



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/7/2021 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>

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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 September 7, 2021.

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

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

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

Consideration and possible approval of the Minutes August 3, 2021.

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

I Consideration and possible approval of contract Renewal for Farr West Engineering

II Approval of claims in the amount of \$2,188,777.54

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

A. Engineered Products, A Pape' Company - Contractor / 9800 40th Ave. S. ~ Seattle, WA

B. Nefab Packaging West, LLC - General / 1215 Alexandria Ct. ~ McCarran, NV

C. Main Vein Coffee Company, LLC - Food Truck / 3025 Idlewild Dr. ~ Reno, NV

D. Mountain West Heating and Air Conditioning - Contractor / 3025 Eastlake Blvd. ~ Washoe Valley, NV

E. Papyrus Tax Inc. - General / 198 N. C St. ~ Virginia City, NV

F. Rental Guys - Out of County / 1720 Nord Ave ~ Chico, CA

G. Virginia's Mexican Restaurant - General / 65 N. C St. ~ Virginia City, NV

IV Consideration and approval of Update to Storey County Administrative Policies and Procedures, policy 308 - Applicant Selection, Offer of Employment, and Pre-Employment Drug Screen

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

The board will deliberate and may take action regarding approval of a settlement agreement with former employee Anthony Francone, at no monetary cost to the county.

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

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

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

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

Consideration of appointment of Community Relations Coordinator Lara Mather to serve as Storey County's appointed official on the Western Nevada Development District (WNDD) board for the remainder of calendar year 2021. Commissioner Mitchell will continue to serve as the county's elected official on the WNDD board during this period.

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

Consideration and possible approval of the Storey County Community Project Grant, granting \$30,000 total per fiscal year, \$10,000 to each of the three districts as follows: Area 1 Gold Hill, Mark Twain and Virginia City (Commissioner District 1,) Area 2 Lagomarsino and the Highlands (Commissioner District 2,) Area 3 Lockwood, Mustang, Painted Rock, and the Northeast (Commissioner District 3.)

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

Consideration and possible approval for submission of the Historic Preservation Fund Grant application to the Nevada State Historic Preservation Office. This grant application requests an award of \$50,000 to go towards the restoration of the block walkway in front of the Storey County Courthouse. The grant would require a minimum match of \$50,000.

14. **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.

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

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

Consideration and possible approval of the District Fire Chief to make modification to the NV Energy Master Service Agreement as it applies to increases in funding, staffing, and equipment for the duration of the agreement.

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

Consideration and possible action to approve the District Fire Chief to sign an intrastate interlocal contract with the Nevada Department of Public Safety to assist with transporting mobile training props.

18. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

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

Consideration and possible approval of 2nd reading for Off-Sale Liquor License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.

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

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

Consideration and possible approval of 2nd reading for General Business License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.

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

Consideration and possible action of Resolution No. 21-631 of the Board of Commissioners of Storey County, Nevada, reaffirming the board's request to the Nevada Delegation to advance federal public lands legislation commonly referred to as the Truckee Meadows Public Lands Management Act to support conservation, recreation, and economic development in Washoe County.

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

Consideration and possible action related to letters of interest for the appointment of board members to the board of directors of the Carson Water Subconservancy District representing Storey County to serve a four-year term with possible re-appointment following expiration of the term.

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

Consideration and possible action on Special Use Permit Amendment 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to

1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

25. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action on 2021-32 Road Abandonment request by applicants Barbara Steele Lavake and Nicholas and Jessica Fain. The applicants request to abandon the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City, Storey County. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).

26. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action on 2021-37 Parcel Map request by applicant Nikolai Travis. The applicant is requesting a Parcel Map to return previously consolidated (two) parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action on a Letter to Congressman Amodei, Senator Cortez Masto, and Senator Rosen supporting technical amendments to the 2018 Storey County Lands Act or FY-2021/22 Lands Bill Congressional action to re-introduce a 40-acre parcel in Mark Twain to the list of parcels being quit-claim deeded from federal ownership.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action to authorize the County Manager to approve a change order to the contract with Sierra Builders of Nevada for permanent repair to the fractured columns in the V&T Freight Depot in an amount not to exceed \$16,500.00.

29. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Business License Second 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. Empienada - Food Truck / 3683 Kings Row ~ Reno, NV
- E. Redwood Materials Inc. - General / 1201 Norway Dr ~ McCarran, NV

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

31. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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(1) mail: U.S. Department of Agriculture
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 08/31/2021; 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 at 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: 9/7/2021 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 September 7, 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:** 0
- **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: 9/7/2021 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 20, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

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

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JULY 20, 2021 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MEETING MINUTES

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Carmona, Vice-Chairman Mitchell, Commissioner Gilman, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, Emergency Management Director Joe Curtis, Employee Relations Jeanne Greene, Deputy District Attorney Keith Loomis, Chief Deputy Sheriff Tony Dosen, IT Director James Deane, Community Relations Director Lara Mather, Community Development/Fire Marshal Martin Azevedo, Recorder Marney Hansen-Martinez, Fire Chief Jeremy Loncar, Human Resources Director Tobi Whitten, Comptroller Jennifer McCain, Communications Manager Becky Parsons, Senior Center Director Stacy York, Community Chest Executive Director Erik Schoen, Assessor Jana Seddon, Operations Projects Coordinator Mike Northan, Senior 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 20, 2021.

County Manager Osborne asked to continue items 9 and 22 to August 3, 2021 to be held at the Justice Court located at 800 S. C Street; continue item 10 to September 7, 2021. The meetings will be available by Zoom.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Agenda, with the following changes - continue item 9 to the 8/3/21 meeting at the Justice Court; continue item 10 to the 9/7/21 meeting at the County Courthouse; and, continue item 22 to the August 3rd meeting at the Justice Court, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Minutes for June 1, 2021.

Public Comment: None

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

5. CONSENT AGENDA

I Consideration and possible approval of business license first readings:

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

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

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

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

Public Comment: None

Vice Chairman Mitchell noted in this Consent Agenda we are moving the location of the next meeting to the Justice Court.

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

6. PUBLIC COMMENT (No Action)

Sam Toll, Gold Hill resident: Thanked former Commissioner McBride for the opportunity to have Public Comment at the beginning of the meeting. He's excited to see Item 20 on the agenda - consideration of something providing transparency to the County. He cannot wait to see what

happens and refers to litigation where decisions have been ruled against the County regarding public records. He has 24 public record requests still outstanding - there will be a few more. Based on the litigation, if he does not see anything meaningful from the County's response to the requests, he will follow in court. This is costing taxpayers money that does not need to be spent.

Mr. Toll expressed concern about the presence of Commissioner Gilman at meetings - indicating that Mr. Gilman was in Florida. He has been informed that for the last 1 1/2 years Mr. Gilman has moved to Florida and not present in our community. If Mr. Gilman has a health issue or has decided to retire and move across the country - it's time to turn his leadership as a commissioner over to someone who is present in the community, is invested here, and who can see people eye-to-eye.

Alexia Sober, Virginia City resident: Thanked Mr. Osborne for hosting the leadership interns that were here the five weeks this summer. Mr. Osborne and Vice Chairman Mitchell talked to them about Storey County, county government, and the county's unique position as a small county that's get a lot done very quickly.

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

Chief Deputy Tony Dosen:

- National Night Out is scheduled for August 3rd, 5PM at Peri Ranch Park in Lockwood. There will be booths, food, and a dunk tank.

Fire Chief Jeremy Loncar:

- Discussed wildfires in the area and resources that are deployed to the Tamarack Fire. This includes a medic from the County that will be aboard a NDF helicopter that will be there to take care of any firefighter that may be injured.
- All resources that are out are available to come back at any time. They have extra staffing, thanks to an NVEnergy grant, that are being kept in the county for assistance.

Vice Chairman Mitchell asked if (the County) had had much activity - lightning, etc.

Chief Loncar: Significant lightning activity was seen yesterday on the north end of the county. Nothing took off - that doesn't mean that it can't happen. A lightning strike started the Tamarack Fire that sat. After a good lightning storm, aircraft are called to fly the county the next day to look for "sleepers".

Mike Northan, Projects Manager:

- Work is on-going on the drainage system in Mark Twain.
- Due to a 3.8 earthquake, a timber column in the V&T Freight Depot suffered a fracture. Sierra Builders looked at the damage and provided a quote for repair. On July 8, the 6.0 quake in Antelope Valley further damaged that column as well as another. Sierra Builders provided temporary shoring until repairs can be done. Quotes are being sought for repairs.
- Preliminary plans have been received for Lockwood Community Center. There are some changes to be made before finalizing. Meetings are being scheduled to discuss.
- Close to final plans for the new building at the Highlands Community Center.

Becky Parsons, Dispatch Manager:

- They have moved into the new center. Phones and radios are up and working. They will be full-functioning shortly.

Chairman Carmona: You, and your team, do a great job. He listens on the radio and doesn't know how you do it.

Joe Curtis, Emergency Management Director:

- A reminder, the statistics and percentages given for numbers of vaccinations and testing are way low and significantly inaccurate and have been for years. Actual numbers are difficult to come across and to determine the actual percentage in the County of those vaccinated.
- He thinks there is a significant number of people in the County that are vaccinated.
- There have only been 2 new cases since July 1st. This puts the percentage number down low.
- People are going to pharmacies, doctors, and other places for tests and vaccinations. The County does not get that information back - at least not on a timely basis. This makes it difficult to have accurate figures.
- On July 4th there was a report of an approximate 200-gallon spill in Six Mile Canyon, reported as used motor oil. It has been determined that it is not motor oil - it is a large amount of raw sewage. Currently they are working with Clean Harbors to clean this up. The spill is confined to Virginia Creek. The spill is not from the County's sewer plant - it is from a private, out of the area dump. Signage will be put out with lanes closed to do this work.

Chairman Carmona asked if there was any camera footage in that area.

Mr. Curtis: No. He has put it out to see if anyone has seen anybody in this area. A criminal case has been opened with the Sheriff's Office. They have thought about doing a "secret witness" type of announcement.

Chairman Carmona: 200 gallons - does that eliminate a recreational vehicle? Is there any indicator that it would have been a septic tank company?

Mr. Curtis: Pretty much (eliminates an RV). Most are 40 to 60 gallons - so it would have had to be multiple occasions.

It was not dumped onto the ground, but into the creek bed. It had to have been done intentionally. This is an area in which they are looking.

Lara Mather, Community Relations Coordinator:

- Carson City Health & Human Services will no longer be requiring appointments for the Covid vaccine. All events will be listed on Carson City.org. - go to this website for dates and times. All three vaccines will be offered. People showing up for second dose are reminded to bring their vaccination card.
- The Food Bank of Northern Nevada is hosting its monthly "mobile harvest"- Tuesday, July 20th, 10-11 AM, in the parking lot at the corner of D and Mill Street. Fresh fruits and vegetables from the Nevada Food Bank will be available.
- The SHPO "survey" interns are doing a great job and moving quickly through the community. Over 400 structures have been surveyed in a week - including historic and non-historic structures. They will be working until Friday, August 6th. They have had great questions from the community.

- July is the month when most grant notifications are received - specifically Emergency Management grants. The following grants have been received:
 1. United We Stand - just over \$27,000 -going to a security system for one of the County departments, and \$4,300 for ballistic shields;
 2. State Emergency Response Commission - \$4,000 for supplies and management of local emergency planning;
 3. CERT - just under \$25,000 that will go to Fire Department for air-packet carts used by the rapid intervention team;
 4. Hazardous Materials - just under \$7,500 for hazardous materials annual training;
 5. Community Development Block - just over \$40,000, related specifically to Covid response and recovery. This will cover the Emergency Management assistant who is still working;
 6. Emergency Management Performance Grant: little over \$20,000 will go to the Emergency Management Director's salary and \$9,000 for training.

Emergency Management Assistant Honey Tapley:

- They are getting ready for National Night Out. Nevada Cooperative Extension will be setting up a booth along with Emergency Management. A book from FEMA addressing various disasters will be handed out.
- The State Historic Preservation Office has a lot of information for children that are Nevada specific. This will be available at National Night Out, along with the "Weed Busters" book for kids, mentioned at a previous meeting.
- Lisa Taylor at the Nevada Cooperative Extension has been really helpful in providing resources for communities - fire related, emergency preparedness, etc.

James Deane, IT Director:

- The public records request portal is now live on the website.

Martin Azevedo, Community Development Director/Fire Marshal:

- Training just completed on the Tyler "mobilized project" for new software for plan review. Contractors will be able to go in and apply for and set up permits; schedule inspections; add project information. Inspectors can go out and do inspections and enter reports right there and email to the contractor.
- It will take time to get through the process. Contractors will be set up shortly.
- The business license side of Tyler is coming around.
- Two additional people have been hired - Krista Kenyon, handling permits; and a new inspector, Scott Snelling.

Erik Schoen, Community Chest Executive Director:

- Thank you to the Sheriff's Office for helping with a situation last week - they were very efficient and professional.
- Youth programs are in full-swing and going well.
- Thank you to everyone who attended the library dedication to Lucy Bouldin, as well as the Open House/Library dedication to Shaun Griffin.
- They are conducting the "every three-year community survey" which helps identify the top needs for the community. Affordable childcare was the top need in the last survey. Input can be provided by: the on-line survey; paper surveys available at the Senior Centers; or at one of

the four community forums which are planned - July 27th at Mark Twain fire station; July 29th at Highlands fire station; August 5th, Virginia City at the library; and August 12th at Lockwood Community Center. The surveys will start at 11 AM at each location. Everyone is invited to take part.

Commissioner Gilman: It's great to see all the community outreach - thank you for the effort.

Stacy York, Senior Center Director:

- The Senior Center is hiring homemakers to do light housekeeping in Virginia City and Lockwood.
- Lockwood is hosting a "show and shine" car show/fundraiser this Saturday - 10 AM to 2 PM.
- Virginia City resident "Red Dog" Elden Corwin recently passed away. An estate sale will be held at his property this Friday and Saturday.

County Manager Austin Osborne:

- Due to a trial going on in August, parking in the Courthouse lot will be enforced. Letters on vehicles and more visible signage will be in place.
- The Strategic Plan is moving forward. Departments are working with Linda Ritter - he is staying independent of the process. He has looked at a couple of things and feels the changes will be exciting. This will turn (the County) into a more sophisticated organization with planning, budgeting, and staffing. After going out to the communities and the Board, a final plan should be ready to be put in place by the end of the year.
- After many years of work, (the County) is now owner of an easement between I Street and F Street - potentially to be Fairgrounds Road. He will reach out to the Sheriff's Office to begin enforcement of speed limits on that road.

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

None

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

Continued to August 3, 2021.

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

Continued to September 7, 2021

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

Senior Planner Kathy Canfield reviewed this Special Use Permit request from Public Works. The property contains the Highlands Fire Station and the project for the new garage structure for a community meeting place. Storey County owns the adjacent property - there are no neighbor issues. The Planning Commission voted unanimously to approve.

Public Comment: None

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

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

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

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

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

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

The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 - General Provisions, and Section 17.15 - Public Zone.

Motion: In accordance with the recommendation by staff and the Planning Commission, and the Findings under Section 3A of the Staff Report, and in compliance with all conditions of approval, I, Commissioner Mitchell, hereby move to approve a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. PUBLIC HEARING AT 11:00 AM (Discussion Only/No Action): Hold a public hearing on the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795.

Kathy Canfield: An applicant has land adjacent to a parcel of land owned by Storey County and is requesting an easement for construction of a rail spur and driveway encroachment. Under NRS requirements an appraisal needed to be done for the land. This was presented to the Board at a previous meeting. The appraisal has been received and a public meeting is required by NRS to review the fair market value. At this time, we will receive any comments from the public regarding the fair market value.

No public comments.

Deputy District Attorney Keith Loomis: The point of the hearing is to establish the fair market value of the property.

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

Ms. Canfield explained this parcel of land is in TRI Center south of Denmark Drive. The appraisal is for the portion of the land to be utilized - not the whole parcel. Ms. Canfield reviewed options for the Board. Either ask for payment of the entire easement or ask for a monthly or yearly rental fee. Applicant has also requested a second item be discussed.

Mr. Loomis: There will be provisions in the easement that the landowners comply with Union Pacific construction requirements.

Chairman Carmona called for public comment on the first part of this item.
None

Commissioner Gilman: The company making this request is a major national company - they are a wonderful corporate group to join the industrial community. This is part of a drainage property

dedicated to the County. The upper edge is primarily rock requiring blasting - a lot of work to get the rail in, which is critical to this project. He thinks the appraisal is more than generous for the County. There will be significant work to make (the property) usable for rail. He proposes that (the County) sell the property as a permanent easement for rail siding, rather than for some type of monthly payment. The company has requested an early-entry agreement for equipment that is arriving and to start construction. The County has for years allowed grading before a building permit is completed. He recommends (the County) expedite the early entry agreement allowing this company to get started.

Vice Chairman Mitchell asked about the values given for permanent and temporary easements and why the square footage is different between the two. This is a drainage lot, are there any other uses or needs the County would have for future use.

Ms. Canfield: The temporary easement - not recommended by staff to charge them for- is the area needed to construct the area of the permanent easement. This is just for drainage - it's a ditch. They will need to put in culverts to provide for flow. There are other companies indicating they are also interested in rail line - nothing has been submitted at this time. That would be separate from this project.

This company is requesting an early entry agreement with the County to begin construction prior to finalization of this agreement. One issue is there needs to be blasting of a portion of a hill on County property. Staff does not have any concerns - other than once blasted, nothing can be put back.

The second portion is to request if the Board wants to direct an early entry agreement -which would be brought to the Board as quickly as consensus is obtained.

Vice Chairman Mitchell asked for clarification on an appropriate motion.

Mr. Loomis: An early entry agreement is not identified on the agenda - it will have to come back to the Board.

There was discussion regarding the wording of a motion.

Mr. Loomis added: In order to sell an interest in County property, it has to be appraised. This customer is going to use this for economic development - so the Board can authorize sale without offering it to the public and it can be sold for less than fair market value if the Board chooses. The required Resolution will be brought back at the next meeting.

Commissioner Gilman: This company has significant equipment on site waiting for the early-entry agreement and are under pressure to get going with construction. Is there no other avenue on the early-entry agreement other than waiting another two weeks?

Mr. Loomis: The alternative would be for staff to authorize early entry and bring back to the Board at the next meeting for ratification of that action.

Commissioner Gilman requested that be strongly considered at this meeting. At the end of the day, we want this to take place.

Vice Chairman Mitchell said he is fine with giving them an encroachment permit - just "one and done" and not drag this out.

Commissioner Gilman: Would this include executing an early entry agreement, get this company started, and ratify at this next meeting?

Vice Chairman Mitchell: Yes.

Chairman Carmona said he's okay with that.

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, move to acknowledge the fair-market value listed in the appraisal completed by Anthony J. Wren & Associates, dated July 8, 2021, for real property identified as Parcel Number 2017-28; Assessor's Parcel Number 005-061-52 located in the Tahoe-Reno Industrial Center, Storey County, Nevada, and direct staff to utilize the fair market value in determining a proposed easement on the property; further move that staff work on a one-time payment for a permanent easement, and further instruct and work with the applicant and enter into an early-entry agreement to allow them to begin construction, to be brought back to the Board for ratification,

Mr. Loomis: He is reluctant to say yes you can approve staff entering in to an early-entry agreement with applicant for later ratification, because it is just not on the agenda. He asked to remove that part of the motion. Staff can authorize early agreement subject to ratification by the Board - but does not think that can be approved in advance.

Commissioner Gilman said that was his mistake. He thought he understood the earlier explanation that they were able to do that. He is disappointed we can't - but right is right.

Vice Chairman Mitchell said he will try to modify the motion to allow for that but still make it work.

Motion: "Modify the last part of the motion instructing staff to work with the applicant and to facilitate early entry to be memorialized in an agreement to be brought before us for ratification"

Mr. Loomis said he thinks that works.

Mr. Osborne said he did not know if the value of the easements were put on record - it might be a good idea, for the record, to state the value of the temporary easement and the permanent easement.

Ms. Canfield said the appraisal report for this subject matter has the permanent easement containing 54,789.77 square feet and at a dollar amount of \$47,941.05. For the temporary easement, they identified 72,096.6 square feet and a dollar amount of \$12,616.91. Staff recommends using the permanent easement amount and that the temporary easement amount not be charged to the applicant - it would just be done through an encroachment permit in one payment to Storey County.

Vice Chairman Mitchell: Does not remember the beginning of his motion but believes he referenced the dollar amount that was included.

Vice Chairman Mitchell retracted the previous motions to start over.

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, move to acknowledge the fair market value as listed in the appraisal completed by Anthony J. Wren & Associates, dated July 8, 2021, specifically the permanent easement is valued at \$47,941.05 for real property identified as parcel #2017-28, Assessor's Parcel Number 005-061-52 located within the Tahoe Reno Industrial Center, McCarran, Storey County Nevada, and direct staff to utilize this fair market value in determining a proposed easement for the property, further to move to instruct and authorize staff to work with the applicant and to facilitate early entry on to the property for construction purposes and to create an agreement to be brought to this Board for ratification, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

15. DISCUSSION/POSSIBLE ACTION: Promotional Badge pinning for Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton.

Chief Loncar said this does not happen very often in (fire) careers. The Chief read a "bio" for each - Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton. Chairman Carmona read the "swearing in" for each of them. Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton received their Promotional Badge pins from family members.

Public Comment: None

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve disposal by means of auction, donation, or sale of surplus District fire apparatus and equipment

Chief Loncar has three specific items no longer of use to the Storey County Fire Protection District, that are of use to someone. The items are: 1986 reserve brush truck that is no longer used, and a 1996 HME Type 1. He is seeking approval to auction, donate, or sell this equipment.

Public Comment: None

Commissioner Gilman: Congratulations to Storey County. It was not long ago that we were looking for as much used equipment as could be found. It's a nice benchmark that we can help out someone else.

Motion: I, Fire Commissioner Mitchell, move to approve the disposal of two surplus fire apparatus and brush truck unit by means of auction or sale, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Fire Chief Loncar reported that because of the work and expansion of efforts put forth by the Fire District, NVEnergy has proposed to increase our P.O. to \$2,790,716.67. This will mean more staffing and more equipment for the County. Chief Loncar has outlined changes in the Hazardous Fuels Management Stand-by Proposal.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the proposed changes in increase in funding from NVEnergy to Storey County Fire Protection District in the amount of \$875,702.67 for additional fuels reduction staff, operating expenses, and equipment, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Chief Loncar reviewed this annual agreement with Carson City for use of the Regional Fire Training Facility. Fees are paid on an "as used" basis and estimated to be about \$1,000 yearly.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Regional Fire Training Facility use contract between Carson City and Storey County Fire Protection District, and authorize the Fire Chief to sign the contract, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

20. DISCUSSION/POSSIBLE ACTION: Presentation, discussion direction regarding suggested ClearGov financial transparency addition to the County website not to exceed \$8,500.00.

Comptroller Jennifer McCain reviewed a video presentation of the ClearGov financial transparency program. The goal is to provide more transparent financial information to the taxpayers and to have it available on the County website.

Chairman Carmona sees a lot of benefit, but will this remove a major work load from the (Comptroller's) department in not having to look up information?

Public Comment: None

Commissioner Gilman: We have working toward this for some time, and suspects this will be highly celebrated within the County. He "champions" this type of public clarity.

Vice-Chairman Mitchell: Hopes having information available in this form is a just-right solution and thinks this may lead to better public participation. People will be better able to understand where dollars are going and will lead to better "feedback" at budget time.

Chairman Carmona: This is definitely moving in the right direction. (The program) is extremely user-friendly.

Vice Chairman Mitchell asked about the dollar amount. Is it on-going, are upgrades included, is there an annual service contract?

Ms. McCain: There is an on-going expense every year as this is a "hosted" environment. It's a \$3,000 or \$4,000/per year charge. Budget processes can be put on-line and we can get public comment/ideas.

Motion: I, Commissioner Mitchell, move to direct County staff to proceed with implanting the financial transparency addition to the County website as presented at a cost not to exceed a cost of \$8,500, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

County Manager Osborne explained the individual who owns the property at 347 South "G" Street, adjacent to the fairgrounds, has offered to donate the property at no-cost to the County. An appraisal and title check have been done. It is recommended that Title Insurance is obtained to protect the County. The property is developable but is in a place that would not be suitable for a home. If the Board accepts this parcel donation, Mr. Osborne advises that it be conditioned that the final, closing paperwork meets approval of the District Attorney, Assessor's and Clerk's offices, and the rest of us.

Public Comment: None

Motion: I, Commissioner Mitchell, move to accept donation to Storey County, at no cost, vacant land including surface rights only located at 347 South "G" Street, Assessor Parcel Number 001.134.02; Lot 5, Block 179, Range "G", Virginia City, Nevada, filed June 6, 1965, in the office of the Storey County Recorder, Virginia City, Storey County, Nevada, and as further described in the enclosed exhibits, and further condition this acceptance on approval from the District Attorney's Office and other County staff, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve and authorize the County Manager to sign an 18-month contract between Storey County and Lakota HRM, LLC a Nevada limited liability company to provide labor relations guidance and administration, interpret and guide application of labor agreements and personnel policies; perform

and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies.

Continued to August 3, 2021

23. 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.

Commissioner Gilman recused himself from this item.

County Manager Osborne reviewed the background of this Bill which was put into an interim study earlier this year. The study, composed of a group of Nevada State legislators, to be done between now and December 31st. A committee has been formed with a number of Senators and Assemblymen. This committee will hear a draft bill - still yet to be seen. It is expected the committee will convene on August 12th - we are prepared to attend and participate.

At the same time, we are in the middle of the data-mine and writing the white paper. This will be published and sent out to the region, as well as the committee. The data of the paper, before it's actually finished, will be used to support (the County) and this Board's position at the committee - whichever way it goes - regarding innovation zones or related matters.

The proponents of the Innovation Zone, the Blockchains group, have reached out to us. (The County) has made a consistent position at the Legislature that if they want to build a smart-city, or the Painted Rock Development, as conforming to the County's Master Plan - we support that, the Master Plan supports it. We have offered to provide a joint session of the Board of County Commissioners and Planning Commission with a series of meetings in Lockwood. So far, they have not responded back with an available date. This Board will be kept up-to-date.

Vice Chairman Mitchell: Staff and lobbyists are doing a great job to see what paths may be open and working directing with proponents, keeping on top of what's happening at the Legislature, and keeping the County well prepared to be actively involved.

Chairman Carmona: From what he knows, (the County) has been open and willing to work with these folks. We'll wait and see what the first meeting looks like. If things change, we will give alternative direction.

Motion: I, Commissioner Mitchell, move to direct County staff, lobbyists, and professional services, to consider appropriate research, analyses, and action on SCR 11, Innovation Zone Interim Study, which will best protect and represent the County to continue opposing separatist government concepts, and to promote economic and land development through existing framework in the 2016 Master Plan of Storey County, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

The Chair called for a 10 minute recess.
Meeting reconvened at 12:21 P.M.

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

Human Resources Director Tobi Whitten explained the County Manager is evaluated yearly on his anniversary date. The Manager's job description and evaluation form has been provided to the Board members. Ms. Whitten reviewed the areas of performance ratings. The evaluation is required by NRS to take place in open meeting. Per NRS, on July 8, 2021, Mr. Osborne was advised that this review would take place at the July 20th meeting.

After reviewing previous County Manager evaluations, Vice Chairman Mitchell asked if was possible to make it more conversational as opposed to reading the sub-sections. His thought was to make it conversational and get feedback from Mr. Osborne.

Chairman Carmona said (this) can be flexible. He wants to be sure to cover the points listed.

Vice Chairman Mitchell: Maybe cover each of the points but not go into the sub-points on each. Example, on "leadership" - rather than going through sub-points A through M, talk about leadership as a subject.

Chairman Carmona: Agrees. If there's need to look at a specific item, we could do that.

Commissioner Gilman: Said he would prefer to hit the main sections, and maybe each (Commissioner) could state an opinion on that particular item. If someone wants to take up a specific line item for discussion he is fine with that. He holds Mr. Osborne, as a County Manager, in high esteem - he has done an incredible job in the growth and development of Storey County.

Chairman Carmona: Is in agreement with Mr. Gilman. We will touch on the points and keep the conversation light.

Public Comment:

Erik Schoen, Community Chest Director: Appreciates what Mr. Osborne has provided, and continues to provide. His leadership is un-paralleled in getting everyone to work in the same direction. He is incredibly inclusive and does a good job encouraging us to all talk with one another and come up with solutions on our own. He is one of the most "effective boosters" for anyone who calls Storey County home. He has helped Community Chest immeasurably. Other counties wish they had somebody as good as Austin. We are fortunate to have him.

Kris Thompson, Project Manager - Tahoe-Reno Industrial Center: Cannot imagine anyone he would rather have as County Manager as Mr. Osborne. Over the last year, his performance has been spectacular. He is "hands on" and available 24-7. He has great judgment and skill dealing with the

businesses in TRI. The best thing, he carries on the things that make Storey County great. Such as fast track permitting, enabling businesses - without cutting corners - to find ways to comply with laws and get businesses open. He has learned to "take care of your stars". His view is Mr. Osborne is the "star player" at the County.

Chairman Carmona explained how Mr. Osborne's review will be conducted.

Items evaluated and rated are: Leadership, Organizational Management, Financial Management, Human Resources Development, Public Service, Economic Development, Personal Character, Emergency Management, and the ICMA Code of Ethics.

Commission members discussed and rated Mr. Osborne in each of the above categories. Chairman Carmona, Vice Chairman Mitchell, and Commissioner Gilman rated Mr. Osborne "excellent" in most categories and "distinguished" in several categories, and that he "conformed" to the ICMA Code of Ethics.

Ms. Whitten commented that everything was covered indicating a satisfactory or better performance evaluation for the County Manager.

Chairman Carmona said he does not think Mr. Osborne should "skate away" without a pay raise this time. He has earned every bit of that.

Ms. Whitten: The standard procedure would be with a satisfactory or higher performance evaluation he would receive a merit step - advancing to a 157.6. This would happen automatically with this type of evaluation. Anything outside of that will require a little more action on the part of HR.

Chairman Carmona asked the other Commissioner how they feel.

Commissioner Gilman: Has there been any discussions with HR, or anyone, on what Mr. Osborne's recommendations or visions are? Any communication with staff that can be shared?

Vice Chairman Mitchell: Specifically in regard to compensation, or a little more broad than that?

Commissioner Gilman: Primarily about compensation. He's just curious if there's been any discussion at this point.

Mr. Osborne: Did talk to HR - the same thing as last time. Policy sets forth for all Department Heads that if they get "satisfactory" or better, they get a merit step - and believe it's appropriate to treat himself similarly to the people that he leads. That is his suggestion.

Chairman Carmona: It's not standard practice to look at a pay increase? Separate from the step up? Which includes a pay increase.

Ms. Whitten: To suggest an increase in his "pay grade" - is not a step or merit increase. That is not part of the standard process and policy. It is possible to do that - it requires a little more work to complete. The standard process is the step or merit increase. It can be done.

Chairman Carmona: The merit increase does come with a pay increase?

Ms. Whitten: It does.

Chairman Carmona asked the Commissioners if they want to leave it that way for now.

Commissioner Gilman: He certainly wants to compensate (Mr. Osborne) fairly and adequately. He exactly sure what it is. A step and merit increase is important. If Mr. Osborne finds that adequate and respectful - he supports that.

Vice Chairman Mitchell: There's no question on the step increase. As a matter of policy, is opposed to bonuses and does not find that to be a proper policy in Government. If Mr. Osborne is comfortable being treated by the same policy like the rest of the County, that's the right decision.

Chairman Carmona thinks that fair.

Vice Chairman Mitchell mentioned having to re-assign the County Manager's grade in order increase his pay grade.

Ms. Whitten: That's correct and there would be a salary study as well.

Chairman Carmona: That should be looked at in the long term - across the Board. The best thing to do now, is to stick with standard protocol with a merit increase.

Motion: I, Commissioner Mitchell, move to approve the evaluation of Storey County Manager as satisfactory or better, and to accompany that with a step increase or merit increase as follows County policy, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

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

Public Comment: None

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

26. PUBLIC COMMENT (No Action)

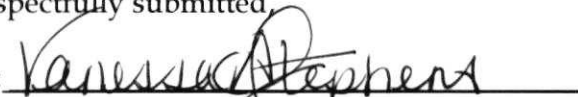
None

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

Chairman Carmona adjourned the meeting at 1:47 P.M.

Respectfully submitted,

By:


Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 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 August 3, 2021.
- **Recommended motion:** Approve or amend as necessary
- **Prepared by:** Vanessa Stephens

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

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

AUGUST 3, 2021 10:00 A.M.

800 S. C Street, Virginia City, Nevada

MEETING MINUTES

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Carmona, Vice-Chairman Mitchell, Commissioner Gilman, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, Community Development Director Martin Azevedo, Justice of the Peace Eileen Herrington, Project Manager Mike Northan Deputy District Attorney Keith Loomis, District Attorney Anne Langer, Fire Chief Jeremy Loncar, Public Works Director Jason Wierzbicki, Senior Planner Kathy Canfield, Community Relations Director Lara Mather, Recorder Marney Hansen-Martinez, Water/Sewer Project Manager Mike Nevin, Human Resources Director Tobi Whitten, Comptroller Jennifer McCain, Sheriff Antinoro, Communications Manager Becky Parsons, Senior Center Director Stacy York, IT Director James Deane, Emergency Management Director Joe Curtis

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 August 3, 2021.

There was discussion between Vice Chairman Mitchell and Chairman Carmona regarding the removal of Item 16 from the agenda. As Item 16 is connected to Item 15, it was decided to leave it on the agenda.

Public Comment: None

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

4. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Minutes for June 15, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for June 15, 2021 meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

5. CONSENT AGENDA

I Consideration and approval of the Justice Court Quarterly Report

II Consideration and possible action, approval of claims in the amount of \$2,976,237.38

III Consideration and possible approval of business license first 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

Public Comment: None

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

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

Sheriff Antinoro:

- Residents be aware - there have been recent issues with bears in the Gold Hill area.
- School starts August 16th - watch for children. Deputies will be out and about and enforcing in school zones.

Fire Chief Loncar:

- All fire resources have been brought back from fires in neighboring communities. However, they may be sent out to the Dixie fire in the next few days.

Jason Weizrbicki, Public Works Director:

- Work continues on the drainage project in Mark Twain.

Mike Northan, Project Manager:

- Pleased to see this meeting held in the new Justice Court courtroom - providing a chance for people to see it. A successful project between the contractor and the county.
- The IT addition at this building is looking at substantial completion around August 15th.
- At a recent meeting, Lumos & Associates reported on "build out" costs for the area. Custom residential build is \$550 to \$650 per square foot, commercial \$750 to 850 per square foot. The IT addition is about \$350 square foot. There will be a few changes when budgeting for projects.

Commissioner Gilman commented this is not a good time to be building anything. He believes it would be prudent to put a lot of construction expansion on hold for a bit.

Mr. Northan: A lot of people are building with prices up, so builders feel they can "beat" the curve.

Joe Curtis, Emergency Management Director:

- There have been 124 Covid cases in the County to date.
- Storey County's case rate is so low it is exempt from the Governor's mask mandate.
- The clean-up of a septic sludge dump into Virginia Creek in Six Mile Canyon has been completed. The work was done by Clean Harbors - they did an exemplary job. The area was about 300 feet long. The "dump" had to have been from a commercial size vehicle due to the amount of sewage, approximately 3 to 5,000 gallons. The material removed was taken to the County's sewer plant. Residents of the Highlands and Mark Twain who may have had their septic tanks pumped between June 1st and July 3rd, are asked to provide the County with the date and name of the company. Property owners on adjacent property have been extremely helpful.

Commissioner Gilman asked if the spill was such that it could be tracked.

Mr. Curtis: Due to the extent, it probably would not be able to be tracked. NDEP did a lab analysis of the sludge. Clean Harbors also did an analysis. NDEP reported it was fecal matter and chloroform - digested septic sewage, nothing raw.

Vice Chairman Mitchell: Approximately how much is this costing County taxpayers?

Mr. Curtis: The initial anticipated expense was \$33,000 - that amount was negotiated down to approximately \$27,000.

Lara Mather, Community Relations Director:

- Vaccination numbers have been recalculated due to previous discrepancies. She reached out to the Nevada State Health Department to determine why the (County's) numbers were so low. Vaccination numbers were being traced based only on the 89440 zip code. After going through the various zip codes, numbers were recalculated - going from 959 to 1297 people vaccinated - a 26% increase in vaccination rate. This puts the County well over 31%.
- With changes in the pandemic and mask requirements - people should call the State of Nevada Covid hotline, 1-800 401-4946 -Monday thru Friday, 7am to 8pm.
- For vaccination and/or testing information - go to gethealthycarsoncity.org
- A vaccination clinic will be held at the Storey County Senior Center on August 5th, 3:30 - 4:30PM. Walk-ins, no appointment necessary. Also, at the Mark Twain Community Center on August 18th, 3:30-4:30 PM.
- Residents can get vaccinations at any Quad County vaccination site.
- Red Cross is looking for volunteers to be incident responders. Call 774 223-1263 for information. Information is also posted on the County's social media.
- The SHPO grant interns have been moving along with their historic site surveys in the County. Their last day of surveys will be this Friday. Thank you to the community and business owners (who gave discounts) for making their stay memorable. St. Mary's Art Center for a place to stay; VCTC making a train ride and visit to the Collar Mine possible; Alexia Sober provided a tour of the Donovan Mine.

Mike Nevin, Water/Sewer Project Manager:

- The filling of the second water tank has been completed. The soak test has been finished and samples have been submitted for analysis to ensure the water is compliant with Bureau of Safe

Drinking Water standards. Once final approval is received, the tank will be placed into full service. The tank's data system will be installed this week.

- Once tank two is in service, tank one will be drained to install the mixer system and other equipment. This equipment was on back-order and has been received.
- Both tanks should fully be in service by the end of this month. This will provide a substantial amount of storage of domestic drinking water.
- The only remaining item will be installation of fencing, hopefully around August 16th. Materials have been delayed due to supply-chain interruptions.
- Building construction is progressing and is on-schedule at the Gold Hill wastewater treatment plant.
- Corrugated metal siding is being installed. Roughing in of electrical is in progress.
- NVEnergy crews have been delayed due to recent fires in the area but are now working on installation of new poles and three-phase line extension.
- It is hoped to have the building complete by the end of this month, with the project done by the end of September. With the contingency, the project is pretty much within budget.

James Deane, IT Director:

- The tower foundation concrete will be poured this week at the sewer plant.
- The camera system at the Justice Court is complete. Thank you Lara Mather for obtaining funding through a grant.
- A security audit has been completed. Thank you to Vanessa Stephens and Dept. of Homeland Security for putting this together. A fairly invasive security sweep of the County's system was done - at no cost.

Martin Azevedo, Community Development Director:

- Announced his retirement effective August 13th. It was great working (for the County).

Commissioner Gilman thanked Mr. Azevedo for all he has done for the County, and for being very focused on the challenges. He appreciates all the hard work and great job Mr. Azevedo has done.

Vice Chairman Mitchell: Thank you for all your hard work - much appreciated.

Chairman Carmona agreed.

Eric Schoen, Community Chest Director:

- Summer programs are ending. Parents needing before and/or after school placement for children should reach out to Shannon Parsons at Community Chest.
- They try to accommodate whoever they can at the Early Childhood Education Program. Currently there is a waiting list. Please reach out to be put on the list.
- Community Chest is conducting a community needs assessment. Information can be provided by filling out an on-line survey. Paper versions are available at the Senior Center. Also, there will be a community forum at the library this Thursday at 11 AM and next week in Lockwood -11 AM at the Community Center.

Stacy York, Senior Center Director:

- As mentioned, a vaccine clinic will be held this Thursday. Also, Covid testing will be held the same day outside the Senior Center, 1:30 to 2:30 PM. The Senior Center is not involved in the planning process for the Covid vaccine and testing sites.

Keith Loomis, Deputy District Attorney:

- At the last meeting, early entry for DM Ventures to start work on a railroad spur in TRI was discussed. He suggested that this be presented to, and ratified by, the Board. After review, because the contract was for less than \$5,000, he felt this could be approved by Mr. Osborne - on his own. So this is how we ended up handling that.

Vice Chairman Mitchell: So, no ratification is needed?

Mr. Loomis: Correct.

Austin Osborne, County Manager:

- He will be discussing other "early entry agreements" that have come up with the District Attorney, and move along accordingly.
- The Lockwood Tower Road project is still moving forward. The contract will have to be approved by the Lockwood GID attorney and then brought before this Board. Then back to the LCC's Board. After this process, work can begin on the tower road, leading up to some of the residences and the tower.
- Lockwood is next on the list for a Community Town Hall - date to be determined in the next few weeks.
- The Strategic Plan is moving forward. Looking at it so far, it is already giving some good goals for changes to be made.
- The County now owns "Fairgrounds Road" connecting from F Street down to I Street. Far West Engineering is doing GIS work to pinpoint where one road ends and another begins. The road is tentatively being called Fairgrounds Road, but this will come before this Board for an official name.

On behalf of Tourism Director Deny Dotson:

- The project for Hot August Nights over the weekend was a tremendous success. Not quite as many people, but similar to the activity of Street Vibrations. Close to 2018 numbers, if not more.

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

Commissioner Gilman read a prepared statement regarding a small group of people who are focused on criticizing him. In this regard, he asked that the following facts be on the record:

- His primary residence for the past 20 years is #5 Wildhorse Canyon Drive. This is associated with the Mustang Ranch property.
- He has not changed his residence and moved to Florida. He does maintain a vacation home there.
- He does use the Zoom platform, and for all the (Commission) meetings. He uses it for federal, state, and county - and most personal meetings, including doctors. He is in a high-risk category in facing on-going Covid problems.
- After receiving the second covid shot, he was put in the hospital with very negative heart issues.

- He is remaining very cautious with any, and all, one-on-one public meetings and exposures.
- He does not intend to debate any of these issues on social media. He has made these comments factually and appreciates the opportunity to put it on the record. Thank you.

Chairman Carmona: Commissioner Gilman, your personal medical history is yours. I applaud you for making this public - you don't have to. He is sure residents of the County appreciate you going above and beyond in stating this on the record.

Vice Chairman Mitchell: Tony and Amanda in Lockwood have been working to make sure kids going back to school are adequately supplied. He offered to spread the word and has reached out to businesses whose response has been very positive and ready to help. Also, community organizations and the general public. Anyone who would like to help with the effort, reach out to them. He is going to meet with them today to make sure it is easy for groups or organizations to help. Anyone interested can reach out or him and he will put them in touch with Tony and Amanda.

Chairman Carmona: He was out at Hot August Nights on Saturday and had the opportunity to judge some cars.

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

Attorney Rebecca Bruch reviewed the case filed by Deputy Mitchell Hammond in 2017. A mediation was held on June 28th where a settlement was reached. The settlement agreement is presented today. Ms. Bruch commented that this is not an admission of liability, in fact, it is a denial of liability. This decision was made in the best interests of all parties - including Storey County. The County is contributing \$30,000 to the settlement - the balance will be paid by insurance.

Public Comment: None

Commissioner Gilman said he understands the issue and appreciates the opportunity to deliberate, and has no other comments.

Motion: I, Commissioner Mitchell, move to approve the Settlement Agreement in the matter with employee Mitchell Hammond, as presented in the agenda, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

9. DISCUSSION/POSSIBLE ACTION: Discussion and possible action regarding a proposed agreement among the State of Nevada and certain political subdivisions of the State of Nevada, including Storey County, to establish an agreement for the allocation of proceeds recovered from companies involved in the manufacture, marketing, promotion, distribution and/or dispensing of opioids whereby Storey County would receive a portion of proceeds recovered by the State of Nevada after deduction of certain legal and federal government costs as defined by the proposed agreement.

Mr. Osborne explained the State of Nevada Attorney General's office has worked to engage in a settlement agreement with opioid related companies regarding nationwide issues. The State is

distributing proceeds throughout the state with the purpose of mitigating opioid-related impacts. This is not litigation taken by Storey County. This item is an interlocal agreement with the State for the County to be eligible for receipt of proceeds that would offset the costs or impacts related to opioids. An example that may be eligible is a Community Chest program teaching kids about opioid use and how to say no.

Community Chest Director, Erik Schoen, reviewed what Community Chest has done relating to opioid use - including the Community Overdose Response Plan. Many Storey County departments, as well as State departments, participated in development of the plan. Investing in youth, through programs, is the major part of the plan.

Public Comment: None

Vice Chairman Mitchell thanked Mr. Schoen and is grateful for the proactive plans that are in place.

Motion: I, Commissioner Mitchell, move to approve this proposed agreement among the State of Nevada and certain political subdivisions of the State of Nevada, including Storey County, to establish an agreement for the allocation of proceeds recovered from companies involved in the manufacture, marketing, promotion, distribution, and/or dispensing of opioids, whereby Storey County would receive a portion of proceeds recovered by the State of Nevada after deduction of certain legal and federal government costs as defined by the proposed agreement, and authorize the Chairman to sign the agreement, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 21-629 proclaiming August 3, 2021, as National Night Out in Storey County.

Sheriff Antinoro said today is National Night Out which has been done for the last 10+ years. This will be held at 5PM in Louise Peri Park. This Resolution is a good way of signaling its significance. National Night Out is way of bringing the community, law enforcement, and other services, together.

Public Comment: None

Commissioner Gilman said these are well-attended functions for many years. He looks forward to seeing everyone.

Motion: I, Commissioner Mitchell, I move to approve Resolution 21-629 to designate Tuesday, August 3, 2021, as National Night Out, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. 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.

Commissioner Gilman recused from vote and discussion on this item.

Mr. Osborne reviewed a proposed update on the Innovation Zone matter. The first committee meeting will be held on August 13th, to study SCR 11. Studies will continue to December 31st. The County will participate and come to the studies with data and information, the Master Plan, discussion, and other matters.

Staff recommends the Board continue with its same position - supporting the technology, Blockchains technology, crypto-currencies -those sort of things if managed properly by the State - planned unit development and other types of urban-esq residential mixed use development at Painted Rock as supported by the 2016 Master Plan, and to oppose separatist local government. And to participate in these committees.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct staff, lobbyists, and professional services, to provide appropriate research and analyses, and action on SCR 11 Innovation Zone study which will best protect and represent the County to continue to oppose separatist government concept, and to promote economic land development through existing legal framework in the 2016 Master Plan of Storey County, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible action on the business impact statement for the proposed cannabis establishment licensing ordinance.

Mr. Osborne explained that Senior Planner Kathy Canfield and attorney Robert Morris are taking the lead on this Ordinance. This item provides information regarding a business impact statement mailed to six individuals and/or companies. The statement provided information on what (the County) is doing and what the potential financial impacts, if any, would be on businesses as well as on any cannabis related types of businesses. No responses have been received. Any of this action would occur only within the boundaries of the Tahoe Reno Industrial Center - nowhere else in Storey County.

Ms. Canfield: Two responses were received thanking (the County) for the statement, but with no comments.

Public Comment: None

Commissioner Gilman, holding a pecuniary interest in the Tahoe Reno Industrial Center, recused from discussion and vote on this item.

Chairman Carmona said he is pro-business and is glad to see this business (possibly) coming to the industrial park bringing more revenue to the County.

Vice Chairman Mitchell: The impact statement indicates a local tax fee of 3% that would be paid quarterly. The impact statement also indicates this could be as much as a 1/2 million dollars per year.

Chairman Carmona: 3% on gross sales.

Motion: I, Commissioner Mitchell, based on staff recommendation of no significant impact, I move to approve the business impact statement determining the proposed cannabis establishment licensing ordinance does not impose a direct an significant economic burden on a business or directly restrict the formation, operation or expansion of a business, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to authorize the County Manager to approve a contract with the United States Geological Survey (USGS) to continue a five-year program, and add a sixth year, of voluntary monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical review in the Highlands, Storey County at an approximate cost of \$30,000 to the county. This provides 50% match to a joint-funded project between Storey County and the USGS.

Mr. Osborne reviewed the program with the United States Geological Survey (USGS). This study has been on-going for five years and includes the Highlands and the Mark Twain areas. Due to extreme drought conditions, USGS has suggested that it may not be a bad idea to add an additional year to see how the drought has affected the area. This contract adds a sixth year. Mr. Osborne explained the cost will be split over the next two years with a USGS match. The entire project will be about \$7,000 and \$49,000 for both agencies together. The study will conclude after next year and USGS will provide a report for the public and to Board for recommendation based on what the data looks like. The Master Plan can then be updated accordingly.

Public Comment: None

Commissioner Gilman believes it is prudent to continue this contract.

Vice Chairman Mitchell asked if benefits of this activity are being seen either to the Highlands or to individuals.

Mr. Osborne: This started with the 2016 Master Plan recommendation that a comprehensive study of groundwater be done. The USGS does this - looking at trends, the overall regional aquifers, location of creeks - the Highlands is a fractured water environment. The Dayton valley is more like a lake. The goal is to come up with recommendations on how to address situations in the Highlands and to come up with resolution to include in the next Master Plan update. He absolutely believes that from these water studies, as well as other studies, are things that will be implemented.

Vice Chairman Mitchell: It's good to know how much we have.

Chairman Carmona: As a Highlands resident, it is obviously valuable. The number of properties and residences sold in the last year, is "mind boggling". It is important to keep an eye on water levels with a lot of people buying vacant land and building.

Motion: Based on the recommendation by staff I, Commissioner Mitchell, authorize the County Manager to approve the contract United States Geological Survey (USGS) to continue a five-year program, and add a sixth year, of voluntary monitoring of groundwater levels and quality, aquifer

conditions, and other geotechnical review in the Highlands, Storey County at an approximate cost of \$30,000 to the county. And, as specified in the draft contract attached, this provides 50% match to a joint-funded project between Storey County and the USGS, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman Carmona called for recess at 11:25 AM.

Meeting resumed at 11:30 AM.

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve and authorize the County Manager to sign an 18-month contract extension between Storey County and Lakota HRM, LLC a Nevada limited liability company to provide labor relations guidance and administration, interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies. (Continued from 07/20/2021 Board meeting).

Mr. Osborne asked to continue the contract with Lakota HRM, LLC who provides service mostly for labor related cases, grievances, and such. Work continues with migrating the 474 Fire District over completely pursuant to NRS, as well as a couple of other projects. It would be prudent to do this and have this resource. In the meantime, we are migrating a lot of labor, and other issues, to the HR staff.

Public Comment: None

Commissioner Gilman said he is pleased HR programs are being updated and that there is this level of specialization - he is confident we are moving in the right direction.

Vice Chairman Mitchell: In the long term, transitioning these functions to in-house makes sense. It's great to take advantage of the expertise provided by this company in the interim.

Motion: I, Commissioner Mitchell, move to authorize County Manager to sign contract extension between Storey County Lakota HRM, LLC a Nevada limited liability company to provide labor relations guidance and administration, interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: Acknowledgment of the resignation of Eileen F. Herrington as Virginia Township Justice of The Peace and declaring a vacancy pursuant to NRS 283.040

Justice of the Peace Eileen Herrington read a prepared statement. Justice Herrington discussed the growth in the County and the increased felony cases brought before the Court. Long ago, it was decided that the JP's salary would run with the salaries of the Recorder and Treasurer. Justice Herrington talked about how "TRI has out-run us all". She is dedicated to Storey County, as are other

elected officials. However, her position is not bound by salary confines of NRS (Nevada Revised Statutes) which assigns tiers based on formulas - formulas that never anticipated TRI. It is her opinion that the growing demands of the Justice of the Peace position - not only with TRI, but with bail reform, criminal jury trials, and recent unprecedented legislative changes - warrant additional compensation. She discussed how she reflected on her job and her level of frustration that has been building - she is sure other officials have also felt this. Justice Herrington said she is withdrawing her letter of resignation at this time and hopes it is agreed that salary adjustments are long overdue for every Storey County official serving under a pay scale that no longer affects reality. She asked that the Commission promptly address these issues, for her and others that serve in a one-of-a-kind position.

Public Comment: None

Vice Chairman Mitchell explained he reached out to the Judge as he is impressed on how well she handles her duties. He did not want to see her go unless it was the end of her term. He thanked her for highlighting this issue and agreed the workload has increased substantially. There is also concern about rising health care costs. The County has traditionally run "lean" without a lot of bureaucracy - he supports that. There has also traditionally been "working elected officials" - by statute they may not be required to spend substantial office time, but they shoulder the work personally. This has worked well for (the County). He is grateful the Judge is willing to retract her letter and believes there should be a comprehensive look at how to continue to meet the needs of the County. This should include a compensation study that includes appointed and elected officials - and make adjustments, if needed, in the next budget cycle. Some of the preparatory work could be done prior. While there is no control over most elected official salaries, there may be opportunity to seek re-classification through lobbying efforts. He would like to instruct staff to start on these efforts so we are prepared to implement this in a well thought-out way, supported by facts - to ensure we maintain our people.

Chairman Carmona: Echoes those sentiments. He is happy to see the retraction of the resignation and agrees Storey County is not what it was five years ago or three years ago. No one could have foreseen what (the County) would become. Looking at this, it has to be across-the-board for everyone - that's how to direct staff.

County Manager Osborne stated he and Justice Herrington are good friends. To be clear, he has kept himself very distant from this (issue). There has been no brokering, no negotiating, or anything by him in the process - regardless of where it goes. He made a pledge to department heads, staff, and those elected, that he would manage his office to the highest level of integrity. Making sure he treats department heads similarly, equitably - like when salary increases or adjustments are made that folks are treated fairly. That we work together and with what's appropriate. He intends to keep his promise of integrity and separating himself when necessary - and to work with Human Resources, when necessary, with processes they have in place. And to maintain his working relationship with elected officials.

District Attorney Loomis cautioned the Board, whatever motion they make has to align with the agenda item. A salary study would be outside the agenda language.

Chairman Carmona: He did not plan on making any motion. Do we need to make a motion accepting the retraction of her resignation?

Mr. Loomis: An elected official can withdraw a resignation any time up to the point they actually leave office. This does not require action by the Board.

Chairman Carmona: Item 16 is no longer in play - how do we handle that.

Mr. Loomis: Just take public comment on the item.
No action taken on Item 15.

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to provide direction to staff regarding recruitment and appointment of interim Justice of the Peace for a term beginning January 1, 2022 and expiring January 3, 2023 to fulfill an unexpired term.

Public Comment: None

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

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve the Storey County Fire Protection District Operating Plan and Cooperative Agreement with Sparks Fire Department.

Fire Chief Loncar explained this is an annual operating plan with the City of Sparks - similar to agreements with other neighbors.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Storey County Fire Protection District Operating Plan and Cooperative Agreement with Sparks Fire Department, and authorize the Fire Chief to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve the Storey County Fire Protection District Automatic Aid Agreement with Truckee Meadows Fire Protection District, Sparks Fire Department, North Lyon County Fire Protection District, and Pyramid Lake Fire.

Fire Chief Loncar: This is a long-standing agreement with Truckee Meadows for the I-80 corridor. (Storey County) provides initial response on the I-80 corridor from Sparks to Fernley. This agreement shortens the response area with North Lyon taking the east, and it will reduce the number of calls and time out there. Also, response will just be Storey County unless other resources are requested.

Public Comment: None

Commissioner Gilman: This seems to certainly benefit the County - this is the proper direction to take. Is (Chief Loncar) in agreement?

Chief Loncar: Yes. Under this agreement, we are "neighbor helping neighbor" - we provide at no charge. With those rates though, if we have to go out and mitigate something on the interstate - a tanker truck rollover for example - we bill that company for the cleanup and recovery. With the rates, that helps sustain us better and replenish supplies.

Motion: I, Fire Commissioner Mitchell, move to approve the Automatic Aid Agreement with Truckee Meadows Fire Protection District, Sparks Fire Protection District, North Lyon County Fire Protection District, and Pyramid Lake Fire and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of a Memorandum of Understanding between Storey County and the Comstock Chapter, AFSCME Local 4041 to amend Appendix.

Human Resources Director Tobi Whitten explained this item makes adjustments to the classification plan for the current AFSCME contract to add 5% incentive pays to both the functions of flood plain management duties and compliance coordination duties. These were agreed to in the budget process with changes to take effect July 1, 2021.

Public Comment: None

Vice Chairman Mitchell: Does this allow for current employees to take on these rolls so we don't have to add employees with specific job titles that handle these things?

Ms. Whitten: That's correct - on the first part. Currently there are employees performing these roles in addition to their duties outlined in their job descriptions since July 1st. This compensates them for the additional duties taken on. The intent is to further examine these roles to see if "stand alone" job titles are warranted. With an additional year to evaluate, we will be better prepared to determine whether or not separate job descriptions would be necessary.

Motion: I, Commissioner Mitchell, move to approve the Memorandum of Understanding between Storey County and the Comstock Chapter, AFSCME Local 4041 to amend Appendix, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

- A. Aardvark, Incorporated - Contractor / 3532 Gracia Del Dios Dr ~ Reno, NV
- B. Akal Construction, Inc. - Contractor / 1024 Iron Point Rd. Ste. 1046 ~ Folsom, CA
- C. Am Quip Systems, LLC - Contractor / 1315 Greg St. # 114 ~ Sparks, NV
- D. DRYCO Construction, Inc. - Contractor / 42745 Boscell Rd. ~ Fremont, CA

- E. Fastway Xpress, Inc. - Transportation / 1425 Maritime St. ~ Oakland, CA
 - F. Giant Roofing LLC - Contractor / 75 Bank St. Ste 7 ~ Sparks, NV
 - G. High Country Propane Inc. - Out of County / 1262 Dupont Ct. ~ Manteca, CA
 - H. High Priority Construction - Contractor / 11935 Chesapeake Dr. ~ Reno, NV
 - I. Omboli Interiors Inc. - Contractor / 4200 Rewana Way # 505 ~ Reno, NV
 - J. PHC Builders - Contractor / 1351 Tule Peak Cir. ~ Carson City, NV
 - K. Sierra View Realty - Home Business / 1625 Main St. ~ Virginia City, NV
 - L. Tippmann Design Build, LLC - Contractor / 4218 Hobson Ct. ~ Ft. Wayne, IN
- Public Comment: None

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

23. PUBLIC COMMENT (No Action)
None

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

Chairman Carmona adjourned the meeting at 12:07PM

Respectfully submitted

By: 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 minute

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of contract Renewal for Farr West Engineering
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon

Department: **Contact Number:** 7758470961

- **Staff Summary:** All Departments associated with this contract have verified their portion of the tasks and contract amounts. Jennifer McCain has verified that we have a budgeted amount not to exceed the \$75,000 contracted amount. Keith Loomis has reviewed and approved the contract.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**
_____ Department Head **Department Name:**
_____ County Manager **Other Agency Review:** _____

- **Board Action:**

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

Task Order

Task Order Number: 41

Date: July 1, 2021

Title: Fiscal Year 2022 GIS Services

Project Description: Provide professional services to Storey County (County) to be the County's sole GIS service provider. Farr West will provide GIS services for the Assessor's department as well as six other departments within the County. Farr West has prepared a scope of work (SOW) which details the work included in nine different tasks to address the County's GIS needs in Fiscal Year 2022 (FY22).

The Master Services Agreement is amended and supplemented to include the following agreement of the parties.

PART 1 – SERVICES

Task 1: Project Management

Objective

To plan, organize, direct, control, and communicate all relevant activities set forth in this Scope of Work within the approved budget and schedule.

Approach

Farr West will routinely review project progress and communicate project status on a regular basis. Communication will be through email and telephone or with occasional project coordination meetings with the County. This task will include the following activities:

- Project administration includes scheduling maintenance, cost control, monthly invoicing, filing, resource allocation, subconsultant management, and routine communications.
- Team coordination, including conference calls and internal meetings.
- Monitoring changes to the scope, budget, or schedule and developing change management strategies with the County.

Deliverables

The following will be delivered under this task:

- Monthly status reports, as required.

Assumptions

The following assumptions apply:

- Monthly reports will be provided with timely invoices.
- Project-related issues will be identified, communicated, and resolved.

Task 2: Online Viewer Services

Objective

To provide the WebGIS viewer that will allow the County staff to interact with the GIS. This viewer can be consumed using either a desktop browser or mobile device.

Approach

This task will include the following activities:

- Six (6) Viewer accounts will be purchased by the County for FY 22 at the cost of \$100 per account.
- Public and/or private web maps and apps will be developed and customized on KGID's direction or preference.

Deliverables

The following deliverables will be submitted under this task:

- A County WebGIS account with access for all user accounts associated with the organization.

Assumptions

The following assumptions apply:

- Beyond the six (6) Viewer accounts purchased under this scope of work, additional user accounts and their levels will be paid for annually by the County.
- Internet access, not provided under this scope of work, will be required to access the web viewer.

Task 3: Assessor's Office

Objective

To provide professional GIS services to the Assessor's office.

Approach

This task will include the following activities:

- Monthly parcel change updates to the GIS land database.
- Monthly updates to Pictometry.
- Update Map Book 5 as needed.
- Complete Assessor Map Book 3 in digital format.
- Revise Map Books per Assessor direction.

Deliverables

The following deliverables will be submitted under this task:

- Monthly updates to the County's Pictometry web viewer.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- GIS updates to any software platform maintained by others will not require any additional licensing from ESRI or cloud-based services not currently being provided by Farr West.

- Map books will be revised according to redlines provided by the Assessor's Office.
- Storey County Assessor approval is required for any services totaling more than \$6,000 per month or to re-commence work on new Assessor books.

Task 4: Emergency Management/Response

Objective

To provide professional GIS services related to Emergency Management/Response services.

Approach

This task will include the following activities:

- Meet with the Director of Emergency Management to develop list of needs.
- Improvements and updates to the e911 GIS.
- Incident mapping for future use and analysis.
- WebGIS viewer training and updates for Emergency Services personnel.

Deliverables

The following deliverables will be submitted under this task:

- Additional maps and exhibits (as requested).
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 5: Public Works

Objective

To provide professional GIS services for the Public Works Department.

Approach

This task will include the following activities:

- Update utility and roadway GIS, as requested.
- Update and maintain the MXUID customer data table.
- Update and maintain Pictometry Public Works login.
- Provide updated utility map books.
- Create layer for roadway rehabilitation projects for FY22, 23 and 24.
- Create layer identifying all water and sewer system customers of County owned systems.
- Provide WebGIS viewer training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Map books.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 6: Planning

Objective

To provide professional GIS services for the Planning Department.

Approach

This task will include the following activities:

- Update County GIS with new zoning and land use codes.
- Maintain the DVADMP layers for use by the County.
- Keep FEMA flood zone layer data current.
- Maintain the WebGIS viewer with the most recent BLM PLSS data.
- Update and maintain the Planning Department app on the WebGIS viewer.
- Support the RS 2477 project (as directed by the County).
- Incorporate all RS 2477 road data (as directed by the County).
- Provide WebGIS training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 7: Community Development

Objective

To provide professional GIS services for the Community Development Department.

Approach

This task will include the following activities:

- Create a Community Development Department app on the WebGIS viewer.

- Develop a GIS for development areas: Planned, Existing, and Expired.
- Provide WebGIS training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 8: Communications

Objective

To provide professional GIS services for Communications.

Approach

This task will include the following activities:

- Continue to work with the County to enable the e911 dispatch system to consume the updated address information in the GIS.
- Update County street centerline data with address range information.
- Continue to update and maintain point address information for geocoder.
- Develop business model for routine dispatch update procedures.
- Create a Communications Department app on the WebGIS viewer.
- Provide WebGIS training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's GIS.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- Farr West will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 9: Owner Directed Services/Special Projects

Objective

Similar to previous fiscal year SOW's, this task can be used for special figures required for reports, department support, GIS data requests, or any other unforeseen projects that may require work in addition to the tasks presented previously.

Approach

This task will include the following activities:

- GIS Services, as requested
- If possible, projects or services will be performed within the budget allotted for the department which is requesting the work or will be incorporated into the next fiscal year annual contract base budget.

Deliverables

There are no formal deliverables associated with this task.

Assumptions

The following assumptions apply:

- Work will not be performed as part of this task without the written direction of Austin Osborne or Jana Seddon.

Task 10: On-Call Services

This task includes all on-call or emergency services which could be requested following a natural disaster such as a wildfire, flood or earthquake. These services have the potential to be requested when the County needs immediate assistance in spatially depicting areas or properties which have been impacted by the emergency event. Approval to commence work on this task shall only come from Austin Osborne and the terms of compensation for these services shall be negotiated between Storey County and Farr West after the immediacy of the event has passed. For example, the individual task budgets presented below may be re-allocated so that resources become available for the on-call services or Farr West's billing periods and standard rates may be revised to meet the needs of the County.

Objective

Provide on-call or emergency services which could be requested following a natural disaster such as a wildfire, flood or earthquake. These services have the potential to be requested when the County needs immediate assistance in spatially depicting areas or properties which have been impacted by the emergency event.

Approach

This task will include the following activities:

- Approval to commence work on this task shall only come from Austin Osborne and the terms of compensation for these services may be negotiated between Storey County and Farr West after the immediacy of the event has passed.

Deliverables

There are no formal deliverables associated with this task.

Assumptions

The following assumptions apply:

- Work will not be performed as part of this task without the written direction of Austin Osborne.

PART 2 – COMPENSATION

The County shall pay Farr West on a time and materials basis, including travel, not to exceed Seventy-five thousand dollars (\$75,000.00). Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates). A breakdown of the individual task budgets is as follows:

Task 1	Project Management	\$3,000
Task 2	WebGIS Services	\$3,500
Task 3	Assessor's Office	\$37,200
Task 4	Emergency Management / Response	\$5,000
Task 5	Public Works	\$5,000
Task 6	Planning	\$5,000
Task 7	Community Development	\$5,000
Task 8	Communications	\$5,000
Task 9	General Services / Special Projects	\$6,300
Task 10	On-Call Services	Time and Expense
	TOTAL:	\$75,000

PART 3 – SCHEDULE

The following is a proposed schedule to be used as a general guideline only.

Services Begin:

July 1, 2021

End of Services:

June 30, 2022

Owner: Storey County

Engineer: Farr West Engineering

By: _____

By:  _____

Print Name: _____

Print Name: Lucas Tipton, P.E.

Title: _____

Title: Principal Engineer

Date: _____

Date: _____

Signed: _____

Signed: 8/4/2021

EXHIBIT C
ENGINEER'S 2021 RATE SCHEDULE

Title	Hourly Rate	Title	Hourly Rate
Principal Engineer	\$172	Building Inspector II	\$70
Senior Engineer II	\$165	Building Inspector I	\$65
Senior Engineer	\$150	Designer III	\$120
Engineer IV	\$140	Designer II	\$110
Engineer III	\$130	Designer I	\$100
Engineer II	\$120	GIS Analyst II	\$140
Engineer I	\$110	GIS Analyst I	\$120
Electrical Engineer in Training II	\$110	GIS Specialist	\$100
Engineer in Training II	\$100	GIS Technician	\$87
Engineer in Training I	\$93	Water Rights Specialist III	\$150
Senior Hydrogeologist	\$160	Water Rights Specialist II	\$130
Hydrogeologist II	\$115	Water Rights Specialist I	\$110
Hydrogeologist I	\$100	Water Rights Technician III	\$105
Electrical Engineer	\$150	Water Rights Technician II	\$95
Construction Inspector III	\$115	Water Rights Technician I	\$75
Construction Inspector II	\$110	Regulatory & Env. Specialist	\$100
Construction Inspector I	\$95	Professional Surveyor	\$140
Project Assistant	\$93	Survey Technician III	\$115
Admin IV	\$100	Survey Technician II	\$100
Admin III	\$90	Survey Technician I	\$80
Admin II	\$80	1 Man Survey Crew	\$140
Admin I	\$65	2 Man Survey Crew	\$220
Intern	\$45	Utility Operator	\$120

Other Fees and Charges:

1. All direct project expenses, including subconsultants, will be billed at actual cost plus 15%.
2. An overtime surcharge of 25% will be applied to the hourly rates of non-salaried employees for authorized overtime work.
3. Different survey and construction inspection labor rates will apply on prevailing wage projects. Rates for prevailing wage projects will be provided on a case by case basis.
4. The Engineer's rate schedule is set to update in January 2022. Updated hourly rates will be reflected on invoices in 2022, however, department budgets will not be exceeded without written approval from County staff.



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$2,188,777.54
- **Recommended motion:** Approval of claims as submitted
- **Prepared by:** Cory Y. Wood

Department: **Contact Number:** 7758471133

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Check Register

Packet: APPKT03300 - 2021-08-06 PR payment LS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	08/06/2021	EFT	0.00	90,699.06	10209
404639	VOYA RETIREMENT INS	08/06/2021	EFT	0.00	10,910.00	10210
300003	AFLAC	08/06/2021	Regular	0.00	1,201.27	104135
300008	AFSCME Union	08/06/2021	Regular	0.00	555.78	104136
405610	California State Disbursement Unit	08/06/2021	Regular	0.00	23.07	104137
405519	Cigna Health and Life Insurance Con	08/06/2021	Regular	0.00	127,415.03	104138
	Void	08/06/2021	Regular	0.00	0.00	104139
300001	Colonial Life & Accident	08/06/2021	Regular	0.00	103.38	104140
404704	DVM INSURANCE AGENCY	08/06/2021	Regular	0.00	86.43	104141
405264	FIDELITY SEC LIFE INS CO	08/06/2021	Regular	0.00	1,353.66	104142
405263	KANSAS CITY LIFE INS CO	08/06/2021	Regular	0.00	7,365.46	104143
	Void	08/06/2021	Regular	0.00	0.00	104144
300011	Nevada State Treasurer	08/06/2021	Regular	0.00	4.00	104145
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	08/06/2021	Regular	0.00	434.66	104146
300010	State Collection & Disbursement Un	08/06/2021	Regular	0.00	213.43	104147
300006	Storey Co Fire Fighters Assoc	08/06/2021	Regular	0.00	1,300.00	104148
300005	Washington National Ins	08/06/2021	Regular	0.00	897.20	104149
300002	Western Insurance Specialties	08/06/2021	Regular	0.00	335.39	104150

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	36	14	0.00	141,288.76
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	5	2	0.00	101,609.06
	41	18	0.00	242,897.82

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	242,897.82
			<u>242,897.82</u>



Vendor History Report

By Vendor Name

Posting Date Range -
Payment Date Range 08/04/2021 - 08/06/2021

Payable Number	Item Description	Description	Units	Price	Post Date	Amount	1099	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors																
405424 - Optum Bank, Member FDIC																
CM0000723	HSA Contributions	HSA Contributions	0.00	0.00	8/4/2021	-175.00	230-29506-000	DFT0000887	8/4/2021	VCTC-Ins	12,984.66	0.00	0.00	0.00	12,984.66	12,984.66
							231-29506-000			Pipers-Ins	-175.00	0.00	0.00	0.00	-175.00	-175.00
											-148.75					
											-26.25					
INV0015037	HSA Contributions	HSA Contributions	0.00	0.00	8/6/2021	12,984.66	001-29506-000	DFT0000882	8/6/2021	Insurances	12,984.66	0.00	0.00	0.00	12,984.66	12,984.66
							020-29506-000			Rds-Ins	9,378.66					
							090-29506-000			Wtr-Ins	720.00					
							130-29506-000			Swr-Ins	235.40					
							230-29506-000			VCTC-Ins	106.60					
							231-29506-000			Pipers-Ins	443.75					
							250-29506-000			Fire-Ins	121.25					
							270-29506-000			FireMutual-Ins	1,436.26					
							290-29506-000			Fire-Ins	472.74					
											70.00					
INV0015038	HSA Contributions	HSA Contributions	0.00	0.00	8/6/2021	125.00	001-29506-000	DFT0000883	8/6/2021	Insurances	125.00	0.00	0.00	0.00	125.00	125.00
INV0015064	HSA Contributions	HSA Contributions	0.00	0.00	8/5/2021	50.00	230-29506-000	DFT0000890	8/5/2021	VCTC-Ins	50.00	0.00	0.00	0.00	50.00	50.00
							231-29506-000			Pipers-Ins	42.50					
											7.50					
Vendors: (1)											Total 01 - Storey County Vendors:	12,984.66	0.00	0.00	12,984.66	12,984.66
Vendors: (1)											Report Total:	12,984.66	0.00	0.00	12,984.66	12,984.66

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller	Date	Date
	8.12.21	
Treasurer		



Check Register

Packet: APPKT03304 - 2021/08/06 PERS 715


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	08/06/2021	EFT	0.00	49,995.25	10211

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	49,995.25
	2	1	0.00	49,995.25

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		8.12.21
Comptroller		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	49,995.25
			<u>49,995.25</u>



Check Register

Packet: APPKT03303 - Correct Wire Transfer Payable

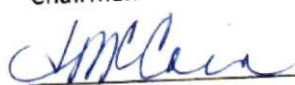
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404800	TICOR TITLE OF NEVADA	08/05/2021	Bank Draft	0.00	19,635.00	DFT0000893

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	19,635.00
EFT's	0	0	0.00	0.00
	1	1	0.00	19,635.00

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		8.12.21
Comptroller		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	19,635.00
			<u>19,635.00</u>



Check Register

Packet: APPKT03328 - 2021-08-13 AP Payment Is

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP V&T-AP V&T						
406411	Atypical Consulting and Events	08/13/2021	Regular	0.00	17,268.64	1383
405224	KENNETH L DORR JR SOLE M	08/13/2021	Regular	0.00	3,847.25	1384
406424	The Antos Agency	08/13/2021	Regular	0.00	298.99	1385
405523	Wells Fargo Bank, N.A.	08/13/2021	Regular	0.00	604.50	1386
405660	Willaman, Gabriel	08/13/2021	Regular	0.00	9,890.00	1387

Bank Code AP V&T Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	5	0.00	31,909.38
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
	12	5	0.00	31,909.38

Approved by:


Comptroller

8.12.21
Date

Treasurer

Date

V&T General Manager

Date

Fund Summary

Fund	Name	Period	Amount
221	V&T COMMISSION	8/2021	31,909.38
			<u>31,909.38</u>



Check Register

Packet: APPKT03331 - 2021-08-13 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						
101589	AIRGAS NCN INC	08/13/2021	Regular	0.00	390.71	104151
404930	ALADTEC, INC	08/13/2021	Regular	0.00	526.40	104152
406443	Albin, Nancy	08/13/2021	Regular	0.00	851.00	104153
400481	ALLISON, MACKENZIE, LTD	08/13/2021	Regular	0.00	175.00	104154
403795	ALPINE LOCK INC	08/13/2021	Regular	0.00	691.50	104155
100135	ALSCO INC	08/13/2021	Regular	0.00	156.52	104156
404394	American Tower Investments LLC	08/13/2021	Regular	0.00	684.29	104157
403651	ARC HEALTH AND WELLNESS	08/13/2021	Regular	0.00	460.00	104158
404420	ARCADIA PUBLISHING INC	08/13/2021	Regular	0.00	917.57	104159
103061	ASSESSOR'S ASSOC OF NEV	08/13/2021	Regular	0.00	330.00	104160
405113	AXON ENTERPRISE, INC	08/13/2021	Regular	0.00	375.00	104161
404780	Backdraft OpCo LLC	08/13/2021	Regular	0.00	751.95	104162
406422	Banda, Victoria	08/13/2021	Regular	0.00	162.40	104163
403959	BENDER, DEBORAH	08/13/2021	Regular	0.00	187.00	104164
100422	BOB BARKER COMPANY INC	08/13/2021	Regular	0.00	562.95	104165
406408	Brady Industries of Nevada LLC	08/13/2021	Regular	0.00	618.88	104166
403671	BURRELL, SCOTT LEWIS	08/13/2021	Regular	0.00	686.75	104167
406445	Buschine, Glenn M	08/13/2021	Regular	0.00	500.00	104168
103298	CAL-NEVADA TOWING	08/13/2021	Regular	0.00	969.00	104169
99763	CANYON GENERAL IMPROVEMENT I	08/13/2021	Regular	0.00	61.39	104170
403713	CAPITAL 1 EQUIP FINANCE	08/13/2021	Regular	0.00	6,926.58	104171
405831	Carson Now LLC	08/13/2021	Regular	0.00	200.00	104172
100560	CARSON TAHOE REGIONAL HEA	08/13/2021	Regular	0.00	2,900.10	104173
404216	CARSON VALLEY OIL CO INC	08/13/2021	Regular	0.00	2,344.43	104174
99720	CASELLE INC	08/13/2021	Regular	0.00	270.00	104175
405968	CC Cleaning Service, LLC	08/13/2021	Regular	0.00	4,285.00	104176
406075	Christiansen, Connie	08/13/2021	Regular	0.00	3,800.00	104177
100505	CITY OF CARSON TREASURER	08/13/2021	Regular	0.00	90.00	104178
405134	CMC TIRE INC	08/13/2021	Regular	0.00	2,273.12	104179
99652	COMSTOCK CHRONICLE (VC)	08/13/2021	Regular	0.00	314.50	104180
403887	COMSTOCK GOLD MILL LLC	08/13/2021	Regular	0.00	111.00	104181
406406	Comstock Propane	08/13/2021	Regular	0.00	2,265.00	104182
406444	Criser, Christine	08/13/2021	Regular	0.00	100.00	104183
405354	Crisis Collections Management, LLC	08/13/2021	Regular	0.00	164.64	104184
404466	DAIOHS USA INC	08/13/2021	Regular	0.00	378.35	104185
406345	Dajen Inc.	08/13/2021	Regular	0.00	235.00	104186
406442	Denison, Mark	08/13/2021	Regular	0.00	1,730.00	104187
403825	DEUCE NINE LLC	08/13/2021	Regular	0.00	125.00	104188
406163	Divide Fitness, Inc.	08/13/2021	Regular	0.00	92.00	104189
406419	Drinkwater Law Offices	08/13/2021	Regular	0.00	962.50	104190
404547	ELLIOTT AUTO SUPPLY INC	08/13/2021	Regular	0.00	4.47	104191
403216	FARR WEST ENGINEERING	08/13/2021	Regular	0.00	2,555.75	104192
404509	FASTENAL COMPANY	08/13/2021	Regular	0.00	2,300.11	104193
101485	FERGUSON ENTERPRISES INC	08/13/2021	Regular	0.00	781.11	104194
404117	FLEET HEATING & AIR INCOR	08/13/2021	Regular	0.00	900.00	104195
405969	Fleetpride, INC	08/13/2021	Regular	0.00	1,950.32	104196
401381	GAUNT, DANIEL	08/13/2021	Regular	0.00	256.07	104197
101899	GRAINGER	08/13/2021	Regular	0.00	24.41	104198
103470	GREAT BASIN TERMITE & PES	08/13/2021	Regular	0.00	35.00	104199
405784	Greene, Jeanne	08/13/2021	Regular	0.00	3,970.00	104200
406103	Grimes, Aaron & Stacy	08/13/2021	Regular	0.00	50.00	104201
404778	HAT, LTD	08/13/2021	Regular	0.00	371.25	104202
405603	Hegne, Barbara Anne	08/13/2021	Regular	0.00	326.50	104203
100826	HISTORIC FOURTH WARD SCHOOL F	08/13/2021	Regular	0.00	311.00	104204

Check Register

Packet: APPKT03331-2021-08-13 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405360	Huntington, Elizabeth L.	08/13/2021	Regular	0.00	144.00	104205
404328	INTERCEPT INC	08/13/2021	Regular	0.00	170.00	104206
100978	INTERSTATE OIL CO	08/13/2021	Regular	0.00	546.60	104207
100885	IRON MOUNTAIN INFO MGT IN	08/13/2021	Regular	0.00	1,006.88	104208
403834	IT1 SOURCE LLC	08/13/2021	Regular	0.00	29,873.32	104209
406428	John Craig, Pam Trust, Debra Craig	08/13/2021	Regular	0.00	80.34	104210
103284	KNECHT, RAQUEL	08/13/2021	Regular	0.00	76.88	104211
101040	L N CURTIS & SONS	08/13/2021	Regular	0.00	3,028.24	104212
406441	Laboratory Corporation of America	08/13/2021	Regular	0.00	873.00	104213
102992	LAKE TAHOE REGIONAL FIRE	08/13/2021	Regular	0.00	200.00	104214
404400	LERETA LLC	08/13/2021	Regular	0.00	1,290.63	104215
101030	LIFE-ASSIST INC	08/13/2021	Regular	0.00	1,378.52	104216
404102	LIQUID BLUE EVENTS LLC	08/13/2021	Regular	0.00	2,300.00	104217
406034	Loper, Riley	08/13/2021	Regular	0.00	235.00	104218
405548	Lumos & Associates, Inc	08/13/2021	Regular	0.00	19,436.00	104219
404363	MA LABORATORIES INC	08/13/2021	Regular	0.00	3,146.90	104220
405077	MACKAY MANSION	08/13/2021	Regular	0.00	567.00	104221
405307	McKechnie, Marla J.	08/13/2021	Regular	0.00	2,332.00	104222
403629	MIGAN, TAMARA	08/13/2021	Regular	0.00	14.99	104223
404661	MONTOYA, BRYCE	08/13/2021	Regular	0.00	200.00	104224
100471	MOUND HOUSE TRUE VALUE	08/13/2021	Regular	0.00	242.67	104225
101228	NEV ADMIN BLDG & GROUNDS	08/13/2021	Regular	0.00	10,085.59	104226
101226	NEV COMPTROLLER	08/13/2021	Regular	0.00	7,312.00	104227
101226	NEV COMPTROLLER	08/13/2021	Regular	0.00	873.00	104228
403317	NEV DEPT PUBLIC SAFETY	08/13/2021	Regular	0.00	1,046.50	104229
101335	NEV DEPT TAXATION	08/13/2021	Regular	0.00	178.98	104230
403632	NEVADA BLUE LTD (RNO)	08/13/2021	Regular	0.00	100.00	104231
101269	NEVADA LEGAL SERVICE INC	08/13/2021	Regular	0.00	979.00	104232
405020	Nevin, Michael E. and Virginia M.	08/13/2021	Regular	0.00	4,000.00	104233
404038	NEW WEST DISTRIBUTION INC	08/13/2021	Regular	0.00	1,000.00	104234
406425	Ngensolutions, LLC	08/13/2021	Regular	0.00	3,800.00	104235
404163	NORTON CONSULTING LLC	08/13/2021	Regular	0.00	246.28	104236
102295	NTU TECHNOLOGIES INC	08/13/2021	Regular	0.00	5,220.00	104237
103220	ON THE SIDE GRAPHICS & SIGNS, LL	08/13/2021	Regular	0.00	110.00	104238
406417	OoSoSharp, LLC	08/13/2021	Regular	0.00	1,882.27	104239
405127	O'REILLY AUTO ENTERPRISES LLC	08/13/2021	Regular	0.00	808.99	104240
406359	Pacific States Communication of Nev	08/13/2021	Regular	0.00	13,877.44	104241
406440	Panasonic Energy of North America	08/13/2021	Regular	0.00	150.00	104242
101825	PETERBILT TRUCK PARTS & E	08/13/2021	Regular	0.00	185.76	104243
403895	PETRINI, ANGELO D	08/13/2021	Regular	0.00	171.50	104244
405256	PIPER'S OPERA HOUSE	08/13/2021	Regular	0.00	56.00	104245
101435	PITNEY BOWES GLOBAL (LEA)	08/13/2021	Regular	0.00	1,065.81	104246
101417	POST NEV	08/13/2021	Regular	0.00	600.00	104247
103032	POWERPLAN	08/13/2021	Regular	0.00	104.79	104248
404849	PRAXAIR DISTRIBUTION INC	08/13/2021	Regular	0.00	186.03	104249
405952	Pre-Sort Center of Stockton, Inc.	08/13/2021	Regular	0.00	2,439.80	104250
403329	PROTECTION DEVICES INC	08/13/2021	Regular	0.00	894.85	104251
103221	PUBLIC EMPLOY RETIREMENT RETIRE	08/13/2021	Regular	0.00	2,249.73	104252
404398	RAD STRATEGIES INC	08/13/2021	Regular	0.00	6,450.00	104253
402937	RAY MORGAN CO INC (CA)	08/13/2021	Regular	0.00	12.98	104254
404863	REFUSE, INC	08/13/2021	Regular	0.00	713.18	104255
103273	REMSA EDUCATION DEPT	08/13/2021	Regular	0.00	204.00	104256
403816	RENO DEALERSHIP GROUP LLC	08/13/2021	Regular	0.00	259.88	104257
406378	RoadSafe Traffic Systems, Inc.	08/13/2021	Regular	0.00	2,880.00	104258
99656	SALVO, BILL	08/13/2021	Regular	0.00	479.95	104259
405081	SHERMARK DISTRIBUTORS INC	08/13/2021	Regular	0.00	98.00	104260
404187	SHOAF, BRIAN ALLEN	08/13/2021	Regular	0.00	52.50	104261
405693	Sierra Building Systems, Inc	08/13/2021	Regular	0.00	4,096.00	104262
102462	SIERRA ENVIRONMENTAL MONITOR	08/13/2021	Regular	0.00	262.00	104263
403045	SKRETTA, TRENT	08/13/2021	Regular	0.00	150.00	104264
404195	SOUTHERN GLAZERS WINE & S	08/13/2021	Regular	0.00	1,265.10	104265

Check Register

Packet: APPKT03331-2021-08-13 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403234	SPALLONE, DOMINIC J III	08/13/2021	Regular	0.00	810.53	104266
101717	ST CO SCHOOL DISTRICT	08/13/2021	Regular	0.00	256,561.30	104267
101745	ST CO WATER SYSTEM	08/13/2021	Regular	0.00	7,267.15	104268
405475	Staples Contract & Commercial, Inc	08/13/2021	Regular	0.00	183.50	104269
101229	State of Nevada	08/13/2021	Regular	0.00	1,535.00	104270
405070	STORMO Properties LLC	08/13/2021	Regular	0.00	2.00	104271
403892	SUN PEAK ENTERPRISES	08/13/2021	Regular	0.00	3,055.00	104272
405124	TERRY, SHIRLEY	08/13/2021	Regular	0.00	2,654.00	104273
405185	THATCHER COMPANY	08/13/2021	Regular	0.00	3,362.06	104274
404615	THE ANTOS AGENCY	08/13/2021	Regular	0.00	1,627.66	104275
403225	TRI GENERAL IMPROVEMENT	08/13/2021	Regular	0.00	1,044.99	104276
102962	UNIFORMITY OF NEVADA LLC	08/13/2021	Regular	0.00	181.99	104277
403728	UNITED SITE SERVICES OF NEVADA	08/13/2021	Regular	0.00	984.71	104278
101845	US POSTOFFICE (VC)	08/13/2021	Regular	0.00	200.00	104279
405735	VC Tours LLC	08/13/2021	Regular	0.00	1,211.00	104280
403894	VIRGINIA & TRUCKEE RR CO, INC.	08/13/2021	Regular	0.00	5,772.00	104281
404144	Virginia Township Justice Court	08/13/2021	Regular	0.00	149.00	104282
402820	WALKER & ASSOCIATES	08/13/2021	Regular	0.00	4,000.00	104283
405574	Washoe County Forensic Science Div	08/13/2021	Regular	0.00	324.50	104284
103080	WATERS SEPTIC TANK SV DBA	08/13/2021	Regular	0.00	1,480.00	104285
101809	WEDCO INC	08/13/2021	Regular	0.00	365.11	104286
401291	WELLS FARGO HOME MORTGAGE	08/13/2021	Regular	0.00	360.72	104287
103237	WESTERN ENVIRONMENTAL LAB	08/13/2021	Regular	0.00	204.00	104288
101920	WESTERN NEVADA SUPPLY CO	08/13/2021	Regular	0.00	126.56	104289
405919	Williams Scotsman, Inc	08/13/2021	Regular	0.00	896.40	104290
405466	Zoll Medical Corporation	08/13/2021	Regular	0.00	127.17	104291
404295	WELLS ONE COMMERCIAL CARD	08/13/2021	Bank Draft	0.00	33,718.47	DFT0000895

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	254	141	0.00	491,638.75
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	25	1	0.00	33,718.47
EFT's	0	0	0.00	0.00
	279	142	0.00	525,357.22

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner


 Comptroller

 8.12.21
 Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	525,357.22
			<u>525,357.22</u>



Check Register

Packet: APPKT03344 - 2021-08-19 TRI Prop Tax Spcl Ck cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
101710	ST CO TREASURER	08/19/2021	Regular	0.00	56,112.61	104305

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	56,112.61
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	56,112.61

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner


Comptroller

8-19-21
Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	56,112.61
			56,112.61



Payroll Check Register

Report Summary

Pay Period: 8/2/2021-8/15/2021

Packet: PRPKT01139 - 2021-08-20 Payroll LS

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	4	3,006.01
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	168	395,371.37
Total	172	398,377.38

Approved by the Storey County Board of Commissioners:


Chairman

Commissioner

Commissioner



Comptroller



Date

Treasurer

Date



Check Register

Packet: APPKT03342 - 2021-08-20 PR Payment LS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	08/20/2021	EFT	0.00	88,312.95	10212
404869	SCSO EMPLOYEES ASSOCIATIO	08/20/2021	EFT	0.00	576.00	10213
404639	VOYA RETIREMENT INS	08/20/2021	EFT	0.00	10,865.00	10214
300003	AFLAC	08/20/2021	Regular	0.00	1,206.67	104292
300008	AFSCME Union	08/20/2021	Regular	0.00	556.82	104293
405610	California State Disbursement Unit	08/20/2021	Regular	0.00	23.07	104294
405519	Cigna Health and Life Insurance Cor	08/20/2021	Regular	0.00	7,118.46	104295
300001	Colonial Life & Accident	08/20/2021	Regular	0.00	103.38	104296
404704	DVM INSURANCE AGENCY	08/20/2021	Regular	0.00	86.43	104297
405264	FIDELITY SEC LIFE INS CO	08/20/2021	Regular	0.00	57.32	104298
405263	KANSAS CITY LIFE INS CO	08/20/2021	Regular	0.00	392.17	104299
300011	Nevada State Treasurer	08/20/2021	Regular	0.00	4.00	104300
103233	PUBLIC EMPLY RETIREMENT SYSTEM	08/20/2021	Regular	0.00	388.00	104301
300010	State Collection & Disbursement Un	08/20/2021	Regular	0.00	213.43	104302
300006	Storey Co Fire Fighters Assoc	08/20/2021	Regular	0.00	1,300.00	104303
300005	Washington National Ins	08/20/2021	Regular	0.00	897.20	104304

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	13	0.00	12,346.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	6	3	0.00	99,753.95
	26	16	0.00	112,100.90

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

8-19-21

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	112,100.90
			112,100.90



Vendor History Report

By Vendor Name

Posting Date Range 08/20/2021 - 08/20/2021

Payment Date Range 08/20/2021 - 08/20/2021

Payable Number	Description	Units	Price	Post Date	Amount	1099	Payment Number	Account Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Item Description																
Vendor Set: 01 - Storey County Vendors																
405424 - Optum Bank, Member FDIC																
INV0015115	HSA Contributions	0.00	0.00	8/20/2021	12,259.66		DFT0000896		8/20/2021	Insurances	12,384.66	0.00	0.00	0.00	12,384.66	12,384.66
											12,259.66	0.00	0.00	0.00	12,259.66	12,259.66
											8,778.67					
											720.00					
											235.41					
											106.58					
											337.50					
											102.50					
											1,679.73					
											273.02					
											26.25					
INV0015116	HSA Contributions	0.00	0.00	8/20/2021	125.00		DFT0000897		8/20/2021	Insurances	125.00	0.00	0.00	0.00	125.00	125.00
											125.00					
Vendors: (1)											12,384.66	0.00	0.00	0.00	12,384.66	12,384.66
Total 01 - Storey County Vendors:											12,384.66	0.00	0.00	0.00	12,384.66	12,384.66
Vendors: (1)											12,384.66	0.00	0.00	0.00	12,384.66	12,384.66
Report Total:											12,384.66	0.00	0.00	0.00	12,384.66	12,384.66

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller	Date	Date
	8.19.21	
Treasurer		



Check Register

Packet: APPKT03343 - 2021-08-20 PERS 715 LS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	08/20/2021	EFT	0.00	50,657.86	10215

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	50,657.86
	2	1	0.00	50,657.86

Approved by the Storey County Board of Commissioners:

Chairman

[Signature]
Comptroller

Commissioner

Commissioner

8.19.21
Date

Date

Treasurer



Check Register

Packet: APPKT03374 - 2021-08-27 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						
404671	PORTER GROUP LLC	08/26/2021	EFT	0.00	2,709.70	
406361	Allen, Kenneth J., Jr.	08/27/2021	Regular	0.00	400.00	104306
400481	ALLISON, MACKENZIE, LTD	08/27/2021	Regular	0.00	305.00	104307
403795	ALPINE LOCK INC	08/27/2021	Regular	0.00	32.90	104308
100135	ALSCO INC	08/27/2021	Regular	0.00	521.18	104309
404394	American Tower Investments LLC	08/27/2021	Regular	0.00	457.86	104310
403651	ARC HEALTH AND WELLNESS	08/27/2021	Regular	0.00	13,445.00	104311
100215	ARTISTIC FENCE CO (CC)	08/27/2021	Regular	0.00	707.50	104312
404780	Backdraft OpCo LLC	08/27/2021	Regular	0.00	552.00	104313
405632	Baugh, Alexis G	08/27/2021	Regular	0.00	150.00	104314
404810	Besasparris, Ginger	08/27/2021	Regular	0.00	569.50	104315
404634	BRANDON, RUSSELL D	08/27/2021	Regular	0.00	60.00	104316
406373	Brown, Jordan	08/27/2021	Regular	0.00	57.25	104317
100475	CAPITAL CITY AUTO PARTS	08/27/2021	Regular	0.00	97.46	104318
405669	Carson Tahoe Health	08/27/2021	Regular	0.00	857.07	104319
404216	CARSON VALLEY OIL CO INC	08/27/2021	Regular	0.00	11,168.19	104320
100597	CASHMAN EQUIPMENT CORP	08/27/2021	Regular	0.00	152,697.26	104321
403268	CELLCO PARTNERSHIP	08/27/2021	Regular	0.00	2,248.60	104322
	Void	08/27/2021	Regular	0.00	0.00	104323
405519	Cigna Health and Life Insurance Cor	08/27/2021	Regular	0.00	19,938.03	104324
405134	CMC TIRE INC	08/27/2021	Regular	0.00	388.16	104325
403822	COLLECTION SERVICE OF NEV	08/27/2021	Regular	0.00	329.28	104326
406406	Comstock Propane	08/27/2021	Regular	0.00	628.00	104327
406372	Construction Materials Engineers, In	08/27/2021	Regular	0.00	1,260.00	104328
403677	CORELOGIC INC	08/27/2021	Regular	0.00	3,648.19	104329
405648	Dianne S. Drinkwater PC	08/27/2021	Regular	0.00	665.00	104330
406163	Divide Fitness, Inc.	08/27/2021	Regular	0.00	46.00	104331
403582	ECONOMIC DEV AUTHORITY	08/27/2021	Regular	0.00	5,000.00	104332
404547	ELLIOTT AUTO SUPPLY INC	08/27/2021	Regular	0.00	303.43	104333
406448	Fain, Talon	08/27/2021	Regular	0.00	150.00	104334
403216	FARR WEST ENGINEERING	08/27/2021	Regular	0.00	7,022.50	104335
404509	FASTENAL COMPANY	08/27/2021	Regular	0.00	284.79	104336
101485	FERGUSON ENTERPRISES INC	08/27/2021	Regular	0.00	1,375.22	104337
405264	FIDELITY SEC LIFE INS CO	08/27/2021	Regular	0.00	244.85	104338
402959	FLAG STORE OF NEV INC-THE	08/27/2021	Regular	0.00	215.90	104339
404117	FLEET HEATING & AIR INCOR	08/27/2021	Regular	0.00	1,037.95	104340
405969	Fleetpride, INC	08/27/2021	Regular	0.00	62.28	104341
103470	GREAT BASIN TERMITE & PES	08/27/2021	Regular	0.00	65.00	104342
404778	HAT, LTD	08/27/2021	Regular	0.00	742.50	104343
102983	HD SUPPLY FACIL MAINT LTD	08/27/2021	Regular	0.00	517.87	104344
403753	HOT SPOT BROADBAND INC	08/27/2021	Regular	0.00	169.00	104345
404742	HUMANA HEALTH CARE PLANS	08/27/2021	Regular	0.00	580.71	104346
102564	HYDRAULIC INDUSTRIAL SERV	08/27/2021	Regular	0.00	34.38	104347
100978	INTERSTATE OIL CO	08/27/2021	Regular	0.00	5,796.09	104348
405726	iT1 Consulting, LLC	08/27/2021	Regular	0.00	3,722.10	104349
404583	JAMES C MCLENNAN MDPC	08/27/2021	Regular	0.00	500.00	104350
103317	JBP LLC	08/27/2021	Regular	0.00	1,069.91	104351
405263	KANSAS CITY LIFE INS CO	08/27/2021	Regular	0.00	1,131.56	104352
406446	King, Johathan H.	08/27/2021	Regular	0.00	941.85	104353
406456	Knight, Richard	08/27/2021	Regular	0.00	1,714.88	104354
101040	L N CURTIS & SONS	08/27/2021	Regular	0.00	3,810.15	104355
406003	LensLock Inc	08/27/2021	Regular	0.00	18,875.00	104356
101030	LIFE-ASSIST INC	08/27/2021	Regular	0.00	849.30	104357
404102	LIQUID BLUE EVENTS LLC	08/27/2021	Regular	0.00	12,000.00	104358

Check Register

Packet: APPKT03374-2021-08-27 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406449	Loncar, Shiann	08/27/2021	Regular	0.00	90.00	104359
406450	Magney, Gracie	08/27/2021	Regular	0.00	150.00	104360
404786	Manyose, Mandy J	08/27/2021	Regular	0.00	2,898.00	104361
406451	Markert, Kellea	08/27/2021	Regular	0.00	150.00	104362
406421	McGrail, Cayla	08/27/2021	Regular	0.00	95.12	104363
102857	MICHAEL HOHL MOTOR CO	08/27/2021	Regular	0.00	57.47	104364
403629	MIGAN, TAMARA	08/27/2021	Regular	0.00	38.97	104365
405144	MOTOROLA SOLUTIONS INC	08/27/2021	Regular	0.00	47,257.45	104366
101218	NEV DIV OF HEALTH BUREAU OF SAI	08/27/2021	Regular	0.00	190.00	104367
404940	NEV HUMAN RESOURCES, LV	08/27/2021	Regular	0.00	876.25	104368
101319	NEV PUBLIC DEFENDER	08/27/2021	Regular	0.00	22,787.25	104369
406454	Nevada Nurses Foundation	08/27/2021	Regular	0.00	500.00	104370
404357	NEVADA OCCUPATIONAL HLTH	08/27/2021	Regular	0.00	48.00	104371
103404	NORTHERN NEVADA DEVE AUTH	08/27/2021	Regular	0.00	5,000.00	104372
402926	OFFSITE DATA DEPOT, LLC	08/27/2021	Regular	0.00	300.83	104373
404118	OPTUMINSIGHT INC	08/27/2021	Regular	0.00	498.75	104374
405127	O'REILLY AUTO ENTERPRISES LLC	08/27/2021	Regular	0.00	565.41	104375
404870	OSBORNE, JOAN	08/27/2021	Regular	0.00	15,540.00	104376
406457	Ottoboni, Christopher	08/27/2021	Regular	0.00	250.00	104377
101825	PETERBILT TRUCK PARTS & E	08/27/2021	Regular	0.00	1,344.21	104378
101435	PITNEY BOWES GLOBAL (LEA)	08/27/2021	Regular	0.00	165.12	104379
101434	PITNEY BOWES INC	08/27/2021	Regular	0.00	400.00	104380
103032	POWERPLAN	08/27/2021	Regular	0.00	59.62	104381
103306	PURCHASE POWER	08/27/2021	Regular	0.00	1,980.11	104382
404134	RAPID SPACE LLC	08/27/2021	Regular	0.00	278.67	104383
402937	RAY MORGAN CO INC (CA)	08/27/2021	Regular	0.00	2,837.07	104384
403816	RENO DEALERSHIP GROUP LLC	08/27/2021	Regular	0.00	573.98	104385
406447	Roudman, Rebecca	08/27/2021	Regular	0.00	2,016.00	104386
200395	SAINT MARYS ARTCENTER INC	08/27/2021	Regular	0.00	2,728.00	104387
101568	SANI-HUT COMPANY INC	08/27/2021	Regular	0.00	730.00	104388
406455	Sattler, Elliot A., II	08/27/2021	Regular	0.00	7,500.00	104389
103241	SBC GLOBAL SERVICES IN LD	08/27/2021	Regular	0.00	55.27	104390
405975	Shaheen Beauchamp Builders, LLC	08/27/2021	Regular	0.00	118,550.88	104391
405081	SHERMARK DISTRIBUTORS INC	08/27/2021	Regular	0.00	98.00	104392
102462	SIERRA ENVIRONMENTAL MONITOR	08/27/2021	Regular	0.00	1,097.00	104393
404750	SIERRA NEVADA CONTST, INC	08/27/2021	Regular	0.00	91,081.55	104394
101630	SIERRA PACIFIC POWER CO	08/27/2021	Regular	0.00	15,240.09	104395
	Void	08/27/2021	Regular	0.00	0.00	104396
406404	Snap-on Incorporated	08/27/2021	Regular	0.00	422.46	104397
404195	SOUTHERN GLAZERS WINE & S	08/27/2021	Regular	0.00	4,217.00	104398
403234	SPALLONE, DOMINIC J III	08/27/2021	Regular	0.00	253.80	104399
101717	ST CO SCHOOL DISTRICT	08/27/2021	Regular	0.00	200.00	104400
405695	Standley, Bruce	08/27/2021	Regular	0.00	200.00	104401
405475	Staples Contract & Commercial, Inc	08/27/2021	Regular	0.00	96.19	104402
405474	Storey County Ambulance	08/27/2021	Regular	0.00	145.58	104403
103089	SUNRIDGE SYSTEMS INC	08/27/2021	Regular	0.00	6,380.00	104404
403971	SYN TECH SYSTEMS INC	08/27/2021	Regular	0.00	76.00	104405
405997	The Divide LLC	08/27/2021	Regular	0.00	40.00	104406
102962	UNIFORMITY OF NEVADA LLC	08/27/2021	Regular	0.00	170.75	104407
404522	UNIVERSITY OF CHICAGO	08/27/2021	Regular	0.00	643.14	104408
101845	US POSTOFFICE (VC)	08/27/2021	Regular	0.00	245.00	104409
406452	Valdez, Suzanne	08/27/2021	Regular	0.00	150.00	104410
405735	VC Tours LLC	08/27/2021	Regular	0.00	500.00	104411
403983	VCTC	08/27/2021	Regular	0.00	1,380.00	104412
101890	WASHOE CO CORONER	08/27/2021	Regular	0.00	3,181.55	104413
103080	WATERS SEPTIC TANK SV DBA	08/27/2021	Regular	0.00	1,480.00	104414
101809	WEDCO INC	08/27/2021	Regular	0.00	726.70	104415
405267	WELCH, MELISSA	08/27/2021	Regular	0.00	150.00	104416
103237	WESTERN ENVIRONMENTAL LAB	08/27/2021	Regular	0.00	52.00	104417
405043	WHITE, NATHAN	08/27/2021	Regular	0.00	57.25	104418

Check Register

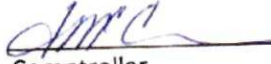
Packet: APPKT03374-2021-08-27 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404295	WELLS ONE COMMERCIAL CARD	08/27/2021	Bank Draft	0.00	29,411.96	DFT0000902

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	222	111	0.00	644,243.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	28	1	0.00	29,411.96
EFT's	1	1	0.00	2,709.70
	251	115	0.00	676,364.80

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
 Comptroller		<u>8-26-21</u> Date
_____ Treasurer		_____ Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2021	676,364.80
			676,364.80



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

**Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0 - 5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of business license first readings:
- A. Engineered Products, A Pape' Company – Contractor / 9800 40th Ave. S. ~ Seattle, WA
- B. Nefab Packaging West, LLC – General / 1215 Alexandria Ct. ~ McCarran, NV
- C. Main Vein Coffee Company, LLC – Food Truck / 3025 Idlewild Dr. ~ Reno, NV
- D. Mountain West Heating and Air Conditioning – Contractor / 3025 Eastlake Blvd. ~ Washoe Valley, NV
- E. Papyrus Tax Inc. – General / 198 N. C St. ~ Virginia City, NV
- F. Rental Guys – Out of County / 1720 Nord Ave ~ Chico, CA
- G. Virginia's Mexican Restaurant – General / 65 N. C St. ~ Virginia City, NV

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

- **Prepared by:** Ashley Mead

Department: **Contact Number:** 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 Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Consent Agenda

- **Title:** Consideration and approval of Update to Storey County Administrative Policies and Procedures, policy 308 - Applicant Selection, Offer of Employment, and Pre-Employment Drug Screen
- **Recommended motion:** I, (Commissioner), move to approve the amendments to Storey County Administrative Policy and Procedure 308 - Applicant Selection, Offer of Employment, and Pre-Employment Drug Screen
- **Prepared by:** Tobi Whitten

Department:

Contact Number: 7758470968

- **Staff Summary:** Amendments include changes in response to a POOL/PACT audit, and regarding potential reimbursement of travel expense when a position is deemed difficult to recruit.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Policy 308

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 308
EFFECTIVE DATE: 9-16-08
REVISED: 1-20-09 & 11-8-10
REVISED: 4-05-11/10/17/17

AUTHORITY:
COUNTY MANAGER:

BOCC
AA PAW

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SUBJECT: Applicant Selection, Offer of Employment and Pre-Employment Drug Screen

POLICY: A. Selection

Employment decisions must be based solely on merit. Consistent with applicable federal, state, and local laws and regulations employment decisions may not be influenced by race, religion, gender, sexual orientation, age, disability, national origin, ancestry, color, veteran status, pregnancy, genetic information, domestic partnership, gender identify or expression, political affiliation, membership in the National Guard, or any other class that becomes protected by federal and/or state law. The Elected Official or Department Head has ultimate responsibility for selection of the candidate for hire; however, s/he should take into consideration the input of the other members of the interview team. The Elected Official or Department Head is responsible for ensuring the selected candidate meets the required level of education, experience, certification, license, etc. The Elected Official or Dept. Head will document the basis of his/her decision to select a particular candidate; i.e., why s/he is the most qualified and the best fit for the position. The Elected Official of Department Head should also document why the other candidates were not selected. The Candidate Interview Evaluation Form (reference: Candidate Interview Evaluation Form 305-F2) is the best tool for this. The Elected Official or Dept. Head will submit the documentation regarding why the selected applicant was chosen and notify Administrative Officer and/or Personnel Director of the selection, the desired date of hire and pay grade commensurate with the posting. The Elected Official or Department Head shall submit to Personnel Director and/or Administrative Officer a Salary Resolution Cover Sheet (reference: 308 F1 form), as soon as the applicant selection has been made.

The Administrative Officer and/or Personnel Director may deny the hiring of the candidate desired by the Elected Official or Department Head if the candidate is disqualified from employment by any provisions of the county administrative policies. The Administrative Officer and/or Personnel Director must provide the Elected Official or Department Head the reason for not allowing the hire. The decision of the Administrative Officer and/or Personnel Director may be appealed to the County Manager for a final determination.

B. Job Offer Letters

After an applicant has been selected for employment or promotion, the employer will notify the Personnel Director and/or Administrative Officer, who will extend the following:

1. A conditional offer of employment pending background check if criminal checks are required (i.e., background, criminal, DMV, consumer reporting, drug test, but not alcohol test).
2. A medical exam is required, a "bona-fide" conditional offer letter. This letter will condition the offer on passing medical examinations. Note: Except for peace officer positions, a medical exam must not be performed before the results of a criminal background check in section 1 above.
3. A "formal job offer letter" once applicable criminal and medical checks and exams have been passed; this letter will include the terms and conditions of employment. (reference: Offer Letter – Employers 308F form)

Prior to notifications/letter being extended, the employer may contact the selected applicant by telephone or email to determine whether there is continued interest in employment and to indicate that a request to hire has been made, but must state that only a notification in writing can be considered as an official job offer.

The employer will notify, if applicable, the applicant of any provisions of state and federal law that disqualifies a person with a particular criminal history from employment in a particular situation.

Note: All non-medical background checks must be completed before applicant is subject to medical exams.

C. Pre-employment Drug Screening

1. The employer may require successful applicants for safety-sensitive positions to consent to a pre-employment screen test for drugs and prohibited substances. The employer will advise the selected applicant that the presence of one or more drug metabolites may be cause for rejection from further consideration for employment, and that offers of employment are contingent upon a negative test result. The applicant may be asked to authorize the employer, as a condition of employment, to conduct through the employer's designated laboratory testing facility, a screen test for drugs and prohibited substances. Refusal to authorize and participate in a screen shall eliminate the applicant from further consideration for the position.
2. The employer may direct applicants to an appropriate collection facility. The drug screen test must be undertaken as soon after notification as possible, and in no circumstances later than forty-eight (48) hours after notice to the applicant.
3. The employer will advise applicants of the opportunity to submit medical documentation to support a legitimate use for a specific drug. Such information will be reviewed only by medical consultants determining whether the applicant is lawfully using an otherwise illegal drug or prohibited substances.
4. The employer will not extend a final offer of employment to any applicant with a verified positive test result, and such applicant will not be considered for any vacancy of the employer for a period of twelve (12) months. The employer shall disqualify the applicant on the basis of failure to pass the applicable test(s).

****NOTE:** Safety-sensitive positions (see policy Vehicle Operators Drug and Alcohol Policy # 206A)

D. Other Conditions

1. All offers of initial and continuing employment are conditioned upon the applicant furnishing satisfactory evidence of identity and legal authority to work in the United States. Each applicant must attest to his/her identity and legal authority to work in the United States in accordance with the applicable federal statute by completing and signing INS Form I-9 (Employment Eligibility Verification). Depending on the specific position, offers of employment may also be contingent upon passing a pre-employment physical examination, background check, submitting documentation of qualifications, and/or obtaining job-required licenses.

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2. The applicant may be questioned about past criminal history upon being offered conditional offer of employment pending background checks, at which point the applicant must provide in writing a description of past crime(s) for which s/he was convicted and the dates of the conviction(s). Arrests for which no conviction occurred must not be included. The employer may verify the information through a background check conducted by a consumer reporting agency. The employer may revoke the conditional offer of employment if it is determined that there is a nexus between the crime(s) committed and the position for which the applicant applied only after considering:

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- 4-a) Whether any criminal offense committed by the applicant directly relates to the responsibilities of the position for which the applicant has applied;
- 2-b) The nature and severity of each criminal offense committed by the applicant;
- 3-c) The age of the applicant at the time of the commission of each criminal offense;
- 4-d) The period between the commission of each criminal offense and the date of the application for employment; and
- 5-e) Any information or documentation demonstrating the applicant's rehabilitation.

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The employer shall not consider any of the following criminal records in connection with an application for employment:

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- 4-a) An arrest of the applicant which did not result in a conviction;
- 2-b) A record of conviction which was dismissed, expunged or sealed;
- or
- 3-c) An infraction or misdemeanor for which a sentence of imprisonment in a county jail was not imposed.

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If the criminal history of an applicant is used as a basis for rejecting an applicant or rescinding a conditional offer of employment, such rejection or rescission of a conditional offer of employment must:

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- ~~1-a)~~ Be made in writing;
- ~~2-b)~~ Include a statement indicating that the criminal history of the applicant was the basis for the rejection or rescission of the offer; and
- ~~3-c)~~ Provide an opportunity for the applicant to discuss the basis for the rejection or rescission of the offer with the director of human resources or a person designated by the director.

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Note: The above provisions do not apply to an applicant for a position that is a peace officer, firefighter, or has physical access to a computer or other equipment used for access to the Nevada Criminal Justice Information System or the National Crime Information System, except that the employer shall not consider any of the following criminal records in connection with an application for employment:

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- ~~1-a)~~ An arrest of the applicant which did not result in a conviction;
- ~~2-b)~~ A record of conviction which was dismissed, expunged or sealed; or
- ~~3-c)~~ An infraction or misdemeanor for which a sentence of imprisonment in a county jail was not imposed.

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Criminal background checks may be conducted prior to a job offer being made for these applicants and the application may require the applicant to explain the criminal history before s/he is considered for employment.

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- 3. Applicants are typically responsible for travel expenses incurred in the interview process. An exception may be made by the HR Director if the position is deemed difficult to recruit and there are funds available. If the HR Director deems the position difficult to recruit the selected applicant may be eligible for reimbursement of travel costs as provided:
 - a) Travel reimbursement will not exceed \$500.00 and must be accompanied by travel receipts.
 - b) The selected applicant must accept the position and conditions for employment and appear for the first day of work.

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F. Failure to Appear for Work

If a selected applicant fails to report for work, including new-hire orientation, within the time period prescribed by the employer, that applicant may be deemed to have declined the position and be removed from the eligible list.

RESPONSIBILITY FOR REVIEW: The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.



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

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** The board will deliberate and may take action regarding approval of a settlement agreement with former employee Anthony Francone, at no monetary cost to the county.
- **Recommended motion:** I, _____, move to approve the Compromise and Settlement Agreement reached with Anthony Francone, a former employee of the Sheriff's Office.
- **Prepared by:** Tobi Whitten

Department: _____ **Contact Number:** 775-847-0968

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

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of appointment of Community Relations Coordinator Lara Mather to serve as Storey County's appointed official on the Western Nevada Development District (WNDD) board for the remainder of calendar year 2021. Commissioner Mitchell will continue to serve as the county's elected official on the WNDD board during this period.
- **Recommended motion:** I (commissioner) motion to approve appointment of Community Relations Coordinator Lara Mather to serve as Storey County's appointed official on the Western Nevada Development District (WNDD) board for the remainder of calendar year 2021. Commissioner Mitchell will continue to serve as the county's elected official on the WNDD board.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Community Relations Coordinator Lara Mather is a proper addition to the WNDD board of directors in that she is Storey County's principal official managing USDA and other federal grants, federal EDA funds, federal ARP programs, and other infrastructure grant and loan programs. Her role in the county is well-aligned with WNDD's purpose of securing these types of funding opportunities for county infrastructure projects. She is recommended to serve as the county's appointed official while Commissioner Mitchell continues to serve as the county's elected official. WNDD has requested that the county provide two board members to WNDD, and this action will fulfill the request.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



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

**Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Storey County Community Project Grant, granting \$30,000 total per fiscal year, \$10,000 to each of the three districts as described in the Storey County Community Projects Grant application.
- **Recommended motion:** I (commissioner), move to approve the Storey County Community Project Grant, granting \$30,000 total per fiscal year, \$10,000 to each of the three districts as described in the Storey County Community Projects Grant application.
- **Prepared by:** Lara Mather

Department: **Contact Number:** 7758470986

- **Staff Summary:** See attached grant application for details. The current application is missing submission dates. If the grant is approved, a timeline will be developed, and the dates/deadlines will be added to the application.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY 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

Storey County Community Project Grant

The Storey County Community Project Grant was developed to assist our communities with projects that will benefit and enhance the lives of all community members.

For this grant, the County has been divided into 3 areas based on the County's Planning Map. Each of the 3 areas can apply for up to \$10,000 total per year. We encourage the communities that are listed in each area to work together when applying for the project funding.

Each funding request that is submitted will require a group of a minimum of 5 people who live within their designated area to work as a team. Each team can submit multiple funding requests. Each funding request can either be for a single project totaling \$10,000 or multiple smaller projects that when added together will total \$10,000.

The 3 areas are as follows:

- **Area 1:** Gold Hill, Mark Twain and Virginia City (Commissioner District 1)
- **Area 2:** Lagomarsino and the Highlands (Commissioner District 2)
- **Area 3:** Lockwood, Mustang, Painted Rock, and the Northeast (Commissioner District 3)

The steps below explain the submission process:

Step 1: Initial Proposal. Due no later than 5:00 PM, Friday (Date to be determined)

In this step you will fill out the Community Project Grant Application. Your project application should have as much detail as possible and will include the following information:

- All team member names with contact information for each person – this should be the best phone numbers and/or email addresses by which the team members can be reached.
- The description of your project or projects. Attaching photographs, diagrams, or sketches of your project ideas will be helpful. This can be information that you take from online, or it can be original content that you have drawn or photographed.
- Explain how your project or projects will benefit your community.
- What is the estimated cost of your project or projects?
- Explain how your community plans to maintain the upkeep of the project in the future.

****This grant is a competitive grant, and we encourage you to include as much information as possible. ****

- Completed application[s] can be mailed or hand-delivered to:
Lara Mather
Community Relations Coordinator
10 South B Street, P.O. Box 7
Virginia City, NV 89440

All applications must be received (not postmarked by) no later than (date to be determined)

- Any questions regarding this grant or the process can be directed to:
Lara Mather
(775) 847-0986 ext. 1
lmather@storeycounty.org

Step 2: Initial Approval

- Each submitted application will be reviewed by a committee. This committee is comprised of County staff from multiple departments.
- Depending on how many applications are submitted, the committee will choose 3 applications from each of the 3 areas.
- The chosen applications will be selected based on the overall benefit to the community and the information that is submitted about the project[s].
- The committee will rank the applications for each area in 1, 2, 3 order, with the #1 project[s] to be granted first.
- The committee will then present the 3 projects from each area to the County Commissioners at the Storey County Board of County Commissioners' (BOCC) meeting on (date to be determined.)

Step 3: County Commissioners' Approval

- Out of the 3 applications submitted for their areas, the Commissioners will make the final decision on which project is awarded in their area.

Step 4: Project Management

- Once the final decision is made, Storey County staff will manage the project process through completion.
- Once your project is completed, each community will be responsible for the maintenance and upkeep of your project thereafter.



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

Storey County Community Project Grant Application

Project Area: _____ Estimated Cost: _____

Project Name: _____

Project Description: _____

How will this project benefit your community? _____

How will your community maintain the project once it is complete? _____

Team Members: (Minimum of 5, Can have additional)

Name

Phone Number

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please attach any relevant photos, maps, etc.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for submission of the Historic Preservation Fund Grant application to the Nevada State Historic Preservation Office. This grant application requests an award of \$50,000 to go towards the restoration of the block walkway in front of the Storey County Courthouse. The grant would require a minimum match of \$50,000.
- **Recommended motion:** I (commissioner), move to approve the submission of the Historic Preservation Fund Grant application to the Nevada State Historic Preservation Office. This grant application requests an award of \$50,000 to go towards the restoration of the block walkway in front of the Storey County Courthouse with a minimum match of \$50,000.
- **Prepared by:** Lara Mather

Department:

Contact Number: 7758470986

- **Staff Summary:** The front entrance and sidewalk to the Storey County Courthouse is constructed of 176 large, quarried granite blocks that are original to the courthouse's completion. Over time, the blocks have become pitted and uneven. To restore the walkway, each block will be photographed, numbered, and catalogued in their original locations. The blocks will then be pulled up and stored on site.
-
- The subsurface underneath the blocks will be removed and hauled away. A type 2 road base will be installed, followed by bedding sand. The bottoms of the blocks are not dressed nor are the blocks of uniform thickness. Much of the time for this project will be spent in replacing the blocks to their original locations and securing them evenly.
-
- There are two options for ensuring the blocks will be placed in such a way as to make the walkway ADA compliant. One option is for the block tops to be planed to smooth out the larger pits. The other option is to fill the pits with a type of repair material, either a two-part epoxy or cementitious material. The cementitious type is preferred as this will perform as well as epoxy but will keep the original look without appearing shiny or wet.
-
- Once in proper position, polymeric sand will be used to fill in the spaces between the blocks which will bind the blocks into place. A waterproofing agent called Xypex may be applied which will prevent water from getting into the blocks that could potentially

allowing freezing and cracking. This will only be done if Xypex is considered a treatment which adheres to historic preservation. New staples will be fabricated to replace the original ones which are no longer in place.

- **Supporting Materials:** See attached

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

HPF21 SUBGRANT APPLICATION

APPLICATION COVER

Is Applicant: ☐ Representing owner(s)? **X**CLG Does Applicant have: **X**County/City Affiliation

Applicant Organization: Storey County (Must match name of registered DUNS #)

Project Title: Historic Courthouse Front Walkway and Entrance Preservation

Project Description (brief): **Cataloguing and removing the large, quarried blocks that comprise the front entrance and walkway to the Historic Storey County Courthouse; removing existing subsurface; installing a new and more stable subsurface; replacing the blocks to precise original locations; and leveling the entire surface to meet ADA requirements.**

Program Areas (please mark all that apply—**ONLY 1 APPLICATION PER PROJECT**):

☐ **Planning:**

- The development, design and implementation of local historic preservation or cultural resource management plans at a regional or local level. Development of historic contexts, ordinances, regulations, standards, and/or guidelines that support regional or local plan goals.

☐ **Survey and Inventory:**

- Survey: "Activity directly pertinent to the location, identification, and evaluation of historic and archeological resources" (Historic Preservation Fund Grants Manual 6-14).
- Inventory: Activity directly pertinent to the development and maintenance of data on historic resources.

☐ **National Register Nomination:**

- Preparation of National Register of Historic Places and National Historic Landmark Nominations to expand "the national list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, or culture, maintained by the Secretary of the Interior under authority of Section 101(a)(1)(A) of the Act" (Historic Preservation Fund Grants Manual Glossary-13).

☐ **Documentation (HABS/HAER/HALS)**

- Preparation of either Historic American Building Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS).

X Pre-Development/Construction and Development/Construction:

- Pre-Development: "The historical, architectural, and/or archeological research necessary to properly document proposed construction work on a historic structure or site performed prior to the commencement of development" (Historic Preservation Fund Grants Manual Glossary -16).
- Development: "A project which has for its purpose the protection, rehabilitation, restoration, or reconstruction of a historic property" (Historic Preservation Fund Grants Manual Glossary -6).

☐ **Public Education:**

- Increase overall public awareness of technical preservation methods and techniques.
- Promote relationships with the public and private sectors to achieve preservation objectives.
- Preservation planning, local preservation ordinances and design review guidelines.

HPF21 SUBGRANT APPLICATION

APPLICATION COVER

Project Budget Summary:

A. Requested Federal Share:	\$50,000
B. Non-Federal Share:	\$49,819
B.1 Cash	\$ X
B.2 In-Kind	\$
C. Grand Total:	\$99,819

For SHPO use only

Received:

Initials:

Delivered

By: _____

Postmarked: _____

HPF21 SUBGRANT APPLICATION

APPLICATION COVER

1. Has the **Applicant** and **Property Owner** read the Secretary of the Interior's "Standards and Guidelines for the Treatment of Historic Properties" as it relates to preservation, rehabilitation, restoration, and reconstruction work? (<https://www.nps.gov/tps/standards/four-treatments.htm>).
☒ Yes ☐ No
2. Does the Applicant acknowledge that any project supported by HPF or Matching Share must meet the Secretary of Interior's Standards for the Treatment of Historic Properties and SHPO's Architectural Standards and Guidelines?"
☒ Yes ☐ No
3. Is Applicant willing to hire minority personnel or a minority-owned businesses to perform the project or a business certified as a Minority Business Enterprise?
☒ Yes ☐ No
4. Is Applicant a member of a minority group?
☐ Yes, please specify: _____ ☒ No
5. Will the project be compliant with current ADA regulations?
☒ Yes ☐ No
6. Will Applicant proceed with the project if federal funding is not received?
☒ Yes ☐ No
7. Is this project an emergency*?
☐ Yes ☒ No

**Emergency is defined as resource listed in the National Register of Historic Places that is in imminent danger of being lost, demolished, permanently damaged, or on the verge of structural failure.*

- a. If 'Yes' to Item 7), please explain the **severity** of the emergency and include **photographs** of all sides of the resource in question, and any additional photos needed to illustrate the emergency:

8. How much time will Applicant need to complete the project? 4 weeks
9. Is the applicant aware that if funded, project meetings with the SHPO will be required before a funding agreement is drawn up?
☒ Yes ☐ No

HPF21 SUBGRANT APPLICATION

APPLICATION COVER

10. Does the applicant agree to complete a SHPO funding agreement within 120 days of official notice of grant award? Does applicant agree that if this step is not completed that all awarded grant funds will be reverted by SHPO?

☒ Yes ☐ No

11. Will a portion or the entire project be contracted out?

☒ Yes ☐ No

If 'Yes', please indicate the procurement method(s) to be used for the project:

☐ Small purchase procedures

☒ Competitive sealed bids

☐ Competitive negotiation

☐ Noncompetitive negotiation

12. Does the Applicant acknowledge that any grant award will be subject to acquiring qualified professionals who meet NPS professional qualification standards and State review before project work begins?

☒ Yes ☐ No

13. Please describe *in detail* your previous experience(s) with managing grants (if applicable):

Lara Mather:

Grant specific training:

- Program Management, Truckee Meadows Community College, Reno, NV, April 19, 2014
- Consulting for Grant Writers, Truckee Meadows Community College, Reno, NV, December 7, 2013
- Grant Outcomes and Evaluations, Truckee Meadows Community College, Reno, NV, November 9, 2013
- Designing Grant Budgets, Truckee Meadows Community College, Reno, NV, October 26, 2013
- Finding Funding Sources, Truckee Meadows Community College, Reno, NV, June 29, 2013
- Grant Writing Basics, Truckee Meadows Community College, Reno, NV, June 8 & 15, 2013

Community Relations Coordinator, Storey County, 02/2020 – Present.

- Handle the majority of the county's grants including Federal and State grants. Research, develop, write, and monitor grant applications. Ensure all regulations and requirements are followed and documentation and reports are complete and submitted on time. Track fund expenditures and reimbursements. This includes historic preservation, emergency management, and infrastructure grants; from \$1,000 to multi-million-dollar grant funding.

Historic Fourth Ward School Museum & Archives. Executive Director, 01/2016 – 01/2020.

Curator/Assistant Director, 02/2014 – 01/2016.

- Researched, developed, wrote, and monitored all grant applications for the restoration and preservation of the Historic Fourth Ward School Museum, including local, state, and federal grant

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF21 SUBGRANT APPLICATION

APPLICATION COVER

awards. Ensured all regulations and requirements were followed and documentation and reports were complete and submitted on time.

Honey Tapley:

Emergency and Community Relations Administrative Assistant, Storey County, 07/2020 – Present.

- Manage the CARES Act Funds for the County. This includes all the small business subgrants: applications, process, approval, funding, and tracking.
- Manage the ARPA Funding.

14. Please list and describe your past HPF subgrant history (if applicable):

Lara Mather:

As Executive Director of the Historic Fourth Ward School Museum & Archives, the organization was awarded a Historic Preservation Fund Grant. Lara handled all tracking, reporting and documentation of grant.

15. Does the Applicant have a consultant for the project?

☐ Yes ☒ No

If 'Yes', please list contact information for each and include **resume/vitae** with this application.

Name: _____ Title: _____

Phone: _____ Email: _____

Company/Firm: _____

Mailing Address: _____

City: _____ State: _____ Zip code: _____

(Note: If more than 1, please use 'Continuation Sheet' and check box ☐)

If 'Yes' to Item 12), please explain consultant/project personnel selection process noting the historic resources they have dealt with: _____

If 'Yes' to Item 12), please list projects, noting historic buildings: _____

APPLICATION COVER

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF21 SUBGRANT APPLICATION
APPLICATION COVER

Applicant Organization – Storey County
(Must match name of registered DUNS #)

Applicant's EIN: 88-6000134 Applicant's DUNS 073794968

Mailing Address: PO Box 7 Dept/Agency: Community Relations

City: Virginia City County: Storey County ZIP: 89440

Authorized Signatory: _____ Title: Storey County Manager

Dept/Agency: County Commissioners Daytime Phone: 775-847-0968

Project Contact: Lara Mather Title: Community Relations Coordinator

Mailing Address *(If different from above)* _____

Daytime Phone: 775-847-0986 Fax: _____

Email: lmather@storeycounty.org Application Approval Entities: _____

Proposed Start Date: Once funds are awarded. Proposed End Date: 4 weeks after start date.

In addition to filling out pages 1 thru 6 of this subgrant application cover pages, please include the following items:

- a. Affidavit for Matching Funds Form;
- b. Civil Rights Assurance Form;
- c. Budget Form (or equivalent); and
- d. Program Area (PA) Form(s) (as it applies to your proposed project(s)).

HPF21 SUBGRANT APPLICATION

APPLICATION COVER

X I HAVE READ THE 2021 HPF SUBGRANT APPLICATION MANUAL*

PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED INCOMPLETE AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.

I HAVE READ AND COMPLETED THIS **HPF SUBGRANT APPLICATION FOR FY 2021** AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature:



Name (*please print*): Austin Osborne

Title: Storey County Manager

Date: 08/12/21

NEVADA HISTORIC PRESERVATION FUND (HPF)
THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF SUBGRANT APPLICATION FY2021
AFFIDAVIT FOR MATCHING FUNDS

STATE OF NEVADA
COUNTY OF

WHEREAS, Storey County, hereinafter referred to as Subgrant, in the interest of the historic preservation project commonly known as: Historic Courthouse Walkway Blocks, certifies that the project previously referenced shall have the necessary matching funds required pursuant to the Historic Preservation Act (P.L. 89-665).

SUBGRANT HEREBY CERTIFIES, that if Subgrant is funded \$ 50,000 in Historic Preservation funds from the United States government, Subgrant will have available an acceptable match in the amount of \$ 49,819 as funds set aside for the project named above.



Subgrant Signature

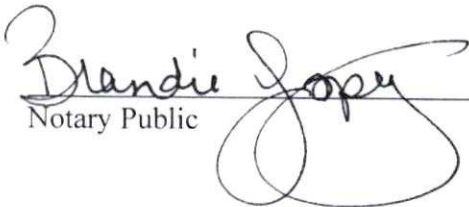
08/12/21
Date

Austin Osborne

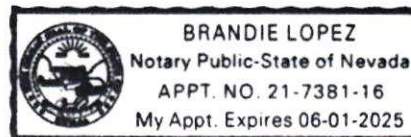
Subgrant Name (please print)

08/12/21
Date

SUBSCRIBED AND SWORN TO before me this 13th day of August, 2021.



Notary Public



NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK
SERVICE (NPS)

HPF SUBGRANT APPLICATION FY2021

CIVIL RIGHTS ASSURANCE

As the authorized representative of the applicant, I certify that the applicant agrees that, as a condition to receiving any Federal financial assistance from the Department of the Interior, it will comply with all Federal laws relating to nondiscrimination. These laws include, but are not limited to: (a) Title VI of Civil Rights Act of 1964 (42 U.S.C. 2000d-1), which prohibits discrimination on the basis of race, color or national origin; (b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicap; (c) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101et. seq.), which prohibits discrimination on the basis of age; and applicable regulatory requirements to the end that no person in the United States shall, on the grounds of race, color, national origin, handicap or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the applicant. THE APPLICANT HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

THIS ASSURANCE shall apply to all aspects of the applicant's operations including those parts that have not received or benefited from Federal financial assistance.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other federal financial assistance extended after the date hereof to the Applicant by the Department, including installment payments after such date on account of applicants for Federal financial assistance which were approved before such date.

The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, and sub recipients and the person whose signature appears below who is authorized to sign this assurance on behalf of the Applicant.



Signature of Authorized Certifying Official

Storey County Manager

Title

Storey County

Applicant/Organization



Date Submitted

PO Box 176 Virginia City, Nevada 89440

Applicant/Organization Mailing Address

Bureau or Office Extending Assistance

Federal Assurances

► Federal Forms: Assurances—Debarment, Suspension, Etc. – DI-2010

U.S. Department of the Interior

Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying

Persons signing this form should refer to the regulations referenced below for complete instructions:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions – The prospective primary participant further agrees by submitting this proposal that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions. See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)
Certification Regarding Debarment, Suspension, Ineligibility

and Voluntary Exclusion - Lower Tier Covered Transactions See Appendix B of Subpart D of 43 CFR Part 12.)

Certification Regarding Drug-Free Workplace Requirements Alternate I. (Grantees Other Than Individuals) and Alternate II. (Grantees Who are Individuals) - (See Appendix C of Subpart D of 43 CFR Part 12)

Signature on this form provides for compliance with certification requirements under 43 CFR Parts 12 and 18. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of the Interior determines to award the covered transaction, grant, cooperative agreement or loan.

PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters- Primary Covered Transactions

CHECK ☐ IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
 - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

CHECK ☒ IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PART C: Certification Regarding Drug-Free Workplace Requirements

CHECK ☐ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS NOT AN INDIVIDUAL.

Alternate I. (Grantees Other Than Individuals)

A. The grantee certifies that it will or continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about--
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will --
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted --
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a) (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on files that are not identified here.

PART D: Certification Regarding Drug-Free Workplace Requirements

CHECK ☐ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS AN INDIVIDUAL.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to the grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

PART E: Certification Regarding Lobbying Certification for Contracts, Grants, Loans, and Cooperative Agreements

CHECK _____ IF CERTIFICATION IS FOR THE AWARD OF ANY OF THE FOLLOWING AND THE AMOUNT EXCEEDS \$100,000: A FEDERAL GRANT OR COOPERATIVE AGREEMENT; SUBCONTRACT, OR SUBGRANT UNDER THE GRANT OR COOPERATIVE AGREEMENT.


CHECK _____ IF CERTIFICATION FOR THE AWARD OF A FEDERAL LOAN EXCEEDING THE AMOUNT OF \$150,000, OR A SUBGRANT OR SUBCONTRACT EXCEEDING \$100,000, UNDER THE LOAN.

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly.

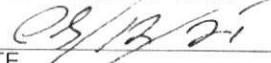
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

As the authorized certifying official, I hereby certify that the above-specified certifications are true.



SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL
Austin Osborne, Storey County Manager

TYPED NAME AND TITLE



DATE

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF21 SUBGRANT APPLICATION
BUDGET FORM

Applicant: Storey County

1. Personnel:

	Position Title	Hours	Hourly Rate (HR)	Does HR include Fringe Benefits	% of HR that is fringe benefit	Amount of fringe benefit	Total Amt	Federal Share	Non-Federal Share
a.						0.00	0.00		
b.						0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							\$0.00	\$0.00	\$0.00

2. Travel: (see GSA rates in the application document)

		Rate	Miles/# of days	Total Amount	Federal Share	Non-Federal Share
a.	Mileage					
	1. Person #1-			0.00		
	2. Person #2-			0.00		
b.	Per Diem (Breakfast)			0.00		
	Per Diem (Lunch)			0.00		
	Per Diem (Dinner)			0.00		
c.	Transportation costs (parking fees,			0.00		
d.	Lodging					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Other:			0.00		
f.	Other:			0.00		
Sub-total:				\$0.00	\$0.00	\$0.00

HPF21 BUDGET FORM

3. Contractual Services: (Attach quotes)

	Contractual Service	Total Amount	Federal Share	Non-Federal Share
a.	Materials - break out by type			
b.	Labor - define specific activities			
c.	General Quote	99,819.00	50,000.00	49,819.00
d.				
e.				
f.				
Sub-total:		\$99,819.00	\$50,000.00	\$49,819.00

4. Operating: List estimated operating expenses relating to the proposed project. (revise categories as needed)

		# of items	Rate per item	Flat Rate	Amount	Federal Share	Non-Federal Share
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	Other (specify):						
i.	Other (specify):						
Sub-total:					\$0.00	\$0.00	\$0.00

5. Other (please specify and/or attach detailed budget):

		Rate	Amount	Federal Share	Non-Federal Share
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
Sub-total:			\$0.00	\$0.00	\$0.00



August 5th, 2020

Storey County Public Works
P.O. Box 435
Virginia City, Nevada 89440
Attn: Mike Northan

Re: 26 B St. Sidewalk Restoration

Mr. Northan,

Permian Builders, LLC is pleased to submit for review and consideration this Proposal for the Stone Sidewalk Restoration located at 26 B Street, Virginia City, NV. Our proposal is based on the "Scope of Work" outlined below and subsequent conversations with you.

As discussed, our approach will be a "do it all at once" approach as opposed to the "segmented" approach previously discussed. We plan to stage the pavers in the area behind the building and parking lot to the north. Restoration work will be by others, but we will coordinate as required with him. Prior to commencing work I would like to conduct a coordination meeting all parties involved. We will provide a temporary bridge for pedestrian access as allowable during construction operations.

It is understood that Storey County Public works will provide additional stock of stone pieces to replace the existing concrete slab which will be removed, and they will be delivered to jobsite.

In order to try and keep costs down I excluded surveying as I am hopeful you will be able to assist should we need any. As this is a simple project I don't anticipate any, but wanted to be clear.

Project Scope of work:

Design:

- Map and record existing stone layout and tag all pieces as removed for proper placement upon reconstruction.

General Conditions:

- Part Time Supervision
- Safety Monitoring
- Temporary Building access (temp. bridge)
- Temporary barricading
- Traffic Control if required
- Surveying/Elevation certification
- Construction Scheduling
- Coordination with restoration contractor
- Daily Clean Up of Work areas
- Haul off of spoils/debris
- Final Clean of work areas

Construction:

- Carefully remove all stone pieces and stage for restoration
- Sawcut and remove concrete walk and curb, dispose of spoils
- Excavate soil to 10" below grade and dispose of soils

- Import type II aggregate base to provide correct draining base material and proper cross slope to sidewalk area while raising the curb line
- Set restored stone pieces on 'dobies' and set level
- Pump poly-grout slurry under set stones
- Sand grout stones once set and cured
- Form place and finish new 12" concrete gutter/retaining footing at curb line to assist in retaining the curb level and location

The Total Cost for the above referenced scope of work is: \$ 99,819.00

(Twenty Nine Thousand One Hundred Thirty Six Dollars and no/100)

Qualifications:

- All work shall be performed during normal working hours, M-F.

Exclusions:

- Permits of any kind
- Surveying
- Fencing/Gates/railings
- Landscaping/Irrigation
- Plans/Engineering
- Soils Report
- Traffic studies/engineering
- Historical certifications
- Permit Fee's of any kind
- Asphalt Paving
- Work to building in any capacity
- Utilities
- Dewatering
- Over-excavation/Engineered soils
- Restoration of stones
- Any work not specifically included or excluded in the "Scope of Work".

We are very excited to present this proposal and grateful for the opportunity. We would be proud to be a part of the restoration and continuation of Virginia City. We estimate this work to take 4 weeks, excluding any delays unforeseen by weather or the restoration sub-contractor.

Should you have any questions, please do not hesitate to contact me at your convenience. I am happy to review this proposal with you at any time. I understand you need to run this proposal through your channels. Please do not hesitate to contact me should you need any further information or detail.

I look forward to hearing back from you soon.

Best regards,



Patrick J. Carr
Project Manager
Permian Builders, LLC
P2020-037

HPF21 BUDGET FORM

6. Section #1- 5 Subtotals:

		Total Amounts	Federal Share	Required Match
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	99,819.00	50,000.00	49,819.00
4.	Operating	0.00	0.00	0.00
5.	Other	0.00	0.00	0.00
Sub-total:		\$99,819.00	\$50,000.00	\$49,819.00

7.	Requested Federal ShareTotal:	Subtotal:	\$50,000.00
8.	Required Non-Federal 40% Match	Subtotal:	\$33,333.33
9.	Actual Non-Federal Share (s/b 40% or more)	Subtotal:	\$49,819.00
10.	Proposed Project Costs Grand Total:		\$99,819.00

NEVADA HISTORIC PRESERVATION FUND (HPF)
THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF SUBGRANT APPLICATION FOR FY2021
Pre-Development or Development Proposals Only

1. Pre-Development or Development:

- ☐ Pre-Development/Pre-Construction – Feasibility Report, Study, Technical Assistance, or Historic Structures Report (HSR)
☒ Pre-Development/Construction – Rehabilitation/Preservation Plan and/or Implementation
☐ Development/Construction – Rehabilitation/Restoration Work

2. If the proposed project is a feasibility study or other property-specific report, please answer the following questions:

- a. Is the Applicant aware that the property must be listed or considered eligible for listing on the National Register of Historic Places before the grant can be released?
☐ Yes ☐ No
- b. National Register of Historic Places (NR) Status:
☐ Listed; date of listing: _____ ☐ Pending/In-progress

3. Property Data:

- a. Historic Property Name: Storey County Courthouse Date of Construction: 1876-1877
Property Street Address: 26 S B Street Virginia City, Nevada 89440
Property Legal Description: Lot 3-10 Block 103 Range A
- b. Please indicate the legal owner(s) of the property and/or areas listed in a)
(Indicate selection with an "X"):
☐ Federal owner; please specify agency: _____
☐ State; please specify agency: _____
☒ County; please specify department/division: Storey County Commissioners
☐ City; please specify department/division: _____
☐ Private multi-owners (see #4)
☐ Private single owner (see #4)

4. Property Owner Information:

Name: Storey County Title: Storey County
Phone: 775-847-0968 Email: aosborne@storeycounty.org
Company/Firm: _____
Mailing Address: PO Box 176
City: Virginia City State: Nevada Zip code: 89440
(If more than one, use 'Continuation Sheet' and check box ☐)

5. For projects located within established NHL boundaries only, the applicant *has* provided the following information with this application:

☒ Yes ☐ No

NEVADA HISTORIC PRESERVATION FUND (HPF)
THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF SUBGRANT APPLICATION FOR FY2021
Pre-Development or Development Proposals Only

As required by the National Park Service, any project located within the boundaries of an established NHL must submit the following items with the project application:

- A site plan with north arrow clearly marked;
- City/county map with property clearly labeled;
- Plans & specs for the project (if applicable);
- Photographs of all exterior elevations with views, identified & oriented to site plan;
- Photographs of all major rooms and project rooms, labeled and keyed to a floor plan;
- For NHL districts, please include overall views of the district from the project area; and
- Any other relevant information to enable a thorough project review.

A current listing of Nevada's NHLs can be found [here](#).

6. **For all Pre-Development and Development projects**, the applicant *has* provided photographs of all exterior elevations with views?
X Yes ☐ No
7. **For Development projects only**, applicant agrees to track the number of visitors at this resource during the current calendar year. Examples of when visitors should be counted include visitors who attend events, conduct business, and tour of the building or related facilities.
X Yes ☐ No
8. **For Development projects only**, applicant agrees to track the number of events held at this resource during the current calendar year.
X Yes ☐ No
9. If your proposed project is for Technical Assistance (TA), please answer the following questions:
(Defined as "the development of skills or the provision of knowledge of the background, meaning, operation, or implications of some aspect of historic preservation (Historic Preservation Fund Grants Manual Glossary-23)."
- a. Does your organization have in-house expertise to pursue the above? ☐ Yes ☐ No
If 'Yes', please explain: _____

10. Please describe your project. If necessary, please use a 'Continuation Sheet' and check box ☐.

***Please select Project type**

☐ **Pre-Development**

☒ **Development**

NEVADA HISTORIC PRESERVATION FUND (HPF)
THROUGH THE NATIONAL PARK SERVICE (NPS)
HPF SUBGRANT APPLICATION FOR FY2021
Pre-Development or Development Proposals Only

Storey County Courthouse is Nevada's oldest continuously operating courthouse. Construction began on the two-story courthouse in 1876 and finished in 1877. The front entrance and sidewalk to the courthouse is constructed of 176 large, quarried granite blocks that are original to the courthouse's completion. In addition, there are 21 long border blocks which were originally attached to each other with large iron staples. Currently only 5 staples remain. The project area is 124 feet, 4 inches by 13 feet, 1 inch. The sidewalk is comprised of blocks measuring between the smallest block of 1 foot, 6 inches by 2 feet, 3 inches and the largest block at 6 feet, 1 inch by 3 feet, 5 inches. The blocks in the alcove immediately before the front steps measure 7 feet, 7 inches by 2 feet, 6 inches. Sometime prior to 2005, a section of blocks measuring 6 feet, 3 inches by 13 feet, 1 inch was pulled up and cement put in place. The border blocks differ in measure; and are between 6 feet, 6 inches long and 8 inches wide and 4 feet, 6 inches long by 8 inches wide. The depths of all the blocks are unknown. In the 144 years of use, the blocks have become pitted with small and large holes and have settled unevenly, making this entrance access hazardous. To restore the walkway, each block will be photographed, numbered, and catalogued in their original locations. The blocks will then be pulled up. As the blocks are large and heavy, special equipment will be required to ensure safe pickup and removal so as to not damage the stone. They will be stored on site. The subsurface underneath will be removed and hauled away. A type 2 road base will be installed, followed by bedding sand. The bottoms of the blocks are not dressed nor are the blocks of uniform thickness. Much of the time for this project will be spent in replacing the blocks to their original locations and securing them evenly. We have one quote for the project which is from August 2020 and does not include restoration of the blocks prior to or after replacement. It is anticipated the estimated project cost may increase due to inflation and depending on the process chosen for restoration. There are two options for ensuring the blocks will be placed in such a way as to make the walkway ADA compliant. One option is for the block tops to be planed to smooth out the larger pits. The other option is to fill the pits with a type of repair material, either a two-part epoxy or cementitious material. The cementitious type is preferred as this will perform as well as epoxy but will keep the original look without appearing shiny or wet. Once in proper position, polymeric sand will be used to fill in the spaces between the blocks which will bind the blocks into place. A waterproofing agent called Xypex may be applied which will prevent water from getting into the blocks that could potentially allowing freezing and cracking. This will only be done if Xypex is considered a treatment which adheres to historic preservation. New staples will be fabricated to replace the original ones which are no longer in place.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 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 attended the first SCR 11 Legislative Interim Committee on August 12, 2021, to listen to the featured presentation by Blockchains and its affiliates. Storey County for this meeting was able to speak during public comment, at which point it submitted the attached letter and timeline of events from 1999-2021 that reinforce the county's consistent support for technology and certain residential development, and opposition to separatist governance. Staff and lobbyists are currently preparing for the next committee meeting where the county is expected to be given opportunity to present its position on the matter.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775.847.0968 - Fax: 775.847.0949
commissioners@storeycounty.org

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

August 11, 2021

Attn.: SCR 11 Legislative Joint Special Session Committee on Innovation Zones

Re: Timeline Related to "Innovation Zones", Painted Rock, Blockchains, and Storey County

Honorable Joint Session Committee Members:

We respectfully provide you the following timeline summarizing events from 2000 – 2021 in Storey County relating to land use and zoning regulations, master planning, and development at Painted Rock and the Tahoe-Reno Industrial Center, and the recent proposal by Blockchains, LLC to create "innovation zones" in which to perform research-and-development exercises and develop a "smart city". The timeline also highlights conversations and actions during the 81st legislative session and over the past several years demonstrating the county's consistent support for large-scale residential development at Painted Rock.

Storey County finds that development proposals by Blockchains, LLC dovetail well into the county's vision and 2016 Master Plan for long-term economic diversification and sustainable residential growth.

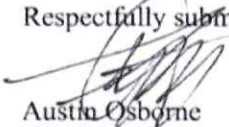
Carving out a separate government within the county is not necessary to advance innovative industries, technology, experimentation, or residential "smart city" development. Storey County has for 20 years been Nevada's leader in attracting, permitting, and supporting technology, manufacturing, and energy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

The Storey County Master Plan and zoning designations facilitate proper residential development, complete with revenue-generating commercial and industrial uses to offset services costs for the county's residents and businesses. Bifurcating the county into two governments will result in persistent fiscal instability in the region and may weaken the county's ability to provide public safety, social services, and other core functions to current and future stakeholders in the county.

We look forward to an opportunity to work with the joint session committee on ways to fulfill long-term sustainable development goals for northern Nevada and Storey County within existing local and state regulatory framework and the county's master plan.

We will gladly accept any questions or comments that you may have. Thank you for your consideration.

Respectfully submitted,


Austin Osborne
Storey County Manager

Enc.: Timeline of Events 2000 – 2021 (ascending order)
Map Illustrating "Innovation Zone" Area
April 6, 2021, Letter to Honorable Governor Sisolak and GOED

Enclosure A: Timeline of Events 2000 – 2021 (ascending order)

DATE OF EVENT	DESCRIPTION OF EVENT
02/02/00	Development Agreement between Storey County and Tahoe-Reno Industrial Center ratified, thus freezing zoning, permit requirements, and fees for 50-years creating a predictable environment for businesses to grow into the future without interference from government or future county leadership changes. Uses allowed without special use permits include commercial, light and heavy industrial and manufacturing, research-and-development, data and "cloud" centers, laboratories, lithium manufacturing, autonomous and electric vehicle development, biotechnology, renewable energy, and many others.
06/15/06	Planning commission approved Painted Rock mixed-use residential development of roughly 3,600 homes.
07/05/06	County commission approved Painted Rock mixed-use residential development of roughly 3,600 homes.
07/05/09	Three years passed with no development activity at Painted Rock likely due to national economic recession . County code required land to return to former zoning and master plan designation.
01/01/09 (~)	County initiated comprehensive master plan rewrite and community workshops. Painted Rock mixed-use residential development remained forefront desire throughout master plan development process.
12/08/15	County presents draft master plan to Storey County School District with emphasis on a Painted Rock regional school facilitating K-12, post-secondary, and vocational education tailored to tech companies at TRI, and being a "magnet school" for the region including Washoe and Lyon counties . School board directed the county to proceed with its endorsement .
08/16/16	2016 Storey County Master Plan adopted by county commission . Special section devoted solely to Painted Rock becoming mixed-use commercial-residential community. No master plan amendment needed to apply for a zone change, subdivision map, or planned unit development at Painted Rock.
01/18/18	Blockchains purchased 68,000 acres of land in Storey County, including roughly 2,000 acres at Painted Rock. Land was also purchased on 02/07/18 by Blockchains' affiliate Mass Land Acquisition.
02/16/18	New subdivision ordinance and planned unit development ordinances approved by county commission.
02/16/18	New subdivision ordinance amended at request of Painted Rock development representative to lessen burden on obtaining and proving water availability during development application process.

12/31/18	Confirmed that no development or applications occurred thus far at Painted Rock properties owned by Blockchains or its affiliates.
12/31/19	Confirmed that no development or applications occurred thus far at Painted Rock properties owned by Blockchains or its affiliates.
12/31/20	Confirmed that no development or applications occurred thus far at Painted Rock properties owned by Blockchains or its affiliates.
01/16/21	Governor Sisolak announced the creation of "innovation zones" and "smart city" development in northern Nevada during his 2021 State of the State Address.
01/29/21	R&R Partners presented "innovation zones" concept by Zoom to Storey County staff, district attorney, and county commissioner. County was told that a bill will press forward and was asked if the county had any questions.
02/01/21	Nevada 81st Legislative Session began.
02/02/21	County staff updated commission on possible innovation zone legislation with little known at this point.
02/16/21	County staff updated commission on possible innovation zone legislation with little known at this point. Commission took "neutral" position at this point.
02/18/21	R&R Partners met with the TRI-General Improvement District (TRIGID) to go over questions and concerns.
02/26/21	Governor hosted "roundtable" televised meeting with GOED and Blockchains' representative Applied Analysis (J. Aguero) regarding innovation zones.
03/02/21	County commission reviewed highlights of BDR 1109 and expressed support for residential growth at Painted Rock, cryptocurrency, high-tech development, and innovative industries in the county.
03/02/21	R&R Partners gave presentation to NACO and stated that Storey County is not interested in residential development at Painted Rock. Storey County, in attendance, stated its disagreement and stated that the county master plan supports residential development at Painted Rock including uses proposed by Blockchains.
03/04/21	R&R Partners gave presentation to Nevada Taxpayers' Association and stated that they talked with Storey County and the county is not interested in residential development. Storey County, in attendance, rebutted the statement and asked the presenter to answer questions. Answers were not provided.
03/07/21	County sent the governor a commission-approved letter stating county's position on innovation zones including by supporting technology and Painted Rock residential development, and by opposing separatist government. The letter requested a meeting with the governor and his staff, and it was sent to him and to GOED via email and USPS mail.

03/16/21	County commission discussed BDR 1145 and expressed support for residential growth, cryptocurrency, high-tech uses , but expressed opposition to separation of government from Storey County.
03/17/21	County sent a letter to the governor reaffirming the commission's March 2 position on innovation zones including by supporting technology and Painted Rock residential development, and by opposing separatist government. The letter requested a meeting with the governor and his staff , and it was sent to him and to GOED via email and USPS mail.
03/23/21	County agreed to meet with R&R Partners, TRIGID, and TRI-Center to discuss innovation zones. R&R Partners asked the county to propose written questions ahead of the meeting.
03/24/21	County furnished written questions to R&R Partners ahead of scheduled meeting as requested.
03/25/21	County met with R&R Partners, TRIGID, and TRI-Center. County asked R&R Partners if a copy of a draft bill will be made available for review before it is introduced to the legislature. R&R Partners said that it would look into this.
03/26/21	R&R Partners in an email asked Storey County if residential development at Painted Rock is capped at 3,500 or 5,000 units per the master plan.
03/29/21	Blockchains sent a letter to Storey County responding to its questions from the 03/25/21 meeting with R&R Partners. The letter expressed need for full self-autonomy and cited Disney World and Songdo, South Korea as examples of self-governance; discussed eminent domain concerns; and confirmed no possibility for Storey County to review a draft bill before it is introduced to the legislature.
04/02/21	County responded to R&R Partners' 03/26/21 question in a letter stating that "there is no cap or limit on the number of residential units specified for Painted Rock in the [master] plan."
04/06/21	R&R Partners met with TRIGID to go over questions and concerns.
04/06/21	County sent a commission-supported letter updating its position on innovation zones and requesting a meeting with him and his staff. The letter elaborated on the county's support for technology, research-and-development, the referenced "sandbox" environment in which creative minds of Blockchains may invent and experiment, and the "smart city" at Painted Rock. The letter was sent to the Governor and to GOED by email and USPS mail.
04/20/21	County commission directed staff to pause engagement with R&R Partners and Blockchains' affiliates because conversations, requests for a draft bill, and requests to the Governor and his staff to meet were yielding no success.

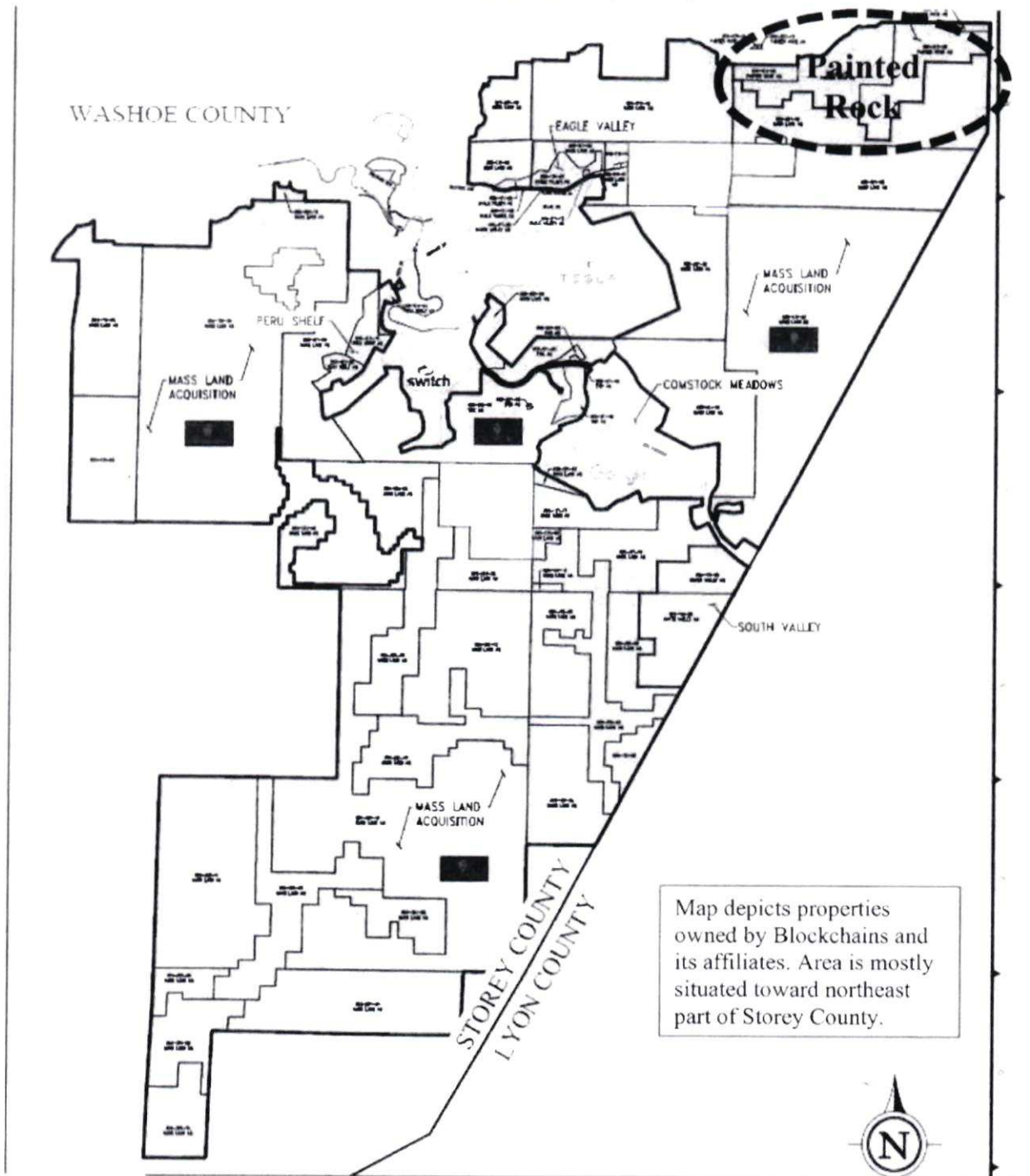
04/20/21	County manager received a phone call and voice message from Governor's Office Senior Advisor Scott Gilles during the 04/20 commission meeting and immediately following Commissioner Mitchell's direction to staff to pause engagement with Blockchains. A message was left requesting a conversation about innovation zones. The meeting was televised by Zoom.
4/25/21 (~)	County manager returned the call from Mr. Gilles. The county manager was given a verbal summary of BDR 1148 and its likely participants. Not much more was said to be known at that point.
04/26/21	Governor issued a press release on "innovation zones" suggesting an upcoming special joint committee of the legislature to study a draft bill.
04/27/21	BDR 1148 was submitted to create a joint special committee to conduct a study concerning innovation zones.
05/04/21	County commission reaffirmed its prior letters to the governor stating its position on innovation zones by supporting technology and Painted Rock residential development, and by opposing separatist government.
05/06/21	SCR11 was referred to Committee on Legislative Operations and Elections creating a joint special committee to conduct a study concerning innovation zones.
05/11/21	County testified to Senate Legislative Operations and Elections Committee its support for Blockchains technology, Painted Rock residential developments, and "smart city" concept, but opposed separatist governance structure. County cited its fast permitting, allowable innovative uses, desire for mixed-use residential development, and its performance record.
05/11/21	During Assembly Revenue Committee on SCR 11, Governor Sisolak's Senior Advisor Scott Gilles stated that the hope is <i>"to have at least a final product by the end of [legislative] session for the committee then to look at and treat it as an actual bill that would go through that joint special committee. So, that piece of proposed legislation is not finalized yet but again, the idea is that we would have a place to start at least for those discussions going forward."</i>
05/18/21	County sent commission-supported letter to the governor stating the county's position on innovation zones including support for technology and Painted Rock residential development, and opposition to separatist government. The letter requested a meeting with the governor and his staff.
05/25/21	County testified to Assembly Revenue Committee its support for Blockchains technology, Painted Rock residential development, and "smart city" concept, but its opposition to separatist governance structure. County cited its fast permitting, allowable innovative uses, desire for mixed-use residential development, and its performance record as the reason to not need innovation zone legislation.
06/01/21	County commission reaffirmed its letters to the governor stating its position on innovation zones: support technology, support Painted Rock residential development, oppose separatist government.

06/15/21	County commission reaffirmed its letters to the governor stating its position on innovation zones by supporting technology and Painted Rock residential development, and by opposing separatist government.
06/16/20	County met with Jeff Berns and Blockchains. County encouraged Blockchains to submit an application for a planned unit development at Painted Rock , confirmed that a master plan amendment is not required, stated that the new subdivision ordinances better facilitate the "smart city" concept, and stated that the county approved a large-scale development at Painted Rock in 2006. The county agreed to fulfill Blockchains' request for a written outline of the PUD/subdivision application process, and the county agreed to facilitate a public meeting with the county commission, planning commission, and/or both jointly so that Blockchains may present its Painted Rock plan and scope the board and public.
06/29/21	County sent Blockchains a written outline of the subdivision and planned unit development process and offered to facilitate a public meeting with the commission and public on any Thursday of July or August per the request of Blockchains during the 06/16/21 meeting with the county.
06/29/21	Blockchains confirmed receipt of the county's 06/29 written outline and offer to hold public meeting.
07/06/21	County commission reaffirmed its letters to the governor stating its position on innovation zones by supporting technology and Painted Rock residential development, and by opposing separatist government.
07/06/21	County sent an email to Blockchains offering a July 29 joint-session meeting of the county commission and planning commission so that Blockchains may present its Painted Rock plan to the board and public as it requested. The meeting was to be posted per NRS to allow both commissions to engage in deliberation.
07/14/21	Blockchains replied to the county by email that it was unavailable on July 29 for the offered public meeting.
07/19/21	County replied to Blockchains with three more dates (August 19 and 26, and September 2) to facilitate the joint-session meeting , and asked Blockchains to propose three more dates if those suggested by the county were unavailable.
07/20/21 (~)	A Blockchains representative contacted the county manager by phone and stated that more autonomy is needed by the company to fulfill its needs than what would be provided within existing regulations.
07/20/21	County commission reaffirmed letters to the governor stating position on innovation zones by supporting technology and Painted Rock residential development, and by opposing separatist government.

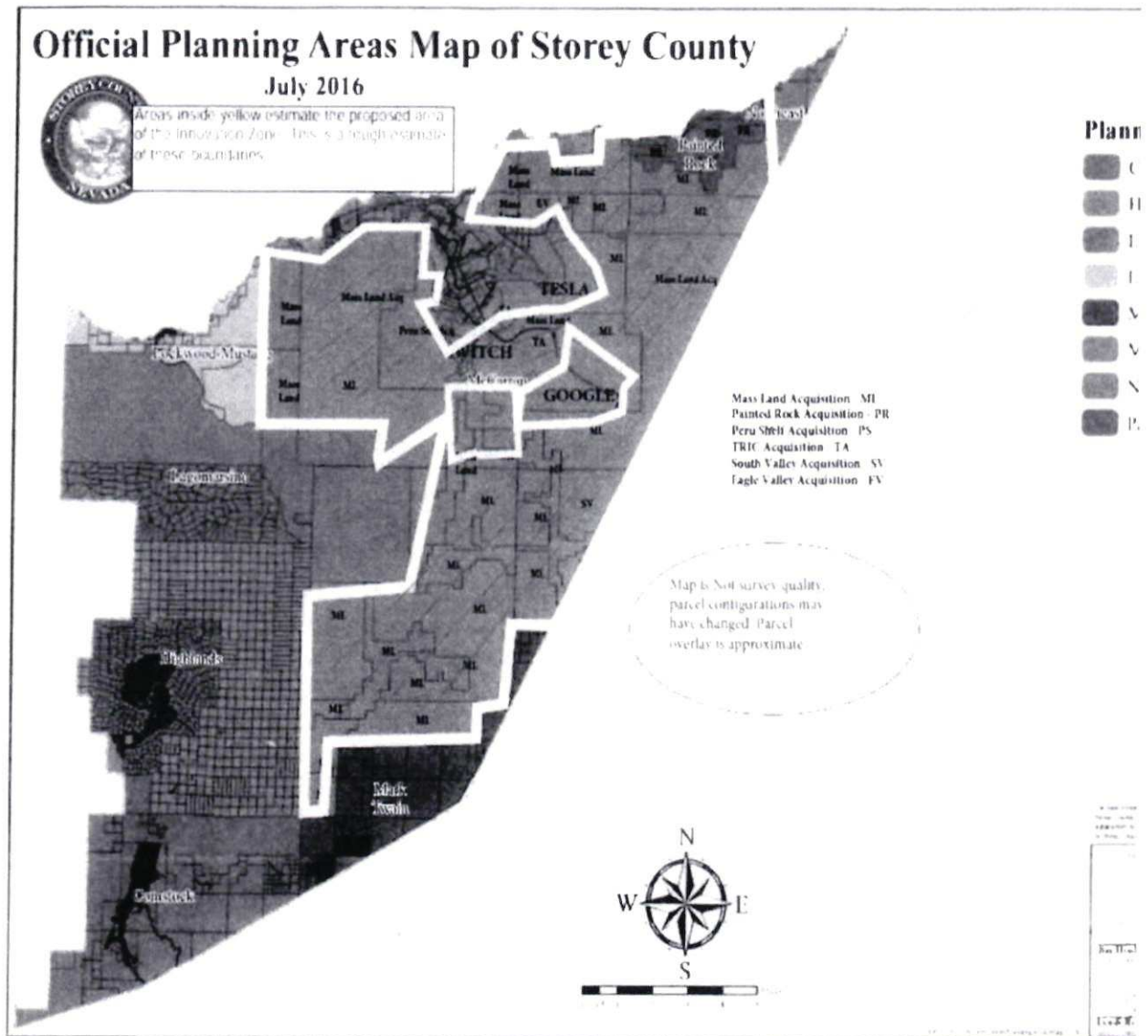
07/22/21	Blockchains via email declined the county's offer to facilitate a public meeting and said “in lieu of our participation in a workshop, we think the appropriate next step is for us to provide a detailed letter identifying the framework for our plan to pursue our project while remaining a part of the county.” County has not yet received this letter.
08/03/21	County commission reaffirmed letters to the governor stating position on innovation zones by supporting technology and Painted Rock residential development, and by oppose separatist government.
08/09/21	Agenda posted for legislative interim committee.
08/11/21	Confirmed no development applications received from Blockchains or its affiliates for Painted Rock development.
08/12/21	First scheduled legislative interim committee meeting.

Please direct questions or comments to Storey County Manager Austin Osborne at 775.847.0968 or aosborne@storeycounty.org. The foregoing timeline is a summary of events, is not exhaustive, and is for discussion purposes only.

Enclosure B: Maps of Proposed "Innovation Zone" in Storey County



The map above illustrates parcels owned by Blockchains and its affiliate companies and which would be included in the proposed "innovation zone" of Storey County. Painted Rock is circled toward the top right of the map.



The above map depicts a rough estimated area of the proposed “innovation zone” representing approximately 30 percent of Storey County.

Enclosure C: Letter to Honorable Governor Sisolak and GOED on April 6, 2021



STATE OF NEVADA
P.O. Box 15000, Carson City, Nevada 89400
Phone: 775-334-7000 Fax: 775-334-7040
www.nv.gov

John M. Sisolak, Governor
101 N. Carson Street
Carson City, NV 89701

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

Page 10 of 11

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

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

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

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

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

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

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

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

Respectfully submitted,

Austin Osborne
Storey County Manager

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

Cc: Storey County Commissioners
Storey County District Attorney
Storey County Lobbyists



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: 8/7/2021

Estimate of time required: 5 Minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of the District Fire Chief to make modifications to the NV Energy Master Service Agreement as it applies to increases in funding, staffing, and equipment for the duration of the agreement.

2. **Recommended motion:** I (Fire Commissioner) move to approve the District Fire Chief to make modifications to the NV Energy Master Service Agreement as it applies to increases in funding, staffing, and equipment for the duration of the agreement.

3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** Since the board approval of the agreement with NV Energy to provide funding for fuels reduction, numerous changes have occurred. We have received increases in funding, developed additional positions, added equipment, and increased our overall number of personnel. I am asking approval from the Fire Board to make these changes as needed without further board approval in specific areas and all within the terms of the agreement. I am requesting that the board allow me to make the following modifications as needed: Increases in funding, alterations in staffing, and any equipment needs.

5. **Supporting materials:**

6. **Fiscal impact:** Possible increases in revenue

Funds Available: N/A

Fund: 290

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ JL ____ Department Head

Department Name: Fire District

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. ____



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: 9/7/2021

Estimate of time required: 5 Minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** DISCUSSION/POSSIBLE ACTION: To approve the District Fire Chief to sign an intrastate interlocal contract with the Nevada Department of Public Safety to assist with transporting mobile training props.
2. **Recommended motion:** I (Fire Commissioner) move to approve the District Fire Chief to enter into an Agreement with the Nevada Department of Public Safety to assist in transporting mobile training props.

3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** I am requesting approval to modify an existing agreement we have with the Nevada Department of Public Safety to assist them in moving a newly acquired training prop within 50 miles of the State Fire Marshal's Office. The new agreement provides a higher limit of funding for fuel used moving this trailer by the State.

5. **Supporting materials:** See attached

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

Funds Available: N/A

Fund:

___ Comptroller

7. **Legal review required:**

X District Attorney

8. **Reviewed by:**

__JL__ Department Head

Department Name: Fire District

___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No.

CETS #:	
Agency Reference #:	

INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

A Contract Between the State of Nevada
Acting by and through its

Public Entity #1:	Nevada Department of Public Safety, State Fire Marshal Division
Address:	107 Jacobsen Way
City, State, Zip Code:	Carson City, Nevada 89711
Contact:	Dennis Pinkerton
Phone:	775-684-7520
Fax:	775-684-7507
Email:	dpinkerton@dps.state.nv.us

Public Entity #2:	Storey County Fire Protection District
Address:	145 North C Street
City, State, Zip Code:	Virginia City, Nevada 89440
Contact:	Jeremy Loncar
Phone:	775-847-0954
Fax:	775-847-0987
Email:	Jloncar@storeycounty.org

WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, it is deemed that the services hereinafter set forth are both necessary and in the best interests of the State of Nevada.

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **REQUIRED APPROVAL.** This Contract shall not become effective until and unless approved by appropriate official action of the governing body of each party.
2. **DEFINITIONS**

TERM	DEFINITION
State	The State of Nevada and any State agency identified herein, its officers, employees and immune contractors.
Contracting Entity	The public entities identified above.
Fiscal Year	The period beginning July 1 st and ending June 30 th of the following year.
Contract	Unless the context otherwise requires, 'Contract' means this document titled Interlocal Contract Between Public Agencies and all Attachments or Incorporated Documents.

CETS #:	
Agency Reference #:	

3. **CONTRACT TERM.** This Contract shall be effective as noted below, unless sooner terminated by either party as specified in *Section 4, Termination*.

Effective From:	Upon Approval	To:	March 1, 2025
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4. **TERMINATION.** This Contract may be terminated by either party prior to the date set forth in *Section 3, Contract Term*, provided that a termination shall not be effective until 30 days after a party has served written notice upon the other party. This Contract may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Contract shall be terminated immediately if for any reason State and/or federal funding ability to satisfy this Contract is withdrawn, limited, or impaired.
5. **NOTICE.** All communications, including notices, required or permitted to be given under this Contract shall be in writing and directed to the parties at the addresses stated above. Notices may be given: (a) by delivery in person; (b) by a nationally recognized next day courier service, return receipt requested; or (c) by certified mail, return receipt requested. If specifically requested by the party to be notified, valid notice may be given by facsimile transmission or email to the address(es) such party has specified in writing.
6. **INCORPORATED DOCUMENTS.** The parties agree that this Contract, inclusive of the following Attachments, specifically describes the Scope of Work. This Contract incorporates the following Attachments in descending order of constructive precedence:

ATTACHMENT A:	SCOPE OF WORK
ATTACHMENT B:	Nevada State Fire Marshal Tractor-Trailer Damage Report Form

Any provision, term or condition of an Attachment that contradicts the terms of this Contract, or that would change the obligations of the State under this Contract, shall be void and unenforceable.

7. **CONSIDERATION.** The parties agree that the services specified in *Section 6, Incorporated Documents* at a cost as noted below:

57.5¢ Per Mile	or	Actual Expense for Fuel Used in Transport
----------------	----	---

Total Contract Not to Exceed:	\$5,000.00 (Five Thousand dollars and zero cents) per year
-------------------------------	--

Any intervening end to a biennial appropriation period shall be deemed an automatic renewal (not changing the overall Contract term) or a termination as the result of legislative appropriation may require.

8. **ASSENT.** The parties agree that the terms and conditions listed in the incorporated Attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations expressly provided.
9. **INSPECTION & AUDIT**
- A. Books and Records. Each party agrees to keep and maintain under general accepted accounting principles full, true and complete records, agreements, books, and document as are necessary to fully disclose to the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all State and federal regulations and statutes.

CETS #:	
Agency Reference #:	

- B. **Inspection & Audit.** Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.
- C. **Period of Retention.** All books, records, reports, and statements relevant to this Contract must be retained a minimum three years and for five years if any federal funds are used in this Contract. The retention period runs from the date of termination of this Contract. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.
10. **BREACH - REMEDIES.** Failure of either party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but not limited to actual damages, and to a prevailing party reasonable attorneys' fees and costs. It is specifically agreed that reasonable attorneys' fees shall not exceed \$150.00 per hour.
11. **LIMITED LIABILITY.** The parties will not waive and intend to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Actual damages for any State breach shall never exceed the amount of funds which have been appropriated for payment under this Contract, but not yet paid, for the fiscal year budget in existence at the time of the breach.
12. **FORCE MAJEURE.** Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, acts of public enemy, acts of terrorism, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.
13. **INDEMNIFICATION.** Neither party waives any right or defense to indemnification that may exist in law or equity.
14. **INDEPENDENT PUBLIC AGENCIES.** The parties are associated with each other only for the purposes and to the extent set forth in this Contract, and in respect to performance of services pursuant to this Contract, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or constructed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.
15. **WAIVER OF BREACH.** Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.
16. **SEVERABILITY.** If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.
17. **ASSIGNMENT.** Neither party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of the other party.
18. **OWNERSHIP OF PROPRIETARY INFORMATION.** Unless otherwise provided by law any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by either party in performance of its obligations under this Contract shall be the joint property of both parties.

CETS #:	
Agency Reference #:	

19. **PUBLIC RECORDS.** Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.
20. **CONFIDENTIALITY.** Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Contract.
21. **FEDERAL FUNDING.** In the event, federal funds are used for payment of all or part of this Contract, the parties agree to comply with all applicable federal laws, regulations and executive orders, including, without limitation the following:
 - A. The parties certify, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to Executive Orders 12549 and 12689 and Federal Acquisition Regulation Subpart 9.4, and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.
 - B. The parties and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder, including 28 C.F.R. Section 35, inclusive, and any relevant program-specific regulations.
 - C. The parties and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964 (P.L. 88-352), as amended, the Rehabilitation Act of 1973 (P.L. 93-112), as amended, and any relevant program-specific regulations, and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions.)
 - D. Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended. Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
22. **PROPER AUTHORITY.** The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract and that the parties are authorized by law to perform the services set forth in *Section 6, Incorporated Documents*.
23. **GOVERNING LAW – JURISDICTION.** This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the exclusive jurisdiction of and venue in the First Judicial District Court, Carson City, Nevada for enforcement of this Contract.
24. **ENTIRE AGREEMENT AND MODIFICATION.** This Contract and its integrated Attachment(s) constitute the entire agreement of the parties and as such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated Attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such Attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto, approved by the Office of the Attorney General.

CETS #:	
Agency Reference #:	

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

		Fire Chief
Jeremy Loncar	Date	Title

		State Fire Marshal
Mike Dzyak	Date	Title

APPROVED BY BOARD OF EXAMINERS

Signature – Clerk of the Board

On: _____
Date

Approved as to form by:


Deputy Attorney General for Attorney General

On: 7-21-20
Date

ATTACHMENT A: SCOPE OF WORK

Storey County Fire Protection District Personnel and Equipment

PURPOSE:

For the Nevada Department of Public Safety, State Fire Marshal Division (SFMD) to utilize Storey County Fire Protection District (SCFPD) personnel (a Driver) with a valid commercial driver's license (CDL) and a Semi-Tractor to transport the Fire Marshal's Fire Investigation training trailer. The trailer is used in conjunction with the SFMD Fire Investigation Programs and other first responder programs for the training of fire investigators and other personnel in the state of Nevada. The SFMD agrees that all training will take place as specified in this Scope of Work.

STOREY COUNTY FIRE DEPARTMENT RESPONSIBILITIES:

The Storey County Fire Protection District:

- Provide the service of a Semi-Tractor to transport the SFMD Investigation Trailer when requested. This service will be provided to the SFMD by SCFPD only when the Tractor is not being utilized in emergency and/or daily operations by SCFPD. The tractor must be compliant with all the applicable Nevada State laws and regulations required for the safe operation of a semi-tractor. The SCFPD has agreed to provide this service at no cost to the SFMD.
- Provide a Driver with a current Commercial Driver's License when requested. The SCFPD has agreed to provide this service at no cost to the SFMD.
- Responsible for obtaining and maintaining required policies of insurance for the driver and the semi-tractor for the length of the agreement.
- Responsible for any damage that may occur to the SFMD Investigation Trailer during, any and all, transports. The SFMD Tractor-Trailer Damage Report Form, See Attachment B, containing both a pre- and post- inspection, shall be completed by the driver. The form shall be signed by the driver and SFMD personnel.
- The driver shall complete SCFPD required pre-trip safety inspections.
- The driver shall report any damage that may occur to the trailer during any transport, whether the trailer is moving or stationary, to the SFMD personnel, by phone and email. The transport includes, but not limited to, coupling, or uncoupling the trailer, towing, and placement of the trailer.
- The driver shall confirm with SFMD personnel and their agency supervisor, all dates, times, locations of each transport, travel plans, and any other items related to the transport of the trailer. All arrangements shall be prearranged and preapproved, prior to the start of the transport and shall be documented in writing via email.
- Transportation of the SFMD Investigation Trailer shall be limited to 50 miles from the SFMD Offices in Carson City. Transportation greater than 50 miles from the SFMD Office shall be considered and approved by SCFPD on a case-by-case basis.

NEVADA DEPARTMENT OF PUBLIC SAFETY, STATE FIRE MARSHAL DIVISION RESPONSIBILITIES:

The SFM shall:

- Shall provide reimbursement for fuel used during all transports. The reimbursement will include mileage from where the Semi-Tractor is stored and returned. Mileage reimbursement rate will be 57.5 cents per mile.
- Shall coordinate with SCFPD personnel and their agency supervisor, all dates, times, locations of each transport, travel plans, and any other items related to the transport of the trailer. All arrangements shall be prearranged and preapproved, prior to the start of the transport and shall be documented in writing via email.
- Shall provide notification of cancellation of transport by email, forty-eight hours prior to the date of the transport.



Nevada State Fire Marshal Tractor-Trailer Damage Report Form

Pre-Trip Inspection

Date: _____ Time: _____

Location: _____

Print Name: _____

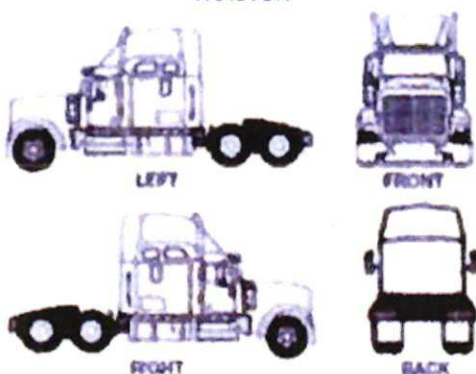
Post-Trip Inspection

Date: _____ Time: _____

Location: _____

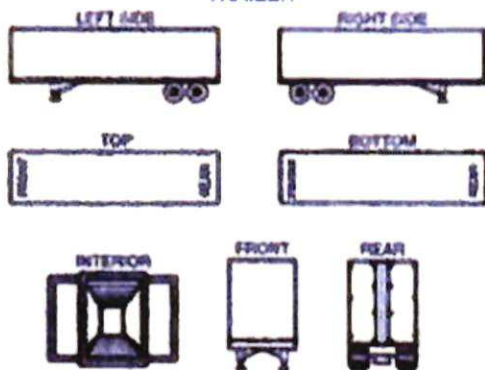
Print Name: _____

TRACTOR



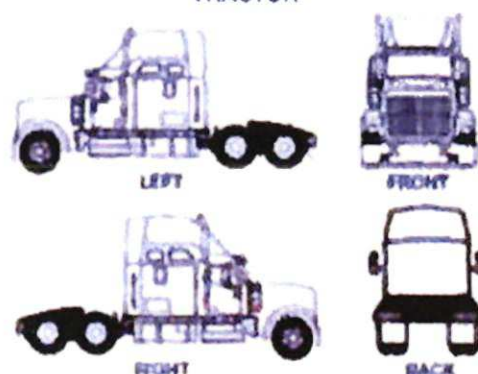
☐ CHECK BOX IF THERE IS NO DAMAGE

TRAILER



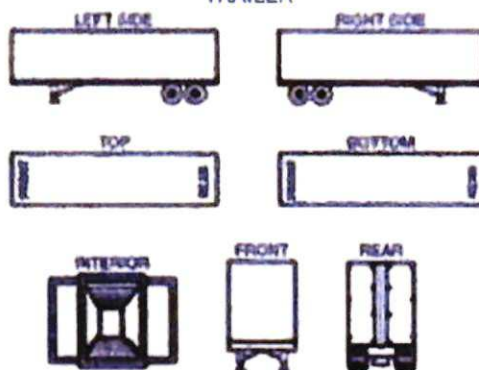
☐ CHECK BOX IF THERE IS NO DAMAGE

TRACTOR



☐ CHECK BOX IF THERE IS NO DAMAGE

TRAILER



☐ CHECK BOX IF THERE IS NO DAMAGE

PLEASE NOTE ABOVE ANY DAMAGE OR DEFICIENCIES FOUND BY USING THE FOLLOWING SYMBOL(S):

C = CUT H = HOLE D = DENT BR = BROKEN M = MISSING S = SCRATCH P = PATCHED

Comments: _____

Signature: _____ Date: _____

SUBMIT FORM TO THE STATE FIRE MARSHAL TRAINING BUREAU LOCATED IN CARSON CITY, NV



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

**Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of 2nd reading for Off-Sale Liquor License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.
- **Recommended motion:** I (Insert name) motion for Approval of the 2nd reading for Off-Sale Liquor License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.
- **Prepared by:** Brandy Gavenda

Department: **Contact Number:** 7758470959

- **Staff Summary:** LIQUOR BOARD: Approval of 2nd reading for Off-Sale Liquor License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



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

**Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of 2nd reading for General Business License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.
- **Recommended motion:** I (insert name) motion for Approval of 2nd reading for General Business License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.
- **Prepared by:** Brandy Gavenda

Department: **Contact Number:** 7758470959

- **Staff Summary:** Approval of 2nd reading for General Business License for V City Gas, 351 N C St., Virginia City, NV 89440. Applicant is Jaswinder Singh.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action: Approval of Resolution No. 21-631 of the Board of Commissioners of Storey County, Nevada, reaffirming the board's request to the Nevada Delegation to advance federal public lands legislation commonly referred to as the Truckee Meadows Public Lands Management Act to support conservation, recreation, and economic development in Washoe County.
- **Recommended motion:** I [county commissioner] motion to approve Resolution No. 21-631 of the Board of Commissioners of Storey County, Nevada, reaffirming this board's request to the Nevada Delegation to advance federal public lands legislation commonly referred to as the Truckee Meadows Public Lands Management Act to support conservation, recreation, and economic development in Washoe County.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** This resolution reaffirms Storey County's support for efforts by Washoe County and the City of Sparks to obtain certain federal lands in Washoe County north of Storey County and the Tahoe-Reno Industrial Center that may facilitate future development of a connector road extending USA Parkway from its current north terminus to La Posada Drive in Spanish Springs. The proposal will facilitate reduced Interstate 80 traffic between Sparks and Fernley, provide for future growth in Washoe County for the benefit of the entire northwestern Nevada region, and provide for recreation opportunities and the preservation and protection of natural and cultural resources existing in the subject federal lands area.
- **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

RESOLUTION NO. 21-631

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF STOREY COUNTY, NEVADA,
REQUESTING THE NEVADA DELEGATION TO ADVANCE FEDERAL PUBLIC LANDS
LEGISLATION COMMONLY REFERRED TO AS THE TRUCKEE MEADOWS PUBLIC
LANDS MANAGEMENT ACT TO SUPPORT CONSERVATION, RECREATION AND
ECONOMIC DEVELOPMENT IN WASHOE COUNTY.**

WHEREAS, the greater Truckee Meadows area has seen and continues to see substantial growth, which will require employment, housing, and recreational opportunities; and,

WHEREAS, Washoe County has millions of acres of public lands (83%) that provide important recreational opportunities including hiking, camping, horseback riding, off-highway vehicle use, hunting, and fishing; and,

WHEREAS, comprehensive public lands legislation will expand recreational opportunities in Washoe County by providing lands and funding for parks, trails and recreational facilities while preserving existing recreational uses; and,

WHEREAS, these public lands provide numerous jobs and important economic contributions to communities throughout the region and support our outdoor recreation economy through tourism, as well as grazing, energy development, mining and other economic activities which are vital to our quality of life and make our region a desirable place to live, work and recreate; and,

WHEREAS, comprehensive public lands legislation that is consistent with the Truckee Meadows Regional Plan and the Storey County Master Plan will support vital economic development now and into the future within a disposal boundary area which will make available public lands for sale and development to encourage infill development utilizing existing infrastructure to address housing demands and affordability, while preserving open space, protecting cultural resources, improving access to recreational areas and providing locally-directed resources to preserve and enhance existing infrastructure; and,

WHEREAS, comprehensive public lands legislation will further conservation by appropriately designating wilderness areas to ensure that each area is qualified as appropriate, responsible and manageable pursuant to the 1964 Wilderness Act. It will provide locally directed funding for conservation activities including habitat improvements for the protection and enhancement of wildlife resources and maintaining and improving access for outdoor recreation; and,

WHEREAS, comprehensive public lands legislation addressing recreation, economic development, and conservation has provided important benefits to counties across Nevada, and can provide important benefits to Washoe County, Storey County, and the Region; and,

WHEREAS, pursuant to the Desert Research Institute Study issued in December 2019, construction of the proposed La Posada Extension connecting I-80 with La Posada Drive will create a much more efficient road system providing an alternative commuting route for some 40,000 people which will result in a significant reduction in greenhouse gas emissions and energy consumption.

NOW THEREFORE, BE IT RESOLVED that we, as the Commissioners of Storey County support the Nevada Congressional Delegation and other diverse stakeholders in developing a well-balanced approach to comprehensive public land management legislation to support a growing community and promote

sound policies to preserve the quality of life for which the Truckee Meadows and northern Nevada are known.

BE IT FURTHER RESOLVED that the Storey County Commission supports the enactment of comprehensive public lands legislation to promote conservation, recreation and economic development to achieve important conservation goals, facilitate job creation and enhance the Region's quality of life; and

BE IT FURTHER RESOLVED, that Storey County respectfully requests Senators Cortez-Masto and Rosen and Congressman Amodei to secure the introduction and enactment of well-balanced, comprehensive public lands legislation for Washoe County that considers the needs of current and future residents.

PASSED, ADOPTED, AND APPROVED this 7th day of September 2021.

By: _____

Jay Carmona, Commission Chairman

ATTEST:

Vanessa Stephens, Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action related to letters of interest for the Appointment of board members to the board of directors of the Carson Water Subconservancy District representing Storey County to serve a four year term with possible re-appointment following expiration of the term.
- **Recommended motion:** In accordance with the recommendation by Staff, I (commissioner) motion to appoint Jim Hindle to serve as a board member on the Carson Water Subconservancy District representing Storey County for a four year term with possible re-appointment following expiration of term.
- **Prepared by:** Kathy Canfield

Department:

Contact Number: 7758471144

- **Staff Summary:** Storey County is a member of the Carson Water Subconservancy District (CWSD) and has two Board seats on the Board of Directors. The CWSD promotes cooperative action in the Carson River Watershed. CWSD is a unique multi-county, bi-state agency which crosses both political and stakeholder boundaries. CWSD involves all watershed counties and communities to develop regional planning and management solutions for the Carson River Watershed. CWSD Board members are elected officials, agricultural producers and citizens who represent their communities. CWSD leads the integrated watershed planning process in the following categories, water quality, floodplain management, regional water supply, invasive species, river rehabilitation and stabilization, outreach and education and recreation projects. The CWSD has no regulatory authority. The Board members are selected by the Storey County Board of County Commissioners to serve at their pleasure for a four year term with possible re-appointment following expiration of the term.
-
- Storey County advertised for interested Storey County residents that might like to fill one of the positions on the CWSD Board. We received one letter of interested from D. James Hindle, III. Staff met with Mr. Hindle and discussed the position and concluded he would be a valuable asset to the CWSD Board and representing Storey County's interests. Staff is recommending Mr. Hindle be appointed by the Storey County Board of County Commissioners to the Carson Water Subconservancy District.

- **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

Durward James Hindle III

Board of County Commissioners
c/o The Human Resource Office
Storey County Courthouse
26 South "B" Street / P.O. Box 176
Virginia City, NV 89440

August 10, 2021

Dear Commissioners:

It would be my honor to serve as one of the two Storey County representatives on the Board of Directors of the Carson Water Subconservancy District (CWSD).

I seek this appointment as I believe my tenure on the Storey County Planning Commission prepares me with a knowledge of County needs, priorities and goals related to resource development and management valuable to a member of the CWSD. As Planning Commissioner, I have played a key role in driving the development and approval of the current County Master Plan as well as led deliberation of ordinance and code updates and revisions, zoning changes, boundary line adjustments, Special Use Permit applications, and land resource issues critical to managing, maintaining, and enhancing the quality of life in the county. This knowledge and experience prepare me to be a strong and credible advocate on the CWSD for the interests of the County and its residents.


My activity and advocacy at the State Legislature for many years will be of benefit to the County if you appoint me to the CWSD. My involvement at the State Capital has provided me with a network of contacts in the other counties that are members of the CWSD as well as some understanding of their issues, needs, and priorities. I have had the privilege to build many positive relationships and earn the respect of officials and prominent residents in our neighboring counties. This will allow me to quickly establish rapport within the Board and work cooperatively as a CWSD member in the development and assessment of effective solutions to resource challenges that will benefit Storey County and the other constituencies of the District.

In my service to Storey County, I have strived to be a thoughtful and effective representative of my neighbors' interests. I have demonstrated the ability to listen objectively and consider all sides of presented proposals to arrive at decisions and recommendations that are in the best interest of the citizens of the County. As a member of the CWSD I promise to continue this practice.

I am grateful for the responsibilities you, as the County Board of Commissioners, have trusted to me, and I respectfully ask your vote for appointment to this new honor and challenge to serve the County.

Thank you for your consideration.

Respectfully,



P.S. My resume with detail of my professional background and accomplishments should be on file as related to my application for appointment to the Planning Commission. If for any reason you require additional information from me to assess this application, please do not hesitate to contact me.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

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

Department: **Contact Number:** 7758471144

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

____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**Storey County
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Commission

Meeting Date: September 7, 2021

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

Staff Contact: Kathy Canfield

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

Applicant: Basalite Concrete Products, LLC – Jeremy Anthony

Property Owner: Pacific Coast Building Products

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

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

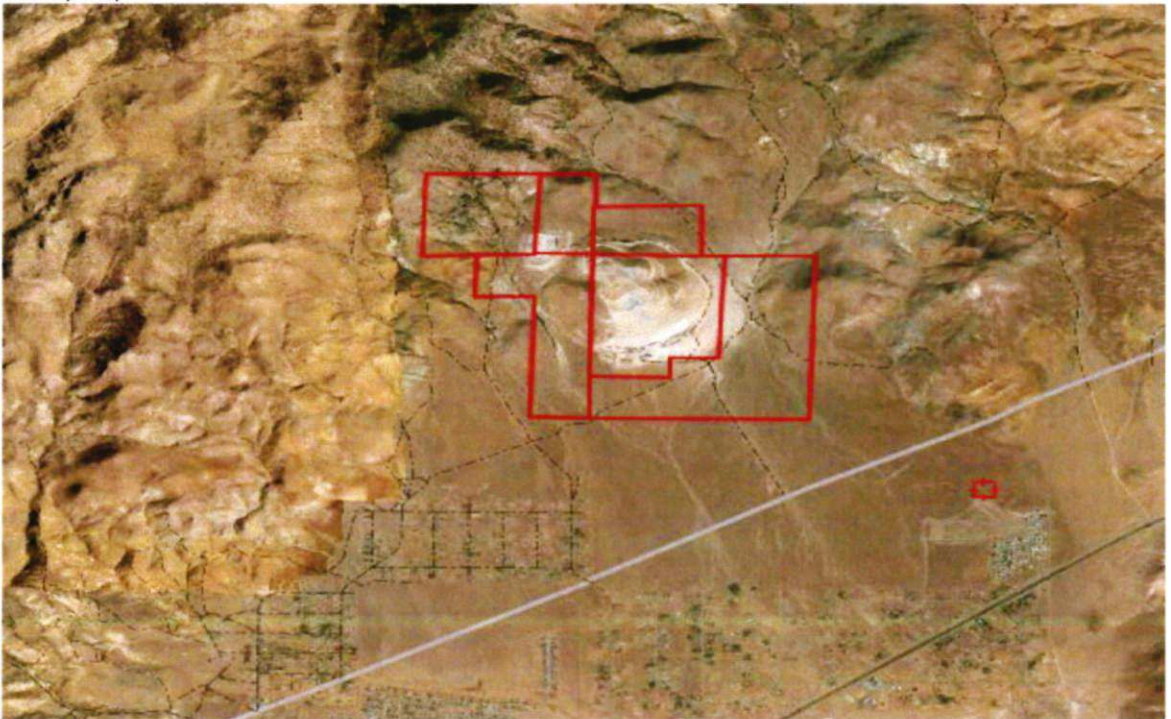
1. Background

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

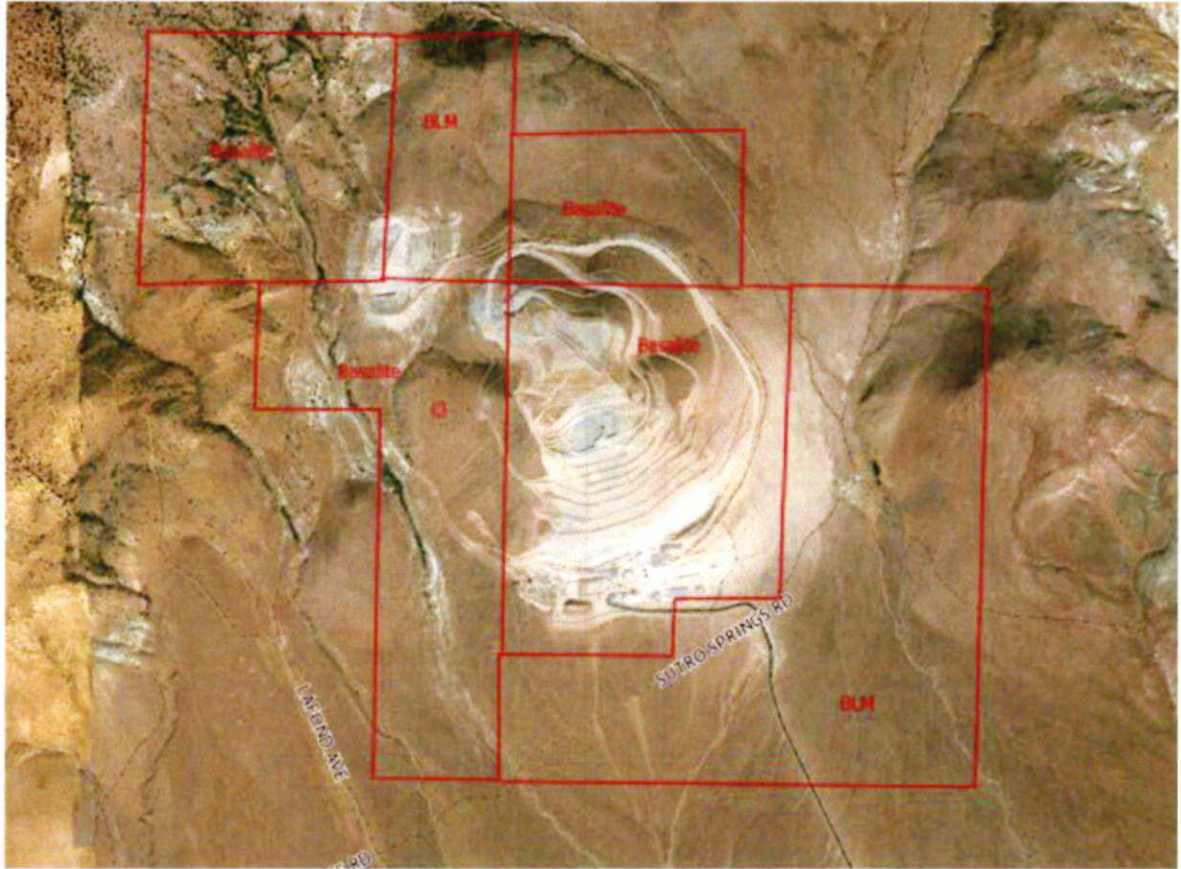
The applicant received a Special Use Permit from Storey County in 1999 and approval for an amendment in 2017. The 2017 Amended Special Use Permit allowed for 500,000 tons of mining capacity per year. Access to the site is from Pinenut Road which extends from the base of the Basalite operations, across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



Vicinity map



Surrounding properties



Existing Site and Land Ownership, approximate

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

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

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



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

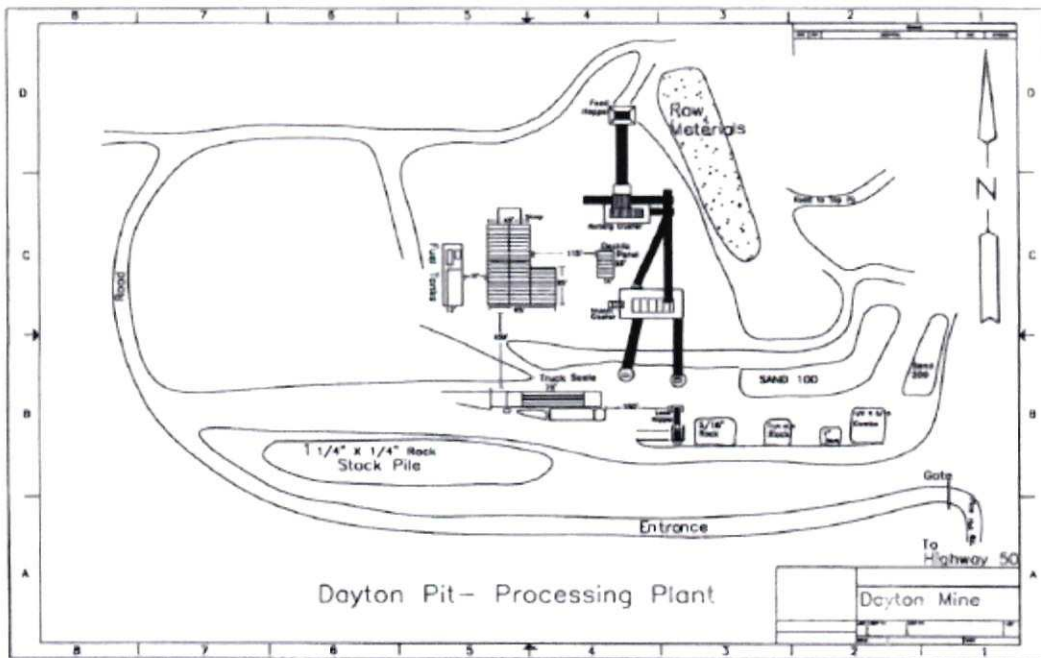
The site operates year around with maintenance operations taking precedent in the winter months (December through February). The site’s current production is approximately 220,000 tons per year, with a maximum allowed by the 2017 Amended Special Use Permit of 500,000 tons per year.

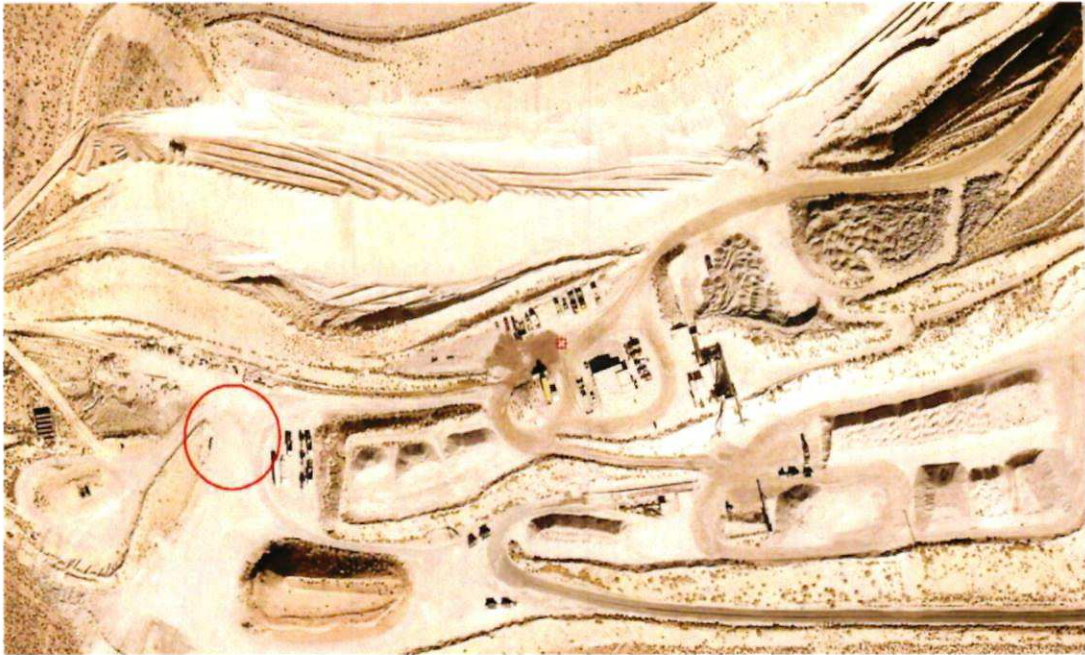
The mining operations at this site are estimated to have occurred since 1946 (75 years). The areas to be mined are cleared on an as-needed basis to minimize erosion, dust hazards and visual impacts. There is no intent to mine or excavate below the flat plain surface grade.

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

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

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





Circled area approximate location of new equipment

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

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

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

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

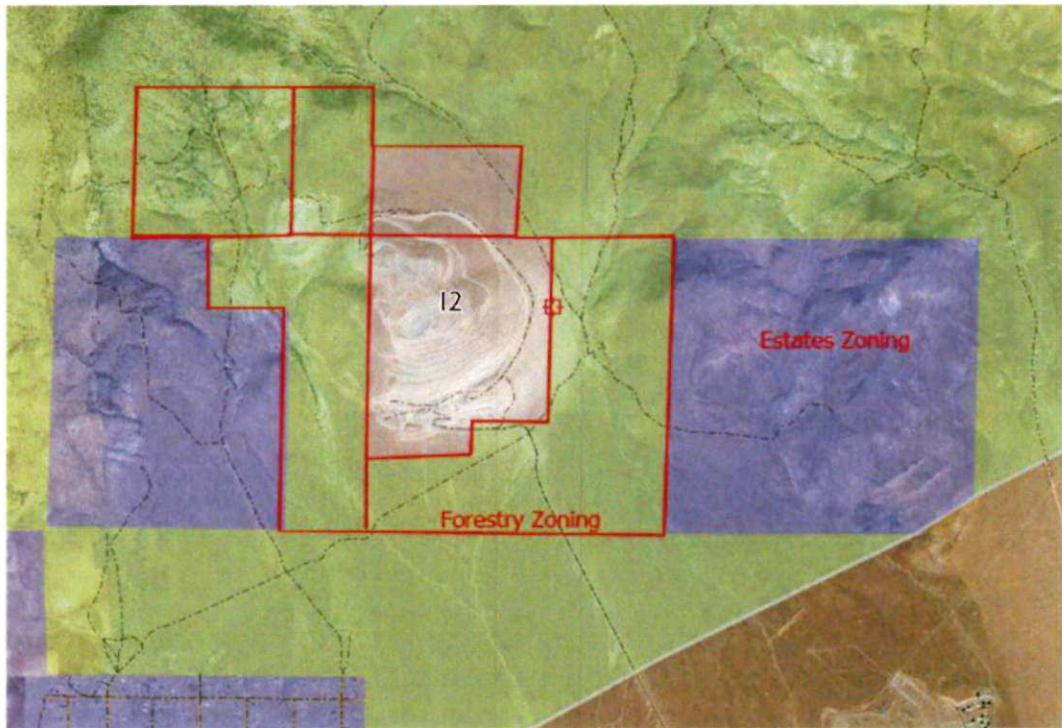
Currently, the loads fluctuate between 6 and 86 loads per day. With the proposed capacity, the average daily loads would increase to 113 loads per day at maximum capacity. These loads would be spread out over the course of the day, with peak shipping time being between 6:00 a.m. and 4:00 p.m. Seasonality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

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

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

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

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



Zoning

2. Compatibility and Compliance

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

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

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

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

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

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

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

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

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

3. Findings of Fact

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

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

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

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

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

4. **Recommended Conditions of Approval**

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

GENERAL PROVISIONS/CONDITIONS OF APPROVAL

A. **Purpose and scope.**

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

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

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

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

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

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

B. Expiration.

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

C. Non-compliance and show-cause.

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

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

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

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

D. Transfer of rights.

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

E. Indemnification and insurance.

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

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

F. Surface estate protection.

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

G. Sales tax reporting.

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

H. Permits.

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

I. Abandonment.

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

J. Nuisances.

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

K. Separate Permits Required.

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

L. Legal Responsibility.

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

M. Other Documents.

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

OPERATING PLAN

O. Operating Plan.

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

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

P. Emergency Management Plan.

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

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

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

RECLAMATION

Q. Reclamation.

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

The approved reclamation plan is as follows:

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

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

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

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

R. Reclamation – ancillary uses.

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

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

S. Reclamation surety.

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

T. Closure.

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

U. Post-Closure Monitoring.

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

ENVIRONMENTAL CONTROLS

V. Noise limitation.

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

W. Separation requirements.

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

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

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

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

X. Hours and days limitations.

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

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

Y. Air monitoring and reporting.

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

Z. Outdoor lighting (non-exempt).

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

AA. Trees and vegetation.

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

BB. Invasive species control

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

CC. Septic systems.

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

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

FIRE & EMERGENCY

EE. Site supervision.

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

FF. Spill reporting.

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

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

GG. Emergency specialized training.

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

TRANSPORTATION

HH. Means and modes of transport.

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

II. Roadway Maintenance.

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

GENERAL USES

JJ. Safety and security

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

KK. Watchman's dwelling.

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

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

LL. Survey monument protection.

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

CULTURAL RESOURCES

MM. Cultural resources discovery.

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

5. Public Comment

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

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended motion for approval

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

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

B. Alternative motion for denial

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action on 2021-32 Road Abandonment request by applicants Barbara Steele Lavake and Nicholas and Jessica Fain. The applicants request to abandon the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City, Storey County. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).
 - **Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve an abandonment of the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).
 - In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve an abandonment of the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).
 - **Prepared by:** AGENDA_SUBMITTER
- Department:** **Contact Number:** 7758471144
- **Staff Summary:** See attached staff report
 - **Supporting Materials:** See attached

- **Fiscal Impact:** None
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Planning Commission

From: Storey County Planning Department

Meeting Date: September 2, 2021

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

Staff Contact: Kathy Canfield

File: 2021-032

Applicants: Barbara Steele Lavake and Nicholas & Jessica Fain

Property Location: A portion of undeveloped Ridge Street between C Street and the undeveloped A Street right-of-way, the Divide neighborhood of Virginia City, Storey County, Nevada.

Request: Abandon the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).

1. Background & Analysis

- A. **Site Location & Background.** The proposed abandonment is an undeveloped portion of Ridge Street right-of-way located adjacent to land owned by the applicants in the Divide neighborhood of Virginia City. This right-of way is not a constructed roadway and does not appear to have been used as access in the recent past, if ever. It is suspected that the single family residence on APN 001-052-01, that has existed at this site since the 1900s, and the accessory garage building may encroach into the Ridge Street right-of-way. The Record of Survey which is required to complete an approved abandonment, will confirm any encroachment in the area to be abandoned.

The abandonment is being proposed by the owner of APN 001-052-01, with the cooperation of the adjacent property owner, to address the encroachment issues that may exist. Nevada State regulations require the right-of-way that is to be abandoned be split between the two

adjacent properties. At this time, if the abandonment is approved, it is proposed to split the abandoned area down the middle of the right-of-way. If it is found that the residential property improvements encroach beyond the middle, an adjustment to the proposed property line to the satisfaction of both adjacent property owners, along with Storey County, may occur.

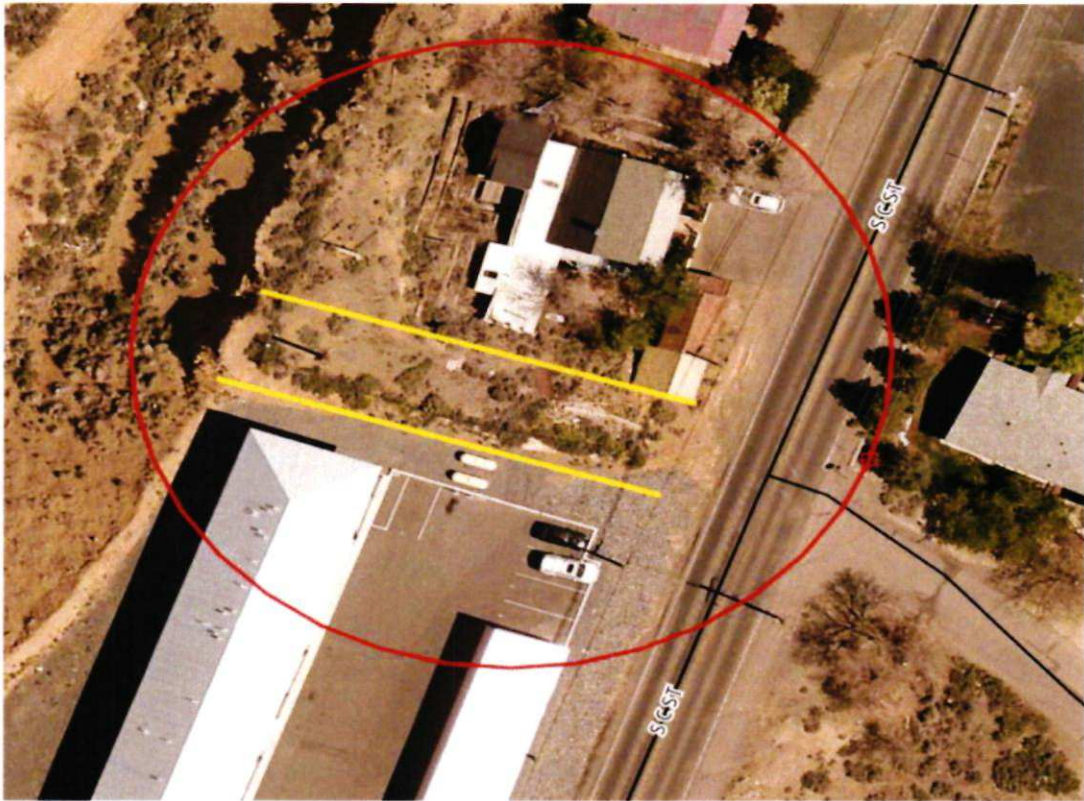
Ridge Street right-of-way for this location does connect to undeveloped A Street right-of-way along the western boundary. A Street is not developed and because of the topography of the area, is not expected to be developed as a roadway. Where the rights-of-way for A Street and Ridge Street meet, the area drops almost vertically into a mining pit. The other surrounding land uses are an apartment complex to the south, C Street to the east and a single family residence to the north.



Vicinity Map of Virginia City, red circle is proposed project



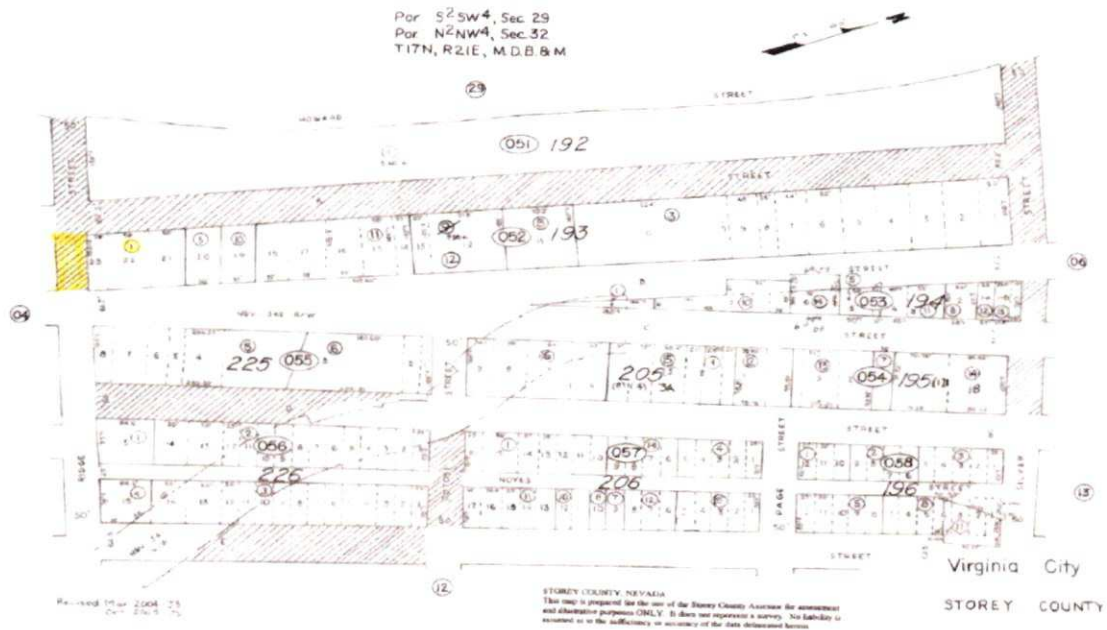
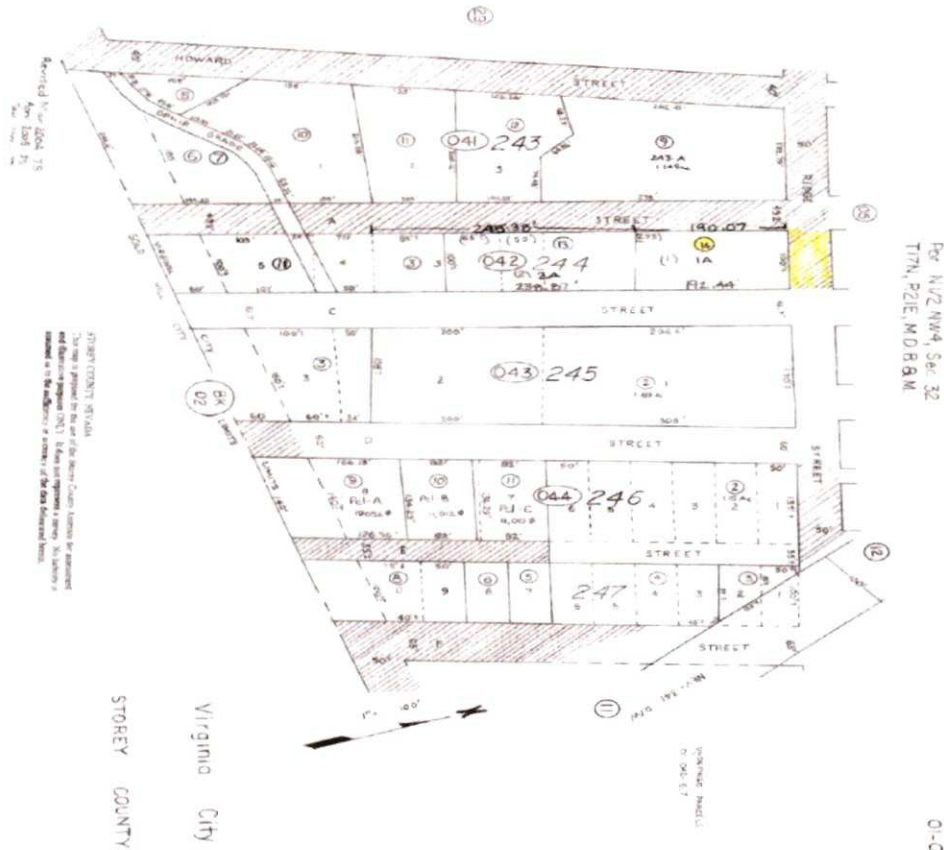
Location Map



Yellow lines approximate right-of-way location, not to scale



Area to be abandoned



Assessor's Parcel Maps 01-04 and 01-05, area in yellow to be abandoned



View from C Street looking west



View of A Street and Ridge Street intersection, looking at vertical drop to mining pit.



Side view looking northeast with C Street in the background

- B. **Proposed Project.** The applicant requests to abandon the approximately 50-foot by 100-foot Ridge Street right-of-way located between C Street and the undeveloped A Street right-of-way. The area of abandonment will be split between the two properties located to the north and south of the right-of-way and consolidated into each of their parcels of land.

- C. **Abandonments.** Nevada Revised Statutes (NRS) 278.480 defines requirements for abandonment of a street or easement. Storey County has not adopted its own process and therefore follows the NRS process.

Storey County has followed a policy to not encourage abandonments of roadways within the Virginia City area. In the past, some roadways were abandoned and impacts to circulation for the town have been identified as the town has grown. Staff acknowledges the importance of keeping right-of-way for the public and public circulation patterns. In this specific case, it does not appear that the overall circulation patterns or public needs will be negatively impacted by the proposed abandonment. This portion of Ridge Street has not been developed and because of the topography with the adjacent mining pit and the expected encroachment into the right-of-way that have existed for many years, it is unlikely to become a public access way.

- D. **Noticing.** NRS 278.480 requires additional noticing of the public beyond the typical noticing procedures of Storey County per NRS 278, NRS requires the project to be advertised in the newspaper (Comstock Chronicle, August 20, 2021 edition) and to notify each property owner abutting the proposed abandonment with a notice method that provides confirmation of delivery and does not require the signature of the recipient. In addition, each public utility and video service provider (NV Energy, AT&T, Storey County Public Works, Comstock Cable) serving the affected area was notified.

At the time of this writing, NV Energy, AT&T and Public Works have responded to the written notice. NV Energy has identified a potential overhead line and requests that an easement be retained for the existing line. The exact location of the easement will be mapped by the surveyor with coordination from NV Energy. No other concerns were identified.

- E. **Adjacent Properties Existing Land Uses.** The property is located within the CR - Commercial Residential zoning district within Virginia City. The surrounding properties are also zoned CR and contain a mix of apartments, a motel, a mining pit and vacant land.

2. **Use Compatibility and Compliance**

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

	Land Use	Master Plan Designation	Zoning Designation
Land to be abandoned	Vacant, possible residential encroachment	Mixed Use Commercial Residential	CR Commercial Residential
Land to the North	Residential	Mixed Use Commercial Residential	CR Commercial Residential
Land to the East	Motel	Mixed Use Commercial Residential	CR Commercial Residential
Land to the South	Apartments	Mixed Use Commercial Residential	CR Commercial Residential
Land to the West	Mining pit	Mixed Use Commercial Residential	CR Commercial Residential

- B. **Compliance with the Storey County Code.** Section 17.12.090 discusses Access and Right-of-Ways. This chapter states that "No commercial, industrial, or dwelling construction may be permitted on any parcel or lot not served by a public right-of-way of at least 50 feet in width, with a minimum public traveled way of 24 feet in width. "

The proposed abandonment of a Ridge Street right-of-way is not expected to impact public circulation patterns. All parcels in the vicinity, whether developed or undeveloped, have other routes of access and this portion of the right-of-way is not used as access by any adjacent parcel. Ridge Street is undeveloped and because of topography, is very unlikely to be developed in the future. The abandoned portion will be consolidated with the adjacent parcels and access to any existing utility lines located within the abandoned portion will be retained with a public utility easement.

- C. **Compliance with 2016 Storey County Master.**

This project is located within the Divide Area Specific Plan of the Comstock Area in Virginia City. The Master Plan does not specifically mention abandonments of roadways or access easements. This proposed abandonment will be consolidated with the adjacent residential property. The abandonment will not change the circulation pattern of the town as the area of land is undeveloped as public access and because of topography issues is unlikely to be developed or needed as access.

3. Findings of Fact

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

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

- (1) This approval is to abandon the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).
- (2) The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.
- (3) The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.
- (4) The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Abandonment will not cause the public to be materially injured by the proposed abandonment.
- (6) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provisions – Access and Right-of-Ways, or any other Federal, State, or County regulations.

B. Motion for Denial. Should a recommended motion be made to deny the Abandonment request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Abandonment with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.12.090, General Provisions, Access and Rights-of-Ways, or any other Federal, State, or County regulations, including NRS 278.480.
- (2) The Recommended Conditions of Approval for the Abandonment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. Recommended Conditions of Approval

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

- A. **Approval.** This approval is to abandon the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).
- B. **Abandonment Area.** The required Record of Survey map shall be in substantial conformance to the proposed request of abandonment of right-of-way described in the staff report. Any utilities located within the abandonment area shall be maintained and a public utility easement shall be created.
- C. **Record of Survey Map.** The Permit Holder shall submit to the Storey County Planning Department a Record of Survey map for review and approval prior to the map being recorded. The map must comply with Nevada Revised Statutes (NRS) and must comply with Federal, State, and County regulations. The map must show all parcel boundaries, consolidated parcel boundaries, easements and areas to be dedicated as easements if applicable, and right-of-ways. Upon acceptance of the map format, and completion of all other conditions of approval, the map may be recorded.
- D. **Consolidation.** The Parcel Map shall demonstrate that the area of abandonment has been consolidated with the adjacent parcels into a legal lot of record.
- F. **Duties of the Map Preparer.** The preparer of the proposed map shall meet all requirements pursuant to Nevada Revised Statutes.
- G. **Null and Void.** The map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the map is not recorded by that time, this approval will become null and void.
- H. **Indemnification.** The Property Owners warrants that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform.

5. Public Comment

As of August 24, 2021, Staff has received no comments from the public.

NV Energy, AT&T, Comstock Cable and Storey County Public Works were all given written notification of the proposed project individually through mail or email. Comments were received from NV Energy, Public Works and AT&T and incorporated into the recommended conditions of approval.

6. Power of the Board and Planning Commission

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Planning Commission upon which it bases its decision. The decision of the Planning Commission in the matter of granting the Approval is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

7. Proposed Motions

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

A. Recommended Motion (motion for approval)

In accordance with the recommendation by staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [*Planning Commissioner*], hereby recommend approval of an abandonment of the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff, I [*Planning Commissioner*], hereby recommend denial of an abandonment of the undeveloped, approximate 50-foot wide by 100-foot length public right-of-way associated with Ridge Street located between C Street and the undeveloped A Street right-of-way in the Divide neighborhood of Virginia City. The area of the abandoned right-of-way will be split evenly and consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-052-01 (Lavake) and 001-042-14 (Fain).

APPENDIX 1 NRS 278.480

NRS 278.480 Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

1. Except as otherwise provided in subsections 11 and 12, any abutting owner or local government desiring the vacation or abandonment of any street or easement owned by a city or a county, or any portion thereof, shall file a petition in writing with the planning commission or the governing body having jurisdiction.

2. The governing body may establish by ordinance a procedure by which, after compliance with the requirements for notification of public hearing set forth in this section, a vacation or abandonment of a street or an easement may be approved in conjunction with the approval of a tentative map pursuant to [NRS 278.349](#).

3. A government patent easement which is no longer required for a public purpose may be vacated by:

(a) The governing body; or

(b) The planning commission, hearing examiner or other designee, if authorized to take final action by the governing body,

without conducting a hearing on the vacation if the applicant for the vacation obtains the written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation.

4. Except as otherwise provided in subsection 3, if any right-of-way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall, not less than 10 business days before the public hearing described in subsection 5:

(a) Notify each owner of property abutting the proposed abandonment. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient.

(b) Cause a notice to be published at least once in a newspaper of general circulation in the city or county, setting forth the extent of the proposed abandonment and setting a date for public hearing.

5. Except as otherwise provided in subsection 6, if, upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to [NRS 278.3195](#).

6. In addition to any other applicable requirements set forth in this section, before vacating or abandoning a street, the governing body of the local government having jurisdiction over the street, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall provide each public utility and video service provider serving the affected area with written notice that a petition has been filed requesting the vacation or abandonment of the street. After receiving the written notice, the public utility or video service provider, as applicable, shall respond in writing, indicating either that the public utility or video service provider, as applicable, does not require an easement or that the public utility or video service provider, as applicable, wishes to request the reservation of an easement. If a public utility or video service provider indicates in writing that it wishes to request the reservation of an easement, the governing body of the local government having jurisdiction over the street that is proposed to be vacated or abandoned, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall reserve and convey an easement in favor of the public utility or video service provider, as applicable, and shall ensure that such easement is recorded in the office of the county recorder.

7. The order must be recorded in the office of the county recorder, if all the conditions of the order have been fulfilled, and upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the governing body may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the city or county. If the governing body sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his or her property, but no action may be taken by the governing body to force the owner to purchase that portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

8. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the governing body determines to be reasonable.

If the governing body determines that the vacation has a public benefit, it may apply the benefit as an offset against a determination of reasonable consideration which did not take into account the public benefit.

9. If an easement for light and air owned by a city or a county is adjacent to a street vacated pursuant to the provisions of this section, the easement is vacated upon the vacation of the street.

10. In any vacation or abandonment of any street owned by a city or a county, or any portion thereof, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may reserve and except therefrom all easements, rights or interests therein which the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, deems desirable for the use of the city or county.

11. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of an easement for a public utility owned or controlled by the governing body.

12. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of a street for the purpose of conforming the legal description of real property to a recorded map or survey of the area in which the real property is located. Any such simplified procedure must include, without limitation, the requirements set forth in subsection 6.

13. As used in this section:

(a) "Government patent easement" means an easement for a public purpose owned by the governing body over land which was conveyed by a patent.

(b) "Public utility" has the meaning ascribed to it in [NRS 360.815](#).

(c) "Video service provider" has the meaning ascribed to it in [NRS 711.151](#).

[30:110:1941; 1931 NCL § 5063.29]—(NRS A [1967, 268, 696](#); [1969, 588](#); [1973, 1830](#); [1975, 164](#); [1977, 1506](#); [1979, 600](#); [1981, 165, 580](#); [1987, 663](#); [1993, 2580](#); [1997, 2436](#); [2001, 1451, 2815, 2822](#); [2007, 992](#); [2013, 700](#))

APPENDIX 2

NRS 278.240

NRS 278.240 Approval required for certain dedications, closures, abandonments, construction or authorizations.

Whenever the governing body of a city, county or region has adopted a master plan, or one or more elements thereof, for the city, county or region, or for a major section or district thereof, no street, square, park, or other public way, ground, or open space may be acquired by dedication or otherwise, except by bequest, and no street or public way may be closed or abandoned, and no public building or structure may be constructed or authorized in the area for which the master plan or one or more elements thereof has been adopted by the governing body unless the dedication, closure, abandonment, construction or authorization is approved in a manner consistent with the requirements of the governing body, board or commission having jurisdiction over such a matter.

[12:110:1941; 1931 NCL § 5063.11]—(NRS A 1997, 2419; 2013, 1508)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action on 2021-37 Parcel Map request by applicant Nikolai Travis. The applicant is requesting a Parcel Map to return previously consolidated (two) parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.
- **Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby waive the requirement for a Tentative Map and move to approve a Parcel Map to return previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.
- **Prepared by:** AGENDA_SUBMITTER

Department: **Contact Number:** 7758471144

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: September 7, 2021

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

Staff Contact: Kathy Canfield

File: 2021-037

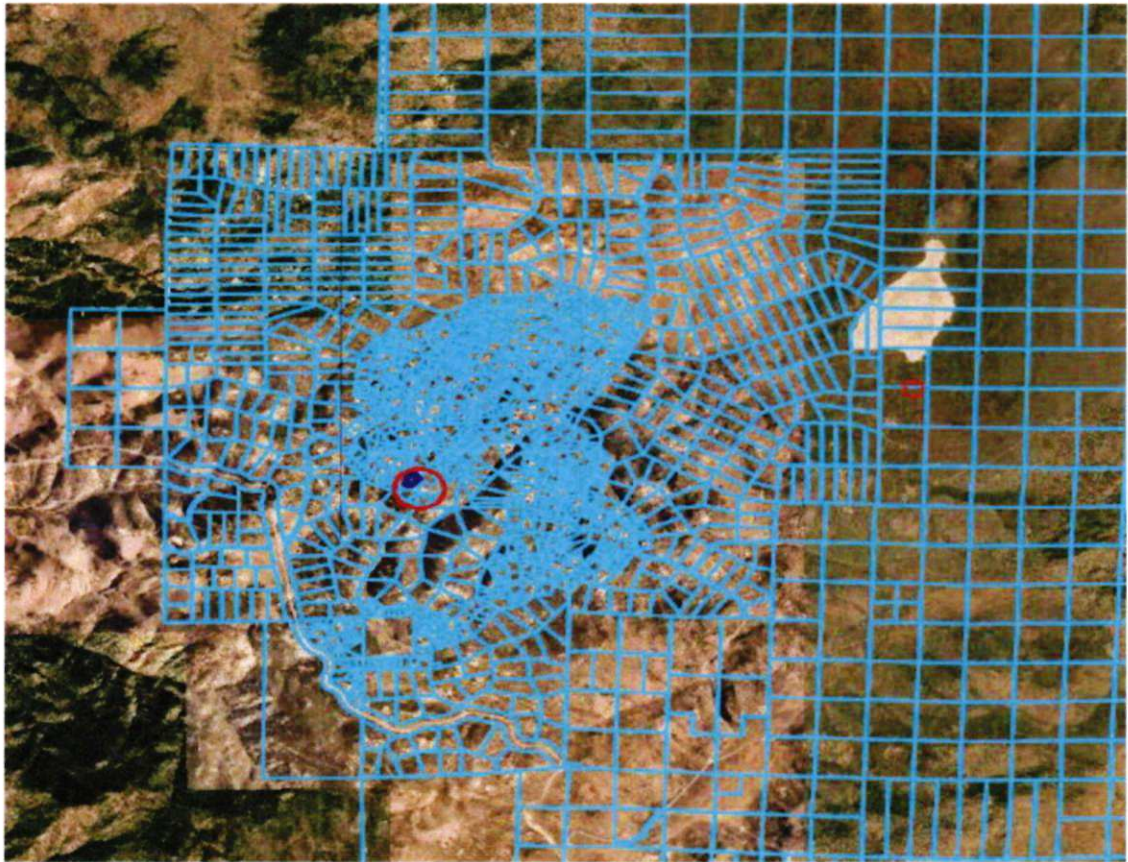
Applicants: Nikolai Travis

Property Location: 21430 Saddleback Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-101-69

Request: A Parcel Map to return previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.

1. Background & Analysis

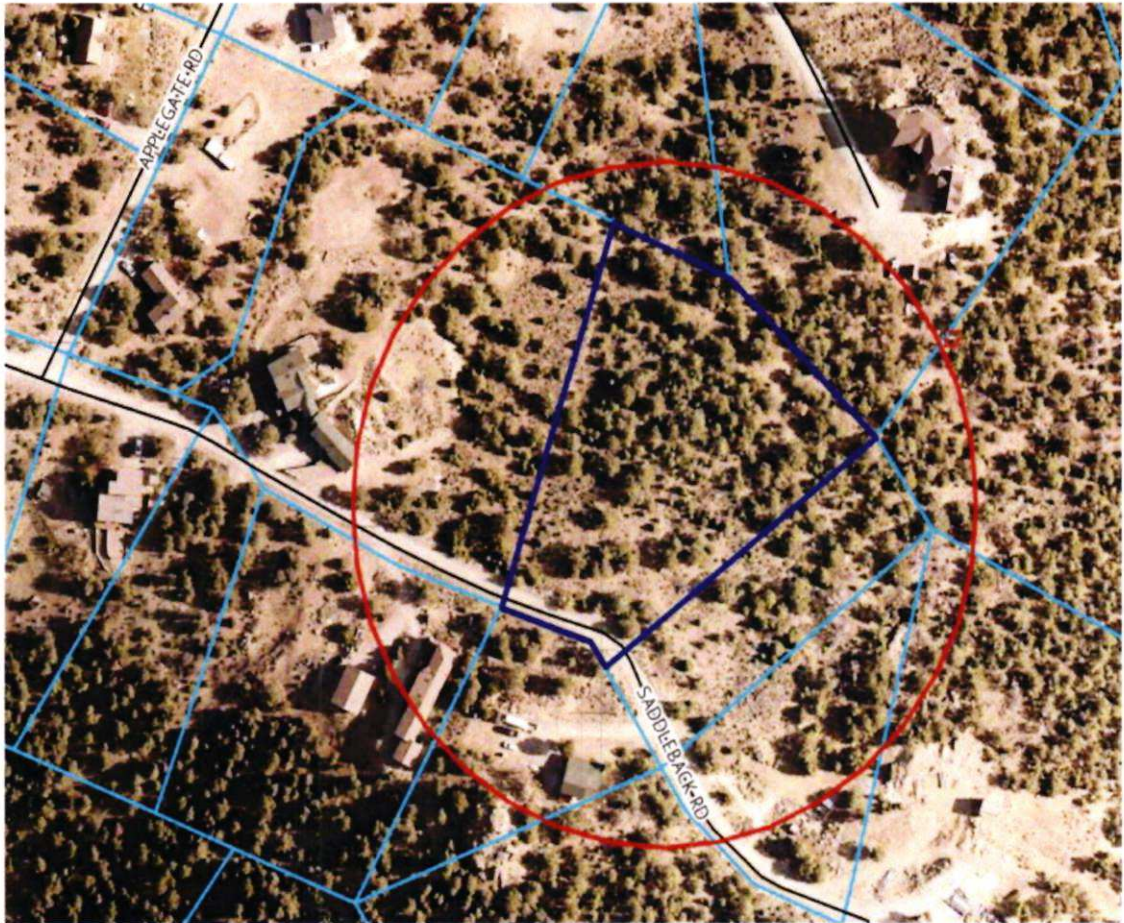
- A. **Site Location & Background.** In 2013, the property owner at the time requested Lots 335 and 336 of the Virginia City Highlands Unit 1 be consolidated into one legal lot of record. That action was completed and recorded in November of 2013. No development ever occurred on the parcel (including no water well was ever drilled). The property changed ownership and the recent owner desires to return the land to two parcels. The proposed split is altered slightly from the original configuration to allow for previous Lot 336 to have additional street frontage along Saddleback Road. Both parcels remain over one acre in size, which is consistent with the Storey County Zoning Code requirement.



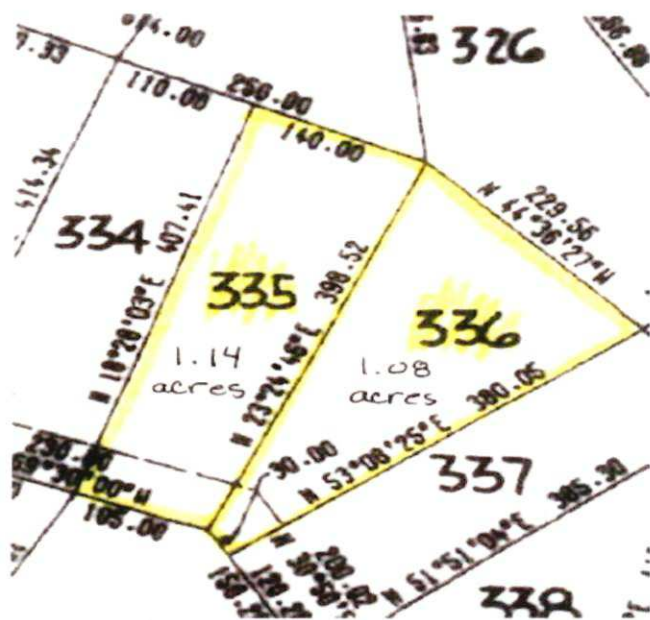
Vicinity Map of Virginia City Highlands, red circle is proposed project



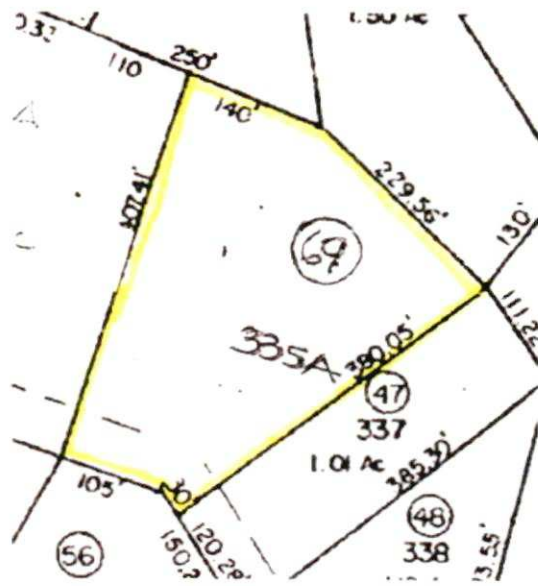
Location Map



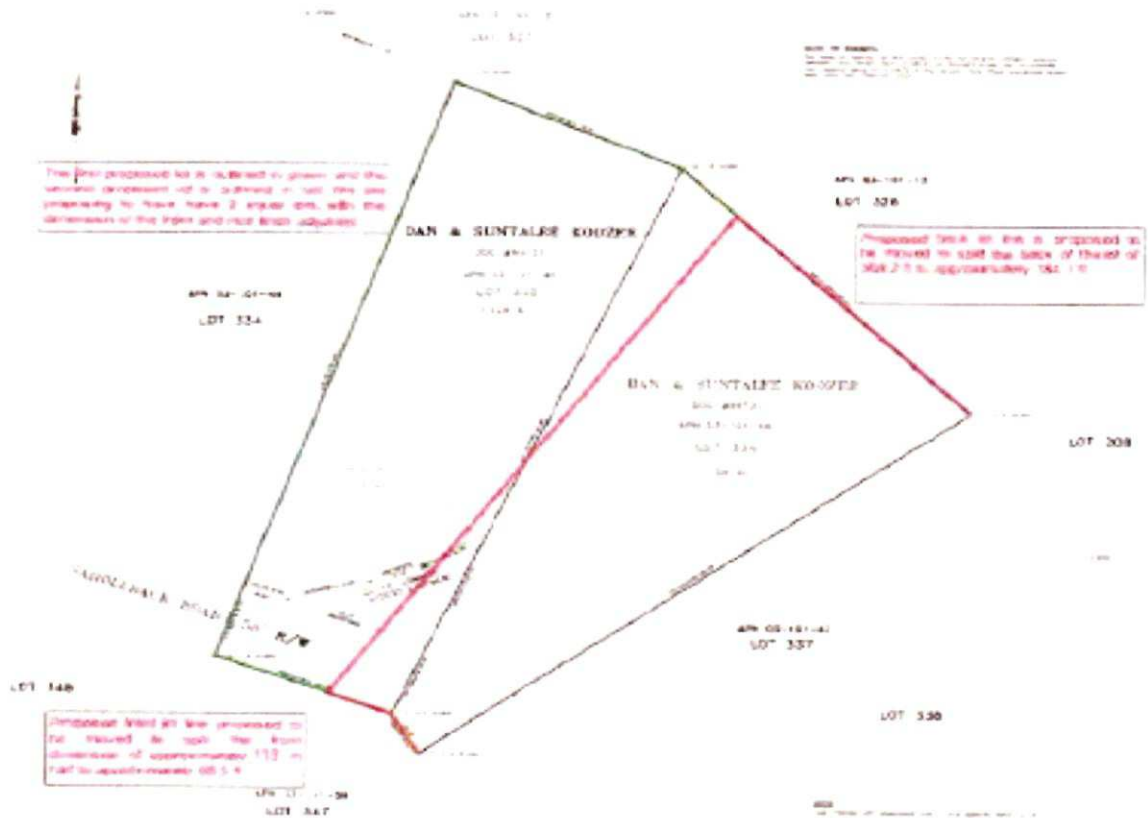
Dark blue line outlines consolidated parcel



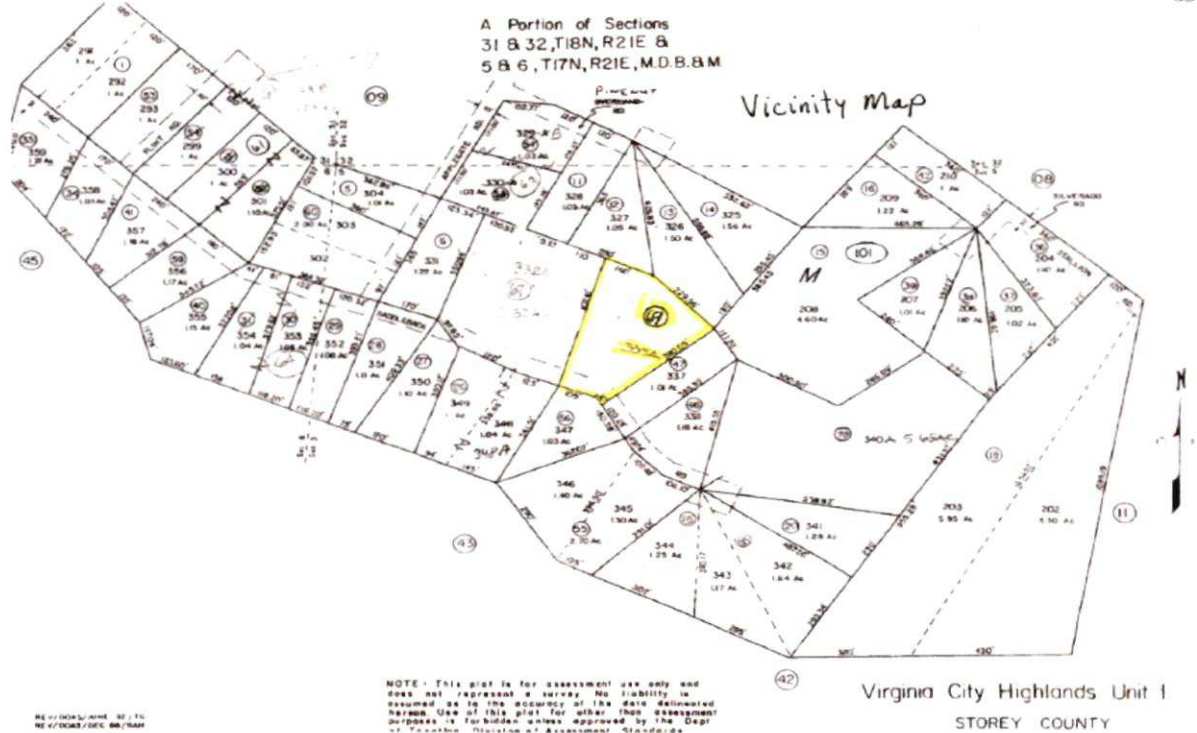
Original parcel configuration



Existing parcel configuration



Proposed lot configuration



Assessor's Parcel Map

- B. Proposed Project.** The applicant requests to return the previously consolidated parcel back to two individual legal lots of record. The lot configurations will be altered slightly from the original to allow for both lots to have relatively equal amount of street frontage along Saddleback Road.
- C. Parcel Maps.** Nevada Revised Statutes (NRS) sections 278.461 through 278.469 defines the requirements for Parcel Maps. Storey County has adopted Chapter 16.30 of the Storey County Code to also address Parcel Maps. This proposed project has been reviewed to be consistent with both NRS and Storey County requirements. Typically, a Parcel Map process provides for a Tentative Parcel Map and a Final Parcel Map. Because of the simplicity of this application, Planning staff is requesting the Board of County Commissioners waive the requirement for a Tentative Parcel Map. Review of this application considered the requirements for both the Tentative Map and the Final Map.

2. Use Compatibility and Compliance

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

	Land Use	Master Plan	Zoning
Applicant's Land	vacant	Single Family Estate	Estates E-1 VCH
Land to the North	Vacant & residential	Single Family Estate	Estates E-1 VCH
Land to the East	vacant	Single Family Estate	Estates E-1 VCH
Land to the South	residential	Single Family Estate	Estates E-1 VCH
Land to the West	residential	Single Family Estate	Estates E-1 VCH

- B. Compliance with the Storey County Code.** The parcel is located within the Estates E-1 VCH zoning district. This zoning requires a minimum lot size of 1 acre. Section 17.40.040 addresses Lot Dimension and requires that the average dimension in one direction shall not exceed 4 times that dimension in the other direction. Taking the average width of both proposed parcels, the Parcel Map meets this requirement.

C. Compliance with 2016 Storey County Master Plan.

This project is located within the Virginia City Highlands and is identified as Single Family Estates. The Master Plan states "Estate Residential areas should retain their rural character and facilitate a safe and predictable environment for rural lifestyles". The proposed project will be returning the land to the original two parcels with a slight modification of property line location and is consistent with the Storey County Master Plan.

D. Findings for Tentative Parcel Maps

Section 16.30.060 of the Storey County Code identifies the following factors to be considered when making a determination on the approval of a Parcel Map.

- (1) The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the county code.

The proposed property is zoned Estates E-1 VCH and the proposed parcels meet the requirements of the Estates zoning district.

- (2) The proposed parcel map conforms to the public facilities and improvement standards of this county land development code.

The proposed Parcel map does not impact the public facilities and improvement standards of the county land development code.

- (3) The proposed parcel map conforms to the design standards manual.

The proposed parcel configurations are consistent with the design standards.

- (4) The developer and successor owners of each new parcel created understand that the county, county fire protection district, county school district, and special districts in the county are not obligated to furnish any service, specifically mentioning fire protection and roads to the land so divided, and that any public utility may be similarly free from obligation.

This Parcel Map returns two consolidated parcels into two separate parcels of land. Roads, fire protection and other public utility facilities are not expected to be impacted by returning the land to the original configuration.

- (5) There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

All property taxes for the 21/22 fiscal year have been paid. This requirement will also be added as a condition of approval prior to the Final Map being recorded if the time frame for the Parcel Map exceeds the 21/22 fiscal year.

- (6) The project is not located within an identified archeological or cultural study area, as recognized by the county.

This property is not located within a county recognized identified archeological or cultural study area.

- (7) The proposed parcel map that is adjacent to public lands will not cause substantial adverse impact to access to public lands.

This property is not located adjacent to public land.

- (8) The proposed parcel map conforms to the county zoning ordinance and master plan.

The Parcel Map conforms to the zoning ordinance and master plan, see Sections 2.B and 2.C of this staff report.

- (9) The proposed parcel map accounts for physical characteristics of the land including floodplains, slope and soils.

The Parcel Map is proposed to return to the original lot configurations with the exception of modifying the width of the parcels at the street frontage to adjust for slope and access for the parcels.

- (10) Applicant for the parcel map will relinquish to the state division of water resources water rights necessary to ensure an adequate water supply for the domestic use of the newly created parcel(s) from within the water basin in which the parcel map is located.

As a condition of approval, prior to the recording of the Final Map, the applicant will be required to demonstrate compliance with the State of Nevada, Division of Water Resources, any applicable requirements for the parcel map as they relate to water rights.

3. Findings of Fact

The Board of County Commissioners shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested Parcel Map must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Board of County Commissioners may include additional Findings in their decision.

- A. **Motion for Approval.** The following Findings of Fact are the minimum to be cited for an approval or approval with conditions. The following Findings are evident with regards to the requested Parcel Map when the recommended conditions of approval in Section 4 are

applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is for a Parcel Map to return two previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.
- (2) The Parcel Map complies with NRS 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code, including the specific criteria outlined in Section 2.D of this staff report.
- (3) The Parcel Map complies with all Federal, State, and County regulations pertaining to Parcel Maps.
- (4) The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Parcel Map will not cause the public to be materially injured.
- (6) The conditions of approval for the requested Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.40 E Estates zone or any other Federal, State, or County regulations.

B. Motion for Denial. Should a motion be made to deny the Parcel Map request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Parcel Map with the purpose, intent, and other specific requirement of Storey County Code Chapter 16.30 Parcel Maps, or any other Federal, State, or County regulations, including NRS 278.461 through 278.469.
- (2) The Recommended Conditions of Approval for the Parcel Map does not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. Recommended Conditions of Approval

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

- A. Approval.** This approval for a Parcel Map to return previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.
- B. General requirements.** The Parcel Map must comply with Nevada Revised Statutes (NRS) 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code.

- C. **Final Map.** The applicant shall submit to the Storey County Planning Department a Final Map for review and approval, whether or not the Planning Commission/Board of County Commissioners waive the requirement of a Tentative Map, before the Final Map is recorded with the Office of the Storey County Recorder. The Final Map must show all parcel boundaries, easements, and rights-of-way. Upon acceptance of the format, and completion of all other conditions of approval, the Final Map may be recorded. The Final Map must meet the form and contents pursuant to NRS 278.466.
- D. **Access and Easements.** All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map.
- E. **Taxes Paid.** Prior to the recording of the proposed Final Map, the Applicant shall submit to the Planning Department evidence that property taxes on the land have been paid in full for the fiscal year.
- F. **Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.461 through 278.469.
- G. **Null and Void.** The Final Parcel Map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.
- H. **Indemnification.** The Property Owners warrant that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform. The Property Owners agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Approval.
- I. **Division of Water Resources.** Prior to the recording of the Final Map, the applicant will be required to demonstrate compliance with the State of Nevada, Division of Water Resources, requirements for the parcel map.

5. **Public Comment**

As of August 24, 2021, Staff has received no comments from the public.

6. **Power of the Board**

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

7. **Proposed Motions**

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

more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. Recommended Motion (motion for approval)

In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby waive the requirement for a Tentative Map and move to approve a Parcel Map to return previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by the Planning Commission and staff, I [Commissioner], hereby move to deny a Parcel Map to return previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action on a Letter to Congressman Amodei, Senator Cortez Masto, and Senator Rosen supporting technical amendments to the 2018 Storey County Lands Act or FY-2021/22 Lands Bill Congressional action to re-introduce a 40-acre parcel in Mark Twain to the list of parcels being quit-claim deeded from federal ownership.
- **Recommended motion:** I [commissioner] motion to sign and send the attached letters to Congressman Amodei, Senator Cortez Masto, and Senator Rosen supporting technical amendments to the 2018 Storey County Lands Act or FY-2021/22 Lands Bill Congressional action to re-introduce a 40-acre parcel in Mark Twain to the list of parcels being quit-claim deeded from federal ownership.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** In September 2020 Storey County received from the United States of America quit-claim deeds to land identified in the FY-2015 Storey County Lands Act (amended in 2018). One parcel located in Mark Twain and overlapping a portion of the Mark Twain Estates, presumed to be included in the 2018 Lands Act amended action, was not present in the final Congressional action. County staff promptly reached out to its federal delegates and were informed that the issue may be resolved by including the parcel in an upcoming Lyon County, Washoe County, or other area lands bill to be quit-claimed from federal ownership. This letter expresses the board's support to take necessary corrective action.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY 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

September 7, 2021

The Honorable Catherine Cortez Masto
United States Senate
313 Hart Senate Office Building
Washington, DC 20510

Re: Support for Storey County Lands Bill Impacting Mark Twain Parcel

Dear Senator Cortez Masto:

Thank you for your leadership in Senate approval of the 2018 Storey County Lands Act as it related to clarification of the lands act in the FY2015 National Defense Authorization Act affecting approximately 1,745 acres of land in Virginia and Gold Hill which was identified as having clouded federal ownership.

A close review of the lands act revealed a missing parcel that was intended to be included in the 2018 bill. The subject parcel is situated in Mark Twain, Storey County, Nevada as illustrated in the attached map.

Please consider this letter supporting technical amendments to the 2018 lands act or adding the parcel to appropriate federal legislative action in FY 2021-22.

Thank you for your consideration in this important matter.

Respectfully submitted,

Jay Carmona, Chairman
Storey County Commission

Enc.: Map of Subject Parcel

Cc.: Honorable Congressman Mark Amodei
Honorable Senator Jacky Rosen
BLM, Carson City District Office



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

September 7, 2021

The Honorable Mark Amodei
United States House of Representatives
104 Cannon House Office Building
Washington, DC 20515

Re: Support for Storey County Lands Bill Impacting Mark Twain, Storey County

Dear Congressman Amodei:

Thank you for your leadership in Congressional approval of the 2018 Storey County Lands Act as it related to clarification of the lands act in the FY2015 National Defense Authorization Act affecting approximately 1,745 acres of land in Virginia and Gold Hill which was identified as having clouded federal ownership.

A close review of the lands act revealed a missing parcel that was intended to be included in the 2018 bill. The subject parcel is situated in Mark Twain, Storey County, Nevada as illustrated in the attached map.

Please consider this letter supporting technical amendments to the 2018 lands act or adding the parcel to appropriate federal legislative action in FY 2021-22.

Thank you for your consideration in this important matter.

Respectfully submitted,

Jay Carmona, Chairman
Storey County Commission

Enc.: Map of Subject Parcel

Cc.: Honorable Senator Catherine Cortez Masto
Honorable Senator Jacky Rosen
BLM, Carson City District Office



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

September 7, 2021

The Honorable Jacky Rosen
United States Senate
713 Mart Senate Office Building
Washington, DC 20510

Re: Support for Storey County Lands Bill Impacting Mark Twain Parcel

Dear Senator Rosen:

Thank you for your leadership in Congressional approval of the 2018 Storey County Lands Act as it related to clarification of the lands act in the FY2015 National Defense Authorization Act affecting approximately 1,745 acres of land in Virginia and Gold Hill which was identified as having clouded federal ownership.

A close review of the lands act revealed a missing parcel that was intended to be included in the 2018 bill. The subject parcel is situated in Mark Twain, Storey County, Nevada as illustrated in the attached map.

Please consider this letter supporting technical amendments to the 2018 lands act or adding the parcel to appropriate federal legislative action in FY 2021-22.

Thank you for your consideration in this important matter.

Respectfully submitted,

Jay Carmona, Chairman
Storey County Commission

Enc.: Map of Subject Parcel

Cc.: Honorable Senator Catherine Cortez Masto
Honorable Congressman Mark Amodei
BLM, Carson City District Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** To authorize the County Manager to approve a change order to the contract with Sierra Builders of Nevada for permanent repair to the fractured columns in the V&T Freight Depot in an amount not to exceed \$16,500.00.
- **Recommended motion:** I [commissioner], move to authorize the County Manager to approve a change order to the contract with Sierra Builders of Nevada for permanent repair to the fractured columns in the V&T Freight Depot in an amount not to exceed \$16,500.00.
- **Prepared by:** Mike Northan

Department: **Contact Number:** 7753356991

- **Staff Summary:** See attached staff report.
- **Supporting Materials:** See attached
- **Fiscal Impact:** \$16,500.00
- **Legal review required:**
- **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

Staff report

Evaluation of quotes submitted for repair of fractured column in Freight Depot.

We had a fracture in two columns at the freight depot as a result of two different seismic events. After the second one, it was determined by a licensed engineer that the column and local roof section was in some danger of localized collapse.

Sierra Builders of Nevada are still technically under contract from the fire sprinkler work (in case there were any issues with the system). As such, I had them come in to provide emergency shoring of the truss under the direction of an engineer. The cost of the emergency shoring was \$3,568.00. This is not a repair but an effort to stabilize the columns against further collapse.

They provided a quote for the permanent repair of the column (framed as a change order, again because they are still under contract).

I was directed to solicit additional quotes, so I contacted CSCI and posted a request for quote on our website. All submitted quotes must include engineering design. EC Construction responded to the online request.

As of now, I have quotes from Sierra Builders and EC Construction.

Both include engineering and offer a permanent repair for the columns. Said repair cannot enhance or reduce the existing structural system performance.

The quote from Sierra Builders is \$15,550.00.

The quote from EC Construction is \$16,336.00.

Staff recommendation is to accept Sierra Builders' quote and proceed with the permanent repair.

Further considerations:

1. The total amount of the repair is less than \$25,000, which if considered as a separate project, falls under section NRS 338.13862 which requires only one bid from a properly licensed contractor. No prevailing wages would apply. A separate, unique Office of Labor Commissioner project number would be required by NRS 338.013.
2. If considered as a change order under an existing contract, prevailing wages would apply as the original contract amount exceeded \$100,000 but the existing framework is in place. The existing OLC project number would apply to this work.



Vanessa Stephens

From: bob@SierraBuilders.biz
Sent: Wednesday, June 16, 2021 9:03 AM
To: Michael Northan
Subject: Columns
Attachments: Receipt_2021-06-16_090104.pdf

Good Morning Mike, Cost to repair the damaged columns (#3 & #4 west wall) is \$15,550.... Includes Design by Paul Ferrari (see attached), Shoring, Labor, Materials, Tools, Overhead & Fee.... If possible, can we please handle this as a change order to keep it simple, save time and money.

Thanks,

Bob Cotter, President
Sierra Builders of Nevada
Celebrating 40 Years of Success /1981-2021



775-848-1734 (cell)
775-345-1300 (office)

P&F CONSULTING ENGINEERS LLC

Attachment A

6/15/2021

NAME OF PROJECT:	repair of damage columns at the V&T Freight House, Virginia City	PROJ. NUMBER:	MAN HOURS: 26
NAME OF CLIENT:	Sierra Builders of Nevada	EST. CONST. COST:	LABOR COST: \$3,888
CONTACT PERSON:	bob	START TIME FRAME:	EXPENSES: \$0
PROJECT DESCRIPTION:	repair of damaged columns 3, 4 west wall,		
PROJECT SCOPE:	structural engineering, repair plans, construction administration		
		FEE/COST %:	0%

FEE ESTIMATE SECTION

DELIVERABLES	LABOR CATEGORY:	PRN ENG	SEN ENG	PRJ ENG	STF ENG	SEN TCH	STF TCH	LABOR FEE	EXPENSES	TOTAL FEE
ENGINEERING										
ENGINEERING										
site visits (2)		4	0	0	0	0	0	\$720	\$0	\$720
structural engineering for column repair		6	0	0	0	0	0	\$1,080	\$0	\$1,080
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
construction administration		2	0	0	0	0	0	\$360	\$0	\$360
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
DRAFTING		0	0	0	0	0	0	\$0	\$0	\$0
prepare repair plan		8	0	0	0	6	0	\$1,728	\$0	\$1,728
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
TOTAL		20	0	0	0	6	0	\$3,888	\$0	\$3,888

ASSUMPTIONS AND CONDITIONS

The above fee will be billed on an hourly basis, not-to-exceed, as earned.

P&F Consulting will maintain errors and omissions insurance

This is a proposal, if accepted, a contract, with the terms and conditions, will be submitted for your signature.

Man-hours billed may vary from task breakdown shown in the above fee estimate



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

**Meeting date: 9/7/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of Business License Second Readings:
 - A. 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. Empienada – Food Truck / 3683 Kings Row ~ Reno, NV
 - E. Redwood Materials Inc. – General / 1201 Norway Dr ~ McCarran, 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