



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/17/2021 10:00:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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

Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

***Join Zoom Meeting:**

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

Meeting ID: 597 519 448

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Meeting ID: 597 519 448

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

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

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **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 August 17, 2021.

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

Consideration and possible approval of the Minutes for July 6, 2021.

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

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

A. All 5s Construction LLC - Contractor / 181 E Warm Springs Rd ~ Las Vegas, NV

B. Battle Born Gifts - General / 160 S. C St. ~ Virginia City, NV

C. Darren Leitzke - Home Business / 355 N. F St # 46 ~ Virginia City, NV

D. Empiendada - Food Truck / 3683 Kings Row ~ Reno, NV

E. Redwood Materials Inc. - General / 1201 Norway Dr ~ McCarran, NV

II For consideration and possible action, approval of claims in the amount of \$989,520.39.

III For consideration and possible action, appointment of Arika Perry to fill the member at large vacancy on the Storey County Debt Management Board

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

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

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

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

Discussion/For Possible Action: Approval of Resolution No. 21-630 providing for the transfer of Storey County's 2021 private activity bond volume cap to the Nevada Rural Housing Authority (NRHA), and other properly related matters for the purpose of providing a means of financing the cost of single-family residential housing that will provide decent, safe, and sanitary dwellings at an affordable price for persons of low and moderate income.

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

Consideration and possible approval of contract appointing Dr. Scott Shepherd to act as Storey County Health Officer per NRS 439.310 for a period of two years and at a contract price of \$500.00 per month. Said contract would begin on September 1, 2021 and last until August 31, 2023.

11. **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.

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

Consideration and possible approval of amendments to the Tahoe-Reno Industrial Center Development Agreement related to authorizing legal cannabis uses within the boundaries of the Tahoe-Reno Industrial Center. This includes rescission of prior approval of regulation and acceptance of new regulation.

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

Consideration and possible action on second reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance. Cannabis uses will only be allowable at the Tahoe-Reno Industrial Center and nowhere else in the county.

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

Consideration and possible action to authorize the county manager to approve and sign a two-year agreement between Storey County and Porter Group, LLC for federal government affairs consulting, federal funding initiatives, and federal lobbyist services.

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

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action to approve the replacement of 11 mattresses for the fire stations in accordance of Article 44 of the 2019-2023 Collective Bargaining Agreement with the Storey County Firefighters Association utilizing funds from a separate line item.

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action, notice to Storey County to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District.

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

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action, notice to the Storey County Fire Protection District to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District.

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action to approve Business License Second Readings:

A. D.F. Drumm Inc. – Contractor / 6639 Chula Vista Ct. ~ Sparks, NV

B. Frank's Mobile Tire Company, Inc. – Out of County / 2000 Vassar St. ~ Reno NV

21. PUBLIC COMMENT (No Action)

22. 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 08/11/2021; 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: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Agenda for August 17, 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: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes for July 6, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

Department:

Contact Number: 775-847-0969

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JULY 6, 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, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, Fire Chief Jeremy Loncar, Human Resources Director Tobi Whitten, Community Relations Director Lara Mather, Deputy District Attorney Keith Loomis, Assessor Jana Seddon, IT Director James Deane, Water/Sewer Project Manager Mike Nevin, Sheriff Antinoro, Recorder Marney Hansen-Martinez, Senior Center Director Stacy York, Tourism Director Deny Dotson, Communications Manager Becky Parsons, Emergency Management Director Joe Curtis, Comptroller Jennifer McCain, Planner Kathy Canfield

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 July 6, 2021.

County Manager Osborne requested to move item Consent item 6IV to after item 8. And, continue item 8 to the July 20, 2021 meeting.

Public Comment:

Sam Toll, Gold Hill resident: Asked if Item 9 is for consideration of a solar panel farm for the park?

Mr. Osborne: It is a solar project, but not necessarily in the Tahoe Reno Industrial Center.

Mr. Toll commented about ownership of this solar company - it has been suggested that the company who owns or is related to or associated with the project, is owned by Switch. Is this known to be a fact?

Mr. Osborne: We are not on that agenda item.

Mr. Toll requested the item be removed, postponed, or delayed for consideration based on the fact it's customary for Commissioner Gilman to recuse himself for projects in the industrial park - it is uncertain this project falls under that prevue. Commissioners Carmona and Mitchell have received campaign funds from Switch. From where he sits, that is a conflict requiring them to also recuse. This may present an opportunity for all three commissioners to recuse from voting on this item.

Deputy District Attorney Keith Loomis: It is his recollection, under the Ethics in Government law, that campaign contributions do not create a conflict of interest. He will look it up right now to verify.

Mr. Toll recalls that Commissioner Carmona previously recused from an item where his daughter received a scholarship from the Jeep Posse on the ground he had received a contribution from them.

Chairman Carmona explained, for the record, his daughter received a scholarship - it was not a campaign contribution.

Vice Chairman Mitchell: Understands Item 9 deals not with a solar field, but with transmission lines serving the solar field - and that a solar installation is a permitted use or is covered under the Developers Agreement. He wants to be sure the agenda item is clear.

Mr. Osborne: Wants to be careful, we are on the agenda, not the agenda item - action can be taken when we are on the item. The applicant is here and is prepared to explain ownership and how it's structured. Ms. Canfield will explain the full project, its location - not in TRICenter, but how it may interface. The Board can then take action it feels is appropriate.

Vice Chairman Mitchell: When hearing this item, if it is clear there is some sort of conflict - then it would probably be appropriate to continue the item. We are careful and often recuse when it's not required by law or ethics guidelines, but under an abundance of caution. He does feel he has any conflict in fairly discussing any item on the agenda.

Chairman Carmona: Neither do I.

Mr. Toll: Item #18 suggests the Fire Department is considering implementing a program to enforce mitigation rates on services provided to the community. Not having the opportunity to thoroughly review the packet, he requests this item be postponed until community outreach can be done. Call logs indicate they are a medical services department that puts out fires once in a while. The community has not had time to consider and provide adequate feedback. A workshop could be conducted for outreach to Lockwood, the Highlands, Mark Twain and Virginia City. Looking at the amount of overtime - he feels it's appropriate to reconsider (this item) and get more public comment from workshops.

Chairman Carmona: Does not want to "bungle" up the agenda because of (Mr. Toll's) schedule. The reality is, the rates will not be and have never been, directly charged to residents of the County. The rates have not been adjusted in ten years - and will be charged to people outside the County or to insurance companies - never to a Storey County resident. Your comments are appreciated.

Motion: I, Commissioner Mitchell, move to approve today's Agenda, with the changes moving Item 6-IV to the regular agenda after item 8, and continuing item 8 to the July 20, 2021 at the Courthouse, **Action:** Approve, **Moved by:** Vice Chairman Mitchell,

Mr. Loomis: Received a text from Citadel's project rep - stating Citadel is not owned by Switch. The project is for Switch. NRS281a.420, subsection 2 - does not say that campaign contributions can't be a conflict of interest, but that campaign contributions do not have to be disclosed if they were reported on a financial form. It has to be something significant that would affect a reasonable person in their performance of duties - the idea is elected people are elected to serve the public and are not supposed to recuse themselves every time there is some pecuniary interest. In this situation, he does not see a conflict of interest that would be generated by a campaign contribution from Switch.

Seconded by: Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for May 4, 2021 meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

5. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Minutes for May 18, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for May 18, 2021 meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

6. CONSENT AGENDA

- I Consideration and possible approval of claims in the amount of \$2,250,319.36
- II Consideration and possible approval of Unsecured Tax Bill correction for Fulcrum Biofuels Saddle Court
- III Consideration and possible approval of Unsecured Tax Bill correction for Fulcrum Sierra Biofuels 3600-1.
- IV Consideration and possible approval of Unsecured Tax Bill Corrections for Valeo North America as part of the Tesla project
- V Consideration and possible approval of Unsecured Bill Correction for Wells Fargo.
- VI Consideration and possible approval of Unsecured Tax Bill Correction due to incorrect reporting.

- VII Consideration and possible approval of Unsecured Bill Correction due to incorrect reporting.
- VIII Consideration and possible action, approval of business license first 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
- IX Consideration and possible approval for the County Manager to sign a proposal from Sierra Controls in the amount of \$94,170.00 to replace the failing and obsolete PLC's (Brains) on the water filters at the Water Treatment Plant.
- X Consideration and possible approval to confirm expenditure of \$5,000 to Economic Development Authority of Western Nevada (EDAWN) to compile and prepare an inventory of commercial and industrial parcels in Storey County for the purposes of marketing, regional data sharing, planning, and economic development.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

7. PUBLIC COMMENT (No Action) None

6IV. Consideration and possible approval of Unsecured Tax Bill Corrections for Valeo North America as part of the Tesla project.

Assessor Jana Seddon asked to continue this item to July 20, 2021 as the "back up" was not included. This company is part of the Tesla abatement. They did not turn in a declaration this year so an estimate was done and a bill was sent. The company was told they needed to turn in a declaration - they didn't think they had to. To maintain a good repore with this company, this item is before the Commission to remove this bill, which has not been paid. In the future, if the declaration is not returned they will be subject to an estimate which will be outside of their abatement. The bill is for \$48,890.10 and we are looking to remove that bill.

Vice Chairman Mitchell: The "back up" - a one page document - was added to the packet this morning. If anyone is concerned, he is open to moving it. However, it was made available prior to the meeting. He is comfortable going ahead with this.

Mr. Loomis said he understands it was made available today, but that is not much notice to those interested. He recommends postponing this.

Public Comment: None

Motion: I move to continue Item 4 on the Consent Agenda, now being considered on the regular agenda, to the July 20, 2021 Commissioner meeting at the County courthouse, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

8. DISCUSSION/POSSIBLE ACTION: The Board will deliberate and may take action regarding approval of a settlement agreement with employee Mitchell Hammond.

Continued to July 20, 2021.

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and action on Special Use Permit 2021-23 by applicant Citadel Solar, LLC. The applicant requests Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

Senior Planner Kathy Canfield reviewed this request for a Special Use Permit to construct transmission lines associated with a proposed solar field. The transmission lines cross special industrial and forestry zoning. Ms. Canfield described the transmission lines and pole locations. The poles will meet FAA requirements. The Planning Commission approved 5 to 0.

Public Comment:

Linda Bullen, legal counsel for applicant stated: To reiterate, Switch does not have an ownership interest in the solar facility or transmission lines.

Ms. Bullen thanked the Board for their consideration of this matter

Vice Chairman Mitchell: This is just a transmission line - but how close are neighboring properties, is there a bit of a buffer?

Ms. Canfield: It's a very remote area, and it is unlikely that it will be seen by anyone. The surrounding area is forestry, identified in the Master Plan to become industrial.

Chairman Carmona: Do these power lines look similar to the power lines going to the Petroglyphs?

Ms. Canfield: It may look a little different. They're 3 sets spaced about 15 feet apart. She is not sure what the lines to the Petroglyphs are.

Kris Thompson, Project Manager - Tahoe Reno Industrial Center: TRIC supports this request 110%. An advantage in Storey County, is (the area) is very suitable for solar and wind power. Companies will be very attracted by the capability of solar power. The Apple Data Center has 150 acres of solar panels and are close to being energy neutral. This transmission line is a great move for the County going forward.

Assessor Seddon described the location of this project. The property cannot be seen - it is a perfect place for the wind and solar which is nice as the property has not been utilized at all.

Vice Chairman Mitchell: Are these properties taxed as forest and range, or are they considered commercial property? Would there be re-characterization for taxation purposes of any of this land?

Ms. Seddon: Yes and no. This property is sitting - all of the property out there is pretty valuable. It does not have the value as something in the industrial park, but this is an area where land values are rising. This project will be getting a 75% abatement. The 25% (the County) will get is a lot considering it's just vacant land.

Mr. Osborne: There are different types of abatements. Solar - regardless of ownership; the other would be tied to ownership for certain types of industries.

Vice Chairman Mitchell: Are there any conditions for approval outside the "normal ones" - that stuck out as unique?

Ms. Canfield: Nothing.

Ms. Canfield read the Findings:

This approval is for Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

The Special Use Permit conforms to the 2016 Storey County Master Plan for the Industrial and Transition from Resources to Industrial designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.

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

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

The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 - Special Use Permit, 17.12 - General Provisions, 17.32 F - Forestry and 17.38 IS- Special Industrial Zone.

Motion: In accordance with the recommendation by staff and the Planning Commission, the findings of fact under section 3A of this report as read into the record, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the Conditions of Approval, I, Commissioner Mitchell, move to approve Special Use Permit 2021-23, to construct an approximate 4+ mile, 120 kilovolt transmission line, from the proposed solar field to an eventual location within the Tahoe Reno Industrial Center. The transmission lines will range between 50 and 120 feet in height requiring a Special Use Permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow County Special Use Permit process. The proposed transmission lines will be located within a portion of section 4, 5, and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

10. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution No. 21-627 setting the tax rate levy at 3.4607 for 2021-2022.

Comptroller Jennifer McCain explained the tax rate is set every year.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 21-0627 setting the tax rate levy at 3.4607 for 2021-2022, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

Vice Chairman Mitchell:

- The town was full for the 4th of July - at or close to capacity. There is good conversation in the community on how to provide an adequate experience for visitors, and what we can improve.

Chairman Carmona:

- The weekend was fantastic, the (fireworks) show was nice and long. Everyone was well-behaved. It was a great experience leading the parade, with the Sheriff, for the first time.

12. PUBLIC HEARING AT 10:30 AM (Discussion Only/No Action):

The purpose of the hearing is to hear objections to a proposed amended lease of County Property at 1705 Peru Drive in the Tahoe Reno Industrial Center to the TRI GID. The proposed lease will involve adding an approximate 160 square feet of office space and 180 square feet of parking space. No rent in addition to the current rental amount of \$900.00 per month will be charged.

Deputy District Attorney Loomis: The notice of this lease was advertised in the paper to allow for any objections to this proposed lease. No concerns or objections were brought forward.

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of amendment of lease with the TRI GID to add approximately 160 square feet of office space and 180 square feet of parking space to the space currently leased to the GID at the county complex located at 1705 Peru Drive in the Tahoe Reno Industrial Center. There would be no additional rent charged to the GID beyond the current rent of \$900.00 per month.

Deputy District Attorney Keith Loomis explained this is an amendment to the current lease with the TRI GID, to add additional square feet to the current office and parking space.

Public Comment: None

County Manager Osborne: This will amend the current lease rather than create a new one.

Vice Chairman Mitchell: The GID is a valuable partner for the County especially with economic development activities. He was concerned about (the County) not having enough space but those concerns were addressed and (the County) is not at risk of not having enough space in the future.

Motion: I, Commissioner Mitchell, move to approve the proposed amendment to the lease with TRI GID and authorize the Chairman to sign and deliver the amended lease to the TRI GID, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

14. PUBLIC HEARING AT 11:00 AM (Discussion Only/No Action):

Public Hearing to be held at 11:00 a.m. The purpose of the hearing is to hear objections to a proposed lease of County Property at 1705 Peru Drive in the Tahoe Reno Industrial Center 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). The proposed lease will involve approximately 120 square feet of office space and associated parking spaces with no rent requested for an initial period of four years.

Mr. Osborne asked for advisement from Mr. Loomis regarding the time set for this hearing. Deputy District Attorney Loomis recommended hearing this at 11:00 as advertised.

Chairman Carmona called for recess at 10:45 AM.
Meeting reconvened at 11:00 AM.

No concerns, objections, or public comment were brought forward.

County Manager Osborne: We are still working with applicant, State of Nevada Health Services, regarding janitorial services. If the existing contract was amended to state janitorial services provided by the State would include cleaning the office once a week and office space as appropriate, that would be sufficient. The language could be finalized and the agreement signed by both parties.

15. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of lease with the State of Nevada, Department of Administration, Division of Public Works on behalf of the Department of Health and Human Services, Division of Public and Behavioral Health, Environmental Health Section (DPBH) to lease approximately 120 square feet of office space and associated parking spots at the County complex located at 1705 Peru Drive in the Tahoe Reno Industrial Center. Associated with the proposed lease is an Access and Confidentiality agreement by which the County, its officers and employees agree to keep confidential any confidential information they may come across which is held by the Environmental Health Section.

Mr. Osborne repeated what he previously stated asking to allow amendment 4.2(b) in the existing contract, providing for janitorial services by the State for the restroom at Station 175 and office space rented as appropriate.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the proposed lease with (DPBH) and authorize the Chairman to sign and deliver it to DPBH and also to approve the access and confidentiality agreement and authorize the County Manager to sign, further to amend the lease section 4.2(b) of the lease to allow the State to provide janitorial activities as they see fit, and to make those changes to the lease, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

17. DISCUSSION/POSSIBLE ACTION: Consideration and possible to approve the Storey County Fire Protection District Annual Operating Plan with Truckee Meadows Fire Protection District.

Fire Chief Loncar: This (Operating Plan) is re-visited with neighboring agencies every year. (This plan) sets and updates their billing rates.

Vice Chairman Mitchell: This works both ways?

Fire Chief Loncar: That's right.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Annual Operating Plan for the Storey County Fire Protection District and Truckee Meadows Fire Protection District, and authorize the Fire Chief to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve Resolution No: 21-628, establishing and implementing a program to charge mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for services provided and/or rendered.

Chief Loncar: This is to refresh a Resolution done in 2014. To be clear, this is for insurance companies who do provide monetary reimbursement for emergency services that citizens should not encounter. For example, a tanker truck rolling over and dumping diesel fuel. If responded to, this can be mitigated by billing insurance or large companies. This is not billing (citizens) - this supplements the budget by dealing with problems created by large corporations. Other agencies do this. This has been done since 2014 - the rates are just being refreshed.

Vice Chairman Mitchell: Had some concerns but they were addressed by the Fire Chief.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve Resolution No. 21-628, establishing and implementing a program to charge mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for services provided and/or rendered, **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution 21-626, a resolution setting salary of appointed and non-represented employees of the Storey County Fire Protection District whose salaries are fixed by ordinance or resolution per NRS 474.470 for the 2021-22 fiscal year.

Fire Chief Loncar: This "refreshes" positions that are recognized under the Fire Protection District. It does not mean they are filling these positions right now. There are additional positions listed. This sets groundwork for growth and development within the District.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve Resolution No. 21-626, a resolution setting salaries of appointed and non-represented employees of the Storey County Fire Protection District whose salaries are fixed by ordinance or resolution per NRS 474.470 for the 2021-22 fiscal year. **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on the business impact statement for the proposed cannabis establishment licensing ordinance. Cannabis use ordinances and uses may be considered only for the Tahoe-Reno Industrial Center and nowhere else in Storey County.

Outside Council Robert Morris presented a draft business-impact statement regarding public consumption. There is a requirement of 15 working-day notice before approving. This request is to have this heard on August 3rd. The hearing for the Ordinance would be August 17th.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue consideration of the business impact statement for the proposed cannabis establishment licensing ordinance to the meeting of August 3, 2021,

Action: Approve **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

22. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on first reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance for potential cannabis uses at the Tahoe-Reno Industrial Center. Cannabis use ordinances and uses may be considered only for the Tahoe-Reno Industrial Center and nowhere else in Storey County.

Mr. Morris explained the requirement today is that it be read by title into the record.

"This is an ordinance amending Storey County code to license cannabis use permitted by Nevada Revised Statutes, by adding Chapter 5.10" - Cannabis establishment licensing and providing for other properly related matters".

The actual hearing on the Ordinance is going to be the second reading. There may be minor changes before bringing this back.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt the first reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance and schedule the second reading on the Commission meeting August 17, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

23. DISCUSSION/POSSIBLE ACTION: Resolution 21-625, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2021-22 fiscal year and superseding prior year action by resolution for appointed Storey County employees with adjustments to the Chief Deputy Sheriff, Planning Manager, and Senior Services Director positions.

Human Resources Director Tobi Whitten explained this is an update of salaries for the current fiscal year for appointed and non-represented employees of Storey County.

Public Comment: None

Vice Chairman Mitchell: Is the Senior Services Director position a dedicated County position? He understands the Senior Center is a non-profit.

Ms. Whitten: That particular position is a County position.

Motion: I, Commissioner Mitchell, move to approve Resolution 21-625, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2021-22 fiscal year and superseding prior year action by resolution for appointed Storey County employees with adjustments to the Chief Deputy Sheriff, Planning Manager, and Senior Services Director positions, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

24. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of business license Second Readings:

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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of business licenses listed as items #A through D, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

25. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to sign the license agreement between Storey County and Sierra Pacific Power Company d/b/a NV Energy allowing the use of a portion of Storey County property in order to run a Community Resource Center ("CRC") in the event of a Public Safety Outage Management ("PSOM") event.

Lara Mather, Community Relations Coordinator: A few weeks ago, we learned of the possibility that with severe weather conditions, power will be shut off to certain areas in the County. This agreement allows NV Energy to use the community space behind the Highlands fire station as a resource center for equipment for citizens in the affected area. If they have a CRC, Emergency Management will be there as well.

Chairman Carmona: Was there a timeframe on how long this (agreement) would be?

Ms. Mather: Does not recall, but either party can cancel with certain notice.

Chairman Carmona: Work has been done by Parr Electric to upgrade equipment - two years ago. He would like to reach out to NV Energy to find out how much work was done and how long they expect these PSOM events to go. Is this indefinite?

Ms. Mather: Are you thinking with this equipment, power outages will no longer be necessary?

Mr. Osborne: This was talked about at their last presentation, including the Public Utilities Commission is reviewing all the work they're doing. At a point where the PUC determines it's no longer a "tier two" threat, these programs could come to an end. It was anticipated that it would be quite some time for that to happen.

Chairman Carmona is concerned that this is quite some time. He would to look at this further - how much work needs to be done. He believes it is Ashwan (sp?) and that they are actually not doing the work. They are at the end of his street for 8 hours - they are not chipping, not cutting wood. He has alerted NVEnergy. His concern is when (the County) takes over - it will be found out this company did not do the work they were supposed to do.

Chief Loncar explained, anything within or above the lines, the private contractor is responsible for. As to the Fire District, they are not responsible for those sections. The (Fire District) is trying to work more closely with them as they have received calls about the quality of the work. They need to insure they're delivering a good product. This is not within (the Fire District's) scope of work. There is a lot of work that this private contractor will need to address.

Chairman Carmona: Residents have asked how long outages will be - do they need to prepare for the "long-haul". Do they need to buy generators?

Chief Loncar: He would say prepare for the long haul. He would plan on the PSOM events for quite some time.

Chairman Carmona: He assumes the work done by Parr Electric has been taken into consideration for the Highlands.

Chief Loncar: He is not sure of the work done by Parr Electric - so he cannot answer that.

Chairman Carmona: He will reach out to NVEnergy to see what has been done. He understands most of the work is tightening lines to ensure transformers.....

Chief Loncar: He can ask the fuels person, who is the unofficial fuels liaison with NVEnergy and their fuels work - for the answers.

Chairman Carmona: He is afraid the Highlands is unnecessarily getting the same "blanket" treatment as other area. If it needs to be - that's fine. He just wants to be sure things are taken into consideration.

Vice Chairman Mitchell asked Chairman Carmona if they should "hold off" on this item to make sure we know what's going on.

Chairman Carmona: Doesn't know if holding off would do any good. He just wants to look into some of the things.

Vice Chairman Mitchell said the services provided would be valuable for the residents - cell phone access, charging, water availability, those types of things - if there was to be one of these planned outages. Having the ability to terminate gives us the option if things do not go the way anticipated.

Ms. Mather: This contract company just "hanging out", not doing anything, should be of concern to everybody. She can reach out to her NVEnergy contacts.

Chairman Carmona: He has gone to his contact, sent a video and photos, they should be handling it. He just wanted to note it today - it's been over a couple of weeks. They have no idea but his street was the "hang out" - it was deadly silent, no work going on. NVEnergy was not happy. There was food, cigarette butts - all over the ground. The Highlands and NVEnergy are getting "jipped". They obviously were not doing the work.

Motion: I, Commissioner Mitchell, move to approve, the signing of a license agreement between Storey County and Sierra Pacific Power Company d/b/a NV Energy allowing the use of a portion of Storey County property in order to run a Community Resource Center ("CRC") in the event of a Public Safety Outage Management ("PSOM") event, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

26. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of entry into set up and monitoring agreement with Delta Fire Systems to install and monitor a fire alarm system for the V & T Freight Depot for a set-up fee of \$345.00 and annual service fee of \$1,080.00. The contract is for 12 months subject to automatic renewals for 12 months until terminated.

Deputy District Attorney Loomis explained contracts for Items 26 and 27 are attached. Mr. Loomis advised County Manager Osborne that because both of the contracts are less than \$5,000, (Mr. Osborne) is authorized by policy no. 042, to sign off on these agreements. Mr. Osborne has done that. Monitoring is now in place in the V&T Depot and at the Justice Court.

Mr. Loomis said these were put on the agenda for review by the Board - although not required - policy 042 states that the policy does not prohibit the Board from requesting certain agreements, contracts, be approved by vote of the Board, or review by the County Manager.

Mr. Loomis felt (this item) was important and he wanted the Board to review. The Board can move to approve, or do nothing if the County Manager has acted within his authority.

Chairman Carmona: If (County Manager) acted within his authority, (Chairman Carmona) does not see need to "micro-manage".

Public Comment: None

Vice Chairman Mitchell: Is there something about this contract that made it jump out at you for review?

Mr. Loomis said he was involved because of the risk management and limitational liability provisions seen more and more, which are fairly onerous on the County. Issues were addressed with Delta Fire Systems, amendments were made - he advised Mr. Osborne this could move forward.

Vice Chairman Mitchell: Appreciates the abundance of caution but does not see need to take action.

No action taken

27. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of entry into contract with Delta Fire Systems for fire systems inspections of the V & T Freight Depot for three years at a cost of \$1,800.00 with additional per hour rates for service calls and/or ratification of County Manager's entry into said agreement.

Mr. Loomis: This is the same (situation) as the previous item.

Public Comment: None

No action taken

28. DISCUSSION/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.

County Manager Osborne: At this point there is nothing new. The County's lobbyists, as well as staff are watching this. Something (with the committee) should be forming around the end of July.

Public Comment: None

Vice-Chairman Mitchell: We continue to be actively engaged in conversations. He looks forward to conversations with the interim study committee - if, and when, it comes together. He is comfortable with the direction (to staff) made in the past.

Mr. Osborne: This will be a standing item until the end of year until the interim study committee is over.

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

Sheriff Antinoro:

- The weekend (July 4th) was quite busy - 235 incidents handled (most low level) with 4 arrests. It was a relatively well-behaved crowd.

Fire Chief Loncar:

- During this week, a severe thunderstorm came through. They chased a few small fires, the biggest being about 5 acres. Most of the activity was around Lockwood. It was nice having the NVEnergy resources.

Mike Northan:

- Progress drawings have been received for the Lockwood Community Center - with site improvements and plans for the remodel of the existing structure.
- The proposed site plans are complete for the Highlands Community Center. This is on the Planning Commission agenda for July 15th for Special Use Permit for an encroachment setback.
- V&T Freight Depot - the fire alarm monitoring agreement is now in place. The sprinkler system and the alarm system were live for the July 4th weekend.
- There have been no responses to the bid solicitation process for the build of stairs at Pipers Cottage. The required bid advertisement will be kept up a bit longer to actively solicit.
- Public Works has replaced a culvert in Mark Twain and will be replacing one in Six Mile Canyon tomorrow. He has been working with Kathy Canfield as part of on-going compliance efforts.
- Work is proceeding on the IT office at the Divide Building. Material availability and shipping continues to be an issue. Windows and exterior siding are due later this month. Exterior doors are installed and window openings will be covered with heavy-gauge plastic to dry the building in.

Vice Chair Mitchell asked if Six Mile would have full closure for the (culvert) work, or will there be traffic control?

Mr. Northan is not sure of the plans. Contact the Crew Chief, Irving Powers, for this information.

Becky Parsons, Communications:

- They are half-way moved into the new location - with a final move-in date of July 7.

Joe Curtis, Emergency Management Director:

- The County is at a total of 118 Covid cases.

Lara Mather, Community Relations Coordinator:

- A reminder, the four SHPO interns will be out in the historic district section of the County. Their field work starts Monday for four weeks. Residents are encouraged to stop and talk to them about their project.

Deny Dotson, VCTC Director:

- Thank you to the Sheriff and Fire Departments for the 4th of July weekend. They go through a lot of "hassle" that weekend. Things are always seen that can be improved.
- Parking is always a problem. Maybe some striped parking and/or improvements - maybe posted signs. There were a lot of overnight RV's, with little camps, on F Street near the traom station.

Mike Nevin, Water/Sewer Project Manager:**Gold Hill Sewer project:**

- The plant building arrived June 25th. Erection of the building started on the 28th - with 5 to 6 weeks to get the building "weathered in".
- NVEnergy has assured they will begin running three-phase power to the site starting next Monday. The project will last no more than a couple of weeks.

- Completion date for this project is the end of October. The plant should be up-and-running in mid-September.

Hillside Tank project:

- Tank two is complete, as well as the interior coating process and curing.
- Installation of the mixing system has started - this should be finished this week.
- The final exterior paint coat has been applied on tank one.
- Exterior coating will begin on tank two this week. A wash down of the interior will be done next Monday.
- The fill process will begin next Tuesday. Then there will be a six-day soak process, and then test.
- Work on the highway, where the new valve assemblies were installed, will be done July 20th. Detour routes will be available.
- There is also a delay on fencing materials.
- Final completion of the entire project, including fencing, is anticipated for the end of August.

Jennifer McCain, Comptroller:

- Auditors have started the audit for last year. This is planned to be done and presented to the Board at a December meeting.

Kathy Canfield, Senior Planner:

- Storey County has been asked, and will be sending a representative to the State Hazard Mitigation working group. This group will be looking at updating the State's Hazard Mitigation Plan, grants, and applications for grants. She represents that group.
- The County has two openings for Storey County residents to be on/work with the Carson Water Subconservancy Group. Advertisements will be sent out to see if there are any interested residents.

James Deane, IT Director:

- A new microwave link has been installed on the Divide facility. This makes the water treatment plant, the Divide facility, and the in-coming IT facility redundant -which will keep everything running.

Austin Osborne, County Manager:

- The Courthouse parking lot will be closed sometime in August for major trial in the building. Additional - more understandable - signage will be put in the parking lot.
- When the parking lot was put in, there was discussion whether or not to put a fence along A Street to keep cars from "going rogue". A fence was installed - this weekend it was tested and may have saved a life. Despite injuries, it could have been much worse.
- 4th of July was a great weekend with lots of fun. Thank you to all who put it together.

Chairman Carmona asked if the trial taking place would have a local jury.
(Response inaudible).

Chairman Carmona also thanked staff for their patience in having "staff comments" at the end of the meeting.

30. PUBLIC COMMENT (No Action)

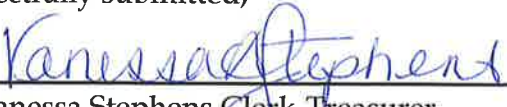
None

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

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

Respectfully submitted,

By:


Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For consideration and possible action, approval of business license first readings:
- A. All 5s Construction LLC – Contractor / 181 E Warm Springs Rd ~ Las Vegas, NV
- B. Battle Born Gifts – General / 160 S. C St. ~ Virginia City, NV
- C. Darren Leitzke – Home Business / 355 N. F St # 46 ~ Virginia City, NV
- D. Empiendada – Food Truck / 3683 Kings Row ~ Reno, NV
- E. Redwood Materials Inc. – General / 1201 Norway Dr ~ McCarran, NV

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

- **Prepared by:** Ashley Mead

Department:

Contact Number: 7758470966

- **Staff Summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's Meeting for approval
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development

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



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

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

August 9, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **August 17, 2021**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. All 5s Construction LLC** – Contractor / 181 E Warm Springs Rd ~ Las Vegas, NV
- B. Battle Born Gifts** – General / 160 S. C St. ~ Virginia City, NV
- C. Darren Leitzke** – Home Business / 355 N. F St # 46 ~ Virginia City, NV
- D. Empiendada** – Food Truck / 3683 Kings Row ~ Reno, NV
- E. Redwood Materials Inc.** – General / 1201 Norway Dr ~ McCarran, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** For consideration and possible action, approval of claims in the amount of \$989,520.39.

- **Recommended motion:** Approval of claims as submitted

- **Prepared by:** Cory Y. Wood

Department:

Contact Number: 7758471133

- **Staff Summary:** Please find attached claims

- **Supporting Materials:** See attached

- **Fiscal Impact:** N/A

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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




Payroll Check Register Report Summary

Pay Period: 7/19/2021-8/1/2021

Packet: PRPKT01127 - 2021-08-06 Payroll LS
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	7	5,844.57
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	170	406,163.05
Total	177	412,007.62

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		8.4.21
Comptroller		Date
Treasurer		Date



Check Register

Packet: APPKT03284 - 2021-07-30 AP Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	07/30/2021	EFT	0.00	250.12	10208
405261	A AND H INSURANCE, INC	07/30/2021	Regular	0.00	90.00	104005
406361	Allen, Kenneth J., Jr.	07/30/2021	Regular	0.00	400.00	104006
400481	ALLISON, MACKENZIE, LTD	07/30/2021	Regular	0.00	1,860.00	104007
403795	ALPINE LOCK INC	07/30/2021	Regular	0.00	454.70	104008
100135	ALSCO INC	07/30/2021	Regular	0.00	63.98	104009
405568	Anthony J Wren & Associates	07/30/2021	Regular	0.00	4,500.00	104010
401497	ANTINORO, GERALD	07/30/2021	Regular	0.00	40.00	104011
406422	Banda, Victoria	07/30/2021	Regular	0.00	1,605.00	104012
405332	Battle Born Digital Media and Marke	07/30/2021	Regular	0.00	242.75	104013
403959	BENDER, DEBORAH	07/30/2021	Regular	0.00	225.00	104014
406408	Brady Industries of Nevada LLC	07/30/2021	Regular	0.00	233.21	104015
403671	BURRELL, SCOTT LEWIS	07/30/2021	Regular	0.00	633.50	104016
404206	CAPITAL SANITATION CO	07/30/2021	Regular	0.00	190.04	104017
100510	CARSON CITY JUVENILE PROB	07/30/2021	Regular	0.00	5,822.68	104018
100560	CARSON TAHOE REGIONAL HEA	07/30/2021	Regular	0.00	195.00	104019
404216	CARSON VALLEY OIL CO INC	07/30/2021	Regular	0.00	5,616.70	104020
100597	CASHMAN EQUIPMENT CORP	07/30/2021	Regular	0.00	1,277.10	104021
100670	CFOA	07/30/2021	Regular	0.00	1,000.00	104022
405519	Cigna Health and Life Insurance Cor	07/30/2021	Regular	0.00	19,938.03	104023
406433	Clark, Rebecca	07/30/2021	Regular	0.00	18.70	104024
405134	CMC TIRE INC	07/30/2021	Regular	0.00	2,658.38	104025
404868	COMPLETE DOCUM MNGMNT SOL	07/30/2021	Regular	0.00	4,200.00	104026
403990	COMSTOCK CEMETERY FOUNDAT	07/30/2021	Regular	0.00	43.00	104027
404833	COMSTOCK FOUNDATION FOR	07/30/2021	Regular	0.00	195.31	104028
403887	COMSTOCK GOLD MILL LLC	07/30/2021	Regular	0.00	37.50	104029
404466	DAIOHS USA INC	07/30/2021	Regular	0.00	59.95	104030
404684	DASH MEDICAL GLOVEWS INC	07/30/2021	Regular	0.00	1,719.20	104031
405128	DEVNET, INC	07/30/2021	Regular	0.00	17,098.98	104032
405648	Dianne S. Drinkwater PC	07/30/2021	Regular	0.00	1,470.00	104033
403722	DPBH-ENVIRONMENTAL HEALTH	07/30/2021	Regular	0.00	8,439.96	104034
404547	ELLIOTT AUTO SUPPLY INC	07/30/2021	Regular	0.00	41.55	104035
405484	Evident	07/30/2021	Regular	0.00	265.15	104036
405986	Farr Construction Corporation	07/30/2021	Regular	0.00	91,074.18	104037
403216	FARR WEST ENGINEERING	07/30/2021	Regular	0.00	16,147.88	104038
404509	FASTENAL COMPANY	07/30/2021	Regular	0.00	548.91	104039
101485	FERGUSON ENTERPRISES INC	07/30/2021	Regular	0.00	7,786.54	104040
403975	FERRELLGAS LP	07/30/2021	Regular	0.00	125.00	104041
405264	FIDELITY SEC LIFE INS CO	07/30/2021	Regular	0.00	244.85	104042
404117	FLEET HEATING & AIR INCOR	07/30/2021	Regular	0.00	540.00	104043
404640	GLADDING, EDWARD A.	07/30/2021	Regular	0.00	14,910.00	104044
103470	GREAT BASIN TERMITE & PES	07/30/2021	Regular	0.00	240.00	104045
404778	HAT, LTD	07/30/2021	Regular	0.00	385.29	104046
102983	HD SUPPLY FACIL MAINT LTD	07/30/2021	Regular	0.00	515.26	104047
406431	Herbert, Raymond	07/30/2021	Regular	0.00	25.00	104048
100826	HISTORIC FOURTH WARD SCHOOL F	07/30/2021	Regular	0.00	288.00	104049
403951	HOT AUGUST NIGHTS INC	07/30/2021	Regular	0.00	400.00	104050
403753	HOT SPOT BROADBAND INC	07/30/2021	Regular	0.00	169.00	104051
405706	Hunt-Jones, Izabella	07/30/2021	Regular	0.00	1,000.00	104052
100978	INTERSTATE OIL CO	07/30/2021	Regular	0.00	1,011.14	104053
405726	IT1 Consulting, LLC	07/30/2021	Regular	0.00	3,638.37	104054
403834	IT1 SOURCE LLC	07/30/2021	Regular	0.00	10,141.65	104055
406428	John Craig, Pam Trust, Debra Craig	07/30/2021	Regular	0.00	40.17	104056
405263	KANSAS CITY LIFE INS CO	07/30/2021	Regular	0.00	1,131.56	104057

Check Register

Packet: APPKT03284-2021-07-30 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103119	LA PERKS PLUMBING &	07/30/2021	Regular	0.00	1,000.50	104058
101040	L N CURTIS & SONS	07/30/2021	Regular	0.00	24,950.00	104059
406413	Leighton, Wayne	07/30/2021	Regular	0.00	100.00	104060
101030	LIFE-ASSIST INC	07/30/2021	Regular	0.00	47.50	104061
404363	MA LABORATORIES INC	07/30/2021	Regular	0.00	3,518.57	104062
405077	MACKAY MANSION	07/30/2021	Regular	0.00	615.00	104063
406421	McGrail, Cayla	07/30/2021	Regular	0.00	1,605.00	104064
405307	McKechnie, Marla J.	07/30/2021	Regular	0.00	3,505.00	104065
405307	McKechnie, Marla J.	07/30/2021	Regular	0.00	1,188.00	104066
406349	Medina, Stephanie	07/30/2021	Regular	0.00	249.00	104067
406420	Mellor, Hannah	07/30/2021	Regular	0.00	1,605.00	104068
406436	Michaels, Christopher	07/30/2021	Regular	0.00	500.00	104069
403629	MIGAN, TAMARA	07/30/2021	Regular	0.00	244.17	104070
406429	Mitchell, Steven	07/30/2021	Regular	0.00	25.00	104071
406437	Mr. M. Kameron Hawkins	07/30/2021	Regular	0.00	500.00	104072
102575	NAPA AUTO & TRUCK PARTS	07/30/2021	Regular	0.00	97.46	104073
101343	NEV DEPT HUMAN RESOURCES	07/30/2021	Regular	0.00	6,160.11	104074
403731	NEV DEPT OF PUBLIC SAFETY	07/30/2021	Regular	0.00	1,139.60	104075
99826	NEV SUPREME COURT OF NV	07/30/2021	Regular	0.00	13,500.00	104076
403632	NEVADA BLUE LTD (RNO)	07/30/2021	Regular	0.00	53.76	104077
406435	Nitz, Lauri	07/30/2021	Regular	0.00	18.95	104078
404163	NORTON CONSULTING LLC	07/30/2021	Regular	0.00	708.72	104079
102782	OFFICE DEPOT INC	07/30/2021	Regular	0.00	22.71	104080
103220	ON THE SIDE GRAPHICS & SIGNS, LL	07/30/2021	Regular	0.00	312.00	104081
405127	O'REILLY AUTO ENTERPRISES LLC	07/30/2021	Regular	0.00	95.37	104082
406423	Paing, Aung Ye	07/30/2021	Regular	0.00	1,605.00	104083
403895	PETRINI, ANGELO D	07/30/2021	Regular	0.00	157.50	104084
403791	PICTOMETRY	07/30/2021	Regular	0.00	31,012.25	104085
405256	PIPER'S OPERA HOUSE	07/30/2021	Regular	0.00	46.00	104086
403329	PROTECTION DEVICES INC	07/30/2021	Regular	0.00	85.00	104087
103306	PURCHASE POWER	07/30/2021	Regular	0.00	1,900.00	104088
404134	RAPID SPACE LLC	07/30/2021	Regular	0.00	278.67	104089
402937	RAY MORGAN CO INC (CA)	07/30/2021	Regular	0.00	392.64	104090
404678	REINSHAGEN-HERNANDEZ,	07/30/2021	Regular	0.00	80.00	104091
101515	RENO GAZETTE-JOURNAL	07/30/2021	Regular	0.00	6,900.00	104092
406434	Reutzel, Robert	07/30/2021	Regular	0.00	11.07	104093
101568	SANI-HUT COMPANY INC	07/30/2021	Regular	0.00	730.00	104094
403278	SEDDON, JANA V	07/30/2021	Regular	0.00	23.65	104095
405081	SHERMARK DISTRIBUTORS INC	07/30/2021	Regular	0.00	98.00	104096
404187	SHOAF, BRIAN ALLEN	07/30/2021	Regular	0.00	57.50	104097
406088	Sierra Funding Inc	07/30/2021	Regular	0.00	21.87	104098
404750	SIERRA NEVADA CONTST, INC	07/30/2021	Regular	0.00	47,698.71	104099
101630	SIERRA PACIFIC POWER CO	07/30/2021	Regular	0.00	14,782.54	104100
	Void	07/30/2021	Regular	0.00	0.00	104101
404195	SOUTHERN GLAZERS WINE & S	07/30/2021	Regular	0.00	2,108.50	104102
405475	Staples Contract & Commercial, Inc	07/30/2021	Regular	0.00	740.52	104103
405303	Summit Partners LLC	07/30/2021	Regular	0.00	4,308.51	104104
403892	SUN PEAK ENTERPRISES	07/30/2021	Regular	0.00	3,491.00	104105
404892	SUNBELT PUBLICATIONS, INC	07/30/2021	Regular	0.00	409.54	104106
404675	SUPERIOR POOL PRODUCTS	07/30/2021	Regular	0.00	44.85	104107
405244	SUTTON HAGUE LAW CORP	07/30/2021	Regular	0.00	455.00	104108
405114	TAX MANAGEMENT ASSC INC	07/30/2021	Regular	0.00	4,200.00	104109
405124	TERRY, SHIRLEY	07/30/2021	Regular	0.00	2,078.00	104110
405888	Tesla Motors, Inc	07/30/2021	Regular	0.00	1,710.03	104111
405185	THATCHER COMPANY	07/30/2021	Regular	0.00	3,163.85	104112
406432	Thompson, Brenda	07/30/2021	Regular	0.00	15.00	104113
404401	TRIPP ENTERPRISES INC	07/30/2021	Regular	0.00	2,458.14	104114
406430	Turner, Brianna Marie	07/30/2021	Regular	0.00	25.00	104115
405112	TYLER TECHNOLOGIES, INC	07/30/2021	Regular	0.00	5,060.63	104116
405649	U.S. Armor Corporation	07/30/2021	Regular	0.00	818.35	104117
103487	UNDERGROUND SERVICE ALERT	07/30/2021	Regular	0.00	150.00	104118

Check Register

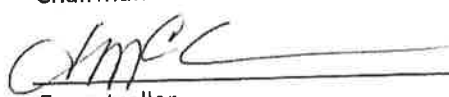
Packet: APPKT03284-2021-07-30 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403728	UNITED SITE SERVICES OF NEVADA	07/30/2021	Regular	0.00	1,527.89	104119
405735	VC Tours LLC	07/30/2021	Regular	0.00	1,777.00	104120
403983	VCTC	07/30/2021	Regular	0.00	100.00	104121
403894	VIRGINIA & TRUCKEE RR CO, INC.	07/30/2021	Regular	0.00	6,209.00	104122
403723	VIRGINIA HIGHLANDS VFD	07/30/2021	Regular	0.00	2,500.00	104123
402820	WALKER & ASSOCIATES	07/30/2021	Regular	0.00	4,000.00	104124
101890	WASHOE CO CORONER	07/30/2021	Regular	0.00	5,205.50	104125
103080	WATERS SEPTIC TANK SV DBA	07/30/2021	Regular	0.00	1,480.00	104126
101809	WEDCO INC	07/30/2021	Regular	0.00	464.98	104127
103237	WESTERN ENVIRONMENTAL LAB	07/30/2021	Regular	0.00	1,190.00	104128
101921	WESTERN NEV DEVELOP DIST	07/30/2021	Regular	0.00	5,000.00	104129
101920	WESTERN NEVADA SUPPLY CO	07/30/2021	Regular	0.00	150.96	104130
405794	Wharton Concrete Forming Supply c	07/30/2021	Regular	0.00	302.76	104131
406439	Work Truck Direct, Inc	07/30/2021	Regular	0.00	91,369.84	104132
404295	WELLS ONE COMMERCIAL CARD	07/30/2021	Bank Draft	0.00	24,610.88	DFT0000881

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	181	127	0.00	551,154.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	29	1	0.00	24,610.88
EFT's	1	1	0.00	250.12
	211	130	0.00	576,015.84

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		8.4.21
Comptroller		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	7/2021	576,015.84
			<u>576,015.84</u>



Payroll Check Register Report Summary

Pay Period: 8/4/2021-8/4/2021

Packet: PRPKT01130 - 07/19/2021-08/01/2021 Clemins & Demuth
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	1	47.66
Total	1	47.66

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner



Comptroller

8.4.21

Date

Treasurer

Date



Check Register

Packet: APPKT03295 - 2021-08-04 Panicaro Court Orders cw


By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404107	PANICARO, JOE	08/04/2021	Regular	0.00	711.18	104133
404107	PANICARO, JOE	08/04/2021	Regular	0.00	738.09	104134

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	1,449.27
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	1,449.27

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		8.4.21
Comptroller		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	1,449.27
			<u>1,449.27</u>



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 08/17/2021

Estimate of time required: 5 minutes

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For consideration and possible action, appointment of Arika Perry to fill the member at large vacancy on the Storey County Debt Management Board.

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

3. **Prepared by:** V Stephens

Department: Clerk/Treasurer

Telephone: 775-847-0969

4. **Staff summary:** Seat has been vacant for over year. Board meets annually.

5. **Supporting materials:** None

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 5III



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/For Possible Action: Approval of Resolution No. 21-630 providing for the transfer of Storey County's 2021 private activity bond volume cap to the Nevada Rural Housing Authority (NRHA), and other properly related matters for the purpose of providing a means of financing the cost of single-family residential housing that will provide decent, safe, and sanitary dwellings at an affordable price for persons of low and moderate income.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 21-630 providing for the transfer of Storey County's 2021 private activity bond volume cap to the Nevada Rural Housing Authority (NRHA), and other properly related matters for the purpose of providing a means of financing the cost of single-family residential housing that will provide decent, safe, and sanitary dwellings at an affordable price for persons of low and moderate income.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2021 Bond Cap in the amount of \$236,198.72 to the NRHA for its Single Family Programs. The NRHA will use the 2021 Bond Cap for single family purposes in calendar year 2021 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Bond volume cap
- **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

Home At Last™

A Program of the Nevada Rural Housing Authority



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

The Nevada Rural Housing Authority's mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Home At Last™ homeownership programs – from mortgage tax credits, down payment assistance, low-rate mortgage options, to homebuyer education – provide rural Nevadans with an opportunity to achieve successful and sustainable homeownership, which is a key component to economic development. Nevada Rural Housing Authority recognizes the tremendous value in working together with our local communities *and* your commitment to helping to ensure every Nevadan has a home they can afford – it's part of what makes rural Nevada a great place to live!

Home At Last™ Program Impact STOREY COUNTY

\$20.5 Million in Mortgages Provided



\$1.9 Million in Private Activity Bond Cap transfers from the County to NRHA since 2006



\$340,000 in estimated Federal Tax Savings to homeowners in the County since 2006



\$607,115 in Down Payment Assistance to homebuyers in the County since 2006



101 new homeowners in the County through the Home At Last™ program since 2006



Home At Last™ Program Performance Since 2006

\$2.1 BILLION

Mortgages Provided

\$60 MILLION

Down Payment Assistance Provided

10,002 HOMEOWNERS

Mortgage Credit Certificates
Down Payment Assistance
Homebuyer Education

\$35.6 MILLION

Estimated Tax Savings to Homeowners
Reinvested in Local Communities

Nevada Rural Housing Authority is an equal opportunity provider and employer.



Home At Last™

STOREY COUNTY



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

Pursuant to NRS 315 et. seq., the Nevada Rural Housing Authority (NRHA) operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and the Nevada League of Cities and Municipalities, and is defined as an instrumentality, local government and political subdivision of the State of Nevada, exercising public and essential governmental functions. NRHA's area of operation is defined as communities with population below 150,000.

Home At Last™ Program Impact in Storey County Since 2006

COMMUNITY	MORTGAGES	HOMEOWNERS ASSISTED
Dayton	\$ 201,286	1
Reno	\$ 6,434,294	30
Sparks	\$ 12,143	62
Virginia City	\$ 1,775,972	8
COUNTY TOTAL	\$ 8,423,695	101

PROGRAM	MORTGAGES	HOMEOWNERS ASSISTED
Down Payment Assistance	\$ 17,061,406	84
Mortgage Credit Certificates	\$ 3,493,155	17
COUNTY TOTAL	\$20,554,561	101

Average
Home At Last™ Loan
Amount in Storey
County (2020):
\$255,693

Average
Home At Last™ Credit
Score in Storey County
(2020):
739

Average
Home At Last™
Household Income in
Storey County (2020):
\$63,512



Home At Last™

A Program of the Nevada Rural Housing Authority



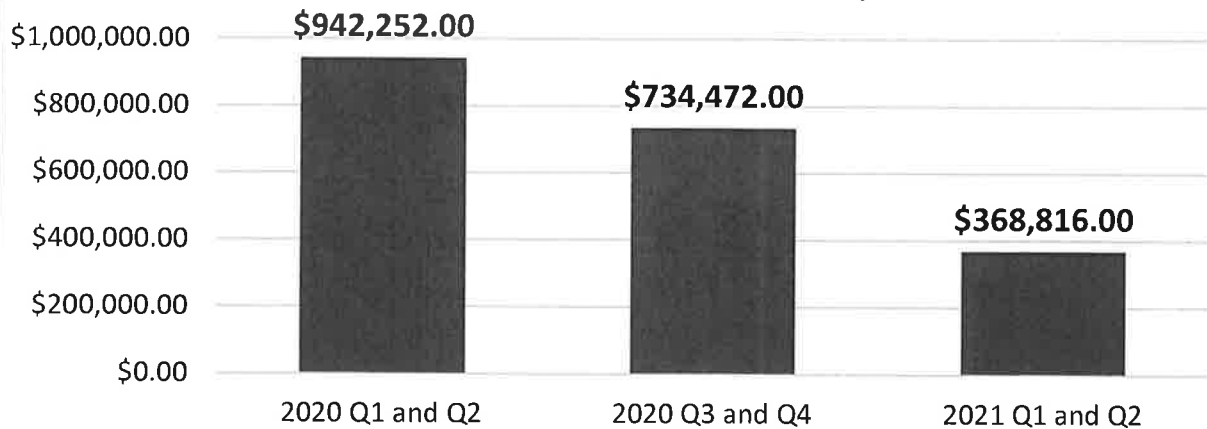
A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

As a nationally recognized award-winning homeownership program, Home At Last™ provides unprecedented access to a wider range of affordable credit options, resulting in doors being opened for more rural Nevadans to own a home. A transfer of private activity bond cap to Nevada Rural Housing Authority benefits our local communities by providing affordable single-family home financing to low- and moderate-income households.

Home At Last™ Mortgage Volume

Storey County - \$2,045,540

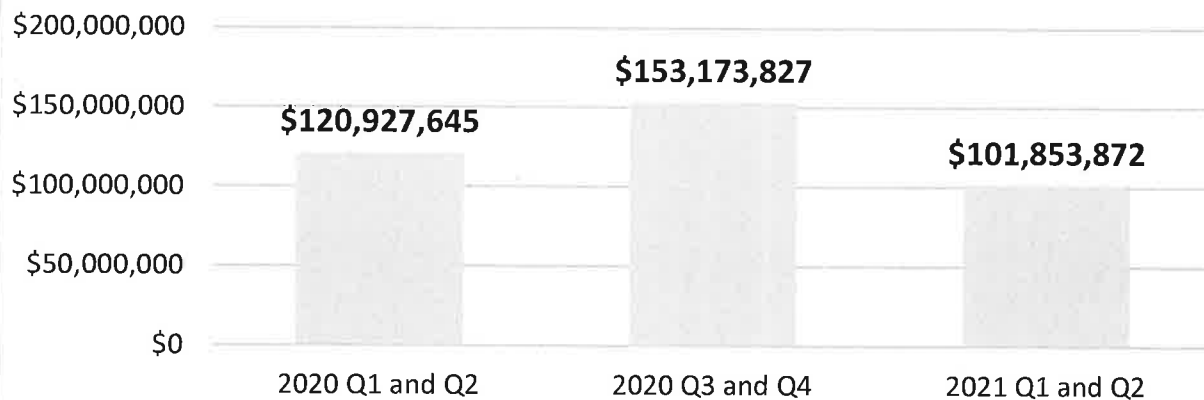
2020 – 2021 (Year-to-Date)



Home At Last™ Mortgage Volume

Statewide - \$375,955,344

2020 – 2021 (Year-to-Date)



Nevada Rural Housing Authority is an equal opportunity provider and employer.



Home At Last™

STOREY COUNTY



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

PURCHASE PRICE	LOANS	% OF TOTAL
\$200,000-\$225,000	1	11.11%
\$225,000-\$250,000	2	22.22%
\$250,000-\$275,000	3	33.33%
\$300,000-\$325,000	2	22.22%
\$350,000-\$375,000	1	11.11%
TOTAL	9	100.00%

LOAN TYPE	LOANS	% OF TOTAL
FannieMae 80% AMI	2	22.22%
FHA	5	55.56%
VA	2	22.22%
TOTAL	9	100.00%

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	5	55.56%
Manufactured Housing w/approva	4	44.44%
TOTAL	9	100.00%

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	2	22.22%
2 - Two persons	5	55.56%
3 - Three persons	1	11.11%
4 - Four persons	1	11.11%
TOTAL	9	100.00%

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Other	0	0	1	1	11.11%
Tenant Declined to Respond	1	0	0	1	11.11%
White	1	6	0	7	77.78%
TOTAL	2	6	1	9	100.00%

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Bay Equity, LLC	1	\$250,381.00	11.11%
Broker Solutions Inc, DBA New American Funding	1	\$209,950.00	11.11%
CMG Financial Services, Inc.	2	\$603,761.00	22.22%
Finance of America Mortgage LLC	1	\$245,471.00	11.11%
Hometown Lenders Inc	1	\$238,620.00	11.11%
iServe Residential Lending LLC	1	\$239,382.00	11.11%
PrimeLending, a Plains Capital Company	1	\$368,816.00	11.11%
Summit Funding, Inc.	1	\$259,512.00	11.11%
TOTAL	9	\$2,415,893.00	100.00%

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Home At Last™ EDUCATION

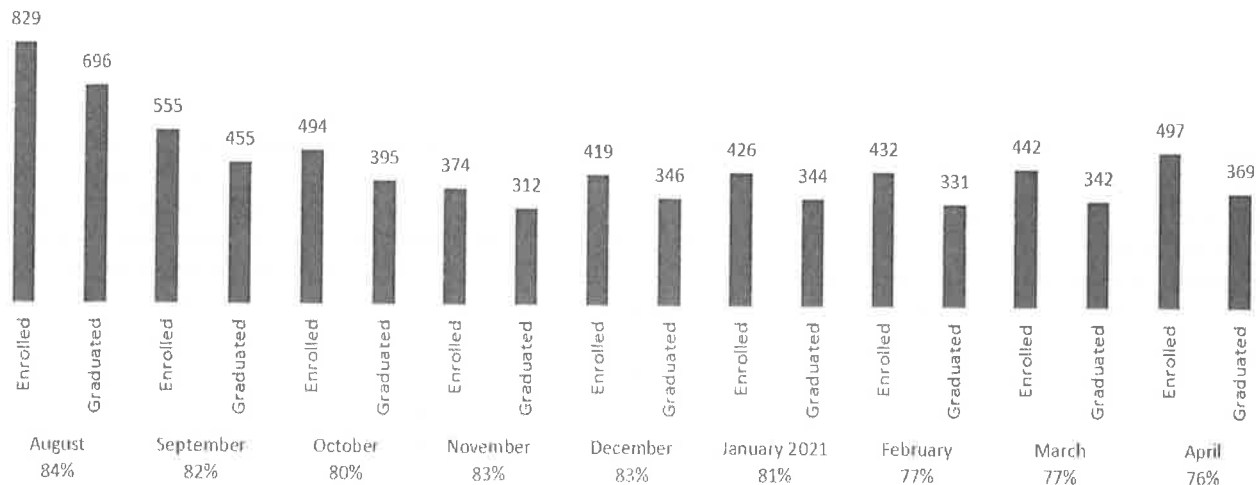


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Housing Authority
HomeAtLastNV.org

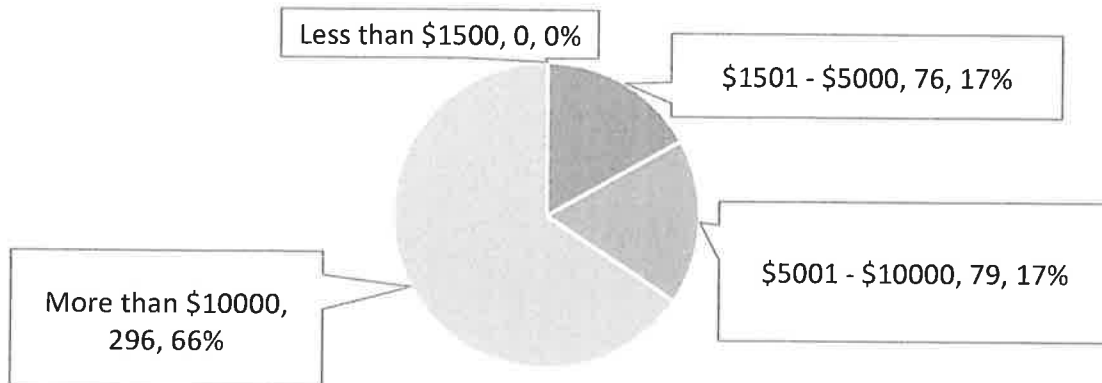


Home At Last™ University (HAL U, for short), is a nationally recognized program that provides homebuyers, lenders, and real estate professionals with 24/7 online access to required homebuyer education and program training. During the pandemic, HAL U prepared thousands of homebuyers, and trained hundreds of lenders and real estate professionals. HAL U has expanded its reach to assist rural Nevadans by providing the HUD required Housing Choice Voucher (Section 8) briefings to tenants who are unable to meet with a case worker in person.

HAL University Homebuyer Education



Student Debt Balance



Nevada Rural Housing Authority is an equal opportunity provider and employer.



RESOLUTION No. 21-630

RESOLUTION OF THE BOARD OF COMMISSIONERS OF STOREY COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2021 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Storey County, Nevada (the "*County*"), the amount of \$236,198.72 in tax-exempt private activity bond volume cap for year 2021 (the "*2021 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2021 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2021 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2021 Bond Cap in the amount of \$236,198.72 to the NRHA for its Single Family Programs.

Section 3. Use of 2021 Bond Cap. The NRHA will use the 2021 Bond Cap for single family purposes in calendar year 2021 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Austin Osborne, County Manager, Storey County, regarding this Resolution at (775) 847-0968 or by email at AOsborne@StoreyCounty.org or in writing at PO Box 176, Virginia City, Nevada 89440.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2021 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2021 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Diane Arvizo, Director of Homeownership Programs of the NRHA regarding this Resolution at (775) 886-7900 or by email at Diane@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
STOREY COUNTY, NEVADA

By _____
Jay Carmona, Chair

ATTEST:

By _____
Vanessa Stephens, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Vanessa Stephens, am the duly chosen and qualified County Clerk of Storey County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2021 private activity bond volume cap allocated to the County in the amount of \$236,198.72 has been transferred as follows:

\$236,198.72 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Storey County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

STOREY COUNTY, NEVADA

By _____
Vanessa Stephens, County Clerk

cc: Diane Arvizo, Nevada Rural Housing Authority



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of contract appointing Dr. Scott Shepherd to act as Storey County Health Officer per NRS 439.310 for a period of two years and at a salary of \$500.00 per month. Said contract would begin on September 1, 2021 and last until August 31, 2023.
- **Recommended motion:** I (commissioner), move to approve the contract appointing Dr. Scott Shepherd to serve as Storey County Health Officer per NRS 439.310 for a period of two years and at a salary of \$500.00 per month and authorize County Manager Osborne to sign.
- **Prepared by:** Lara Mather

Department:

Contact Number: 7758470986

- **Staff Summary:** NRS requires each county to establish a County Board of Health consisting of County Commissioners, the Sheriff, and the County Health Officer. Dr. Shepherd will be compensated at a rate of \$500.00 per month for his services for a total of \$12,000 over the 2-year contract
- **Supporting Materials:** See attached
- **Fiscal Impact:** 12,000.
- **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: 8/17/2021 10:00 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:** The board at each meeting directs county staff and lobbyists to take certain positions on bills of significance to Storey County. Storey County will engage in the SCR 11 Legislative Interim Committee on August 12, 2021, to address questions and engage in discussion as the committee determines. Storey County's position on the matter thus far is represented in the attached letter.
- **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 COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775 847.0968 - Fax: 775 847.0949
commissioners@storeycounty.org

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

April 6, 2021

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

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

Governor Sisolak:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,



Austin Osborne

Storey County Manager

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

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of amendments to the Tahoe-Reno Industrial Center Development Agreement related to authorizing legal cannabis uses within the boundaries of the Tahoe-Reno Industrial Center. This includes rescission of prior approval of regulation and acceptance of new regulation.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] move to rescind that Notice to Storey County of Acceptance of Regulation dated October 17, 2017, by which the Tahoe-Reno Industrial Center (TRIC) accepted the prohibition on all marijuana uses within the TRIC boundary and move to approve and accept new amendments identified in Chapters 17.10 – Definitions and Chapter 17.37 – I-2 Heavy Industrial of the Storey County 1999 Zoning Ordinance which allow for marijuana (cannabis) establishments within the boundary of the Tahoe-Reno Industrial Center.
- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 7758471144

- **Staff Summary:** This application is for an amendment to the Development Agreement between the Tahoe-Reno Industrial Center, DP Operating Partnership, LP and Storey County to allow for marijuana (cannabis) establishments within the boundaries to the Tahoe-Reno Industrial Center. This application rescinds an earlier agreement that prohibited such establishments and provides for a new agreement to allow establishments as defined in the proposed definition language associated with Chapter 17.10 of the 1999 Storey County Zoning Ordinance and with the listed use and associated criteria identified in the proposed language of Chapter 17.37 of the 1999 Storey County Zoning Ordinance. Approval of this language also requires Storey County to add Chapter 5.10 to the Storey County Code to address business licensing for marijuana (cannabis) establishments. A Business Impact Statement has been prepared and noticed according to State of Nevada requirements. The Storey County Board of County Commissioners approved the associated Business Impact Statement at the August 3, 2021 meeting.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Potential Revenue Source

- **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

**NOTICE OF RESCISSION OF PRIOR APPROVAL OF REGULATION AND
ACCEPTANCE OF NEW REGULATION**

The Tahoe-Reno Industrial Center, LLC (TRI) hereby gives notice pursuant to Section 5.2 of the Development Agreement between The County of Storey and Tahoe Reno Industrial Center, LLC and DP Operating Partnership, LP that it approves of and accepts the application of the amendments made to the 1999 zoning ordinance incorporated in the Development Agreement by reference. Said amendments are attached hereto as Exhibit 1. TRI does further rescind that Notice to Storey County of Acceptance of Regulation dated October 17, 2017, by which TRI accepted the prohibition on all marijuana uses within TRI which Notice is attached hereto as Exhibit 2. The rescission is accepted by Storey County. This acceptance of a new regulation is conditioned upon approval of Bill 129, Ordinance No. 21-318 by the Board of County Commissioners of Storey County

Dated this _____ day of _____, 2021.

DEVELOPER:

COUNTY:

TAHOE-RENO INDUSTRIAL CENTER
LLC a limited liability company

THE COUNTY OF STOREY a
political subdivision of the State
of Nevada

By Norman Properties, Inc. a
California Corporation, Managing Member

Jay Carmona, Chairman of the
Board of County Commissioners

By: _____
Authorized Representative

EXHIBIT 1

Chapter 17.10

DEFINITIONS

Sections:

- 17.10.002 Definitions generally.
- 17.10.004 Accessory building.
- 17.10.006 Accessory use.
- 17.10.008 Assessment work.
- 17.10.010 Agriculture.
- 17.10.012 Alley.
- 17.10.014 Apartment hotel.
- 17.10.016 Basement.
- 17.10.018 Bed and breakfast inn.
- 17.10.020 Billboard.
- 17.10.022 Building.
- 17.10.024 Casino.
- 17.10.026 Club.
- 17.10.028 Convalescent home.
- 17.10.030 Dwelling.
- 17.10.032 Exploration.
- 17.10.034 Family.
- 17.10.036 Gambling establishment—Gaming.
- 17.10.038 Grade.
- 17.10.040 Hazardous waste.
- 17.10.042 Hazardous material.
- 17.10.044 Historic, archaeological and cultural sites.
- 17.10.046 Hospital.
- 17.10.048 Junk.
- 17.10.050 Junkyard.
- 17.10.051 Kennel.
- 17.10.052 Lot.
- 17.10.054 Manufactured building.
- 17.10.056 Manufactured home.
- 17.10.058 Manufactured/mobile home park.
- 17.10.059 Marijuana (cannabis) Establishment
- 17.10.059.1 Marijuana (cannabis) paraphernalia
- 17.10.060 Mining and/or extraction operation.
- 17.10.062 Mobile home.
- 17.10.064 Motel.

17.10.066	Nonconforming building or structure.
17.10.068	Nonconforming use.
17.10.070	Operator.
17.10.074	Parking space.
17.10.076	Planned unit development.
17.10.078	Primitive area.
17.10.080	Project area.
17.10.081	Public use.
17.10.082	Recreational vehicle.
17.10.084	Recreational vehicle park.
17.10.086	Rest home.
17.10.088	Sanitarium.
17.10.090	Scenic resource.
17.10.092	Sign.
17.10.094	Story.
17.10.096	Street.
17.10.098	Structure.
17.10.100	Travel trailer.
17.10.102	Trailer.
17.10.104	Use.
17.10.106	Watershed.
17.10.108	Wild animal.
17.10.110	Yard.

17.10.002 Definitions generally.

For the purpose of this title certain terms and words are defined as follows in this chapter. When consistent with the context, words used in the present tense include the future; words in the singular include those in the plural and the plural the singular; any words of gender include the opposite gender; "building" includes "structure," the word "shall" is mandatory, not directory, the word "person" includes "firm," "association," "corporation," "partnership," and "natural person"; the word "used" includes the words "arranged," "designed," or "intended to be used"; and the word "construct" includes the words "erect," "reconstruct," "alter," "move-in" and "move-upon." (Ord. 159 § 2(part), 1999)

17.10.004 Accessory building.

A detached subordinate building clearly incidental to and located upon the same lot occupied by the main building. Any accessory building shall be considered to be part of the main building when joined to the main building by a common wall not less than four feet long, or when any accessory building and the main building are connected by a breezeway which shall be not less than ten feet in width. (Ord. 159 § 2(part), 1999)

17.10.006 Accessory use.

A use customarily incident and accessory to the principal use of the land, building or structure located on the same lot or parcel of land as the accessory use. (Ord. 159 § 2(part), 1999)

17.10.008 Assessment work.

The minimum amount of work required annually by the Bureau of Land Management to keep an unpatented mining claim active. (Ord. 159 § 2(part), 1999)

17.10.010 Agriculture.

The tilling of the soil, the raising of crops, horticulture and gardening, not including any agricultural industry or business such as packing plants, fur farms, animal hospitals, animal laboratories or testing facilities, or similar uses. (Ord. 159 § 2(part), 1999)

17.10.012 Alley.

A public way permanently reserved as a secondary means of access to abutting property and not intended for general traffic circulation. (Ord. 159 § 2(part), 1999)

17.10.014 Apartment hotel.

A building or portion thereof designed for or containing both individual guest rooms or suites of rooms and dwelling units. (Ord. 159 § 2(part), 1999)

17.10.016 Basement.

A story partly underground. A basement shall be counted as a story for purposes of height measurement if its height is one-half or more above grade. (Ord. 159 § 2(part), 1999)

17.10.018 Bed and breakfast inn.

A facility with sleeping rooms and dining accommodations, limited to overnight guests only, designed to serve the motoring public within a single-family dwelling, with required parking to be located off-street. (Ord. 159 § 2(part), 1999)

17.10.020 Billboard.

An outdoor advertisement making a message, material or service known, such advertisement being remote from point of sale of such material or service. (Ord. 159 § 2(part), 1999)

17.10.022 Building.

Any structure having a single or common roof supported by columns or walls. The following definitions also relate to buildings:

A. "Building height" means the vertical distance from the average grade level to the highest point of the structure.

B. "Building line" means a line between any street right-of-way, either existing or future, and any building, or parts of a building or structures which may be erected or altered on a lot, parcel or tract of land.

C. "Main building" means the principal building or one of the principal buildings on a lot, or a building or one of the principal buildings housing a principal use upon a lot.

D. "Public building" means a building owned and operated, or owned and intended to be operated, by a public agency of the United States, of the state of Nevada, or any of their subdivisions.

E. "Building site" means the ground area of a building or buildings, together with all open spaces which are required. (Ord. 159 § 2(part), 1999)

17.10.024 Casino.

Any place where gaming is operated or maintained, except that "casino" shall not be construed to include any place devoted to fifteen or less slot machines or video gaming devices. (Ord. 159 § 2(part), 1999)

17.10.026 Club.

An association of persons, whether incorporated or unincorporated, for some common purpose but not including groups organized primarily to render a service carried on as a business and does not include labor union organizations or similar labor or business organizations. (Ord. 159 § 2(part), 1999)

17.10.028 Convalescent home.

Any building used or maintained to provide nursing, dietary and other personal services to convalescents, invalids, aged or infirm persons, but excluding cases of contagious or communicable diseases, and excluding surgery or primary treatments such as those customarily provided in sanitariums and hospitals. (Ord. 159 § 2(part), 1999)

17.10.030 Dwelling.

A building or portion thereof designed or used exclusively for residential occupancy including one-family, manufactured buildings and multiple-family dwellings, but not including

hotels, motels, boardinghouses, mobile homes, manufactured homes, and trailers. The following definitions also apply to dwellings:

A. "Dwelling unit" means one or more rooms and a single kitchen in a dwelling or apartment hotel, designed as a unit for occupancy by not more than one family for living or sleeping purposes, and not having more than one kitchen or set of fixed cooking facilities;

B. "One-family dwelling" means any detached building containing only one dwelling unit;

C. "Multiple-family dwelling" means a building containing two or more dwelling units. (Ord. 159 § 2(part), 1999)

17.10.032 Exploration.

Any activity which involves disturbance of the existing environment, including core drilling, construction of access roads, excavation, blasting, seismic testing or similar activities conducted while in search of mineral deposits, precious metals, gemstones, sand, gravel, stone or any other material to be mined or extracted. (Ord. 159 § 2(part), 1999)

17.10.034 Family.

A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship proving organization and stability. (Ord. 159 § 2(part), 1999)

17.10.036 Gambling establishment—Gaming.

"Gambling establishment" means any place where gaming is operated and maintained. "Gaming" means and includes all games of chance or devices and any slot machines played for money or for checks or tokens redeemable in money, except, for the purpose of this title only, "gaming" shall not be construed to include slot machines or video gaming devices when operated incidental or accessory to the conduct of the business permitted under the provisions of this title. (Ord. 159 § 2(part), 1999)

17.10.038 Grade.

Grade (ground level) is the average of the finished ground level at the center of all walls of a building. (Ord. 159 § 2(part), 1999)

17.10.040 Hazardous waste.

Hazardous material that is a byproduct or remnant of a operation or process involving the use of hazardous material, or may have been created through a chemical or manufacturing operation, that must be placed in a noncontaminating status. (Ord. 159 § 2(part), 1999)

17.10.042 Hazardous material.

Any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance. (Ord. 159 § 2(part), 1999)

17.10.044 Historic, archaeological and cultural sites.

An area of land associated with history, tradition, archaeological findings, or the cultural heritage of the county as determined by the Office of Historic Preservation of the Nevada Department of Museums, Library and Arts. (Ord. 159 § 2(part), 1999)

17.10.046 Hospital.

Any building or portion thereof used for the accommodation and medical care of sick, injured or infirmed persons, including sanitariums, institutions for the treatment of substance abusers and/or mental patients, rest homes, and homes for the aged. (Ord. 159 § 2(part), 1999)

17.10.048 Junk.

Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition. (Ord. 159 § 2(part), 1999)

17.10.050 Junkyard.

The use of any lot, portion of a lot or tract of land for the storage, keeping, sale or abandonment of junk, including scrap metals and other scrap material; also, that which is for the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts thereof. (Ord. 159 § 2(part), 1999)

17.10.051 Kennel.

An establishment for the purpose of maintaining, caretaking, breeding, raising, training, selling or boarding four or more dogs over twelve weeks old. (Ord. 159 § 2(part), 1999)

17.10.052 Lot.

A parcel of land occupied or to be occupied by a building or group of buildings, together with such yards, open spaces, lot width and lot area as required by this ordinance, having frontage upon a street or private easement. A lot may be land so recorded on a plat of record, or considered as a unit of property and described by metes and bounds, and which may include parts of or a combination of such lots, when adjacent to one another, providing such grounds are used for one improvement. All lots shall front on or have ingress or egress by means of officially approved public right-of-way. The following definitions also apply to lots:

- A. "Lot area" means the total horizontal area within the lot.
- B. Lot, Corner. "Corner lot" means a lot abutting two intersecting streets, where the interior angle of intersection does not exceed one hundred thirty-five degrees.
- C. Lot, Interior. "Interior lot" means a lot other than a corner lot.
- D. Lot, Through. "Through lot" means a lot having frontage on two parallel or approximately parallel streets.
- E. Lot Line, Front. "Front lot line" means the property line dividing a lot from a street. On a corner lot only one street line shall be considered as a front line and the shorter street frontage shall be considered the front lot line.
- F. Lot Line, Rear. "Rear lot line" means the property line opposite the front lot line.
- G. Lot Line, Side. "Side lot line" means any lot boundary not a front line or a rear lot line.
- H. Lot, Width of. "Width of lot" means the horizontal distance between the side lot lines measured at right angles to the depth at the front yard setback line. The street frontage of a lot shall be at least eighty percent of the required width. (Ord. 159 § 2(part), 1999)

17.10.054 Manufactured building.

A prefabricated structure built in one or more sections to the standards of the Uniform Building Code that is assembled on-site with a permanent foundation. Includes the terms "factory-built housing," and "modular building" but not "manufactured home" or "mobile home." (Ord. 159 § 2(part), 1999)

17.10.056 Manufactured home.

A structure, built in 1976 or after, constructed on chassis or frame, which is designed to be used with or without a permanent foundation and, in its initial configuration, is designed to be capable in whole or part of being drawn by a motor vehicle. It is generally used as a dwelling when connected to utilities. The size is twelve feet or more in body width and forty feet or more in body length when transported, or when erected on site, and contains four hundred eighty square feet in area or more. The term includes the plumbing, heating, air-conditioning and

electrical systems of the structure. The term, manufactured home, also includes modular homes. The term does not include a manufactured building, mobile home or a travel trailer. (Ord. 159 § 2(part), 1999)

17.10.058 Manufactured/mobile home park.

Manufactured/mobile parks shall be permitted only in approved zoning for mobile home parks (MHP) and shall comply with all requirements of Storey County Code, Chapter 8.24. A manufactured/mobile home park may also be called a “land lease community.” (Ord. 159 § 2(part), 1999)

17.10.059 Marijuana (cannabis) establishment.

means: (1) a marijuana cultivation facility, (2) a marijuana testing facility, (3) a marijuana product manufacturing facility, (4) a marijuana distributor, (5) a retail marijuana store, and (6) a facility or organization from which a person may obtain marijuana and marijuana related products. The facility or establishments identified in subparts 1, 2, 3, 4, and 5 above are further defined in NRS 453D.030, the Regulation and Taxation of Marijuana Act, which definitions are hereby incorporated. This definition includes marijuana prescribed for medical purposes as defined in NRS Chapter 453A. This definition does not include facilities for onsite consumption.

17.10.059.1 Marijuana (cannabis) paraphernalia.

means any equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, preparing, testing, analyzing, packaging, repacking, storing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

17.10.060 Mining and/or extraction operation.

The extraction of minerals, precious metals, sand, gravel, or stone, whether by underground or surface methods. Materials extracted may or may not require milling or finishing on or in the proximity of the extraction site. (Ord. 159 § 2(part), 1999)

17.10.062 Mobile home.

A vehicular structure, built before 1976, constructed on a chassis or frame, which is designed to be used with or without a permanent foundation and, in its initial configuration, is designed to be capable in whole or part of being drawn by a motor vehicle. It may be used as a dwelling when connected to utilities or may be used permanently or temporarily for the

advertising, sales, display or promotion of merchandise or services. The size is eight feet or more in body width or forty feet or more in body length when transported, or when erected on site, and contains three hundred twenty square feet in area or more. The term includes the plumbing, heating, air-conditioning and electrical systems of the structure. The term does not include a manufactured building, manufactured home, or a travel trailer. (Ord. 159 § 2(part), 1999)

17.10.064 Motel.

Any group of buildings or dwellings having two or more units providing for dwelling, living or sleeping therein, with or without cooking facilities, primarily intended for transient use, and having individual on-site parking areas allocated to each unit. (Ord. 159 § 2(part), 1999)

17.10.066 Nonconforming building or structure.

A building or structure or portion thereof, lawfully existing at the time the ordinance codified in this chapter or amendments thereto take effect, and which does not conform to all the height, area, yard, or other regulations prescribed in the zone in which it is located. (Ord. 159 § 2(part), 1999)

17.10.068 Nonconforming use.

Areas lawfully occupied by a building or land use at the time the ordinance codified in this chapter or amendments thereto take effect, and which does not conform with the regulations of the zone in which it is located. (Ord. 159 § 2(part), 1999)

17.10.070 Operator.

Any person or organization responsible for and having the legal right to operate, control or supervise a mining and/or extraction operation. (Ord. 159 § 2(part), 1999)

17.10.074 Parking space.

A space within a building, lot or parking lot for the parking or storage of one automobile. The space shall not be less than a nine-foot by eighteen-foot area, exclusive of drives, streets, alleys or aisles giving ingress and egress thereto. (Ord. 159 § 2(part), 1999)

17.10.076 Planned unit development.

“Planned unit development” means an area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both. (Ord. 159 § 2(part), 1999)

17.10.078 Primitive area.

An area of undisturbed natural environment which may be considered as wilderness area with limited recreational use. (Ord. 159 § 2(part), 1999)

17.10.080 Project area.

A single tract of land, mining claim, or group of mining claims upon which an operator is, or will be, conducting operations. (Ord. 159 § 2(part), 1999)

17.10.081 Public use.

A publicly owned structure or parcel of land.
(Ord. 159 § 2(part), 1999)

17.10.082 Recreational vehicle.

A vehicular-type structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes. (Ord. 159 § 2(part), 1999)

17.10.084 Recreational vehicle park.

Any lot or parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. (Ord. 159 § 2(part), 1999)

17.10.086 Rest home.

Any building used or maintained to provide nursing, dietary and other personal services to convalescents, invalids, aged or infirm persons, but excluding cases of contagious or communicable diseases, and excluding surgery or primary treatments such as those customarily provided in sanitariums and hospitals. (Ord. 159 § 2(part), 1999)

17.10.088 Sanitarium.

A building or institution for the recuperation and treatment of persons with physical or mental disorders. (Ord. 159 § 2(part), 1999)

17.10.090 Scenic resource.

A natural setting in combination with certain undisturbed physical qualities such as streams, rivers, rock outcroppings, vegetation, or outstanding scenic features. (Ord. 159 § 2(part), 1999)

17.10.092 Sign.

Any device and all parts thereof which are used to advertise products, goods, services or otherwise promote the sale of objects or identify objects for sale. Maximum size shall be four feet by six feet or twenty-four square feet. (Ord. 159 § 2(part), 1999)

17.10.094 Story.

The space within a building included between the surface of any floor and the surface of the ceiling next above. (Ord. 159 § 2(part), 1999)

17.10.096 Street.

A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare which has been made public by right of use and which affords the principal means of access to abutting property. (Ord. 159 § 2(part), 1999)

17.10.098 Structure.

Any building, fence, tower, edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite form which requires location on the ground or is attached to something having a location on the ground. (Ord. 159 § 2(part), 1999)

17.10.100 Travel trailer.

A portable vehicle built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses. When factory equipped for the road, it shall have a body width of not more than eight feet and a body length of not more than forty-five feet. (Ord. 159 § 2(part), 1999)

17.10.102 Trailer.

An individual mobile but not self-motive structure or facility so constructed and designed as to permit occupancy for dwelling or sleeping purposes for short or long periods of time. They are usually intended for more mobile use than a mobile home. (Ord. 159 § 2(part), 1999)

17.10.104 Use.

The purpose for which land or building is arranged, designed or intended, or for which it is or may be occupied or maintained. (Ord. 159 § 2(part), 1999)

17.10.106 Watershed.

An area of land separated from other land by a ridge or high land and serving as a drainage area by a stream or river. (Ord. 159 § 2(part), 1999)

17.10.108 Wild animal.

Any animal wild by nature and not customarily domesticated, including but not limited to mammals, fowl, fish or reptiles. (Ord. 159 § 2(part), 1999)

17.10.110 Yard.

An open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise provided herein. The following definitions also apply to yards:

A. "Front yard" means an open space on the same lot with a building, extending between the front line of the building and the front lot line and extending across the full width of the lot. The depth of the front yard is the minimum distance between the front lot line and the nearest exterior wall of the building, the front of a bay window or the front of a covered porch, or other similar projections, whichever is nearest the front lot line.

B. "Rear yard" means an open space extending across the full width of the lot between the most rear main building and rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

C. "Side yard" means an open space between the main building and the side lot line and extending from the front yard to the rear yard. (Ord. 159 § 2(part), 1999)

Chapter 17.37

I-2 HEAVY INDUSTRIAL ZONE

Sections:

- 17.37.010 Applicability.
- 17.37.020 Purpose and intent.
- 17.37.030 Permitted uses.

- 17.37.040 Uses subject to permit.
- 17.37.050 Minimum parcel area.
- 17.37.060 Setbacks.
- 17.37.070 Loading area.
- 17.37.080 Building height.

17.37.010 Applicability.

The I-2 heavy industrial zone shall be governed by the provisions set forth in this chapter. (Ord. 159 § 2(part), 1999)

17.37.020 Purpose and intent.

The I-2 heavy manufacturing zone is intended to provide areas for the development and operation of industrial and manufacturing uses which, by nature of their intensity, may be incompatible with other types of land use activities. (Ord. 159 § 2(part), 1999)

17.37.030 Permitted uses.

The following uses are permitted in the I-2 heavy industrial zone and include all uses allowed in the I-1 light industrial zone if they are compatible with the surrounding I-2 heavy industry. I-1 light industrial uses shall be governed by the provisions of Chapter 17.36, except that special use permits required under Section 17.36.030 shall not be required:

- A. Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution, except those listed below in Section 17.37.040 as requiring a special use permit;
- B. Agricultural industries excluding animal processing plants;
- C. Bottling plants;
- D. Breweries, distilleries, wineries;
- E. Truck terminals;
- F. Petroleum products storage;
- G. Public utility service yards, electric substations and gas transmission stations;
- H. Manufacturing of signs and billboards;
- I. Public utility or public service buildings, structures and uses;
- J. The accessory buildings and structures necessary to such permitted uses located on the same lot or parcel of land;
- K. Ten percent of the total area in the heavy industrial zone as designated in the Storey County master plan may be utilized for commercial use. A site plan must be approved by

the Storey County building and planning department. No special use permits shall be required of commercial uses, but Chapter 17.62 shall apply to commercial uses;

L. Ten percent of the total industrial building improvements may be used for commercial sales to the general public;

M. Other uses similar to the above which are determined by the board of county commissioners to be consistent and compatible with the other uses permitted within the zone, after considering a recommendation of such use by the planning commission. (Ord. 159 § 2(part), 1999)

N. Marijuana establishments. See Chapter 17.10 for definitions. Retail establishments may follow the minimum parcel size and building setbacks may follow the C Commercial zoning requirements. All establishments shall be located within a structure and include odor control devices to mitigate odor impacts to neighboring properties as necessary. Retail establishments shall not exceed one retail facility within a one-mile radius.

17.37.040 Uses subject to permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in Chapter 17.62 of this title:

- A. Junk, salvage or auto wrecking yards;
- B. Blast furnaces;
- C. Brick, tile or terra cotta products manufacturing;
- D. Building materials manufacture;
- E. Cement and lime manufacturing;
- F. Mining and milling operations;
- G. Paints, shellac, turpentine or varnish manufacturing;
- H. Paper manufacture;
- I. Petroleum products manufacture;
- J. Petroleum refining, storage fields and reclaiming plants;
- K. Saw mills;
- L. Ammunition or explosive manufacture or storage;
- M. Dumps and refuse disposal areas;
- N. Fertilizer manufacture;

- O. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes;
- P. Rocket fuel manufacture, testing and/or storage;
- Q. Sewer farms and sewerage disposal plants or operations;
- R. Incinerators, of any type and used for any purpose;
- S. Chemical manufacture;
- T. Commercial stockyards;
- U. Cyanide manufacture and storage;
- V. Watchman's dwelling, whether permanent or temporary;
- W. Electric or gas power generating plants;
- X. Building material sales and storage yards, including ready mix concrete and asphalt plants;
- Y. Rock, sand and gravel excavating, crushing, processing and distribution;
- Z. Other uses similar to the above which are determined by the board of county commissioners to be consistent with the uses requiring a special use permit within the zone, after considering a recommendation on such use by the planning commission.
- AA. Buildings and structures constructed for uses listed in Sections 17.37.030 and 17.37.040 of this chapter that will exceed seventy-five feet in height. (Ord. 159 § 2(part), 1999)

17.37.050 Minimum parcel area.

Three acres, except for commercial uses in a heavy industrial zone area for which there is a fifteen thousand square foot minimum. For I-1 light industrial uses in a heavy industrial zone area, there is a one acre minimum. (Ord. 159 § 2(part), 1999)

17.37.060 Setbacks.

No building shall be located closer than fifty feet to any property line. (Ord. 159 § 2(part), 1999)

17.37.070 Loading area.

Loading area shall have adequate room. All truck parking and docking areas shall be so designed that country streets shall not be impacted by the operation of the business. (Ord. 159 § 2(part), 1999)

17.37.080 Building height.

No building shall have a height greater than six stories or seventy-five feet, not including silos, stacks, or equipment. A special use permit will be required if the facility exceeds these limits. (Ord. 159 § 2(part), 1999)



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

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action on second reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance.
- **Recommended motion:** I move to adopt the second reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775-847-0968

- **Staff Summary:** The powers of the board commissioners to license, tax, and regulate cannabis and cannabis products, production, registries and establishment are contained in NRS 244.35253. The section authorizes the board impose a license tax for revenue or regulation, as a flat fee, a percentage of gross revenue of the cannabis establishment or a combination of both. Staff is recommending a fee of three percent of the gross revenue of the cannabis establishment. The ordinance adopts a new chapter 5.10 to the Storey County Code for the policies and procedures dealing with the cannabis establishment licensing. While SCC 17.12.100 prohibits the use of marijuana establishments in the county the board has agreed to cannabis establishments on property subject to a development agreement with the county. The board should have considered the amendment of the Development Agreement between Storey County and Tahoe-Reno Industrial Center allowing this use. The county by choosing to impose a license fee is required to prepare and adopt a business impact statement before approval of the ordinance. The board approved the business impact statement on August 3, 2021. The staff is recommending the adoption of the ordinance.
- **Supporting Materials:** See attached
- **Fiscal Impact:** The estimated revenue is up to \$500,000 for local government.
- **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

Bill No. 129

Ordinance No. 21-318

Summary

An ordinance amending Storey County Code to license cannabis uses permitted by Nevada Revised Statutes by adding chapter 5.10 Cannabis establishment licensing.

Title

An ordinance amending Storey County Code to license cannabis uses permitted by Nevada Revised Statutes by adding chapter 5.10 Cannabis establishment licensing and providing for other properly related matters.

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

SECTION I: Chapter 5.10 Cannabis establishment licensing is added as follows:

Chapter 5.10 Cannabis establishment licensing.

5.10.010 Cannabis establishments—purpose, regulation and licensing.

A. This chapter is meant to implement the provisions of NRS chapters 678A, 678B, 678C and 678D and NRS 244.35253. This chapter must be interpreted consistently with NRS chapters, and to the extent of any conflicts between NRS 678A, 678B, 678C, and 678D and Storey County Code, NRS controls.

B. The use, cultivation, distribution, production, possession, and transportation of cannabis remains illegal under federal law, and cannabis remains classified as a controlled substance by both Nevada and federal law and is illegal under Storey county code. Any person who owns, operates, is employed by or is involved in a cannabis establishment may be prosecuted regardless of whether the establishments are in compliance with state law or the provisions of this chapter.

C. A business license issued pursuant to this chapter does not establish any defense or immunity for a person from potential criminal liability under federal law for the cultivation, distribution, production, possession or transportation of cannabis. The issuance of a cannabis establishment license does not imply that operating a cannabis establishment is legal under any other applicable laws and does not establish any defense or immunity for any person from potential criminal liability under federal law or regulation for the cultivation, distribution, production, possession, or transportation of cannabis.

D. Storey County may by development agreement, provided for by NRS 278.0201, agree to allow the use of cannabis establishments on property subject to the development agreement to provide uses considered in the provisions of NRS chapter 678A, 678B, 678C, and 687D. Storey

County adopts this chapter to require licensing for any use involving cannabis in the county pursuant to NRS 244.3525.

5.10.020 Cannabis establishment license required.

It is unlawful for any person to operate a cannabis establishment in Storey County without first obtaining a license to operate pursuant to the requirements of this chapter. A separate application and the board approval of a cannabis business license is required for each cannabis establishment. A business license that is issued to a cannabis establishment under the provisions of this title is a revocable privilege and the holder of such a license does not acquire any vested right.

The consumption of cannabis products is prohibited on the premises of any cannabis establishment. Cannabis lounges are also expressly prohibited.

5.10.030 Application requirements.

Each application for a business license to operate as a cannabis establishment must be submitted to the sheriff office and include:

A. A complete and accurate copy of a completed application and a copy of all documents filed with the applicable state agency pursuant to NRS chapter 678A-D.

B. A complete and accurate copy of any required approval issued by the applicable state agency to operate as a medical cannabis establishment or cannabis establishment.

C. A description of the premises proposed to be licensed, stating the street and number, assessor's parcel number, and portion of the building to be occupied.

D. The type of cannabis establishment that the applicant proposes to carry on, conduct or operate on the described premises and a description of the proposed activities.

E. A consent form signed by the applicant authorizing the release to (1) any agencies performing any components of the review of the application, and (2) except for the security plan and any and all personal identifying information and other information specifically made confidential by law, the public upon request, and acknowledging that except as otherwise provided by law, all application information and information on any future Storey County cannabis establishment licenses issued to, or renewed by, the cannabis establishment will remain a public record.

F. The name or names of on-site managers who will be contacted in case of emergencies or required inspections.

G. A site plan with the following:

1. Name of the cannabis establishment.
2. Site address and assessor's parcel number.
3. The Storey County regulatory zone for the parcel.
4. Proposed employee, public and business vehicles parking plan (as appropriate).

The Storey County planning department or community development must determine compliance with county codes for subsections 3, 4.

H. A plan that complies with existing Storey County health district regulations or NRS 678D.400 that may authorize outdoor cultivation.

I. If the applicant is not the property owner, a copy of the lease, rental agreement, license, or authorization letter from the property owner acknowledging and giving permission for the

proposed use of the property as a cannabis establishment, and the name, mailing address, physical business address, and business telephone number of the property owner.

J. A security plan approved by the sheriff, including but not limited to, the following matters:

1. A safety plan detailing safety measures and actions to be taken for the public and/or employees in the case of emergencies or criminal activity. The safety plan must include, at a minimum, the appropriate safety provisions from the most recently adopted International Fire Code.
2. Information detailing the location and handling of the storage, loading and unloading, and disposal of cannabis and cannabis products.
3. Hours of operation for public access to the retail cannabis store/medical dispensary, if applicable.
4. A plan for how employees and customers enter, exit and move within the building, to include entrances or exits which are secured for employee use only.
5. A plan on the handling and storage of money in the physical form of currency.
6. A statement describing what business and cannabis related activities will occur on the site. If the application is for a retail cannabis store/medical dispensary, a description of the products and/or services to be provided to the public.
7. For an existing building, any physical changes to the interior or the exterior of the building. No proposed physical changes to the building are allowed until approved by the appropriate county departments or other public agencies.
8. A description of all toxic, flammable or other materials regulated by a federal, state or local government with authority over the business that will be used or kept at the cannabis establishment, the location of such materials, how these materials will be stored, and how the materials will be used. The community development department must review the application submission, as applicable, for compliance with local, state and federal regulations.
9. Within ten calendar days of receipt of the final state license for a cannabis establishment, the applicant must submit a copy of the license to the sheriff or license division.

Except as otherwise required by law, the security plan as submitted to the county is deemed to be a confidential document for sole use by the sheriff and reviewing agencies and is not a public record.

5.10.040 Approval or denial of license by board.

A. The sheriff, or the sheriff's designee, must coordinate a review of the application and required physical inspections by the appropriate county departments and other public agencies to determine whether the proposed business will comply with all public health and safety and other applicable requirements including, without limitation, air quality, building, fire, health, sewer, sheriff, water, and zoning requirements.

1. Each reviewing county department or each public agency must provide a recommendation on the application to the sheriff after its review and after applicable physical inspections are completed.
2. Each reviewing county department or other public agency may include conditions for

the operation of the cannabis establishment with its recommendation.

B. The sheriff or license division must verify that the licensee has valid state certificates, licenses or other approval or valid county licenses or permits, as required, prior to issuing any license.

C. After determining that the proposed cannabis establishment business will be conducted in compliance with law, the sheriff must schedule a hearing for the board to determine whether to issue the license specified in the application. If board finds the applicant meets the requirement of this chapter the board may issue or renew the license.

D. A cannabis establishment license application or an application for renewal of a cannabis establishment license may be denied by the board upon one or more of the following:

1. Determination by the sheriff that the application or the establishment is not in compliance with the provisions of NRS 678A, 678B, 678C, and 678D or this chapter.

2. An owner, officer, board member, shareholder, manager, or other natural person having some form of ownership or control over the business provides false or misleading information to the county.

3. The failure to pay any fees required by this chapter, or by the business license fee schedule adopted by resolution of the board.

4. The failure or refusal of an applicant, or of a licensed cannabis establishment, to comply with any of the provisions of NRS 678A, 678B, 678C, and 678D or this chapter.

5. The failure or refusal of a licensed cannabis establishment to carry out the policies and procedures or comply with the statements provided to the county with the application for the cannabis establishment.

6. The failure or refusal to cooperate fully with an investigation or inspection by the county.

7. The failure to comply with the provisions of NRS 372A and NAC 372A governing the imposition of an excise tax on cannabis establishments.

8. The failure to provide a valid and current license for a cannabis establishment from the Cannabis Compliance Board.

9. The failure to provide on request any filings required by the department of taxation.

E. The term of any cannabis establishment license is one year from the date of issue.

5.10.050 Fees.

A. A one-time nonrefundable application fee of \$1000 is due with the submittal of an application for a cannabis establishment license.

B. Except as otherwise provided in this code, the cannabis establishment license fees are payable in full no later than 30 calendar days after the end of each calendar quarter in an amount equal to the fees and payment schedule contained in this section or as adopted by resolution of the board.

The calendar quarter periods for each year are as follows:

1. The first quarter begins on January 1.

2. The second quarter begins on April 1.

3. The third quarter begins on July 1.

4. The fourth quarter begins on October 1.

The initial quarterly license fee payment may be for less than a full quarter depending on the

date of approval of the license.

B. A business fee of three percent (3%) of the gross revenue for cannabis related items for the quarter is required for the following license:

1. Each cannabis establishment.

2. For the purposes of verifying the gross revenue of a medical cannabis establishment, a cannabis cultivator, or cannabis retail establishment pursuant to this subsection:

a. The holder of the business license must, concurrently with remittance of the required quarterly fee, provide to the county comptroller written proof of revenue.

b. The holder of the business license must provide the county comptroller a complete and accurate copy of any written documentation relating to verification of revenue for purposes of state taxation that is required to be provided to any state agency; and

c. The comptroller, at such time and frequency the comptroller deems most efficient, must review the information submitted pursuant to paragraphs (a) and (b) to reconcile any underpayment or overpayment of a quarterly fee and issue a charge or credit as appropriate.

C. The holder of a business license to operate a cannabis establishment must maintain at its business location adequate and accurate books and records at all times. The sheriff or his designee may enter the premises of a medical cannabis establishment or cannabis establishment at any time during regular business hours and without notice to examine, audit, and inspect books and records for the purpose of determining proper payment of any fees

D. The failure to pay for cannabis license fees on time or failure to submit the financial data required by this code or the submission of false financial data is grounds for denial, revocation, or nonrenewal of a cannabis establishment license.

E. It is unlawful for any person to knowingly submit false financial data to the county.

F. The cannabis establishment license fee imposed by the board is deemed a debt due the county from and against any person who commences, carries on, engages in or conducts the business of a cannabis establishment for which a license is required, and the person is liable in a civil action in the name of the county as plaintiff, in any court of competent jurisdiction, for the recovery of the amount of the license fee, penalties and for the cost of suit.

5.10.060 Renewal of business license.

All licensees required to have a cannabis establishment license under the provisions of this chapter who desire to renew an existing valid county cannabis establishment license if there have been substantial changes to the original application are required to submit a license renewal application sixty days before the license expires. The renewal application must include any changes to original application. The renewal of the license must follow the procedure for approving a license in in section 5.10.030 and 040.

A. A cannabis establishment license issued pursuant to the provisions of this chapter is an annual license. If there are no substantial changes to the information contained in the initial application the license is automatically renewed by the sheriff, subject to the provisions of this section, provided that the cannabis establishment has paid in full the required quarterly license fees due. The sheriff may defer the decision whether there are substantial changes to the board.

B. No cannabis establishment license may be renewed for a new physical location of the

establishment until a new cannabis establishment application for the new location has been approved by the board.

C. The sheriff must be notified of any changes to a cannabis establishment's ownership as part of the renewal for a license. The licensee must provide proof that the Cannabis Compliance Board has approved the ownership change.

D. If the licensee engages in business under a fictitious name, the licensee must notify the sheriff if the fictitious name is changed as part of the renewal for the license. The licensee must provide a copy of an updated fictitious name certificate issued by the county clerk.

E. Cannabis establishment licenses issued under this chapter are issued only to the applicant and may not be transferred to another person.

F. Each licensee must provide the sheriff an annual report, due no later than January 31 of each year, which contains the following:

1. A copy of the most recent state license for a medical cannabis establishment or cannabis establishment; and
2. A copy of the most recent inspection by the Cannabis Compliance Board of the cannabis establishment.

5.010.070 No county liability, indemnification.

A. By accepting a cannabis establishment license issued pursuant to this chapter, the licensee waives and releases the county, its officers, elected officials, employees, attorneys and agents from any liability for injuries, damages or liabilities of any kind that result from any arrest or prosecution of establishment owners, operators, employees, clients or customers for a violation of state or federal laws, rules or regulations.

B. By accepting a cannabis establishment license issued pursuant to this code, all licensees, jointly and severally if more than one, agree to indemnify, defend and hold harmless the county, its officers, elected officials, employees, attorneys, agents, insurers and self-insurance pool against all liability, claims and demands on account of any injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of the cannabis establishment that is the subject of the license.

Proposed on _____, 2021.

by Commissioner _____

Passed on _____, 2021.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Jay Carmona, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2021.

Bill No. 129

Ordinance No. 21-318

Summary

An ordinance amending Storey County Code to license cannabis uses permitted by Nevada Revised Statutes by adding chapter 5.10 Cannabis establishment licensing.

Title

An ordinance amending Storey County Code to license cannabis uses permitted by Nevada Revised Statutes by adding chapter 5.10 Cannabis establishment licensing and providing for other properly related matters.

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

SECTION I: Chapter 5.10 Cannabis establishment licensing is added as follows:

Chapter 5.10 Cannabis establishment licensing.

5.10.010 Cannabis establishments—purpose, regulation and licensing.

A. This chapter is meant to implement the provisions of NRS chapters 678A, 678B, 678C and 678D and NRS 244.35253. This chapter must be interpreted consistently with NRS chapters, and to the extent of any conflicts between NRS 678A, 678B, 678C, and 678D and Storey County Code, NRS controls.

B. The use, cultivation, distribution, production, possession, and transportation of cannabis remains illegal under federal law, and cannabis remains classified as a controlled substance by both Nevada and federal law and is illegal under Storey county code. Any person who owns, operates, is employed by or is involved in a cannabis establishment may be prosecuted regardless of whether the establishments are in compliance with state law or the provisions of this chapter.

C. A business license issued pursuant to this chapter does not establish any defense or immunity for a person from potential criminal liability under federal law for the cultivation, distribution, production, possession or transportation of cannabis. The issuance of a cannabis establishment license does not imply that operating a cannabis establishment is legal under any other applicable laws and does not establish any defense or immunity for any person from potential criminal liability under federal law or regulation for the cultivation, distribution, production, possession, or transportation of cannabis.

D. Storey County may by development agreement, provided for by NRS 278.0201, agree to allow the use of cannabis establishments on property subject to the development agreement to

provide uses considered in the provisions of NRS chapter 678A, 678B, 678C, and 687D. Storey County adopts this chapter to require licensing for any use involving cannabis in the county pursuant to NRS 244.3525.

5.10.020 Cannabis establishment license required.

It is unlawful for any person to operate a cannabis establishment in Storey County without first obtaining a license to operate pursuant to the requirements of this chapter. A separate application and the board approval of a cannabis business license is required for each cannabis establishment. The issuance of a single license is allowed for a retail cannabis establishment and a cultivation facility to be jointly located within the same premises of an existing cannabis establishment. A business license that is issued to a cannabis establishment under the provisions of this title is a revocable privilege and the holder of such a license does not acquire any vested right.

The consumption of cannabis products is prohibited on the premises of any cannabis establishment. Cannabis lounges are also expressly prohibited.

5.10.030 Application requirements.

Each application for a business license to operate as a cannabis establishment must be submitted to the sheriff office and include:

A. A complete and accurate copy of a completed application and a copy of all documents filed with the applicable state agency pursuant to NRS chapter 678A-D.

B. A complete and accurate copy of any required approval issued by the applicable state agency to operate as a medical cannabis establishment or cannabis establishment.

C. A description of the premises proposed to be licensed, stating the street and number, assessor's parcel number, and portion of the building to be occupied.

D. The type of cannabis establishment that the applicant proposes to carry on, conduct or operate on the described premises and a description of the proposed activities.

E. A consent form signed by the applicant authorizing the release to (1) any agencies performing any components of the review of the application, and (2) except for the security plan and any and all personal identifying information and other information specifically made confidential by law, the public upon request, and acknowledging that except as otherwise provided by law, all application information and information on any future Storey County cannabis establishment licenses issued to, or renewed by, the cannabis establishment will remain a public record.

F. The name or names of on-site managers who will be contacted in case of emergencies or required inspections.

G. A site plan with the following:

1. Name of the cannabis establishment.

2. Site address and assessor's parcel number.

3. The Storey County regulatory zone for the parcel.

4. Proposed employee, public and business vehicles parking plan (as appropriate).

The Storey County planning department or community development must determine compliance with county codes for subsections 3, 4.

H. A plan that complies with existing Storey County health district regulations or NRS

678D.400 that may authorize outdoor cultivation.

I. If the applicant is not the property owner, a copy of the lease, rental agreement, license, or authorization letter from the property owner acknowledging and giving permission for the proposed use of the property as a cannabis establishment, and the name, mailing address, physical business address, and business telephone number of the property owner.

J. A security plan approved by the sheriff, including but not limited to, the following matters:

1. A safety plan detailing safety measures and actions to be taken for the public and/or employees in the case of emergencies or criminal activity. The safety plan must include, at a minimum, the appropriate safety provisions from the most recently adopted International Fire Code.

2. Information detailing the location and handling of the storage, loading and unloading, and disposal of cannabis and cannabis products.

3. Hours of operation for public access to the retail cannabis store/medical dispensary, if applicable.

4. A plan for how employees and customers enter, exit and move within the building, to include entrances or exits which are secured for employee use only.

5. A plan on the handling and storage of money in the physical form of currency.

6. A statement describing what business and cannabis related activities will occur on the site. If the application is for a retail cannabis store/medical dispensary, a description of the products and/or services to be provided to the public.

7. For an existing building, any physical changes to the interior or the exterior of the building. No proposed physical changes to the building are allowed until approved by the appropriate county departments or other public agencies.

8. A description of all toxic, flammable or other materials regulated by a federal, state or local government with authority over the business that will be used or kept at the cannabis establishment, the location of such materials, how these materials will be stored, and how the materials will be used. The Storey County Fire Protection District Fire Marshal must review the application submission, as applicable, for compliance with local, state and federal regulations.

9. Within ten calendar days of receipt of the final ~~department~~ state license for a cannabis establishment, the applicant must submit a copy of the license to the sheriff or license division.

Except as otherwise required by law, the security plan as submitted to the county is deemed to be a confidential document for sole use by the ~~sheriff licensing division~~ and reviewing agencies and is not a public record.

5.10.040 Approval or denial of license by board.

A. The sheriff, or ~~license division if designated by the sheriff's designee~~, must coordinate a review of the application and required physical inspections by the appropriate county departments and other public agencies to determine whether the proposed business will comply with all public health and safety and other applicable requirements including, without limitation, air quality, building, fire, health, sewer, sheriff, water, and zoning requirements.

1. Each reviewing county department or each public agency must provide a

recommendation on the application to the sheriff ~~or license division~~ after its review and after applicable physical inspections are completed.

2. Each reviewing county department or other public agency may include conditions for the operation of the cannabis establishment with its recommendation.

B. The sheriff ~~or license division~~ must verify that the licensee has valid state certificates, licenses or other approval or valid county licenses or permits, as required, prior to issuing any license.

C. After determining that the proposed cannabis establishment business will be conducted in compliance with law, the sheriff or license division must schedule a hearing for the board to determine whether to issue the license specified in the application. If board finds the applicant meets the requirement of this chapter the board may issue or renew the license.

D. A cannabis establishment license application or an application for renewal of a cannabis establishment license may be denied by the board upon one or more of the following:

1. Determination by the sheriff ~~or license division~~ that the application or the establishment is not in compliance with the provisions of NRS 678A, 678B, 678C, and 678D or this chapter.

2. An owner, officer, board member, shareholder, manager, or other natural person having some form of ownership or control over the business provides false or misleading information to the county.

3. The failure to pay any fees required by this chapter, or by the business license fee schedule adopted by resolution of the board.

4. The failure or refusal of an applicant, or of a licensed cannabis establishment, to comply with any of the provisions of NRS 678A, 678B, 678C, and 678D or this chapter.

5. The failure or refusal of a licensed cannabis establishment to carry out the policies and procedures or comply with the statements provided to the county with the application for the cannabis establishment.

6. The failure or refusal to cooperate fully with an investigation or inspection by the county.

7. The failure to comply with the provisions of NRS 372A and NAC 372A governing the imposition of an excise tax on cannabis establishments.

8. The failure to provide a valid and current license for a cannabis establishment from the Cannabis Compliance Board.

9. The failure to provide on request any filings required by the department of taxation.

E. The term of any cannabis establishment license is one year from the date of issue.

5.10.050 Fees.

A. A one-time nonrefundable application fee of \$1000 is due with the submittal of an application for a cannabis establishment license.

B. Except as otherwise provided in this code, the cannabis establishment license fees are payable in full no later than 30 calendar days after the end of each calendar quarter in an amount equal to the fees and payment schedule contained in this section or as adopted by resolution of the board.

The calendar quarter periods for each year are as follows:

1. The first quarter begins on January 1.

2. The second quarter begins on April 1.
3. The third quarter begins on July 1.
4. The fourth quarter begins on October 1.

The initial quarterly license fee payment may be for less than a full quarter depending on the date of approval of the license.

B. A business fee of three percent (3%) of the gross revenue for cannabis related items for the quarter is required for the following license:

1. Each cannabis establishment, and
2. Any cannabis establishment that is co-located with another cannabis establishment such as a cannabis retail store and a cannabis cultivation facility, as a business that is jointly owned and located within the same premises and operates as either may have a single license application and approval.

2. For the purposes of verifying the gross revenue of a medical cannabis establishment, a cannabis cultivator, or cannabis retail establishment pursuant to this subsection:

- a. The holder of the business license must, concurrently with remittance of the required quarterly fee, provide to the county comptroller written proof of revenue.
- b. The holder of the business license must provide the county comptroller a complete and accurate copy of any written documentation relating to verification of revenue for purposes of state taxation that is required to be provided to any state agency; and
- c. The comptroller, at such time and frequency the comptroller deems most efficient, must review the information submitted pursuant to paragraphs (a) and (b) to reconcile any underpayment or overpayment of a quarterly fee and issue a charge or credit as appropriate.

C. The holder of a business license to operate a cannabis establishment must maintain at its business location adequate and accurate books and records at all times. The sheriff or his designee may enter the premises of a medical cannabis establishment or cannabis establishment at any time during regular business hours and without notice to examine, audit, and inspect books and records for the purpose of determining proper payment of any fees

D. The failure to pay for cannabis license fees on time or failure to submit the financial data required by this code or the submission of false financial data is grounds for denial, revocation, or nonrenewal of a cannabis establishment license.

E. It is unlawful for any person to knowingly submit false financial data to the county.

F. The cannabis establishment license fee imposed by the board is deemed a debt due the county from and against any person who commences, carries on, engages in or conducts the business of a cannabis establishment for which a license is required, and the person is liable in a civil action in the name of the county as plaintiff, in any court of competent jurisdiction, for the recovery of the amount of the license fee, penalties and for the cost of suit.

5.10.060 Renewal of business license.

All licensees required to have a cannabis establishment license under the provisions of this chapter title who desire to renew an existing valid county cannabis establishment license if there have been substantial changes to the original application are required to submit a license renewal application sixty days before the license expires. The renewal application must include any changes to original application. The renewal of the license must follow the

procedure for approving a license in in section 5.10.030 and 040.

A. A cannabis establishment license issued pursuant to the provisions of this chapter is an annual license. If there are no substantial changes to the information contained in the initial application the license ~~may be~~ is automatically renewed by the sheriff, subject to the provisions of this section, provided that the cannabis establishment has paid in full the required quarterly license fees due. The sheriff may defer the decision whether there are substantial changes to the board.

B. No cannabis establishment license may be renewed for a new physical location of the establishment until a new cannabis establishment application for the new location has been approved by the board.

C. The sheriff must be notified of any changes to a cannabis establishment's ownership as part of the renewal for a license. The licensee must provide proof that the Cannabis Compliance Board has approved the ownership change.

D. If the licensee engages in business under a fictitious name, the licensee must notify the sheriff if the fictitious name is changed as part of the renewal for the license. The licensee must provide a copy of an updated fictitious name certificate issued by the county clerk.

E. Cannabis establishment licenses issued under this chapter are issued only to the applicant and may not be transferred to another person.

F. Each licensee must provide the sheriff an annual report, due no later than ~~December~~ January 31 of each year, which contains the following:

1. A copy of the most recent state license for a medical cannabis establishment or cannabis establishment; and
2. A copy of the most recent inspection by the Cannabis Compliance Board of the cannabis establishment.

5.010.070 No county liability, indemnification.

A. By accepting a cannabis establishment license issued pursuant to this chapter, the licensee waives and releases the county, its officers, elected officials, employees, attorneys and agents from any liability for injuries, damages or liabilities of any kind that result from any arrest or prosecution of establishment owners, operators, employees, clients or customers for a violation of state or federal laws, rules or regulations.

B. By accepting a cannabis establishment license issued pursuant to this code, all licensees, jointly and severally if more than one, agree to indemnify, defend and hold harmless the county, its officers, elected officials, employees, attorneys, agents, insurers and self-insurance pool against all liability, claims and demands on account of any injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of the cannabis establishment that is the subject of the license.

Proposed on _____, 2021.

by Commissioner _____

Passed on _____, 2021.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Jay Carmona, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2021.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to authorize the county manager to approve and sign a two-year agreement between Storey County and Porter Group, LLC for federal government affairs consulting, federal funding initiatives, and federal lobbyist services.
- **Recommended motion:** I (commissioner) motion to authorize the county manager to approve and sign a two-year agreement between Storey County and Porter Group, LLC for federal government affairs consulting, federal funding initiatives, and federal lobbyist services.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The objective of this agreement is to assist the county with federal projects, bills, and funding initiatives. Federal funding initiatives in 2021 including the American Rescue Plan (ARP) and Congressionally Directed Spending may provide opportunities for the county to fund water, sewer, roads, and facilities across the county. Assistance will be needed to increase the county's early awareness of funding opportunities, securing Congressional support, and navigating the application and political processes for these funds. Federal assistance also will be provided in final steps of the Storey County Lands Bill transfer to local residents in Virginia City and Gold Hill, supporting the Washoe County Lands Bill for the benefit of USA Parkway expansions, the Mark Twain Estates lands bill correcting parcels in the Mark Twain area, and other federal bills and actions. The contract is for a period of two years at \$6,000 per month. The Porter Group assisted Storey County in the past with similar federal matters and was successful in getting federal lands transferred to Storey County and landing the 89437 TRI-Center Zip Code.
- **Supporting Materials:** See attached
- **Fiscal Impact:** 6,000
- **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

August 6, 2021

Austin Osborne
County Manager
Storey County
26 South B Street
Virginia City, NV 89440

Re: Porter Group, LLC – Proposal and Engagement Agreement for Federal Government Affairs Consulting Services

Dear Mr. Osborne,

It has been a pleasure to spend time discussing the needs of Storey County. We are honored to have been a part of the Storey County team in the past and are excited to have the opportunity re-engage with you. We see significant potential ahead and are grateful for the opportunity to follow up with a proposal for how we might assist you in reaching your goals.

In accordance with the above, the following sets forth a proposal and engagement agreement between Porter Group, LLC (“Porter Group”) and Storey County (“the County”) for federal government affairs consulting and lobbying services. The objective of this engagement would be to assist the County in advancing its goals through work on federal funding initiatives, as outlined in the scope of work below. More specifically, Porter Group will help identify and execute available options to secure federal funds relating to the County’s needs and other areas in the short or long term.

Scope of Work

Porter Group will work with the County to pursue the following federal funding options to achieve success:

1. **Federal Directed Spending.** The newly revived directed spending program is now known as “Congressionally Directed Spending” or “Community Directed Spending.” The process includes:
 - Drafting appropriate Congressional application materials
 - Drafting a thorough background of the County’s request and securing community buy-in such as letters of support
 - Advocating for a member of our Nevada Congressional delegation to adopt the County’s request as one of their allotted projects, as there is an individual limit
 - Working the appropriations process, through December, to preserve the survival of the funding as all Congressionally Directed Spending must total less than 1% of discretionary spending overall and many will be cut
2. **Traditional Appropriations.** Through the traditional appropriations process, projects can be prioritized for funding through the submission of strategic language which creates a legislative incentive for agencies to award grants to certain entities per Congressional intent. This process disallows singling out an entity or directly awarding funds but it can allow for an entity to be more competitive in a grant process by matching and citing certain Congressional language pointing to a funding priority. This process would include:
 - Drafting appropriate legislative language

- Determining which appropriations bill, department, account and program the language would be most suitable according to the funding need
- Requesting the language through work with the Nevada Congressional delegation
- Working the language and any amendments the appropriations process

3. Overall Federal Representation

In addition to the above work to pursue federal funding opportunities, Porter Group would provide the following on an ongoing basis for all matters in which it undertakes representation of the County:

- Review federal executive proposals, legislation under consideration, proposed and adopted administrative rules and regulations and other Washington, D.C. developments for the purpose of advising the County of those items which may affect the County
- Advise and consult on behalf of the County with members of Congress (including staff and relevant committees), the White House, and relevant federal agencies or departments, for example: Interior, BLM, Commerce, SBA, Treasury, HUD, DOD, Labor, HHS, Agriculture, OMB, DOT, EPA, Justice, DOE and such other agencies, departments and commissions as may be necessary for the performance of service to the County
- Act as liaison with the National Association of Counties and the Nevada Association of Counties on the County's behalf and confer with these organizations as needed on legislative and regulatory matters in accordance with the County's priorities
- Secure and furnish such detailed information as may be available on federal programs in which the County indicates an interest
- When requested to do so by the County, review and comment on proposals of the County which are being prepared for submission to federal agencies
- Contact federal agencies on the County's behalf when County applications are under consideration by such agencies and counsel the County as to the actions that appear to be required to obtain the most favorable consideration of such applications
- Advise and consult with or otherwise make assistance available to such representatives of the private sector who are engaged in economic development activities as determined by the County to be in the best interests of the County
- Participate in periodic status meetings and/or provide reports, as directed by the County, which detail the activities undertaken on the County's behalf

Term

The initial term of this Agreement shall commence on August 18, 2021 and terminate as of August 31, 2023 ("Initial Term"). The parties may agree to extend this engagement upon completion of the Initial Term. The terms and conditions for any such extension shall be mutually agreed upon at the time of such extension. Either party may terminate this agreement upon thirty (30) days prior written notification.

Fees and Expenses

For these services, Storey County agrees to pay Porter Group a retainer fee of \$6,000.00 per month and the first payment shall be made upon execution of this Agreement. Porter Group will invoice for these services monthly, in advance, and payment is promptly due upon your receipt of the invoice. Expenses

will be allowed in providing these services subject to advance approval except that normal and usual expenses of \$200.00 or less will not require advance approval.

Miscellaneous

Storey County agrees that this representation applies solely to the work described above, unless otherwise mutually agreed upon, and that Porter Group is not providing legal services and/or tax advice under this engagement.

We stand ready to help and appreciate the opportunity to be of service. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jon C. Porter".

Honorable Jon C. Porter, President/CEO
Porter Group, LLC

AGREED TO AND ACCEPTED

By: _____

Title: _____

Date: _____



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

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve the replacement of 11 mattresses for the fire stations in accordance of Article 44 of the 2019-2023 Collective Bargaining Agreement with the Storey County Firefighters Association utilizing funds from a separate line item.
- **Recommended motion:** I (Fire Commissioner) move to approve the purchase of 11 mattresses to comply with the 2019-2023 Collective Bargaining Agreement with the Storey County Firefighters Associations not to exceed \$14,178.78.
- **Prepared by:** Tiffany Pieretti

Department:

Contact Number: 7758470954

- **Staff Summary:** Article 44 of the 2019-2023 Collective Bargaining Agreement with Storey County Firefighters Association section 1. Subsection i. states that the district shall replace mattresses per manufactures recommendations or every three years. Our current mattresses were aquired in 2009 and past their recommended replacement. The mattresses that I am proposing to purchase will have a life span of 15 years and will cost \$14,178.78.
- **Supporting Materials:** See attached
- **Fiscal Impact:** 14,178.78
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

☐ Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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Remit To Sleep Number Corporation
PO Box 7410032
Chicago, IL 60674-5032

Bill To Storey County Fire Protection Dist.

Email:
Phone :
Acct #
Store Ref:

2021 Quotation

Quotation # 44397.27822
Issued Date 7/20/2021
Expires Date 8/19/2021
Customer #
PO #

Ship To

Email:
Phone :
Cust #
HD Timeframe: 2-3 weeks from date of purchase

QTY	SKU	Description	Ship Via	MSRP	Current Sale	Discount	Total Discount	Unit Price	Line Total
11	XR5	r5 Twin Extra Long	UPS	\$ 1,649.99	\$ -	\$ 700.99	\$ 7,710.89	\$ 949.00	\$ 10,439.00
11	XF315	Modular Base, Twin Extra-long	UPS	\$ 249.00	\$ -	\$ 95.00	\$ 1,045.00	\$ 154.00	\$ 1,694.00
11	118141	Mod Base Legs, T,TXL,F,D, 6 legs	UPS	\$ 79.99	\$ -	\$ 35.00	\$ 385.00	\$ 44.99	\$ 494.89
11	421841	Total Encasement Mattress Set, TwinXL	UPS	\$ 119.99	\$ -	\$ 54.00	\$ 594.00	\$ 65.99	\$ 725.89
11	UPS	UPS GROUND	UPS	\$ 134.99	\$ -	\$ 59.99	\$ 659.89	\$ 75.00	\$ 825.00
	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Tax is Estimated and finalized at purchased. Tax is removed with a Tax Exemption Certification					Subtotal		\$ 14,178.78
							Tax Rate:	0.000%	\$ -
REF			You Saved	\$ 10,394.78	TE#		Order Total	\$	14,178.78

PREPAY VIA CHECK OR CREDIT CARD, LOCAL SALES TAX WILL APPLY UNLESS A TAX EXEMPT CERTIFICATE IS PROVIDED

All prices referenced above are for confidential use. DO NOT DISCUSS PRICING WITH RETAIL PERSONNEL OR RETAIL CONSUMERS.

Disclosure of pricing will result in immediate termination of quote, exclusive pricing, and/or business relationship.

ALL FlexFit™ SALES ARE FINAL - NO RETURNS OR EXCHANGES

By signing this, you agree to the notes and conditions described above and that you have verified the size, model and style being ordered.

Sleep Number Corp. Commercial Sales
1001 Third Ave. S
Minneapolis, MN 55404
Phone: 1-800-394-4735
FAX: 1-800-398-5763
Email: commercialsales@sleepnumber.com

Authorized Name Signature Date



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action, notice to Storey County to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District.
- **Recommended motion:** In accordance with the recommendation by staff, I Fire Commissioner () motion to notice Storey County the intent to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District on or before October 4, 2021.
- **Prepared by:** Jeremy Loncar

Department:

Contact Number: 775.847.0954

- **Staff Summary:** Fire prevention has always had a long-standing function of the fire service. This system was structured and put into effect in the fire service for many reasons and with great importance and merit. This function is not simply conducting inspections and plans review, it dives deeper into the true realm of Fire Prevention. The fire district intends to return this function in order to increase connection with fire plans, enhance investigations, facilitate knowledge sharing and improved operations, enhance plan review turnaround time, increase public outreach and education, and to enhance proficiency.
- **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 FIRE PROTECTION DISTRICT

145 North C Street

P.O. Box 603

Virginia City, NV 89440

(775) 847-0954 Phone • (775) 847-0987 Fax

Fire Prevention

Fire prevention has always had a long-standing function of the fire service. This system was structured and put into effect in the fire service for many reasons and with great importance and merit. This function is not simply conducting inspections and plans review, it dives deeper into the true realm of Fire Prevention. Our mission is to bring back fire prevention to the fire district for the following reasons:

More detailed and updated Pre-Fire Plans

By having our inspectors work closely with fire suppression personnel we can ensure that our pre-fire plans are up to date and accurate. Our current plans are dated and pose a significant life safety issue to our staff, community, and visitors.

Enhanced investigations

The Storey County Fire Protection District will seek out recognition through the State of Nevada as a law enforcement agency. This will allow our Fire Marshal to keep and maintain a Police Officers Standards and Training (POST) certification. This training and certification is imperative for an investigator and allows for greater powers in fire investigations, easier information sharing amongst other law enforcement agencies, and a higher level of training for our investigators that will protect the integrity of the investigation and district.

Knowledge Sharing / improved operations

By having prevention within the fire district, prevention personnel will actively work with suppression personnel training on both aspects. This will greatly enhance the knowledge of both sides and ensure a better working environment and more thorough job performance.

Increased inspections

Fire suppression personnel will assist in conducting "tailboard" inspections. We will not only grow from 1 inspector to 30 overnight, but also gain our staff familiarity with local businesses and associated individuals with that business. This will increase our efficiency in dealing with potential emergencies within that building and increase our efforts in suppression and rescue.

Greater Public Education

Prevention staff as well as suppression staff will join together to deliver more consistent and greater public education. We will move to



STOREY COUNTY FIRE PROTECTION DISTRICT

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implementing more community CPR classes, more time within the schools, and education for our senior citizens and members of our community.

More Proficiency

Storey County has made business and construction friendly moves to keep plans turn around in an expedient manner. By moving fire plans review to the fire district, we can reduce that time even more and have a faster turnaround. While it is good to be knowledgeable in various aspects of the many codes, committing personnel to only look at relevant fire code compliance issues, the plans check will be faster and will be more thorough.



STOREY COUNTY FIRE PROTECTION DISTRICT

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Positions Requested:

1-Fire Marshal

Pay grade equivalent to Battalion Chief but not equal to
40-hour position
Police Fire PERS

1-Fire Inspector

Pay grade equivalent to Firefighter AEMT but not equal to
40-hour position
Regular PERS

Vehicles:

2-Vehicles from Community Development

Current Fire Marshal's pickup
1-pickup

Equipment & Misc. currently used by Community Development:

PPE including hard hat, vests, etc.

2-desk top computers

2-Microsoft Surface Computers

2-Desks

Access to shared computer software with the Building Department



STOREY COUNTY FIRE PROTECTION DISTRICT

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Prevention Budget

Uniforms \$1,000

- \$500 annually x 2

PPE \$3500

- \$3,500 for bunker/wildland gear for the Fire Marshall

Communications \$13,000

- \$6,500 for Motorola APX 8000XE radio's x 2
- \$400 for hand mics
- \$750 for Motorola Minitor Pager

Office Supplies \$500

- Various office supplies annually

Fuel \$3,500

- Estimated annual fuel usage for 2 vehicles
- DEF Fluid

Minus Wages& Benifits



STOREY COUNTY FIRE PROTECTION DISTRICT

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Prevention personnel considerations:

Staff hired under prevention shall not have any ties or be able to fill positions in suppression. For an Inspector or Fire Marshal to move over to suppression, they must not only meet the minimum qualification of the position, but they must also test in an open and competitive process.

Fire Suppression personnel may "transfer" to prevention in the event of a vacancy, provided they meet the minimum qualifications of that position. They may return to suppression, but only if an opening arises for a position that they previously held.

Prevention personnel shall be subject to call-back for emergencies within the District. Only qualified personnel shall be able to operate in logistical positions on emergency scenes.

Only the Fire Marshall shall have a take home vehicle and stationed in Virginia City. The Inspector shall be stationed at SCFPD Station 75.



STOREY COUNTY FIRE PROTECTION DISTRICT

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Funding

33% of the Business License Renewal Fee
\$60 from the \$100 from the Business License Application Fee
Fire Permit (Conducted at the Fire Station)
Operational Permits (will be considered and brought to the board)
Plans Examination fee (Conducted at the Fire Station)
Reinspection fee (only applicable upon the 2nd reinspection)

Previous Prevention Income (Only fire permits and plans examination)

2014-2015	\$210,857.66
2015-2016	\$388,263.38
2016-2017	\$199,268.70



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 08/17/2021

Estimate of time required: 5 minutes

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

Title: Discussion/For Possible Action: Notice to the Storey County Fire Protection District to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District.

Recommended motion: In accordance with the recommendation by staff, I Storey County Commissioner () motion to notice the Storey County Fire Protection District the intent to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District on or before October 4, 2021.

3. Prepared by: Austin Osborne

Department: County Manager

Telephone: 775-847-0968

Staff summary: Fire prevention has always had a long-standing function of the fire service. This system was structured and put into effect in the fire service for many reasons and with great importance and merit. This function is not simply conducting inspections and plans review, it dives deeper into the true realm of Fire Prevention. The fire district intends to return this function in order to increase connection with fire plans, enhance investigations, facilitate knowledge sharing and improved operations, enhance plan review turnaround time, increase public outreach and education, and to enhance proficiency.

5. Supporting materials: None

6. Fiscal impact:

Funds Available:

Fund:

____ Comptroller

7. Legal review required:

_____ District Attorney

8. Reviewed by:

_____ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. Board action:

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 19



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

Fire Prevention

Fire prevention has always had a long-standing function of the fire service. This system was structured and put into effect in the fire service for many reasons and with great importance and merit. This function is not simply conducting inspections and plans review, it dives deeper into the true realm of Fire Prevention. Our mission is to bring back fire prevention to the fire district for the following reasons:

More detailed and updated Pre-Fire Plans

By having our inspectors work closely with fire suppression personnel we can ensure that our pre-fire plans are up to date and accurate. Our current plans are dated and pose a significant life safety issue to our staff, community, and visitors.

Enhanced investigations

The Storey County Fire Protection District will seek out recognition through the State of Nevada as a law enforcement agency. This will allow our Fire Marshal to keep and maintain a Police Officers Standards and Training (POST) certification. This training and certification is imperative for an investigator and allows for greater powers in fire investigations, easier information sharing amongst other law enforcement agencies, and a higher level of training for our investigators that will protect the integrity of the investigation and district.

Knowledge Sharing / improved operations

By having prevention within the fire district, prevention personnel will actively work with suppression personnel training on both aspects. This will greatly enhance the knowledge of both sides and ensure a better working environment and more thorough job performance.

Increased inspections

Fire suppression personnel will assist in conducting "tailboard" inspections. We will not only grow from 1 inspector to 30 overnight, but also gain our staff familiarity with local businesses and associated individuals with that business. This will increase our efficiency in dealing with potential emergencies within that building and increase our efforts in suppression and rescue.

Greater Public Education

Prevention staff as well as suppression staff will join together to deliver more consistent and greater public education. We will move to



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implementing more community CPR classes, more time within the schools, and education for our senior citizens and members of our community.

More Proficiency

Storey County has made business and construction friendly moves to keep plans turn around in an expedient manner. By moving fire plans review to the fire district, we can reduce that time even more and have a faster turnaround. While it is good to be knowledgeable in various aspects of the many codes, committing personnel to only look at relevant fire code compliance issues, the plans check will be faster and will be more thorough.



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Positions Requested:

1-Fire Marshal

Pay grade equivalent to Battalion Chief but not equal to
40-hour position
Police Fire PERS

1-Fire Inspector

Pay grade equivalent to Firefighter AEMT but not equal to
40-hour position
Regular PERS

Vehicles:

2-Vehicles from Community Development

Current Fire Marshal's pickup
1-pickup

Equipment & Misc. currently used by Community Development:

PPE including hard hat, vests, etc.

2-desk top computers

2-Microsoft Surface Computers

2-Desks

Access to shared computer software with the Building Department



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Prevention Budget

Uniforms \$1,000

- \$500 annually x 2

PPE \$3500

- \$3,500 for bunker/wildland gear for the Fire Marshall

Communications \$13,000

- \$6,500 for Motorola APX 8000XE radio's x 2
- \$400 for hand mics
- \$750 for Motorola Minitor Pager

Office Supplies \$500

- Various office supplies annually

Fuel \$3,500

- Estimated annual fuel usage for 2 vehicles
- DEF Fluid

Minus Wages& Benifits



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Prevention personnel considerations:

Staff hired under prevention shall not have any ties or be able to fill positions in suppression. For an Inspector or Fire Marshal to move over to suppression, they must not only meet the minimum qualification of the position, but they must also test in an open and competitive process.

Fire Suppression personnel may "transfer" to prevention in the event of a vacancy, provided they meet the minimum qualifications of that position. They may return to suppression, but only if an opening arises for a position that they previously held.

Prevention personnel shall be subject to call-back for emergencies within the District. Only qualified personnel shall be able to operate in logistical positions on emergency scenes.

Only the Fire Marshal shall have a take home vehicle and stationed in Virginia City. The Inspector shall be stationed at SCFPD Station 75.



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Funding

33% of the Business License Renewal Fee

\$60 from the \$100 from the Business License Application Fee

Fire Permit (Conducted at the Fire Station)

Operational Permits (will be considered and brought to the board)

Plans Examination fee (Conducted at the Fire Station)

Reinspection fee (only applicable upon the 2nd reinspection)

Previous Prevention Income (Only fire permits and plans examination)

2014-2015 \$210,857.66

2015-2016 \$388,263.38

2016-2017 \$199,268.70



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 8/17/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible action to approve Business License Second Readings:
- A. D.F. Drumm Inc. – Contractor / 6639 Chula Vista Ct. ~ Sparks, NV
- B. Frank's Mobile Tire Company, Inc. – Out of County / 2000 Vassar St. ~ Reno NV

- **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: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

August 9, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **August 17, 2021**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

A. D.F. Drumm Inc. – Contractor / 6639 Chula Vista Ct. ~ Sparks, NV

B. Frank's Mobile Tire Company, Inc. – Out of County / 2000 Vassar St. ~ Reno NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office