.38 | \$ 73,029.99 | \$ 75,586.04 | \$ 78,231.55 | \$ 80,969.65 |
| 131 | \$ 60,895.19 | \$ 63,026.52 | \$ 65,232.45 | \$ 67,515.58 | \$ 69,878.63 | \$ 72,324.38 | \$ 74,855.73 | \$ 77,475.69 | \$ 80,187.33 | \$ 82,993.89 |
| 132 | \$ 62,417.57 | \$ 64,602.18 | \$ 66,863.26 | \$ 69,203.47 | \$ 71,625.59 | \$ 74,132.49 | \$ 76,727.13 | \$ 79,412.57 | \$ 82,192.01 | \$ 85,068.74 |
| 133 | \$ 63,978.00 | \$ 66,217.23 | \$ 68,534.83 | \$ 70,933.55 | \$ 73,416.23 | \$ 75,985.79 | \$ 78,645.30 | \$ 81,397.88 | \$ 84,246.81 | \$ 87,195.45 |
| 134 | \$ 65,577.45 | \$ 67,872.66 | \$ 70,248.21 | \$ 72,706.89 | \$ 75,251.63 | \$ 77,885.44 | \$ 80,611.43 | \$ 83,432.83 | \$ 86,352.98 | \$ 89,375.33 |
| 135 | \$ 67,216.89 | \$ 69,569.48 | \$ 72,004.41 | \$ 74,524.57 | \$ 77,132.93 | \$ 79,832.58 | \$ 82,626.72 | \$ 85,518.66 | \$ 88,511.81 | \$ 91,609.72 |
| 136 | \$ 68,897.31 | \$ 71,308.72 | \$ 73,804.53 | \$ 76,387.68 | \$ 79,061.25 | \$ 81,828.40 | \$ 84,692.39 | \$ 87,656.62 | \$ 90,724.61 | \$ 93,899.97 |
| 137 | \$ 70,619.75 | \$ 73,091.44 | \$ 75,649.64 | \$ 78,297.38 | \$ 81,037.79 | \$ 83,874.11 | \$ 86,809.70 | \$ 89,848.04 | \$ 92,992.72 | \$ 96,247.47 |
| 138 | \$ 72,385.25 | \$ 74,918.73 | \$ 77,540.88 | \$ 80,254.82 | \$ 83,063.73 | \$ 85,970.97 | \$ 88,979.95 | \$ 92,094.25 | \$ 95,317.55 | \$ 98,653.66 |
| 139 | \$ 74,194.88 | \$ 76,791.70 | \$ 79,479.41 | \$ 82,261.19 | \$ 85,140.33 | \$ 88,120.24 | \$ 91,204.45 | \$ 94,396.61 | \$ 97,700.49 | \$ 101,120.01 |

**STOREY COUNTY
GENERAL SALARY SCHEDULE
Step and Grade (Appointed Official and Non-Represented)
2021-2022**

| | | | | | | | | | |
|-----|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 140 | \$ 78,711.50 | \$ 81,466.40 | \$ 84,317.73 | \$ 87,268.85 | \$ 90,323.26 | \$ 93,484.57 | \$ 96,556.53 | \$ 100,143.01 | \$ 103,648.02 |
| 141 | \$ 77,950.99 | \$ 80,679.28 | \$ 83,503.05 | \$ 86,425.66 | \$ 89,450.56 | \$ 92,581.33 | \$ 95,821.67 | \$ 99,175.43 | \$ 102,646.57 |
| 142 | \$ 79,899.77 | \$ 82,696.26 | \$ 85,590.63 | \$ 88,586.30 | \$ 91,686.83 | \$ 94,895.86 | \$ 98,217.27 | \$ 101,654.82 | \$ 105,212.74 |
| 143 | \$ 81,897.27 | \$ 84,763.67 | \$ 87,730.40 | \$ 90,800.97 | \$ 93,979.00 | \$ 97,268.26 | \$ 100,672.65 | \$ 104,196.20 | \$ 107,843.06 |
| 144 | \$ 83,944.71 | \$ 86,882.77 | \$ 89,923.67 | \$ 93,071.00 | \$ 96,328.48 | \$ 99,699.98 | \$ 103,189.48 | \$ 106,801.11 | \$ 110,539.15 |
| 145 | \$ 86,043.31 | \$ 89,054.83 | \$ 92,171.75 | \$ 95,397.76 | \$ 98,736.68 | \$ 102,192.47 | \$ 105,769.20 | \$ 109,471.12 | \$ 113,302.61 |
| 146 | \$ 88,194.40 | \$ 91,281.20 | \$ 94,476.05 | \$ 97,782.71 | \$ 101,205.10 | \$ 104,747.28 | \$ 108,413.44 | \$ 112,207.91 | \$ 116,135.18 |
| 147 | \$ 90,399.26 | \$ 93,563.23 | \$ 96,837.94 | \$ 100,227.27 | \$ 103,735.23 | \$ 107,365.96 | \$ 111,123.77 | \$ 115,013.10 | \$ 119,038.56 |
| 148 | \$ 92,659.23 | \$ 95,902.31 | \$ 99,258.89 | \$ 102,732.95 | \$ 106,328.60 | \$ 110,050.10 | \$ 113,901.86 | \$ 117,888.42 | \$ 122,014.52 |
| 149 | \$ 94,975.73 | \$ 98,299.88 | \$ 101,740.37 | \$ 105,301.28 | \$ 108,986.83 | \$ 112,801.37 | \$ 116,749.42 | \$ 120,835.65 | \$ 125,064.89 |
| 150 | \$ 97,350.11 | \$ 100,757.37 | \$ 104,283.88 | \$ 107,933.81 | \$ 111,711.50 | \$ 115,621.40 | \$ 119,668.15 | \$ 123,856.53 | \$ 128,191.51 |
| 151 | \$ 99,783.87 | \$ 103,276.31 | \$ 106,890.98 | \$ 110,632.17 | \$ 114,504.29 | \$ 118,511.94 | \$ 122,659.86 | \$ 126,952.95 | \$ 131,396.31 |
| 152 | \$ 102,278.47 | \$ 105,858.21 | \$ 109,563.25 | \$ 113,397.97 | \$ 117,366.90 | \$ 121,474.74 | \$ 125,726.35 | \$ 130,126.77 | \$ 134,681.21 |
| 153 | \$ 104,835.43 | \$ 108,504.67 | \$ 112,302.33 | \$ 116,232.91 | \$ 120,301.07 | \$ 124,511.60 | \$ 128,869.51 | \$ 133,379.94 | \$ 138,048.24 |
| 154 | \$ 107,456.31 | \$ 111,217.28 | \$ 115,109.88 | \$ 119,138.73 | \$ 123,308.59 | \$ 127,624.39 | \$ 132,091.24 | \$ 136,714.43 | \$ 141,499.44 |
| 155 | \$ 110,142.72 | \$ 113,997.72 | \$ 117,987.64 | \$ 122,117.20 | \$ 126,391.30 | \$ 130,815.00 | \$ 135,393.53 | \$ 140,132.30 | \$ 145,036.93 |
| 156 | \$ 112,896.30 | \$ 116,847.67 | \$ 120,937.34 | \$ 125,170.14 | \$ 129,551.10 | \$ 134,085.39 | \$ 138,778.37 | \$ 143,635.62 | \$ 148,662.86 |
| 157 | \$ 115,718.70 | \$ 119,768.85 | \$ 123,960.76 | \$ 128,299.39 | \$ 132,789.87 | \$ 137,437.51 | \$ 142,247.82 | \$ 147,226.50 | \$ 152,379.43 |
| 158 | \$ 118,611.66 | \$ 122,763.07 | \$ 127,059.77 | \$ 131,506.86 | \$ 136,109.60 | \$ 140,873.44 | \$ 145,804.01 | \$ 150,907.15 | \$ 156,188.90 |
| 159 | \$ 121,576.96 | \$ 125,832.15 | \$ 130,236.28 | \$ 134,794.55 | \$ 139,512.36 | \$ 144,395.29 | \$ 149,449.13 | \$ 154,679.85 | \$ 160,093.64 |
| 160 | \$ 124,616.39 | \$ 128,977.96 | \$ 133,492.19 | \$ 138,164.42 | \$ 143,000.17 | \$ 148,005.18 | \$ 153,185.36 | \$ 158,546.85 | \$ 164,095.99 |
| 161 | \$ 127,731.79 | \$ 132,202.41 | \$ 136,829.49 | \$ 141,618.52 | \$ 146,575.17 | \$ 151,705.30 | \$ 157,014.99 | \$ 162,510.51 | \$ 168,198.38 |
| 162 | \$ 130,925.09 | \$ 135,507.46 | \$ 140,250.22 | \$ 145,158.98 | \$ 150,239.55 | \$ 155,497.93 | \$ 160,940.36 | \$ 166,573.27 | \$ 172,403.34 |
| 163 | \$ 134,198.22 | \$ 138,895.15 | \$ 143,756.49 | \$ 148,787.96 | \$ 153,995.54 | \$ 159,385.38 | \$ 164,963.87 | \$ 170,737.61 | \$ 176,713.43 |
| 164 | \$ 137,553.17 | \$ 142,367.53 | \$ 147,350.39 | \$ 152,507.65 | \$ 157,845.42 | \$ 163,370.01 | \$ 169,087.96 | \$ 175,006.04 | \$ 181,131.25 |
| 165 | \$ 140,992.00 | \$ 145,926.72 | \$ 151,034.16 | \$ 156,320.35 | \$ 161,791.56 | \$ 167,454.27 | \$ 173,315.17 | \$ 179,381.20 | \$ 185,659.54 |

*Note: There are no longer 35-hour employees working in Storey County. The column, however, is included for retroactive reference. All employees henceforth are pursuant to the 40-hour workweek schedule.

Storey County Job Description

County Manager

Class Title: County Manager
Reports to: Board of Storey County Commissioners
FLSA Status: Exempt
Represented Status: Non-Represented
Created: March 2007
Last Revised 02-20-2018
02-04-2020

1. Job summary. The county manager is the county's chief administrative officer and reports to the Storey County Board of County Commissioners (board). The board considers and sets policy and the county manager is tasked with implementing these policies. Without limiting the specific duties and responsibilities that the county manager may be assigned by the board, the broad activity areas for measured achievement are:

- A. Executive leadership and development of goals for the county
- B. Managerial and organizational effectiveness
- C. Financial planning and preparation of the budget
- D. Human resource development
- E. Public service and communication
- F. Economic development in the county
- G. Emergency management
- H. Any job duties listed here or set by the board

2. Distinguishing characteristics: The county manager is responsible for the leadership, supervision, and management of county staff, and management of county resources consistent with the administrative and policy direction of the board. An employee in this position is unclassified and "at-will," serving at the pleasure of the board.

3. Evaluation of job performance. The county manager will be given a yearly evaluation by the board on the county manager's annual anniversary. The board may evaluate the county manager at other times as deemed appropriate. The board may consider an increase in salary, including a merit increase consistent with the amount given unclassified personnel and a possible performance based bonus. The administrative officer and/or personnel director (director) is responsible for placing the review on the board's agenda, providing any required legal notice, and providing material for the agenda packet including salary comparisons and any material requested by the board. In accordance with Storey County personnel policy, if a performance evaluation is not completed within 30 days of the employee's anniversary date it shall be considered a satisfactory performance evaluation and the personnel director/administrative officer shall authorize a step advancement retroactive to the employee's anniversary date.

4. Examples of duties: The county manager's duties are authorized by action by the board. The duties listed below are examples of the work typically performed by an employee in this position that are authorized by the board. The board may take action to include or eliminate other duties for the county manager.

A. Assist the board in the development of overall goals of the county; provide leadership and direction in the development of short- and long-range plans for achieving overall goals; work with the board and others to develop community and economic development plans.

B. Develop, evaluate, and implement administrative policies based on federal and state law and regulations, and the organizational goals and objectives of the board. Recommends policy changes where appropriate to the board for approval. Informs the board of operational problems.

C. Facilitate team management approach for decision making; promote opportunities for employee involvement in collaborative and participatory problem solving; select, direct, develop, and evaluate management personnel and other staff; administers discipline for inadequate performance or improper behavior.

D. Subject to the limitations of law and board direction; is designated the authorized representative to be responsible for the development, award and proper administration of all purchases and contracts made pursuant to the local government purchasing law, negotiates and supervises county contractual agreements, and after approval of the contract by the board, administers the agreements and if authorized by the board, enforces agreements.

E. Oversee the development of the annual county budget in conjunction with the comptroller for approval by the board; monitor expenditures to ensure compliance with budgets; account for variances between projected and actual expenditures, initiate remedial action, and reports significant variances to the board.

F. Administer the preparation of board meeting agendas; attend board meetings; makes oral and written presentations to the board of county commissioners and to other public and private groups; provide information to the news media and the public regarding County operations; represent the County with other government agencies and in meetings with the public.

G. Analyze proposed legislation and administrative regulations for their impact on County operations; review and makes recommendations to the board regarding legislative activities; participate in the lobbying process by presenting oral and written testimony to appropriate bodies.

H. Receive, investigate, and resolve complaints and concerns regarding County programs, services, employees, and facilities; act as liaison with cities, counties, regional, state, and federal agencies on a broad range of matters.

I. Engage with the county economic development team, transfer knowledge attracting and enhancing private enterprise and building public-private relationships.

J. May respond to call out in emergencies, other than during normal working hours, as needed. For example, may respond to and actively participate in all hazard Incident Command Systems.

QUALIFICATIONS FOR EMPLOYMENT:

Knowledge and Ability:

The county manager must have knowledge of: public administration and public finance principles and methods; organizational principles and relationships, principles of strategic planning; Nevada public finance laws, regulations and practices; conflict resolution techniques; principles and practices of supervision and employee development.

The county manager must have the ability to: synthesize large volumes of data, interpret and evaluate; exercise initiative, ingenuity, independent analysis and judgment in solving difficult and complex administrative, managerial and technical problems; understand and interpret complex regulations, laws and policies; demonstrate executive leadership and management skills; supervise effectively; establish and maintain effective community relations; make effective oral and written presentations; advocate effectively for the benefit of the county's interest; gain and maintain the confidence and cooperation of elected and appointed officials and the public.

5. Licensing, education, and other requirements.

A county manager must have:

- Any combination of training, education, and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:
 - Bachelor's Degree or equivalent from an accredited college or university with coursework in public or business administration, management, accounting, economics, or a similar field. Other education may be considered based on other qualifications and experience.
 - Master's Degree or higher with such major or significant coursework may be preferred.
 - At least 5 years of increasingly responsible professional experience in management, human resources, or administrative capacity that includes experience in supervision and/or personnel management in an open political environment.
 - Professional certifications, such as ICMA Credentialed Manager, applicable to the position may be preferred.
- Must possess a valid Nevada Class C Driver License.
- Ability to pass a criminal background investigation.

6. Physical demands.


The requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job.

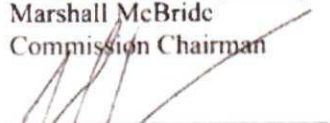
- **Physical Requirements.** Strength, dexterity, coordination, and vision to use keyboard and video display terminal for prolonged periods. Strength and stamina to bend, stoop, sit, and stand for long periods of time. Dexterity and coordination to handle files and single pieces of paper; occasional lifting of files, stacks of paper or reports, references, and other materials. Some reaching for items above and below desk level. Some reaching, bending, squatting, and stooping to access files and records is necessary. The

manual dexterity and cognitive ability to operate a personal computer using word processing and databases. The ability to communicate via telephone. Light lifting (up to 50 pounds) is occasionally required. In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.


- **Working Environment.** Work is typically performed indoors in an office environment where a portion of work is performed at a desk and on a computer. Work is typically performed independently with reporting directly to the board of county commissioners as appropriate. Position may occasionally be required to travel by motor vehicle to on- and off-site locations. Environment is generally clean with limited exposure to conditions such as dust, fumes, noise, or odors. Frequent interruptions to planned work activity by telephone calls, office visitors, and response to unplanned events.

Effective this 4th day of February, 2020.


Marshall McBride
Commission Chairman


Jay Carmona
Commission Vice-Chairman


Lance Gilman
Commissioner

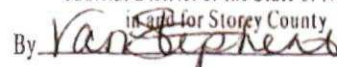

Jen Chapman
Human Resources Director

CERTIFIED COPY

The document to which this certificate is attached is a full, true, and correct copy of the original on file and of record in this office.

Date 02-05-2020

Storey County Clerk and Ex-Officio Clerk of the First Judicial District of the State of Nevada.

in and for Storey County
By  Deputy



STOREY COUNTY HUMAN RESOURCES

HEALTH AND HUMAN SERVICES

Tobi Whitten

Human Resources Director

26 So "B" Street, PO Box 176, Virginia City, NV 89440

Phone (775) 847-0968 – Fax (775) 847-0949

July 8, 2021

Austin Osborne
26 South "B" Street
Virginia City, NV 89440

Via: In-person hand-delivery

Re: Notice of meeting of the Storey County Board of County Commissioners to conduct an annual performance evaluation of the County Manager, which may consider his character, alleged misconduct, professional competence, or physical or mental health on July 20, 2021 at or about 10:00 a.m. The meeting will be held in the Storey County Courthouse at 26 South B Street, Virginia City, and via Zoom.com.

Mr. Osborne:

You are hereby provided notice pursuant to Nevada Revised Statute (NRS) 241.031 through 241.034 that the Board of County Commissioners will consider the following agenda item at the board's meeting on July 20, 2021, at or about 10:00 a.m.:

Discussion and possible action: Annual review and evaluation of the performance of Austin Osborne, County Manager. The board may, without further notice, take administrative action against Austin Osborne, County Manager, if the board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne.

In the board's deliberations, your character, competence, and performance as County Manager may be discussed and the board may consider your job description, job duties, and other matters connected to this agenda item. You are welcome to be present at the meeting and you may present evidence relating to your character, alleged misconduct, professional competence, or physical or mental health. You may choose to be represented by an attorney or other representative.

You are also hereby provided a County Manager's Self-Evaluation form. You are welcome, but not required, to complete this self-evaluation and share it with the board during the evaluation process.

At the end of the annual performance evaluation, the board has the right to make changes to the existing goals and objectives of your job, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the board.

Sincerely,



Tobi Whitten
Human Resources Director

Cc.: Board of Storey County Commissioners

Enc.: County Manager's Self-Evaluation form

Proof of Service

I, Tobi Whitten, hereby swear to affirm under penalty of perjury, that in accordance with NRS 241.033, I served this Notice of Meeting of the Storey County Board of County Commissioners by personally serving it to Austin Osborne on this 8th day of JULY, 2021.



Signature of person making service



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 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. Atypical Consulting and Events – Out of County / 18124 Wedge Pkwy. #156 ~ Reno, NV
- B. Big Bear Springs – General / 162 S. C St. ~ Virginia City, NV
- C. Dad's Family Automotive LLC – General / 351 N. C St. ~ Virginia City, NV
- D. EC Construction, LLC – Contractor / 105 E. Parr Blvd. ~ Reno, NV
- E. Gomez Roofing LLC – Contractor / 14 Grosh Ave. ~ Dayton, NV
- F. Refined Technologies, Inc. – Out of County / 480 Wildwood Forest Dr. Ste. 400 ~ Spring, TX
- G. Tahoe Rim Realty – General / 915 C St. ~ Virginia City, NV
- H. The Biggest Little Vape Shop – General / 440 USA Pkwy. Ste. 104 ~ Sparks, NV
- I. The Boldt Company – Contractor / 2525 N. Roemer Rd. ~ Appleton WI

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

Department:

Contact Number: 7758470966

- **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: _____

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

July 12, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **July 20, 2021**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Atypical Consulting and Events** – Out of County / 18124 Wedge Pkwy. #156 ~ Reno, NV
- B. Big Bear Springs** – General / 162 S. C St. ~ Virginia City, NV
- C. Dad's Family Automotive LLC** – General / 351 N. C St. ~ Virginia City, NV
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Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office