



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/16/2021 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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

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

***Join Zoom Meeting:**

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Meeting ID: 597 519 448

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 November 16, 2021.

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

Consideration and possible approval of the Minutes for October 5, 2021.

5. **CONSENT AGENDA FOR POSSIBLE ACTION**

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

A. GPS Property Maintenance & Construction LLC - Contractor / 2295 S. Virginia St.
16 ~ Reno, NV

B. Prestige Construction, LLC - Contractor / 1220 E. Greg St. Ste. 5 ~ Sparks, NV

C. Silver State Construction LLC - Contractor / 35 N. Edison Way Unit 35 ~ Reno,
NV

D. Silver State Plumbing LLC - Contractor / 4535 Copper Sage St. ~ Las Vegas, NV

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

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

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

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

Consideration and possible approval of Storey County Proclamation for Flood
Awareness Week, November 14-20, 2021.

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

Presentation and discussion by Kristin VanderMolen, Assistant Research Professor, Desert Research Institute on Development, Implementation, and Evaluation of Stakeholder-Driven Wildfire Smoke Monitoring and Messaging in Rural Nevada.

11. DISCUSSION/FOR POSSIBLE ACTION:

Appoint broker of record in accordance with the results from the 2021 Request for Qualifications (RFQ) to provide insurance brokerage, consulting, and risk management services for property, casualty, automobile, cyber, and workers' compensation insurance for Storey County for a period of up to five years.

12. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of a Memorandum of Understanding (MOU) modifying the Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc. to establish and reduce Sunday trash collection rates for commercial customers in Virginia City and Gold Hill, Storey County, Nevada from December 1, 2021, through the remainder of the franchise agreement.

13. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Storey County Indigent Defense Service Plan designed to meet the requirements of the State of Nevada in accordance with NRS 260.070 and to comply with the Nevada Supreme Court's orders in ADKT 411.

14. DISCUSSION/FOR POSSIBLE ACTION:

Discussion, public workshop, and possible direction to staff on formulating for future board action the FY2022 - 2028 Storey County Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, and equipment and vehicles. A final CIP draft will be considered for approval by the board at a later meeting.

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

16. DISCUSSION/FOR POSSIBLE ACTION:

Discussion, public workshop, and possible direction to staff on formulating for future board action the FY2022 - 2028 Storey County Fire District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, and equipment and vehicles. A final CIP draft will be considered for approval by the fire board at a later meeting.

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action to approve disposal by means of auction, donation, or sale, surplus District Self Contained Breathing Apparatus, and associated fire equipment.

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

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

Consideration and possible approval of the granting of easements to NV Energy for Canyon Way, Wild Horse Drive, Megabyte Drive and Waltham Way for underground gas pipeline facilities that will extend from Tracy to South Reno.

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

Consideration and possible approval of amendment to the Development Agreement between Tahoe Reno Industrial Center LLC, (TRIC) DP Operating Partnership, LP and Storey County (Development Agreement) regarding the spacing of marijuana establishments within the Tahoe Reno Industrial Center as set forth in that amendment to the Development Agreement approved on August 17, 2021 which would reduce the required distance from an existing marijuana establishment from 1 mile to 500 feet.

21. **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.

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

Consideration and possible approval of update to Storey County Administrative Policies and Procedures, Policy 613 – Leave for Coronavirus (COVID-19) Related Reasons.

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

Consideration and possible approval Business License Second Readings:

A. Commerce Construction CO LLP – Contractor / 4050 W. Sunset Rd. ~ Las Vegas, NV

B. CraneTech, Inc. – Contractor / 42 E. Freeport Blvd. Unit B ~ Sparks, NV

C. LiNiCo Corporation – General / 2500 Peru Dr. ~ Sparks, NV

D. Lund Mechanical LLC - Contractor / 345 Ash Springs Ct. ~ Sparks, NV

E. Zen Stained Glass – Home Business / 198 S. H. St. ~ Virginia City, NV

F. Potluck Nevada, LLC – Food Truck / 545 Crampton St ~ Reno, NV

G. QCS, LLC – Contractor / 504 N. Phillippi St. ~ Boise, ID

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

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

NOTICE:

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

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

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

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 11/09/2021; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at <https://www.storeycounty.org/agendacenter>.

By



Vanessa Stephens Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Agenda for November 16, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

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

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

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes for October 5, 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

OCTOBER 5, 2021 10:00 A.M.

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, , Comptroller Jennifer McCain, Senior Planner Kathy Canfield, Emergency Management and Community Relations Director Lara Mather, District Attorney Anne Langer, Community Development Director Pete Renaud, Public Works Director Jason Wierzbicki, Project Manager Mike Northan, Employee Relations Jeanne Greene, Recorder Marney Hansen-Martinez, Human Resources Director Tobi Whitten, IT Director James Deane, Community Chest Director Erik Schoen, Sheriff Antinoro, Communications Manager Becky Parsons, Battalion Chief Shane Dixon, St. Mary's Art Center Executive Director A Perry, Senior Center Director Stacy York

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 October 5, 2021.

County Manager Osborne requested Items 18 and 19 be moved to October 19, 2021.

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 the Minutes for August 17, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for August 17, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. CONSENT AGENDA

I For consideration and possible action, approval of claims in the amount of \$907,594.23.

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

- A. First Class Vending Inc - Out of County / 3990 W. Naples Dr., Las Vegas, NV
- B. PEC Solutions LLC - Contractor / 5960 Main St NE ~ Minneapolis, MN
- C. Precision Concrete - Contractor / 1640 W. Brooks Ave., N. Las Vegas, NV
- D. R.C. Pacific Construction Inc. - Contractor / 7070 Galilee Rd., Roseville, CA
- E. Scratch Baking Queen - Home Business / 194 Ave De La Demerald, Sparks, NV
- F. Silver Strike Concrete Inc.-Out of County/3401 Fitzgerald Rd., Rancho Cordova, CA

III For consideration and possible action, 1st reading for approval of a General Business License and Cannabis License for Pure Tonic Concentrates; 420 USA Pkwy, Sparks NV 89434; Applicant is Jacob Ward.

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. PUBLIC COMMENT (No Action) None

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

Sheriff Antinoro:

- Federal Magistrate, William Cobb, donated a photograph of his grandfather, who had been Sheriff in the 40's, as well as his father's actual badge. Both items are on display in the Sheriff's Office. He also donated a painting of the courthouse. These items are significant part of history.

Jason Wierzbicki, Public Works Director:

- They are closed to finishing in Mark Twain - wrapping up cleanup and drainage, getting ready for winter.

Mike Northan, Project Coordinator:

- Column repair at the V&T Depot is complete - back to what it was prior to the 6.0 earthquake.
- Public Works has been talked to about cleaning up the site.
- The plans for the Station 72 apparatus building have been received. A couple of small changes need to be made and then it should be out to bid in a couple of weeks.
- IT addition and punch-list are complete. The IT Department has moved in and is operational.

- Will work with the tenants of that building on a site improvement plan addressing traffic, deliveries, and parking issues.
- A new facility for the Lockwood Community Center is being considered. A working group has been put together - Public Works, Project Management, Comptroller's Office, Community Relations, and Senior Services. Direct involvement of community members will be included. The Lockwood community has been looked to determine issues/needs to be addressed - including flooding, fires, seismic events, and with the major highway - possible "hazmat" events. Possible uses include: evacuation gathering point, emergency operations center - which would open potential funding. Senior Centers in other areas were visited to see what works and what doesn't.

Lara Mather, Acting Emergency Management Director:

- Covid update: 12 new cases for the week ending September 29th with 4 recoveries, 49 active cases. The previous week there were 11 positives. This keeps (the County) under the mask mandate. The use of home test kits is becoming more popular. It is unknown how that will affect the reporting and brings up a question of accuracy.
- Thursday, October 7th, CCH&HS will be doing testing and vaccinations at the Virginia City Senior Center.
- Boosters are available only to people who received Pfizer vaccine. Boosters cannot be mixed. The booster is given 6 months after the initial series. Ms. Mather reviewed the requirements to receive a booster.
- Third doses are for those moderately to severely immune-compromised.
- Questions - contact CarsonCitygetthehealthy.org or Carson City Health & Human Services.
- It is felt the vaccination rate for Storey County is lower than actual. An on-line survey is available on the County website - no personal information is asked - to determine how many people in the County have been vaccinated. Or call Emergency Management at 847-0986. This will provide the County, and other agencies, with percentages.
- Community Project Grants: Not one call has been received. Ms. Mather is happy to deliver applications and answer any questions - as well as help with completion of applications.
- Attended the State of Nevada Dept. of Emergency Management "THIRA" conference. This is a risk assessment done every three years to determine risks or gaps in emergency management - with different scenarios and responses. It also helps FEMA understand what communities need in the way of funding.

On behalf of Honey Tapley:

- A State Historic Preservation Fund Grant to restore the walkway in front of the Courthouse has been drafted. The County was awarded \$32,000.
- The County will work closely with SHPO to determine the best way to restore the blocks that make up the walkway.

Vice Chairman Mitchell asked about the numbers of reported Covid cases in the County and whether or not it's possible that recoveries are not being reported timely or not at all. Will the survey provide data from not just those vaccinated but from across the community?

Ms. Mather: Part of the problem is backlog with the State and CCHHS. CCHHS will contact the people that are positive. If unable to reach that person at the end of the quarantine period (14 days) - that person cannot be taken off the positive list until after 30 days. This is happening a lot. People

are encouraged to answer when called so they can be taken off the positive list. If we can get everyone to answer yes or no to the survey, it would be great.

Mike Nevin, Water & Sewer Projects Manager:

Hillside Tanks Project:

- Substantial completion inspection from USDA was conducted September 22nd. Outstanding items to be finished have been addressed. One, completion of fencing around the site. Also repairs were made to the outflow ditch - which would carry water if the tanks have to be drained.
- All final USDA paperwork should be done by the end of the month. Waiting for the engineering company to provide "as built" drawings and operation/maintenance manuals.

Gold Hill Sewer Project:

- USDA and SRF conducted inspection of this project also on September 22nd. A couple of issues need to be addressed.
- Fabrication of the louvers was delayed but are scheduled for delivery by October 18th. Painters will be on back on October 11th to finish painting required for completion.
- The plant is up and operational with training and start-up last week - with very few issues that were easily resolved.
- Substantial completion should be by the end of October, with final USDA payments due by the end of November.

Jennifer McCain, Comptroller:

- The audit is still moving forward and on track to finish within Taxation guidelines. This should be available at the first meeting in December.

James Deane, IT Director:

- IT is 100% moved into the new building.

Pete Renaud, Community Development Director:

- Chris Hammond, Code Enforcement/Nuisance Officer has been here one year. He has abated 36 nuisances, unfortunately there are 31 new ones.
- He will be attending a meeting today regarding the effluent pipeline. They will be moving down into Rainbow Bend - he will probably know more today on a timeline. This will come down Canyon Way, over the drainage, and running along the back side of Rainbow Bend.

Erik Schoen, Community Chest Director:

- Last Friday night they held the first "drive-in" movie at the parking lot across from the pool. Perfect night and temperatures. There were 25 cars, 100 people. Before the movie starts, all of the adults are out talking to each other, kids are zipping around on scooters, going to the park - an idealic scene and very heartwarming. Adults are welcome on their own. The "drive-in" will be held again this Friday night and the next. There may be a couple in November.
- The "haunted ride along" will be held on October 22nd.

Austin Osborne, County Manager:

- Work is still being done to update the County website. This should come to the Board in December or January.

- A "town hall" will be held this Thursday at Louise Peri Park in Lockwood. This is a very important meeting focused on flooding, FEMA response, and flood insurance. A lot of qualified people will be there to answer questions from the community.
- Another "town hall" will be scheduled for November in Virginia City. Locations are being looked at.
- Lara Mather is the acting Emergency Management Director with the retirement of Joe Curtis.
- Joe Curtis' retirement will be celebrated at Pipers this Friday and at the October 19th Commission meeting.

Stacy York, Senior Center Director:

- Flu clinic dates: October 7th, Lockwood Community Center and Virginia City; Wednesday, October 13th at the VC Highlands Fire Station.
- (Covid) Vaccination surveys are available at both Senior Centers.
- The "lasagna cookoff" will be held (tentatively) November 5th at 6:00PM.

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

- On behalf of Deny Dotson, Tourism Director - welcome to Kimberly Burciaga, new Marketing Manager. She will be a great addition to the team.

St. Mary's Art Center:

- Thank you to Jason (Wierzbicki) for the lawn aeration.
- A contractor has been identified for the SHPO CCCHP Preservation Grant. They have working to identify porch leak issues, ramp issues, chimney repointing repair, and east façade window restoration. The bid amount (\$206,000) is more than double the grant amount (\$100,000). An additional funding request has been submitted to SHPO - with three different options and funding request amounts. The work may have to be adjusted or creative solutions found. They were lucky to find a contractor during this construction boom - the majority of the work will be done in March 2022.
- The fall art reception will be this Saturday, honoring local artist - Larry Williamson, along with two other local artists. Live music will be presented and admission is free.
- The "imagination children's art program" has been launched with a new staff member, Renee Grennan, who has a great following in children's programming.
- With Hauntober - they will present a monthly paranormal investigation October 16th. Advance registration is required.
- Halloween "tricks, treat and art for kids" will be held October 31st at 5:30 - 8PM. Ghost investigations for teens will be held 8PM to 10PM - limited to 15 kids.
- Annual Halloween, paranormal investigation week - a critical fundraiser - will be held Friday to Sunday.
- Website has been updated allowing pre-scheduled bookings for private access to art galleries & historical tours, classes, and special events.
- A new, art focused library has been opened in the 4th floor gallery.
- Working on restoration and installation of theater seats from the former theatre on C Street. This will be a 20-person theatre - with movies, poetry readings, artist critiques, and a variety of other uses.

Vanessa Stephens, County Clerk:

- Judge Cobb donated a drawing of the Justice of Peace that is on the front of the building. It will be displayed in the courtroom. Thank you to the Judge.

8. BOARD COMMENT (No Action - No Public Comment): None

9. DISCUSSION/POSSIBLE ACTION: Presentation by Western Nevada Development District (WNDD) regarding goals, services, programs, and performance to the counties which WNDD serves including Storey County.

Sheryl Gonzales, Executive Director of WNDD, presented an overview of WNDD and the services they provide. WNDD Goals include: economic resiliency, infrastructure, quality of life, and government/organizational capacity. Services provided include: economic development strategy & regional planning; an economic recovery and resiliency plan; grant research, application, and management; community studies, assessments & planning. Ms. Gonzales reviewed these services and discussed the difference between WNDD and regional development authorities. WNDD's mission is to create an environment in which economic development can occur.

Ms. Gonzales reviewed the strategies and actions needed to meet the above goals. The goals were determined by issues exasperated or unveiled as a result of the pandemic and economic impact. WNDD is represented on several State emergency management teams to help develop protocol and actions for an emergency that requires economic response and recovery. Ms. Gonzales discussed WNDD's regional accomplishments.

Public Comment: None

Commissioner Gilman commented on the great job they have done and the help provided in the past.

Ms. Gonzales: Commissioner Gilman's support over the years is appreciated.

Vice-Chairman Mitchell: Are the programs targeted or open to local municipalities or are they more regional based?

Ms. Gonzales: The grant opportunities through, good jobs, challenge, and the build-back-better programs are looking at regional, catalytic change. Ms. Gonzales reviewed the three phases of the build-back better grants. Only 30 will be given throughout the United States. WNDD will help their agencies in any way they can.

12. DISCUSSION/POSSIBLE ACTION AT 11:00 AM: Request from Deputy Secretary for Elections Mark Wlaschin, Nevada Secretary of State's Office, to discuss a formal voter outreach campaign. The intent of this campaign is to provide clear, factual and non-partisan information. (Heard following item 9.)

Mark Wlaschin was present on behalf of Secretary of State, Barbara Cegavske, to discuss the voter outreach campaign and requesting assistance from the County. A need has been identified that more time needs to be spent with voters discussing how elections are conducted. Adding to apparent confusion, the 2021 Legislative Session created changes on how elections are conducted, which will create even more questions and confusion in an already complex process.

In order to maximize the effectiveness of the voter outreach campaign, the County Clerk is requested to direct him to advocacy groups, community leaders, and others, who would benefit from a discussion about elections. The voters deserve to hear how the process works.

Public Comment:

Christina Schwanke, Storey County Republican Party Chairwoman and Virginia City Highlands resident: Many people in the County have come to her with concerns about elections. Including concerns about Dominion voting machines, which date back before the 2020 election. She referred to results from an audit of Arizona votes with duplicate and mis-counted votes, among other issues. Ms. Schwanke said voter rolls in the County, and in Nevada, are severely compromised. People reported receiving more than one ballot. Ms. Cegavske admitted non-citizens voted in 2020. Nothing has been submitted to say anything is being done to fix this. (Ms. Cegavske) said there is no way to check citizenship. With universal mail-in ballots, there are questions regarding who checks to see if signatures match. It will take more than a conversation with the Secretary of State's Office. Ms. Schwanke feels there needs to be a full forensic audit of Clark and Washoe County's, if not the rest of the State.

Commissioner Gilman: Applauds the effort. Like so many, he is concerned with the election process.

Vice-Chairman Mitchell: Welcomes more communication. There have been conversations in the community and with local representatives. There may be "rough sledding" because of the gravity of concerns. The answer is "more, not less".

Chairman Carmona: Applauds (Mr. Wlaschin) for coming here and starting the conversation. There's one contact you may want to reach out to for further explanation. We'll wait to see what develops.

Mr. Wlaschin: The comments about the timing absolutely need to be addressed. They waited to come to a meeting so they can now say, here are the things in close coordination with County Clerks across the state, that have been accomplished to make things better from 2020 looking at 2022 and saying here's what we're going to do". They can meet with Vanessa Stephens and reach out to individuals with concerns and address them. There needs to be a series of conversations to address the number of concerns.

No Action Taken.

10. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of the updated language and requirements for the Storey County Application for Grant funds and the new Storey County Building Restoration Grant Application. These applications will be for Federally registered 501(c)3 nonprofit organizations located in Storey County to apply for county support.

Lara Mather, Acting Emergency Management Director, reviewed the presentation given by Bonnie Drinkwater to all the non-profits the County provides support for, regarding the fiduciary responsibility of the Board of Directors.

Ms. Drinkwater has extensive knowledge of the legality and funding sources for non-profits and discussed best practices for 501(c)3 non-profits, including the goal of non-profits to support themselves, run on their own - without substantial support from one organization

This (County's) application is re-worded to realign with best practices support. The same documentation will be asked for from all the non-profits. The goal was quality, transparency, fiduciary responsibility, and providing a way for non-profits to govern themselves.

It is incredibly expensive to restore and maintain historic buildings. For Storey County owned buildings, there is an additional application where non-profits can apply for support for the building.

Vice Chairman Mitchell: Supports allowing private organizations to meet community needs when possible. He also supports the need for transparency and accountability and insuring a proper process. Along with efforts for transparency and accountability comes greater "bureaucracy" - things we try to balance. We don't want to burden with a process that slows down the work done by non-profits. But there has to be a certain amount of accountability for taxpayer funds supporting these organizations. We hope this balance can be struck.

Ms. Mather agrees. Several of the executive directors of non-profits she works with have extensive backgrounds in grants - writing and management. We are not asking for anything that is not provided to other grantors. She is happy to work with everyone with any questions or concerns. Every requirement on the list is what a private foundation would require.

Chairman Carmona likes the direction this is going. Everything will be uniform for the communities, and 501(c)3's.

Motion: I, Commissioner Mitchell, move to approve the updated language and requirements for the Storey County Application for Grant funds and the new Storey County Building Restoration Grant Application. These applications will be for Federally registered 501(c)3 nonprofit organizations located in Storey County to apply for county support, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION ONLY (No Action): Update on progress of action items identified in the Storey County Hazard Mitigation Plan as required by participation in the National Flood Insurance Program, Community Rating System.

Senior Planner, Kathy Canfield, explained - as part of the County's participation in the National Flood Insurance Program, Community Rating System (CRS), an annual progress report of the County's Hazard Mitigation is required. For the hazardous mitigation plan, Ms. Canfield reached out to the individuals that would be responsible for each item. They gave her updates on where they are at. She was surprised at how many things have been started and worked on since the plan was initiated in June 2020, especially dealing with what the last year brought and unexpected items.

Public Comment: None

Ms. Canfield noted this (Plan) is posted on the County's website and social media.

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Interlocal Agreement between Storey County and Washoe County to provide meals to the Lockwood

Community/ Senior Center at the rate of \$3.6359 for an average of twenty (20) or more meals per day over a five-day week, Monday - Friday.

Stacy York, Senior Center Director, explained meals have been provided to Lockwood Community/ Senior Center from Washoe County. This item is for approval to renew the contract with Washoe County. The price has stayed the same.

Public Comment: None

Commissioner Gilman commented this is a positive project and benefits the Lockwood community.

Vice-Chairman Mitchell: If, and when, there is a commercial kitchen, doesn't know that even then would there be a basis (to provide meals on a regular basis) for such a small number of meals.

Motion: I, Commissioner Mitchell, move to approve the of Interlocal Agreement between Storey County and Washoe County to provide meals to the Lockwood Community/ Senior Center at the rate of \$3.6359 for an average of twenty (20) or more meals per day over a five-day week, Monday - Friday, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to approve the purchase of a Dozer and necessary modifications for the Fire District out of Capital Reserve funds not to exceed \$58,000.

Battalion Chief and Wildland Coordinator Shane Dixon explained that since putting this item on the agenda, this dozer has been sold. They would like to raise the amount to \$100,000 in order to see if, sometime in this budget cycle, another (dozer) comes up. To date this year, they have billed out \$76,000 for the current dozer. Last year - \$782,143 in fire billings, off district assignments. Now the dozer does not leave this area - getting a second dozer means there is always a dozer in the County, available for a fire.

Public Comment: None

Jennifer McCain, Comptroller: There was work to make Budget adjustments for the \$58,000. More work will be needed in looking for another \$100,000 in an already tight budget. If approved, note that it is pending budget approval.

Battalion Chief Dixon explained it would not be an extra \$100,000 but raising the \$58,000 to \$100,000 - contingent on fire billings coming in this year.

Ms. McCain: Would like the opportunity to review the billings and make sure the funds are available.

Vice Chairman Mitchell: Roughly what percentage of the \$76,000 made from the dozer were hard costs? What percentage can be applied to the asset?

Battalion Chief Dixon: \$76,000 is strictly billing for the dozer. This dozer cost about \$25 - it was a government excess. These are no longer available. Next year the dozer will be ready for an under-carriage - a large undertaking. He does not like to take it out of service for any amount of time if something else is not available. The dozer only goes to local fires.

Vice Chairman Mitchell: Is fuel in the mix?

Battalion Chief Dixon: When on assignment, fuel as well as anything that breaks while on the fire, is covered under the fed contract.

Motion: I, Fire Commissioner Mitchell, move to approve the purchase of a Dozer and necessary modifications out of the Fire District Capital Reserve funds not to exceed \$100,000, pending budget approval by the Comptroller's Office, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to approve the District Fire Chief to enter into an Agreement for fuels reduction with NV Energy and Nevada Division of Forestry.

Battalion Chief and Wildland Coordinator Shane Dixon reviewed the contract for fuels reduction. The Fire District was given \$3 million and purchased a cat skid-steer and a chip truck. Five employees are working every day, mostly in the Highlands doing fuels work. Most of the work is being done under power lines. Senate Bill 508, gives the State the ability to put money towards making the fuel breaks larger going from 600 feet up to 1,000 feet. The County was late coming to SB508 - so there is no money up front but is another funding source to do aggressive fuels work.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the District Fire Chief to enter into an agreement for fuels reduction reimbursement with NV Energy and the Nevada Division of Forestry, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to authorize the County Manager to execute an agreement with Titan Electrical for traffic signal maintenance on USA Parkway in the amount of \$22,200. All costs beyond \$1,500.00 associated with the traffic signal maintenance will be reimbursed by NDOT in accordance with the interlocal agreement with NDOT NM-389-18-016AMD1.

Continued to 10/18/2021

19. DISCUSSION/FOR POSSIBLE ACTION: Resolution No. 21-633, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey

County officials for the 2021-22 fiscal year and superseding prior action by resolution for appointed Storey County employees with adjustments to the Emergency Management Director position.

Continued to 10/18/2021

20. 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.

Mr. Osborne said the situation is still being monitored. There is some indication that this matter may be "folding up", or going away, or something of that nature. At this point, it is still being treated as if things are moving forward. He recommends the Board to reaffirm the April 6th letter - that support of cryptocurrencies, technological related blockchains, research and development, and all other economic exercises continues; support the Painted Rock planned unit development "smart city", and to oppose separate, local governances. He also recommends continuing support of these things into the foreseeable future - as specified in the Master Plan, the Subdivision Ordinances, as very clearly stated by this Board on numerous occasions.

Public Comment:

Eileen Gay, Painted Rock resident: Expressed extreme gratitude for the presentation(s) Storey County has been able to make - very impressive. Thank you Commissioners, City(?) Manager, and lobbyists for the thoroughness in their approach to what the Innovation Zone would propose, and for the continued and very thorough effort.

Motion: I, Commissioner Mitchell, move to reaffirm direction to County staff, lobbyists and professional services to consider appropriate research, analysis, and actions on SCR11 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, including a PUD at Painted Rock, 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)

District Attorney Anne Langer asked that Agenda Item #15 be reconsidered. The actual item said that funds requested not exceed \$58,000. This needs to be continued to the next meeting as the amount approved exceeds the amount requested. Also, based on the fact that this needs to be discussed with the Comptroller.

There was discussion regarding how to rewind the motion.

**RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT
TO RECONSIDER THE MOTION ON ITEM #15.**

Public Comment: None

15. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve the purchase of a Dozer and necessary modifications for the Fire District out of Capital Reserve funds not to exceed \$58,000.

Motion: I, Fire Commissioner Mitchell, in light of the change in the dollar amount being requested on this item, I move to rescind our previous motion to approve and to continue this item to our October 19th meeting at the Storey County Courthouse for further consideration, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman,

Mr. Osborne asked District Attorney Langer if it would be appropriate, when this item is continued to the 19th, that the agenda language may change with the higher set amount - that there will be change to the agenda language at that time by the Fire Chief.

Fire Commissioner Mitchell: Is there need to include that in the motion, is there latitude for it to come back?

District Attorney Langer: Thinks basically what you did works.

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

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible action, Business License for Virginia City Trading Co.; 62 N C St., Virginia City, NV 89440.

Sheriff Antinoro, recommended approval of the Business License for Virginia City Trading Co. The Background investigation has been completed. Applicants are seeking to sell firearms and are awaiting ATF permitting/license. Approval of this license will allow them to sell ammunition, gun parts - everything except firearms. Background investigations are complete with nothing that would preclude them from doing what they want to do, including sale of firearms as soon as ATF permitting is received.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of the General Business License for Virginia City Trading Co.; 62 N C St., Virginia City, NV 89440, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

Recess called at 11:54 AM

Meeting reconvened at 12:00 PM

22. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of 2nd reading for General Business License for Brandy Dickson, Massage/Therapeutic Services. PO Box 537, Virginia City, NV 89440

Sheriff Antinoro: The background has been completed on this applicant. Nothing was found to preclude her from getting a license. This is a massage/therapeutic service.

Motion: I, Commissioner Mitchell, move to approve 2nd reading for General Business License for Brandy Dickson, Massage/Therapeutic Services. PO Box 537, Virginia City, NV 89440,

Vice Chairman Mitchell asked if this applicant will have a physical location, or be a mobile business?

Sheriff Antinoro: Applicant has a mobile service and does not anticipate customers coming to her residence - but going to the customer's location.

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

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

23. DISCUSSION/POSSIBLE ACTION: Consideration and possible action, Business License Second Readings

A. Motive Energy Telecommunications - Out of County / 1307 Striker Ave. Ste. 110 ~ Sacramento, CA

Motion: I, Commissioner Mitchell, move to approve Business License Second Readings, Item A,

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

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

24. PUBLIC COMMENT (No Action)

Mike Northan, Storey County resident: Is pleased to see attention is being made to the election system. Mr. Northan expressed concerns about up-coming, possible mandated vaccines.

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

Chairman Carmona adjourned the meeting at 12:07 PM

Respectfully submitted,

By:


Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible action, approval of business license first readings:
- A. GPS Property Maintenance & Construction LLC – Contractor / 2295 S. Virginia St. # 16 ~ Reno, NV
- B. Prestige Construction, LLC – Contractor / 1220 E. Greg St. Ste. 5 ~ Sparks, NV
- C. Silver State Construction LLC – Contractor / 35 N. Edison Way Unit 35 ~ Reno, NV
- D. Silver State Plumbing LLC – Contractor / 4535 Copper Sage St. ~ Las Vegas, NV
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from Consent Agenda by request)
- **Prepared by:** Ashley Mead

Department:

Contact Number: 7758470966

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

November 7, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **November 16, 2021**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. GPS Property Maintenance & Construction LLC** – Contractor / 2295 S. Virginia St. # 16 ~ Reno, NV
- B. Prestige Construction, LLC** – Contractor / 1220 E. Greg St. Ste. 5 ~ Sparks, NV
- C. Silver State Construction LLC** – Contractor / 35 N. Edison Way Unit 35 ~ Reno, NV
- D. Silver State Plumbing LLC** – Contractor / 4535 Copper Sage St. ~ Las Vegas, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Storey County Proclamation for Flood Awareness Week, November 14-20, 2021.
- **Recommended motion:** I, (commissioner), move to approve Storey County, Nevada, Proclamation for recognizing Flood Awareness Week November 14-20, 2021.
- **Prepared by:** Kathy Canfield

Department:

Contact Number: 7758471144

- **Staff Summary:** Staff recommends Storey County join in with the other local, state and federal agencies in recognizing Nevada Flood Awareness Week, November 14 - 20, 2021. Staff encourages the commissioners and the public to go to www.NevadaFloods.org for more information on flooding issues and concerns and what can be done to prepare for flood events.
- **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, Nevada Proclamation

WHEREAS, Storey County recognizes the significant threat that flooding poses to our residents, our businesses, the community, the region and our local economy; and

WHEREAS, Storey County has experienced flood events from the Truckee River, weather events and flooding of local streams, channels and creeks, and

WHEREAS, Risks can be reduced and communities can be prepared to be more aware and resilient by educating residents and businesses on actions they can take to prepare for flood events; and

WHEREAS, During Flood Awareness Week, local, state and federal agencies are working together across Nevada to inform the public about the dangers of flooding, how to protect their homes and families, and businesses from a flood event and plan for recovery;

NOW, THEREFORE, the Storey County Board of County Commissioners does hereby proclaim November 14th through November 20nd as

Nevada Flood Awareness Week

And urges all citizens to increase their awareness of the risks of floods by visiting www.NevadaFloods.org and learn how you can be prepared.

Dated this Sixteenth Day of November, 2021

*Jay Carmona, Chair
Storey County Commission*



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation and discussion by Kristin VanderMolen, Assistant Research Professor, Desert Research Institute on Development, Implementation, and Evaluation of Stakeholder-Driven Wildfire Smoke Monitoring and Messaging in Rural Nevada.
- **Recommended motion:** Receive and File.
- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 7758470986

- **Staff Summary:** The goal of this project is to increase wildfire smoke risk mitigation in Northern Nevada counties through the development, implementation, and evaluation of stakeholder-driven monitoring and messaging. The project includes the following tasks: (1) install and evaluate the performance of select portable (Wi-Fi independent) air quality sensors that measure particulate matter and other pollutants at 3-4 sites in each participating county; (2) identify wildfire smoke risk information needs of emergency managers and publics in those counties; (3) develop education materials for emergency managers to use to address the identified information needs of the public (i.e., through messaging and other forms of outreach); and (4) evaluate the effectiveness of onsite monitoring and messaging to mitigate wildfire smoke risk in participating counties.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**
____ Department Head
____ County Manager
- **Board Action:**

Department Name:

Other Agency Review: _____

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

Project Title:

Development, Implementation, and Evaluation of Stakeholder-Driven Wildfire Smoke Monitoring and Messaging in Rural Nevada

Project Description:

The goal of this project is to increase wildfire smoke risk mitigation in Northern Nevada counties through the development, implementation, and evaluation of stakeholder-driven monitoring and messaging. The project includes the following tasks: (1) install and evaluate the performance of select portable (Wi-Fi independent) air quality sensors that measure particulate matter and other pollutants at 3-4 sites in each participating county; (2) identify wildfire smoke risk information needs of emergency managers and publics in those counties; (3) develop education materials for emergency managers to use to address the identified information needs of local publics (i.e., through messaging and other forms of outreach); and (4) evaluate the effectiveness of in situ monitoring and messaging to mitigate wildfire smoke risk in participating counties. The project originated in and will build on an emergent effort between the Nevada Division of Environmental Protection (NDEP) and emergency managers to equip rural Nevada counties with the monitoring and messaging resources required for local wildfire smoke risk mitigation. As such, the project is designed to be conducted in close collaboration with participating emergency managers with the intention of meeting the specific monitoring and messaging needs of their respective counties.

Primary benefits of this project to participating counties include: (1) ongoing air quality monitoring that generates local, accurate, real-time data that will be publicly accessible on NDEP's website and the US Environmental Protection Agency's AirNow.gov website and mobile app; (2) a "quick guide" (physical and electronic document) for interpreting the data generated (i.e., the guide will help people make connections between different particulate matter concentrations, potential health impacts, and recommended protective actions); and (3) a set of custom wildfire smoke risk education and messaging materials developed in response to the unique information needs of each county. The format of the education and messaging materials will be determined with input from emergency managers but could include, for example: a library of short (<1m) videos explaining essential concepts that can be shared in conjunction with air quality warnings, and a package of infographics with simple, easily recallable messages to aid interpretation of air quality data and understanding of recommended protective actions.

Contacts:

Desert Research Institute: Kristin VanderMolen (kristin.vandermolen@dri.edu)

Nevada Division of Environmental Protection: Danilo Dragoni (ddragon@ndep.nv.gov)

Funder:

The project is funded in-full by a grant from the US Environmental Protection Agency. There are no costs to participating counties. All materials, including air quality monitors and wildfire smoke risk education and messaging materials, will be provided under the project grant.



Storey County Board of County Commissioners Agenda Action Report

**Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Appoint broker of record in accordance with the results from the 2021 Request for Qualifications (RFQ) to provide insurance brokerage, consulting, and risk management services for property, casualty, automobile, cyber, and workers' compensation insurance for Storey County for a period of up to five years.
- **Recommended motion:** In accordance with the recommendation by staff and bid results from the 2021 Request for Qualifications (RFQ), I (commissioner) motion to appoint A and H Insurance Services, Inc. to be the broker of record to provide insurance brokerage, consulting, and risk management services for property, casualty, automobile, cyber, and workers' compensation insurance for Storey County under the following conditions:
 1. The term of the of the broker of record will be a period of one year from this approval,
 2. The broker of record will be eligible to continue brokerage services for up to four additional years with board approval, and
 3. The broker demonstrates good faith effort and involves the county closely throughout the process to market and bid casualty, automobile, cyber, and workers' compensation insurance services provided to the county by its insurance carrier, and
 4. The county implements and the broker cooperates with a FY2021-22 fiscal year a third-party evaluation of the cost and effectiveness of its insurance programs for property, casualty, automobile, cyber, and workers' compensation insurance, and furnishes the findings and recommendations of that evaluation to the board within one year from this approval.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Storey County purchases and manages its casualty, automobile, cyber, and workers' compensation insurance through an insurance broker. Brokerage services are currently provided to the county by A and H Insurance Services, Inc. Insurance is currently provided to the county by its carriers the Nevada Public Agency Insurance Pool (POOL) and the Public Agency Compensation Trust (PACT), a member-based insurance pool and compensation trust for various public agencies in Nevada.
- The broker is responsible for ongoing management of the county's insurance plan including tracking and managing coverage and claims, verifying plan accuracy and adequacy, acting on behalf of the county to analyze and negotiate renewal rates and terms, assisting with underwriting, guiding the county and members with claims

processing, reviewing coverage, and assisting with regulatory compliance. The broker is also responsible for marketing insurance carriers annually to ensure that the county is receiving the highest and most cost-effective coverage.

- In 2021 the county engaged in a Request for Qualifications (RFQ) to scope the regional market to determine if greater or more economical brokerage services may be offered. The RFQ applied to the four insurance brokerage services “authorized” by the county's current insurance carriers POOL and PACT. Four firms responded to the RFQ including A and H Insurance Services, Inc; LP Insurance Services, LLC.; Warren Reed Insurance; and Alpine Insurance. The County Manager convened a committee of five county officials to review the written responses and personally interview the best qualified responders.
- A and H Insurance Services, Inc. was found to be aligned with the size and structure of the county and its needs. The firm’s strengths included level of experience with public sector agencies; staff education, experience, and organizational diversity; in-house resources; capacity to leverage and foster competitive bidding; flexibility in services offered, including adaptability to meet specific needs of the county; and ease of accessibility and personal services.
- LP Insurance Services, LLC. was found by the committee to be the next best bidder, and the firm would also be well positioned to meet the county’s needs for the same reasons described above.
- Based on evidence from written submittals and committee interviews of the best bidders, the committee recommends A and H Insurance Services, Inc. to be the county’s broker of record for up to five years per the RFQ, but with board performance review and approval for continued services after one year, under the conditions of approval specified in the recommended motion.

- **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

REQUEST FOR QUALIFICATIONS
FOR
GENERAL LIABILITY AND CASUALTY INSURANCE
BROKERAGE SERVICES
FOR
STOREY COUNTY, NEVADA

Posted September 14, 2021, through October 5, 2021
Submittal Deadline October 5, 2021
(Statements due by 4:00p.m. PST, October 5, 2021)

Prepared By:
Storey County Manager's Office
P.O. Box 176 / 26 South "B" Street
Virginia City, NV 89440
775.847.0968
www.storeycounty.org

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- I. Overview
- II. Performance Requirements
- III. Submittal Information
- IV. Evaluation and Award Process
- V. Broker Qualification Questionnaire

REQUEST FOR QUALIFICATIONS

Insurance Brokerage Services for Property, Casualty, Automobile, Cyber, and Workers' Compensation Insurance RFQ Due October 5, 2021

I. OVERVIEW

Storey County is requesting qualifications (RFQ) from qualified firms to provide Insurance Brokerage, Consulting, and Risk Management Services to the 2022 Fiscal Year for Property, Casualty, Automobile, Cyber, and Workers' Compensation insurance services. It is the intention of Storey County to appoint a Broker of Record for a period of up to five years. The successful firm must be a licensed Nevada insurance producer, must be "Appointed" by, or accepted to, broker with the Nevada POOL/PACT, must have a minimum of ten (10) years of experience representing county governments and/or taxing districts, and must have access to various competitive insurance markets.

II. PERFORMANCE REQUIREMENTS

The successful candidate will provide the County with insurance services including, but not necessarily limited to the following:

1. Procuring and providing property and casualty insurance coverages and any additional coverages as may be usual and customary to Municipal Government.
2. Reviewing, marketing, placing, and procuring such other insurance coverages as may be requested by Storey County, subject to the County's review and approval of the premiums for the same.
3. Seeking competitive programs and marketing coverage on an unbiased basis and in the best interest of the County and providing detailed coverage comparisons for submitted proposals.
4. Conducting quarterly stewardship meetings and reviews with staff and officials to summarize activities and placements on behalf of the County.
5. Preparing annual market analyses and forecasts by insurance line including trends, market availability, pricing, and market direction.
6. Assisting the County in developing and maintaining the underwriting information necessary to market the insurance coverages.

7. Assisting the County in developing insurable values for all real and personal property.
8. Assisting the County with risk exposure and control, claims management, data collection and analyses, claims and insurance auditing, and methods and practices to reduce risk and exposure, increase insurance marketability, and otherwise improve conditions impacting insurance.
9. Assisting the county with ensuring that insurance carriers are properly representing and looking out for the best interest of the County.
10. Verifying accuracy and adequacy of county policies potentially effecting claims and risk.
11. Maintaining active and constructive relationships with insurance carriers to ensure smooth operation, delivery of benefits and services, and to assist with claims, questions, and challenges that arise.
12. Monitoring the financial ratings of the carriers and advising the County of any reduction or exhaustion of the aggregate limits in any insurance policy. In the event of any aggregate limit impairment, advising the County of any limit reinstatement options available.
13. Issuing certificates of insurance as required.
14. Attend County meetings as requested.
15. Reviewing construction and other contracts as requested by the County and commenting on the insurance and hold harmless indemnification provisions contained therein.
16. Monitoring the claims services provided by the insurers and assisting the County in the preparation of proofs of loss.

III. Submittal Information

1. A copy of this RFQ may be requested from the County Manager's Office at the address shown in subsection (2) of this section, electronically at blopez@storeycounty.org or by telephone at 775.847.0968
2. **All statements must be received by the Storey County Clerk's Office no later than 4:00 p.m. PST, October 5, 2021. Submit statement in a sealed envelope to one of the following:**

Mail/Delivery To:

Storey County Clerk
Post Office Box Drawer D
Virginia City, NV 89440

In-Person To:

Storey County Clerk's Office
26 South "B" Street
Virginia City, NV 89440

3. The Submittal must contain **six (6) copies** of the statement.

IV. Evaluation and Award Process

1. The County shall use its best judgement in conducting a comparative assessment of the statement.
2. Storey County is not obligated to enter any contract as a result of the RFQ.
3. All conditions stated within the statement must be firm for a period of ninety (90) days following the proposal deadline.
4. Storey County reserves the right to reject any and all statements or any part thereof and to select the most responsive statement that is deemed in the best interest of the County.
5. The proposal must be signed by a duly authorized official of the proposing firm.
6. The County will select finalists that appear to have the ability to service the County's needs. On-site visits may be scheduled with the finalists; these on-site visits are anticipated to occur in September or October of 2021. The County may ask the finalists to travel to the County Manager's office in Storey County, Nevada to present further details and respond to questions.
7. The selected finalist will be considered for approval by the Board of Storey County Commissioners at a regularly scheduled meeting, and the selected finalist will be noticed of the meeting at or before the time of agenda posting.

8. One Broker will be selected following the visits/interviews and Board approval, and notifications will be sent to the remaining submitting firms within one week of Board action.
9. Prior to execution of the Contract for brokerage services, the successful respondent must provide a certification of errors and omissions coverage with limits of \$3,000,000 and A.M. Best credit rating of no less than A-, VIII. The County reserves the right to cancel the Contract at the end of each annual period by giving at least 60 days prior written notice, or to cancel with cause at any time giving 60 days of notice.

V. Broker Qualification Questionnaire

1. Is the firm "Appointed" by or accepted to broker with the Nevada Public Agency Insurance Pool (POOL) and the Nevada Public Agency Compensation Trust (PACT) with which the County is currently insured?
2. List the name, history, and location of the firm where the County's account will be handled.
3. What is the size of your firm, number of employees and additional locations?
4. Who will be the principal contacts for the County including names, titles and staffing plan? Include resume information and professional experience for all individuals that will be assigned to the account.
5. How long has your local office and your overall firm been in business in Nevada?
6. How many governmental entity accounts does your firm represent and what types of insurance are provided for them? Please include the below information for at least three (3) of your accounts:
 - Name of Firm
 - Point of Contact (name and number)
 - Lines of coverage written
 - Years of Service for the account
 - summarize your approach to insurance placements
 - identify all markets used to provide specific details regarding services you provide.
7. Explain your approach to marketing and timelines of events relating to insurance placement, general accounts service (policy review, inquiry response time, issuance of certificates, etc.), loss control and any other services you would provide.
8. List the top five (5) commercial insurers with whom you place business (or may approach for business?)

9. Describe the level of experience your firm has with insurance and risk management associated with owning and repairing historic buildings and structures.
10. Describe fees for proposed services and are they fixed or variable per project. Describe commission fees and structure for all services. Include a fee schedule for services to be provided and indicate with explanation if they are fixed or variable, what commissions are involved, what services are included in fees, what fees are charged for services not included in base fees.
11. Are fees all inclusive, or do certain services require additional fees? What costs of your firm are covered?
12. If this agreement is renewed for one or more consecutive years, will the annual fee be guaranteed?
13. If selected as Storey County's Broker, what services will you provide the County as part of your Broker fee? What "value added" services do you offer, and what is the additional fee for those services?
14. If selected as an exclusive Broker, how can you assure Storey County that you have provided the most comprehensive and competitive product for their consideration.



October 5, 2021

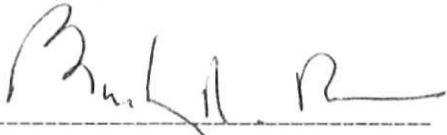
A and H Insurance, Inc. is pleased to provide a response to the Request for Qualification for insurance brokerage services for Storey County, Nevada. A and H Insurance is proud to be the current Broker, as well as the continuous broker for Storey County for the prior thirty plus years.

After review of all aspects of both the overview and performance requirements, A and H Insurance, has and does meet and exceed each requirement stated. We are happy to receive any questions posed and look forward to further interviews.

We value the relationship A and H has formed with Storey County over the last thirty years and look forward to not only continuing to serve Storey County, but also continuing to innovate the way in which we serve.

Please advise with any questions or comments.

Thank you,



Bradley A. Pearce, Chairman

Kayla D. Woods, Municipality Manager

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Broker Qualification Questionnaire-

1. Is the Firm appointed by or accepted to broker with the Nevada Public Agency Insurance Pool and the Nevada Public Agency Compensation Trust with which the county is currently insured?
 - The Nevada Public Agency Insurance Pool selected A and H Insurance as one of the first appointed brokers of the Pool/Pact in 1987 when the program was founded by Wayne Carlson and four participating counties.
 - A and H Insurance continues to work as an appointed agent with the Pool/Pact to serve public entities in Nevada.
2. List the name, history and location of the firm where the County's account will be handled.
 - A and H Insurance was founded in 1957 by Russell Adams and is one of the earliest agencies formed in the state of Nevada. We take pride in maintaining license #14 in the state of Nevada as well as now holding licenses in twenty-seven additional states.
 - After a nine-year tenure as Nevada State Insurance Commissioner, Dick L. Rottman joined the agency in 1979. He had come to the state in 1970 at the behest of the University of Nevada to create an insurance program at the University.
 - In 1984, Brad Pearce and Carol Ingalls merged an agency formed in 1980 with Adams and House Insurance (A and H Insurance). Both had underwriting, marketing, and risk management experience having worked with an insurance carrier prior to joining A and H.
 - The agency has continued to grow into one of Nevada's largest and most respected insurance agencies with offices in five northern Nevada communities. In addition, an Arizona location was added in 2019. We are proud to have an employee base throughout the state of Nevada.
 - Several years ago, we formed a Municipality team within the agency to coordinate our professional services with the Pool/Pact as well as secure and administer relations with the traditional marketplace. That team is currently managed and coordinated by Kayla Woods with additional support by Lori Marshfield.
 - Currently the Municipality team consists of nine A and H staff members, our legal counsel, and two independent risk management and safety firms utilized as needed.
 - A and H prioritizes giving back to our community and donates over \$20,000 annually to local charities in addition to the hours of volunteer service given by our employees. Specifically in Storey County, A and H is actively contributing to the Community Chest, Storey County Senior Center Foundation, Historic 4th Ward School, St. Mary's Art Center, Pipers Opera House and the Storey County Jeep Posse.
 - Brad Pearce, Kayla Woods, and Lori Marshfield are based out of our Reno, Nevada location, located at 3301 South Virginia. This location is the A and H Headquarters and where Storey County's account will be handled.



3. What is the size of your firm, number of employees and additional locations?

- A and H Insurance has 57 employees in the state of Nevada.
- We have locations in Reno, Fernley, Winnemucca, Elko, Yerington, and Apache Junction, AZ.
- We manage in excess of \$100,000,000 in premiums for our clients.

4. Who will be the principal contacts for the County including names, titles and staffing plan? Please include resume information and professional experience for all individuals that will be assigned to the account.

- Brad Pearce, Kayla Woods, and Lori Marshfield are the principal contacts for the County.
- We have also included resumes for Kayla and Lori in Appendix A

Bradley Pearce - Chairman - Shareholder - Insurance Agent

Bradley Pearce has served in numerous capacities with A and H Insurance. He has been with A and H Insurance for 41 years. He has resided in the State of Nevada since 1970 and is a graduate of the University of Nevada, Reno. After serving as a commercial underwriter and marketing representative with Fireman's Fund Insurance from 1976-1980, he joined the insurance agency ranks. Brad is a knowledgeable and technically skilled insurance agent having served numerous roles with the Nevada Independent Insurance Agents (NIIA). He maintains an agent, broker and surplus lines license, not only in Nevada, but also in some 25 additional states. Additionally, Brad maintains a reinsurance intermediary license with the Nevada Division of Insurance.



Brad has developed an extensive book of varied commercial accounts throughout his sales career. He is a leading agent within A and H Insurance and the insurance community at large. He serves as a mentor for a number of insurance producers. Due to his longevity in the industry, Brad's reputation has been the cornerstone of numerous insurance carrier appointments.

While at A and H Insurance, he has held the positions of agency president, treasurer, and is currently the chairman. He and his wife are major shareholders in the agency. He takes pride in the strong reputation of professional integrity that the agency maintains within the state and with its insurance carrier relations. He has been instrumental in the acquisition and integration of nine agencies into A and H Insurance.

Additional accomplishments include a strong role in the creation of four insurance companies, serving in various senior management capacities with each.

I have had the privilege of being with A and H for 21 Years. The professional, friendly and personal service is amazing! I would recommend them to anyone seeking personal or business insurance. Brad and Christie and their team are the best! Tamara D. - Customer since 2000



Kayla Woods - Sales Executive

Kayla Woods is a Sales Executive for A and H Insurance and specializes in commercial insurance with a focus in providing coverage for municipalities. Kayla started her career in insurance in personal lines and quickly chose to move to commercial insurance as a result of her background, education and passion in business management. After learning the details of managing commercial insurance in a service role, she moved into a sales role four years ago. This experience has provided her with a strong knowledge and understanding of insurance, carriers, and coverage forms.



In July of 2020, she joined the A and H team after working for an insurance brokerage in Truckee, California and specializing in hard to place property insurance due to extreme wild fire exposure and older, historical, wood frame buildings. Kayla now has over seven years of insurance experience and is passionate about providing an excellent and easy insurance experience for her clients.

When not managing insurance, Kayla loves spending time outdoors and in nature. She just purchased her first home in Washoe Valley, Nevada and enjoys regular dirt bike rides to Virginia City from her house. Kayla is driven by helping people, hearing their stories, and being of service in any way she can. She brings an innovative and fresh energy to insurance and is excited to continue to build her experience, expertise and career in the insurance industry.

Kayla is quite frankly the most responsive, knowledgeable and patient rep I have worked with in some time. John L. – Customer since 2020

Lori Marshfield - Account Manager

Lori is a Commercial Insurance Account Manager providing service and support for commercial insurance clients. Her background includes working on the carrier side of insurance, and she holds several industry designations: Chartered Property and Casualty Underwriter, Certified Risk Manager, Associate in Risk Management, Associate in Commercial Underwriting, Associate in Personal Insurance, and Certificate in General Insurance.



Lori Marshfield has been our Account Manager for many years and she continues to obtain the best quotes for Centerline Construction, even though our company is not currently active. She is a huge asset to A and H Insurance!!! Charles H. – Customer since 2011



5. How long has your local office and your overall firm been in business in Nevada?

- A and H Insurance, one of the first agencies in Nevada has been conducting business in Nevada for over sixty years.
- We are proud to be the largest agency in Northern Nevada that remains independent and 100% locally owned and operated. We are also proud to be family owned and operated. Recently, many local agencies have been selling full or majority ownership to out of state private equity groups and national insurance firms. A and H has a commitment and intent to remain a truly local firm in Nevada primarily focused on serving Nevadans.

6. How many governmental entity accounts does your firm represent and what types of insurance are provided for them? Please include the below information for at least three of your accounts:

- A and H Insurance represents 45 governmental accounts in the state of Nevada. We provide a complete compliment of coverages for these entities including General Liability, Professional Liability, Employment Practices Liability, Cyber Liability, Abuse and Molestation, Commercial Property, Earthquake, Flood, Builders Risk, Employee Benefits and Bonds. A full list of all the public entities we manage can be found in Appendix F.
- Below are three of our accounts as well as contact information
 - Lyon County
 - Point of Contact: Josh Foli, 775-463-6510
 - Lines of coverage written: All those stated above
 - Years of service for the account: 30+ years (inclusive of those provided by O'Keefe Insurance, which was acquired by A and H Insurance in 2016)
 - Approach to insurance placements: Pool/Pact continues to offer the most comprehensive coverage and the most competitive price.
 - Markets and services provided: Pool/Pact is the carrier currently being utilized and a full complement of services summarized in our Service Timeline (Appendix B) and Service Commitments (Appendix C).
 - Humboldt County
 - Point of Contact: Dave Mendiola, 775-623-6300
 - Lines of coverage written: All those stated above
 - Years of service for the account: 6 years
 - Approach to insurance placements: Pool/Pact continues to offer the most comprehensive coverage and the most competitive price
 - Markets and services provided: Pool/Pact is the carrier currently being utilized and a full complement of services summarized in our Service Timeline (Appendix B) and Service Commitments (Appendix C).
 - Esmerelda School District
 - Point of Contact: Anabel Guerrero, 775-572-3250



- Lines of coverage written: All those stated above
- Years of service for the account: 2 years
- Approach to insurance placements: Pool/Pact continues to offer the most comprehensive coverage and the most competitive price
- Markets and services provided: Pool/Pact is the carrier currently being utilized and a full complement of services summarized in our Service Timeline (Appendix B) and Service Commitments (Appendix C).

7. Explain your approach to marketing and timelines of events relating to insurance placement, general account services (policy review, inquiry, response time, issuance of certificates, etc.), loss control, and any other services you would provide.

- At A and H Insurance, our knowledge and experience guide the marketing strategy we implement for our clients. The Insurance marketplace is ever changing. Carrier's appetite for risk and the risks they are willing to contemplate is directly influenced by the state of the marketplace and the level of profitability carriers experience within certain sectors and lines of coverage. We pride ourselves in not only our research regarding the current state of the marketplace but also interacting with all carriers, both established and new, to gauge their appetite regarding our client's risk. We have included an article on the state of the marketplace in Appendix D for additional information.
- In the case that we find a carrier that is willing and capable of providing an alternative for our client, the conversations start early and occur often. We have included our Service Timeline which has and will continue to be customized for Storey County in Appendix B. The intent of the Service Timeline is to provide more transparency to our client as we develop, design, and implement your individual Risk Reduction Plan. Much like an iceberg, the majority of the work we do occurs below the surface and, as we continue to innovate our practices, it is our goal to increase the transparency and understanding of the services we provide to our clientele. You will find in the Service Timeline that the marketing process for Storey County is an ongoing activity and will be ramping up in the coming months if we determine an alternative to the Pool would be viable and desired.
- In the public sector, we have also developed a Coverage Comparison which we have provided for you in Appendix E. This coverage comparison dissects the alternatives available to entities in the public sector and how they measure up in terms of coverages, limits and value-added services. This comparison is updated by our agency throughout the year in order to manage and dissect the different carriers available to you, our client. We shop insurance for certain public





entities to test the market place on an annual basis. In the last several years, we have found that even if carriers can compete with coverage limits, the pricing is still significantly higher than what the Pool is offering.

- Finally, in Appendix C we have included our Service Commitments which outline the standards A and H has in place to ensure our clients are receiving value in exchange for the commissions being paid for our services as a trusted advisor to the County.
8. List the top five commercial insurers with whom you place business (or may approach for business).
- The top five commercial insurers that A and H insurance places business with, in terms of premium, are as follows:
 - Chubb
 - Travelers
 - Liberty Mutual/Safeco
 - CNA
 - POOL/PACT
9. Describe the level of experience your firm has with insurance and risk management associated with owning and repairing historic buildings and structures.
- A and H insures many historic buildings throughout Nevada and California. Historic buildings present a very unique and complex risk when it comes to insurance and do require additional due diligence on behalf of the agent, carrier, and insured.
 - The design and construction of historic buildings makes them more vulnerable to damage, especially by fire, and more expensive to repair. Attempting to rebuild with similar materials, usually requiring skilled labor, in addition to being in accordance with modern building codes, legislation and in compliance the historic commissions and preservation offices leads to large claims and out of pocket losses.
 - It is important to realize that unless a special appraisal has been conducted, typically at the cost of the insured, historic buildings are insured for their functional replacement cost. Functional replacement cost means that a 12,000 square foot office building would be replaced with a 12,000 square foot office building. The building would be modernized and up to code, but without replication of the historic features present in the original building.
 - Rebuilding with like quality and materials in the event of a loss is extremely difficult in today's world. Rebuilding with replicated quality and materials can cost multiple times the amount to rebuild with a functional replacement cost. The additional expense to replicate historic buildings can either be purchased through additional coverage and premium from the carrier or is an out-of-pocket expense sustained by the insured after a loss.
 - Counties with historic buildings need to have a conversation with the community regarding how the community wants to rebuild in the event of a loss. Does the community want to budget for a fund that pays out of pocket for the extra expenses of replication in the event of a loss? Does the community want to purchase additional appraisals and pay additional premium to insure for rebuilding with the extra expense of replication? Will the Comstock Historic District and The Nevada State Historic Preservation Office (SHPO) allow for a building to be



rebuilt with functional replacement cost and no replication? Or, do they require all historic buildings to be rebuilt with replication? Does the SHPO or Comstock Historic District have funds for the community to assist with the additional expense of replication in the event of a loss?

- As your trusted advisor, the above are the questions we ask in order to develop, design and implement the appropriate Risk Reduction Plan that best serves your county and community. This plan will not be set in stone and will change as the community changes. Having a trusted advisor that is familiar with the unique exposures of your county and community will make navigating the changes within your community easier. As Storey County's trusted advisor for over 30 years, we are confident we have the knowledge, expertise and experience to provide superior advice and guidance.

10. Describe the fees for proposed services and are they fixed or variable per project? Describe commission fees and structure for all services. Include a fee schedule for services to be provided and indicate with explanation if they are fixed or variable, what commissions are involved, what services are included in the fees, what fees are charged for services not included in the base fees?

- A and H Insurance, does not charge fees in addition to the commissions we are paid from the insurance carriers we place coverage through for our municipality accounts. We operate on an average gross revenue of 12.5% which is the average commission paid to our agency from insurance carriers. Some insurance carriers pay us as high as 25% of the annual premium in commission, while others pay as little as 6%. The Pool/Pact is currently paying its appointed agents 6.5% of the annual premium in commission. This percentage is determined by Pool/Pact members who sit on the advisory board.
- It is important to note that the way A and H Insurance operates is not a standard in the industry. Many agencies are focused on paying increased shareholder dividends and passing that cost along to the insureds through added fees. A and H is focused on serving fellow Nevadans, taking care of our employees, and creating a financially stable company that is able to effectively and efficiently serve our clients.
- The services A and H Insurance provides as a trusted advisor vary depending on the client, the state of the insurance marketplace, the carriers, loss history, and the unique exposures for each client. The commission we are paid, as a percentage of annual premium is our compensation for the development, design, and implementation of a unique Risk Reduction Plan for each entity we serve. A Risk Reduction Plan begins with carrier placement and reactive service and, more importantly proactive service. Our Service Timeline and Service Commitments found in Appendix B and C outline and set benchmarks in order for A and H to provide superior carrier placement, reactive and proactive services.
- Our experience, reputation, commitment and consistent service to public entities like Storey County over the last 40+ years is what enables us to develop a unique Risk Reduction Plan for each entity we serve as a trusted advisor to.



11. Are fees all inclusive, or do certain services require additional fees? What costs of your firm are covered?

- A and H Insurance does not charge additional fees on our municipality accounts. All services provided in the development and implementation of a unique Risk Management Plan are included in the commission paid to A and H Insurance by the carrier coverage is placed with.

12. If this agreement is renewed for one or more consecutive years, will the annual fee be guaranteed?

- A and H Insurance does not charge fees on our municipality accounts in addition to the commission paid to A and H Insurance by the insurance carrier coverage is placed through. If we are to place coverage with an alternative carrier, the commission percentage can change. In addition, if in the future we place Storey County's insurance with an alternative carrier to the Pool Pact, it is possible that the carrier may only be accessed through a wholesale broker. In that scenario we would be the retail broker. The wholesale broker likely will charge a broker fee, but A and H Insurance would not gain any part of or profit from that fee. In some circumstances when an insurance carrier chooses to pay the agent no commission, or a commission percentage that is significantly lower than the market average, A and H Insurance may negotiate a fee-based compensation and forgo commission. If this occurs, it is on a case-by-case basis.

13. If selected as Storey County's Broker, what services will you provide as part of your Broker fee? What "value added" services do you offer and what is the additional fee for those services?

- A and H Insurance does not charge broker fees on our municipality accounts in addition to the commission paid to A and H Insurance by the carrier coverage is placed through.
- The services provided in exchange for commission can be split into three overall categories comprised of purchase and placement of insurance with customized products and pricing, reactive service, and proactive service.
 - Placement of insurance is done through selecting a carrier that best addresses the coverage needs for the client and offers the coverages at a fair price. As the insurance marketplace changes, the carriers that best address the coverage needs will change as well. Our role is to ensure that our client is receiving the coverage that meets their needs, in its most comprehensive form, at the most competitive price.
 - Reactive serving includes items such as responding to client needs, reporting claims, issuing certificates of insurance, issuing endorsements on policies, and answering questions.
 - Proactive service includes items such as facilitating insurance renewals, creating and providing various reports to management as needed, risk reduction visits, a risk reduction plan, identifying risk of loss, analyzing insurance needs, auditing the current insurance program and exploring alternative options as needed, making recommendations, examining options, asking questions, and reducing the potential risk index.
- The way in which we accomplish placement of insurance, reactive service and proactive service is outlined in the Service Timeline and Service Commitments found in Appendix B and C.



14. If selected as an exclusive Broker, how can you assure Storey County that you have provided the most comprehensive and competitive product for their consideration.

- A and H Insurance has extensive experience serving public entities in the state of Nevada, including Storey County for the last 30 years. We continue to innovate and evaluate the way in which we serve, in order to accommodate the inevitable changes in our client's environment. We believe the way in which we serve our clients must be dynamic as each entity we serve is unique and ever changing. We value communication and relationships with our clients. We value asking questions. We value people. We value feedback. We value our experience and at the same time value learning, innovating, and serving. Our values are your benefits. Our values are your assurance that we will do the work necessary. In the context of providing the most comprehensive and competitive product for your consideration, our coverage comparison in Appendix E and our current State of the Marketplace in Appendix D will show you the research we do on an annual basis to ensure we are offering the most comprehensive and competitive product to match your unique risk management and insurance needs.



Appendix A – Team Résumés

KAYLA DIANE WOODS

EDUCATION

Sonoma State University, Rohnert Park, CA

Graduated: May 2011 Bachelor of Science Business Administration, Marketing Concentration

- Mentor Program, Fall 2010. Partnered with Oakland Athletics Stadium Operations
- Advanced Work Experience Fall 2010, Event Coordinator for Santa Rosa Ski and Sports

LICENSES, ACCREDITATIONS AND ACHIEVEMENTS

- California and Nevada P&C Insurance License since 2014
- California and Nevada Health and Life License since 2015
- Graduate of Hartford School of Insurance in 2018
- Graduate of 2018 North Lake Tahoe/Truckee Leadership Program
- Ambassador of the Truckee Chamber of Commerce, 2016 to current
- CLCS- Commercial Lines Coverage Specialist Designation, 2018
- 3 out of 5 CISR courses completed to receive designation, 2018/2019

EXPERIENCE

A and H Insurance, Inc., Reno, NV

July 2020 – Current

Sales Executive, Municipality Manager

- Prospect, market, and bind new Commercial Business
- \$5,737,500 Book of Business built in first 9 months of employment

Sierra Insurance Associates, Truckee, CA

July 2016 – June 2020

Sales Executive- Commercial Lines Producer

January 2018 - Current

- Prospect, market, and bind new Commercial Business
- Manage and train account executive to renew and service accounts
- \$600,000 book of business in two years generating about \$70,000 in annual revenue
- Added 160+ new clients to the agency
- Develop and maintain marketing strategy and lead lists
- Participate in multiple community groups and volunteer opportunities to build brand and network
- Train new employees, support agency operations including IT and CRM platform (AMS360), and monitoring of efficiencies and service standards

Account Executive, Commercial Lines

July 2016 – January 2018

- Manage a book of business of 300+ clients and \$2,000,000+ in premium including service, remarketing, and retention
- Marketing and web content management
- Facilitated Book Roll of \$6,000,000 in premium

AAA, Truckee, CA

April 2015 – July 2016

Licensed Sales Associate- Personal Lines

- Customer Service for all insurance clients
- Sales to assist agent

State Farm, Portola, CA

September 2014 – April 2015

Licensed Associate/Administration

- Account Servicing
- Office Organization

Vail Resorts Retail, LLC, Vail Resorts, Truckee, CA,

November 2011-August 2014

Manager of three branded stores; The North Face, Patagonia, Icebreaker

November 2013-Present

Manager of True North at the Ritz Carlton

November 2011-November 2013

- Increased sales 70% from 2012 to 2013 and 30% over budget
- Member of Employee Giving Council which works with local nonprofits to facilitate the grant application process
- Active participant and volunteer for the Vail Resorts Echo program which serves youth, the environment, and our local community
- Create business plan and budget to maximize sales, efficiency, and minimize expenses
- Hire, train, manage, and schedule staff of twenty-four employees
- Implement daily routines to facilitate meeting and exceeding budgeted contribution margin, labor goals, and shrink goals for the store
- Employee of the year for fiscal year 2014

President of Prosperity Partners BNI Chapter, Member of Reno Rotary, Graduate of Hartford School of Insurance



LORI A. MARSHFIELD, CPCU, CRM, ARM, AIDA, AU, API, INS

20 FOX GLOVE CT., RENO, NV 89511
775-853-9407

OBJECTIVE: To continue building my career in a field where my education, experience and motivation can be utilized.

AREAS OF EXPERTISE: Office Administration Communication
Marketing Organizing

LICENSE: Nevada Property and Casualty

DESIGNATIONS: Chartered Property and Casualty Underwriter (CPCU)
Certified Risk Manager (CRM)
Associate in Risk Management (ARM)
Associate in Insurance Data Analytics (AIDA)
Associate in Underwriting (AU)
Associate in Personal Insurance (API)
General Insurance (INS)

EXPERIENCE: **A and H Insurance, Inc. -Reno, NV**
12/10 to present **Commercial Accounts Manager:** Market new business and renewals. Provide help and support to customers with questions or problems. Cross sell other lines of insurance. Analyze and review policies and endorsements for accuracy. Assist other managers when necessary.

5/99 – 12/10 **Reiser and Associates, Inc. -Reno, NV**
Account Consultant/Agent/Office Manager: Organize and instruct staff. Keep Track of the workflow. Provide help and support to customers. Review audits for accuracy and file formal audit disputes. Analyze and review policies and endorsements for accuracy.

6/97 – 4/99 **AmGrip -Reno, NV**
Underwriting Consultant: Analyze and determine State Fund accounts eligible for association retrospective rating plans. Assist in state fund employees' training. Help develop the policyholder services model office procedures. Communicate and work with State Fund, policyholders and staff members.

4/90 – 4/97 **Nationwide/Wausau Insurance -Columbus, OH; Annapolis, Md; Visalia, CA**
Commercial Lines Underwriting Specialist: Accept, retain and price commercial risks according to established underwriting policies, practices, and standards. Interpret and analyze coverage forms. Maintain working knowledge of insurance laws and regulations. Participate in field underwriting.

EDUCATION: **California State University, Fresno -Fresno, CA**
B.S., Business Administration (Accounting) - Dec. 1984
Multiple Subjects Teaching Credential - Dec. 1987
Palomar Jr. College -San Marcos, CA
A.A., Liberal Studies - Jan. 1982

VOLUNTEER CPCU Sierra Nevada Chapter President

EXPERIENCE: CPCU Committee Membership Chairman
Builders Association of Northern Nevada Women's Council and National Association of Women in Construction -historian and member
Nationwide Civic Action Program Steering Committee member and newsletter contributor
Wausau Insurance Activities Store bookkeeper

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Appendix B – Service Timeline

September	<ul style="list-style-type: none"> • Research and prepare alternative markets for renewal shopping. • Present in front of October Commissioner meetings as needed for approval to market. • Attend NACO conference • Review Commissioners meeting minutes and attend board meeting if possible • Continue to audit policy coverage forms and make any changes necessary
October	<ul style="list-style-type: none"> • Gather supplemental applications if marketing and provide to insured. • Present at October meetings if needed. • Review marketing timeline. • Set up pre loss control visits with alternative carriers if applicable. • Update and discuss alternative market placement and cooperation needed in order to coordinate application process. • Quarterly Loss Run review, site visit • Check in on satisfaction with Pool • Discuss our role as agents and anything we can be doing better or differently. • Review Commissioner meeting minutes
November	<ul style="list-style-type: none"> • Pool applications and alternative market supplementals go out if marketing • Contact with clients regarding Pool applications. • If marketing, set up marketing "to do" list • Begin gathering data focusing on property data and updates. • Review commissioner meeting minutes.
December	<ul style="list-style-type: none"> • Assist clients with renewal applications • Review board meetings • Happy Holidays site visits • Review Commissioner meeting minutes
January	<ul style="list-style-type: none"> • Pool applications are due, begin checking for accuracy by comparing to last years' application, changes throughout policy term and to accessors website. Verify appraisals are accurate. • Alternative market supplemental applications in if marketing. • Quarterly Loss Run review with insured and site visit • Check in on satisfaction with Pool • Discuss our role as agents and anything we can be doing better or differently. Discuss potential alternatives to Pool if applicable. • Review board meeting minutes, attend board meeting if possible
February	<ul style="list-style-type: none"> • Continue working with alternative markets. • Check in with clients we will be marketing, indications, final decision if marketing • Review board meeting minutes, attend board meeting if possible
March	<ul style="list-style-type: none"> • Notice to Pool marketing. • Review board meeting minutes, attend board meeting if possible
April	<ul style="list-style-type: none"> • Pool-Pact Annual Meeting • Alternative market quotes in. • Loss Run review with clients • Discuss our role as agents and anything we can be doing better or differently. Discuss potential alternatives to Pool if applicable. • Review board meeting minutes, attend board meeting if possible
May	<ul style="list-style-type: none"> • Schedule renewal presentations, coordinate with benefits. • Renewal proposals come in • Invoicing is generated • Renewal presentations finalized • Review board meeting minutes, attend board meeting if possible
June	<ul style="list-style-type: none"> • Renewal proposal presentations, agents go on "tour" to present to boards
July	<ul style="list-style-type: none"> • Renewal meetings review and action items as needed • Notes for next year, action items, areas of opportunity • Review renewal policies and coverages for accuracy • Send out certificates of participation • Collect premium payment and pay carrier
August	<ul style="list-style-type: none"> • Objectives and timeline of service for next year developed • Review commissioner meeting minutes, attend meeting if possible



Appendix C – Service Commitments

1. Dedicated service representatives who are available by direct cell phone numbers, no 1-800 numbers
2. Monthly newsletter with calendar of important events and training opportunities (starting January 1st 2022).
3. Boots on the ground who will regularly visit Storey County and stay up to date on changes within the county.
4. Assist with appropriate calculation of premiums by proactively reviewing appraised values on property schedules well in advance of renewal and throughout policy term.
5. Routine reviews of the County Assessor's record to ensure all public agency locations have been included for coverage.
6. Regular and timely communication with the Pool, with appropriate documentation regarding changes in property (locations and values), vehicle schedules, and changes in operations in addition to maintaining our own records of changes as a cross check to ensure the Pool accurately updates policies as requested.
7. Completion of a review and/or comparison of year-over-year renewal application Information in order to identify deviations and inaccurate information year over year.
8. Regularly scheduled and timely consults with insured to review coverage documents including coverages, exclusions, and any changes to the coverage documents or enhancements that could benefit the member.
9. Provide resources in addition to the Pool's resources to create these policies as needed. Shares use of Zywave through A and H Insurance. Sample of services Zywave offers is included in Appendix G. Zywave can assist our clients with HR, job descriptions, benefits, and content for publications.
10. Attend POOL/PACT human resource and risk management trainings at least annually and promote trainings to County staff to maximize participation in trainings.
11. Regularly provides copies of the POOL/PACT Vehicle Accident Packet to Storey County.
12. Encourage use of Pool/Pact grants and assist with application process.
13. Discuss and educate county on value added services provided by their carrier in order to minimize risk for the organization.
14. Assist member with contacting Loss Control Team for assistance with safety issues or training.
15. Quarterly loss runs review with insured. Identify Risk Management resources that might assist in mitigating or eliminating future claims and recognizing patterns that are occurring.
16. Assists client with timely return of renewal applications.
17. Attends County's annual board meeting and review meeting minutes on a biweekly basis
18. Attends POOL/PACT annual board meeting and advocate for insured
19. Assist with review of vendor contracts with insurance provisions.
20. Respond to certificate and service requests same day, issue in house certificates within 24 hours. Requests out to carrier for non in house certificates same day.



Appendix D – State of the Marketplace

For the current state of the marketplace for the public sector we have chosen to share an article with you written on September 8th of 2021 by Adam Mazan, Dante Pezzi, and Russ Stein of Risk Placement Services. We feel this article articulates the several factors creating the “perfect storm” in the marketplace for the public sector. With the loss of capacity from reinsurers, Covid-19, increased sexual abuse and molestation claims, an attack on law enforcement, reduction in market participation and nuclear verdicts, we have turbulent environment for insuring all entities, but especially those in the public sector. This is a time similar to the mid 1980’s when Wayne Carlson developed the idea to create the Pool. After several years of hard work and perseverance he was able to insure the first entities within the Pool in 1987. At that point in time, the public sector was seeing premiums increase 10x and were unable to obtain the coverage needed to truly indemnify the organization and transfer of risk through insurance. The increases we saw with the Pool this last year again were mitigated by the hard work of the NPAIP and their negotiations with the reinsurers which was accomplished as a result of their tenure and experience running this program. The carriers that offer alternative markets to the Pool have been hit in the same way but in a more extreme fashion. Instead of 10% increases we have seen 30% to 50% increases or carriers non-renewing and pulling out of the marketplace completely. The stability offered by the Pool is also not present in the alternative markets as the possibility of a large claim resulting in a non-renewal is very real.

A Turbulent Time for Public Entities: State of the Marketplace Update

It’s no secret that the public entity casualty marketplace has arguably been the most turbulent of them all over the last couple years, even when compared to other classes of business.

Now, past the halfway point of 2021, agents need to understand what is driving the current state of the market, why we’re in this current predicament and what the future looks like in order to educate clients about the space, what’s behind their rising costs, and what they can do to control it.

Loss of Markets Leads to Loss of Capacity

Over the last two or so years, the public entity casualty marketplace has seen a mass exodus of carriers from this class of business, especially in the western states. The driving force behind this active migration from previously-entrenched carriers is clearly due to big losses.

Specifically, the ongoing civil unrest the country saw last summer, coupled with rising settlements and even costs to defend claims has pushed a lot of carriers to rethink their positions entirely. The unfortunate side effect is a lack of adequate capacity available for municipalities, and competition between carriers that are still actively participating in the space is very sparse.

This has led to extremely difficult renewals for insureds, causing many to rethink the purchase of liability insurance, specifically excess liability insurance, altogether. This is absolutely not recommended in this day and age, given the increasingly litigious environment, however it does become a matter of whether a municipality can even afford their renewal and what that cost, passed onto taxpayers, will be.



Reinsurance 101

While the conversation may be difficult to have and fall on deaf ears with the more price-driven buyers, the important distinction we must make to clients during this difficult market is that the lack of capacity is being driven by the bigger picture: the reinsurance world. Over the last few years, increased litigation, the rise in nuclear verdicts and even the increased costs and frequency of natural disasters around the world have all impacted the reinsurance marketplace.

Many insureds may not be familiar with reinsurance, which is essentially the purchase of coverage by a primary insurer to cover a single risk or even a large swath or chunk of similar risks with similar exposure, thereby mitigating the primary insurer's potential loss payout in the event of a catastrophic loss, or multiple catastrophic losses, across their book of business. It is the primary insurer's way of spreading their own risk by their issuing of capacity to insureds.

Reinsurers operate similar to insurers in the sense that they make decisions on whether or not to provide reinsurance to a primary insurance company or to a book of business by considering loss ratio and exposure, amongst other contributing factors. Given increased claims costs, jury verdicts and rise in judicial "hell holes," reinsurers have become significantly more hesitant to offer capacity on public sector business and if they do, the offering is at a significantly increased costs than in years past. Increased cost is passed onto the primary insurer, who must then increase their cost of providing capacity to an insured.

It all but boils down to a simple supply and demand equation. With less capacity available in the reinsurance marketplace for public sector business due to loss history, costs and other aforementioned factors, there is less capacity available from primary insurers or and an inability for those primary carriers to secure reinsurance capacity, which results in increased costs.

A New Wave of Contributing Factors

In addition to the continued market-driving nuclear verdicts and increased litigation costs, there are additional factors that are impacting and will continue to impact the public entity marketplace going forward.

1. COVID-19

For the most part, the impact of COVID-19 hasn't truly been felt by municipalities when relating to their insurance costs, however that may not be true for much longer. With the continued surge of the new Delta variant, coupled with the return to work and subsequent talk of how or whether or not to show proof of vaccination for employees, the next year could prove pivotal. More lawsuits could be filed in regards to EPLI claims or if the employee contracted the virus at work after being told they could no longer work from home. While there haven't been many concrete cases and verdicts exploring this yet, it is very likely that there will be an increase in lawsuits going forward.

A bright spot, however, may be the Public Readiness and Emergency Preparedness Act (PREP) which provides immunity of liability for entities and individuals involved in the development, manufacturing, testing, distribution and/or administration of countermeasures against a present or credible threat to public health. While PREP isn't a complete protection of liability as it provides a statutory exception for actions or failures to act that constitute



willful misconduct, it may help municipalities in their fight to mitigate COVID claims or suits brought against them.

2. Sexual Abuse and Molestation

SAM coverage has been a hot topic for years in the public sector, education and religious and non-profit classes of business, though recently it has garnered significant attention due to certain jurisdictions and their exploration of increasing look-back windows. These are now established in eight states and the District of Columbia.

There are also reviver statutes, which is state legislation enacted to allow adult survivors of childhood sexual abuse to bring civil claims (often negligence or assault and battery) after the statute of limitations has passed and even the complete removal of the statute of limitations altogether, such as Colorado's Senate Bill 73 which is currently under review. Furthermore, seven states have even increased the discovery age of a sexual abuse claim, allowing victims to sue later in life if they're able to show they only realized the impact of abuse in recent years.

These changes and expanded reporting periods for sexual abuse and molestation claims will continue to increase claim costs and settlement size, which will further lead to increased premiums and even some carriers to change their coverage offering, whether by providing only a sublimit of coverage or changing the language in which coverage is triggered.

3. Law Enforcement

Arguably the largest driving force behind the significant market shift over the last few years in the public sector space, Law Enforcement Liability is a coverage offering that is keeping most insurance company executives up at night.

Whether it's the impact of an officer discharging their firearm or the recent movement by groups to defund the police, Law Enforcement Liability claims are increasing in frequency and severity and are making it increasingly difficult for carriers to provide the necessary capacity at an affordable price point, which negatively impacts insureds and their ability to afford and obtain proper coverage to insulate themselves from a large claim.

Another factor behind the increased scrutiny of Law Enforcement claims is the uptick in use of cameras and video recording equipment. Law Enforcement officials have increased their use of body and dashboard cameras to monitor and record incidents which, in theory, should yield more positive results and outcomes in a court case should protocols and training have been deemed to be followed. The flip side of this, however, is that the public is also using cell phone cameras and other devices to monitor their interactions with law enforcement, which has resulted in a larger public eye on events through social media. This can result in outrage over events involving law enforcement and triggers the potential of larger settlements due to increased public scrutiny.

4. Reduction in Market Participation

Through the middle of 2021, a very prominent MGA cut their renewal capacity back to a \$2M limit, the maximum amount of capacity they could offer without the reinsurance support they had from prior years. Given the difficulty in the class, this facility was unable to secure and renew their reinsurance support in the spring,



which led to significant difficulty and market maneuvering prior to 7/1. The result is a serious impact to renewal results for those clients that partnered with this facility over the years.

When capacity in the public sector marketplace disappears or is significantly reduced, the cost to replace it through another carrier has become much more expensive. For example, we've been seeing the marketplace price an alternative primary \$5M layer roughly 15% - 25% higher (and sometimes much more depending on loss history/development, jurisdiction, exposures and whether or not tort protection is available) than an incumbent carrier's expiring \$10M limit. On top of this, renewal disruption is further driven by the lack of carriers in the current marketplace with the ability to offer \$10M in limits, directly excess of the insured's retention. We are now seeing the use of at least two carriers to fill out the expiring primary limits on the majority of these placements. Given the carriers' guidelines for pricing relativity to the layer below them, each additional market added to a placement significantly drives up the premium.

A Light at the End of the Tunnel?

While the current liability marketplace may look bleak for municipalities, there have been a few new entrants into the space. We are not seeing the abundance of capacity offered in years past, but it does promote more solutions and potentially even more carrier competition on accounts. This should yield better results for the smaller and less loss-heavy accounts.

It is of the utmost importance for retail agents and insureds alike to communicate openly and often about the expectations of their insurance renewal and ensure these conversations are taking place at least four to five months in advance, sometimes longer, of their renewal date. Brutal honesty and supporting, factual information from the incumbent underwriters will help facilitate important and meaningful conversation and will continue to help manage expectations so insureds understand what to expect when their renewal date comes.

The addition of an expert wholesale broker knowledgeable of the current market climate with deep carrier relationships, both in the primary insurance and reinsurance markets, will ensure that the client is getting the best result available in the marketplace. To drive the optimal result for the client, retail agents must be prepared with complete submissions including at least 10 years of ground up and uncapped loss runs, along with fully completed supplemental applications, vehicle schedules and budgets.

To go a step further, carriers are increasingly asking for information regarding law enforcement training as well as policies and procedures, so retail agents and insureds must be able to produce supporting documentation. As with all firm markets, the need for underwriting information and questions greatly increases, but with proper preparation and adequate time, a successful renewal is absolutely attainable.



Appendix E – Coverage Comparison

The following is a spreadsheet which shows the coverages Pool/Pact provides compared other carriers that will contemplate insurance for public entities. We update this spreadsheet annually as carrier appetite and coverage forms change, and as carriers enter and exit the marketplace for public entities. It acts as quick reference guide for our marketing efforts.

[illegible]

[illegible]

[illegible]

[illegible]

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Appraisals of Buildings and Contents (On-site every 3 yrs., trended annually)	Yes, paid for by NPAIP	None, paid for by insured if desired	None, paid for by insured if desired	None, paid for by insured if desired	None, paid for by insured if desired	None, paid for by insured if desired	None, paid for by insured if desired	None, paid for by insured if desired	N/A	None, paid for by insured if desired
Lobbying on issues important to Nevada public entity risks	Yes	No	No	No	No	No	No	No	N/A	No
Loss Control Services										
Dedicated Interactive Loss Control Services	Yes	No	No	No	No	No	No	No	N/A	No
Loss Control and Safety E Learning	Yes	No	No	No	No	No	No	No	N/A	No
Property Inspections	Yes	No	No	No	No	No	No	No	N/A	No
Self-Inspection Checklists	Yes	No	No	No	No	No	No	No	N/A	No
Loss Management Guides	Yes	No	No	No	No	No	No	No	N/A	No
Members Loss Control Committee	Yes	No	No	No	No	No	No	No	N/A	No
Respirator Fit Testing Services	Yes	No	No	No	No	No	No	No	N/A	No
Infrared Heat Inspections	Yes	No	No	No	No	No	No	No	N/A	No
Ambulance operators hydraulic cots, stair chairs and H.I.L.T lift assistance and grants	Yes	No	No	No	No	No	No	No	N/A	No
PROPERTY COVERAGE										
Causes of Loss										
Limits per Occurrence All Other Perils other than EQ, Flood	300,000,000.00	Not available	\$100,000,000	High limits available	Not Available	Not Available	Available	Available	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Flood (Aggregate)	150,000,000.00	Not available	\$100,000,000	High limits available	Not	Not Available	Available	Available	N/A	N/A
Flood Zone A Aggregate Sublimit	25,000,000.00	Not available	\$100,000,000	High limits available	Not	Not Available	Available	Available	N/A	N/A
Earthquake (Aggregate)	150,000,000.00	Not available	\$100,000,000	High limits available	Not	Not Available	Available	Available	N/A	N/A
Building ordinance including federal acts (ADA)	Included no sublimit	Available, limits apply			Available, select limits with carrier	Available, select limits with carrier	Available	Available		
Increase cost of construction Ordinance or Law	Included no sublimit	Available, limits apply	\$100,000,000	\$450billion	Available, select limits with carrier	Available, select limits with carrier	Available	Available	N/A	N/A
Transit	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available	Available	N/A	N/A
Debris Removal	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available	Available	N/A	N/A
Cost of Clean-up (pollution)	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available	Available	N/A	N/A
Demolition	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available	Available	N/A	N/A
Scope of Coverage										
Real Property including leasehold interest	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Personal Property	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
EDP Equipment	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
EDP Media	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Leased or rented equipment	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Accounts Receivable	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Valuable Papers	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Mobile Equipment	Included RC or ACV per schedule	Included to limit	not available	not available	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Auto Physical Damage	Included RC or ACV per schedule	Included RC or ACV per schedule	Included RC or ACV per schedule	Included RC or ACV per schedule	Available, select limits with carrier	Not available	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Flood for vehicles or mobile equipment	Included no sublimit	Not available	Available	Available	Available, select limits with carrier	Not available	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
EQ for vehicles or mobile equipment	Included no sublimit	Not available	Not available	Not available	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Fine Arts	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Business Income	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Extra Expense	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
EDP Extra Expense	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Newly acquired or constructed property	no charge up to \$10,000,000	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Property in the Course of Construction	no charge up to \$10,000,000	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Transmission lines within 1000 feet of covered location	Included no sublimit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available-additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Terrorism Difference in Conditions Coverage	\$10,000,000 limit	Included to sublimit	Included to sublimit	Included to sublimit	Available, select limits with carrier	May be available- additional premium	Available, select limits with carrier	Available, select limits with carrier	N/A	N/A
Valuation									N/A	
Replacement Cost: Real Property, Personal Property and EDP									N/A	
Equipment	Applies to all	Available	Available	Available	Available	Available	Available	Available	N/A	N/A
Replacement Cost for Scheduled Fire, Ambulance, Specialty Vehicles	Applies as scheduled	Available, limits apply	Available	Available	Available	Available	Available	Available	N/A	N/A
Actual Cash Value: Vehicles and Mobile Equipment	Applies as scheduled	Available, limits apply	Available	Available	Available	Available	Available	Available	N/A	N/A
Coinsurance provision	No coinsurance	80%, 90% or 100% coinsurance limits available	80%, 90% or 100% coinsurance limits available	80%, 90% or 100% coinsurance limits available	80%, 90% or 100% coinsurance limits available	80%, 90% or 100% coinsurance limits available	80%, 90% or 100% coinsurance limits available	80%, 90% or 100% coinsurance limits available	N/A	N/A
Special Provisions									N/A	N/A
Maintenance Deductible	varies per member; per loss	Varies	Varies	Varies	TBD	Not Available	Not Available	Not Available	N/A	N/A
Joint Loss Clause with Boiler Coverage	Included no sublimit	Available for purchase	Available for purchase	Available for purchase	TBD	Not Available	Not Available	Not Available	N/A	N/A
Architect's Fees	Included no sublimit	Available for purchase	Not Available	Available for purchase	TBD	Not Available	Not Available	Not Available	N/A	N/A
Unintentional Errors or Omissions	Sublimit \$5,000,000	Not available	Not Available	Available for purchase	TBD	Not Available	Not Available	Not Available	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Crime Coverage										
Money and Securities including employee dishonesty, theft, burglary, forgery, counterfeit paper currency	500,000.00	Available for additional purchase	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	N/A	N/A
Security Threat Expense	500,000.00	Available for additional purchase	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	N/A	N/A
Faithful Performance Blanket Position Bond all officials except Elected County Treasurer	Per Statute up to \$100,000 per position; no charge	Available for additional purchase	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	N/A	N/A
Equipment Breakdown Coverage										
Property Damage including Income Loss Limits per occurrence	100,000,000.00	Available for additional purchase	\$100,000,000	Up to \$450 billion	Available	Not Available	Available	Available	N/A	N/A
Sublimits:					Available	Not Available	Available	Available	N/A	
Hazardous Substances	250,000.00	Available for additional purchase	Available for additional purchase	Available for additional purchase	Available	Not Available	Available	Available	N/A	N/A
Spoilage	250,000.00	Available for additional purchase	Available for additional purchase	Available for additional purchase	Available	Not Available	Available	Available	N/A	N/A
Expediting Expense	25,000.00	Available for additional purchase	Available for additional purchase	Available for additional purchase	Available	Not Available	Available	Available	N/A	N/A

[illegible]

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Includes entity, boards, commissions, officials, employee, volunteers and mutual aid	Yes	Not Available	Not available	Available	Available	Not available	Available	Available	N/A	N/A
Maintenance Deductible per loss	varies per member, per loss	Yes	Variable	\$25,000 minimum	Available	Not available	Available	Available	N/A	N/A
General Liability including Produces, Completed Ops, Personal Injury Limits per Event	10,000,000.00	Up to \$10,000,000	Up to \$20,000,000	Up to \$10,000,000	Available	Not available	Available	Available	N/A	N/A
General Liability Limits (Aggregate)	10,000,000.00	Up to \$10,000,000	Up to \$20,000,001	Up to \$10,000,001	Available	Not available	Available	Available	N/A	N/A
Emergency Response to Pollution PD	1,000,000.00	Not Available	Not Available	Up to \$10,000,002 separate coverage available for purchase	Available	Not available	Available	Available	N/A	N/A
Water Treatment Pollution BI / PD	included	Not Available	Not Available		Available	Not available	Available	Available	N/A	N/A
Law Enforcement Liability including civil rights, mutual aid, BI, PD Per Event	10,000,000.00	Up to \$10,000	Up to \$20,000,000	Up to \$10,000,000	Available	Not available	Available	Available	N/A	N/A
Employee Benefits Administration Liability per Event	10,000,000.00	Up to \$10,000,000	Up to \$20,000,001	Up to \$10,000,000	Available	Not available	Available	Available	N/A	N/A
Auto Liability Limits including non-owned/hired Per Event	10,000,000.00	Up to \$10,000,000	Up to \$20,000,002	Up to \$10,000,000	Available	Not available	Available	Available	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Wrongful Acts Liability Limits (Event/Aggregate) - Claims Made basis	10,000,000.00	Not Available	Not Available	Up to \$10,000,000	Available	Not available	Available	Available	N/A	N/A
Sexual Abuse Liability sub-Limit - claims made basis	2,500,000.00	Not Available	Not Available	Available for additional purchase	Available	Not available	Available	Available	N/A	N/A
Federal Civil Rights	Included, no sublimit	Included ti sublimit	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
State Civil Rights	Included, no sublimit	Included ti sublimit	Not Available	Available	Available	Not available	Available	Available	N/A	N/A
Employment Practices				Not Available						
Civil Rights/Discrimination	Included, no sublimit	Included ti sublimit	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Misfeasance, Malfeasance, Nonfeasance	Included, no sublimit	Included ti sublimit	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Employed Lawyers	Included, no sublimit	Not Available	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Professional Liability	Included, no sublimit	Not Available	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Incidental Malpractice	Included, no sublimit	Not Available	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Employed Architects/Engineers	Included, no sublimit	Not Available	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Prof.										
Paramedic, Nurse, EMT	Included, no sublimit, plus scheduled Jail medical services	Not Available	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
Malpractice		Not Available	Not Available	Not Available	Available	Not available	Available	Available	N/A	N/A
		\$10,000,000 available for purchase	Up to \$20,000,000	Available for purchase						
Terrorism Liability Policy	10,000,000.00				Available	Not available	Available	Available	N/A	N/A

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Data Security Event and Privacy Response Coverage										
Maintenance Deductible per loss	varies per member; per loss	Various deductible	Various deductibles available	Not available	Not available	Not available	Not available	Not available	N/A	N/A
Data Security Event	\$3,000,000 per member; per loss	\$1,000,000 available for additional purchase	Available for additional purchase	Not available	Not available	Not available	Not available	Not available	N/A	N/A
Liability and Privacy Response Coverage Limits	cyber security event and aggregate									
Workers Compensation										
Association of Self-insured Public Agencies for Workers Compensation	Member	Only available for schools, counties, transit and utilities	Available up to \$2,000,000, Self insured retention as low as \$250,000	SIG	Not Available	Not Available	Not Available	Not Available	N/A	\$1,000,000
All POOL/PACT Services										
Also Apply to PACT Members	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Experience Modification Factor tailored to PACT Members	PACT Member rating, 5 year cycle	NCCI	NCCI	SIG	Not Available	Not Available	N/A	N/A	N/A	NCCI
Experience Modification Changes Smoothed over 5 Year Cycles	Yes	No	No	SIG	Not Available	Not Available	N/A	N/A	N/A	No
Dedicated Claims Staff in Service Office	Yes	No	No	SIG	Not Available	Not Available	N/A	N/A	N/A	No
Workers Compensation limit	Statutory	\$1,000,000	Up to \$2,000,000	SIG	Not Available	Not Available	N/A	N/A	N/A	\$1,000,000
Employers Liability Limit	2,000,000.00	\$1,000,000	Up to \$2,000,001	SIG	Not Available	Not Available	N/A	N/A	N/A	\$1,000,000

Coverages/Services	NPAIP	Travelers	Great American	Alliant	Glatfelter	Affiliated	Tokio Marine	Allied	Zurich	Pie
Awareness and involvement in statutory post employment heart lung benefits mandate	Fully involved in reserving and working with regulators	No	No	SIG	Not Available	Not Available	N/A	N/A	N/A	No
"Fit for Retirement" Wellness Program	Yes	No	No	SIG	Not Available	Not Available	N/A	N/A	N/A	No
Assessments after experience rating applied		N/A	N/A	SIG	Not Available	Not Available	N/A	N/A	N/A	No
Heart Lung Post Employment Funding		N/A	N/A	SIG	Not Available	Not Available	N/A	N/A	N/A	No
Special Member Group Purchase Programs										
Landfill Financial Assurance for Statutory Closure/Post Closure Funding	Fully paid in premiums; policy period goes to 2049	Not Available	Not available	SIG	Not Available	Not Available	Not Available	Not Available	N/A	Not Available
Airport Liability Program Limits up to \$10,000,000 available	option available	Not Available	Not available	SIG	Not Available	Not Available	Not Available	Not Available	N/A	Not Available
Pollution Legal Liability Program \$2,000,000 limit	included; \$25,000 deductible	Not Available	Not available	SIG	Not Available	Not Available	Not Available	Not Available	N/A	Not Available



Appendix F- Municipality Accounts Managed

Amargosa Valley Library District
Beatty Water & Sanitation District
Beatty Library District
Central Nevada Historical Society
Central Nevada Water Authority
Central Lyon Fire Protection District
Esmeralda County School District
Fernley Swimming Pool District
Humboldt County
Humboldt County- Airport
Humboldt County School District
Humboldt General Hospital
Humboldt River Basin Water Authority
City of Lovelock
Lovelock Meadows Water District
Lyon County
Mason Valley Fire Protection District
Mason Valley Swimming District
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V&T Railway
Nevada League of Cities
Nevada Risk Pooling, Inc.
Nevada Rural Housing Authority
Northern Nye County Hospital District and Nye County
Pahrump Library District
Palomino Valley GID
Pershing County
Pershing County Airport
Pershing County School District
Pershing County Water Conservation District
Pooling Resources, Inc.
Town of Round Mountain
Silver Springs Stagecoach Hospital District
Silver Springs GID
Smoky Valley Library District
Skyland General Improvement District
Stagecoach General Improvement District
Storey County
Town of Tonopah
Tonopah Library District
TRI General Improvement District Tahoe Reno Industrial General Improvement District
Truckee Meadows Regional Planning Agency
Virginia City Tourism Commission
City of Winnemucca
Western Nevada Regional Youth Center
City of Winnemucca Airport
City of Winnemucca AD&D

Appendix G- Zywave

THE MyWAVE PORTAL TOOLBOX



When it comes to meeting all of your compliance and HR needs, we understand the administrative burden businesses like yours face. To stay ahead of legislative deadlines and access timely information on the latest industry trends, organizations of all sizes face an uphill battle without the proper tools. That's where the MyWave® Portal Toolbox can help. This resource helps you fulfill your unique HR and compliance duties. With the applications found in the Toolbox, you can generate total compensation statements in minutes, leverage sample job descriptions and much more. Better still, these low-maintenance solutions are available 24/7, connecting you to services that can streamline your business and make your life that much easier—all with just a click of a button.



ACA Reporting

Using the Toolbox, you can generate Forms 1094/1095 simply by importing your completed workbooks. You can even print your forms and file with the IRS or distribute to your employees—streamlining ACA compliance in three simple steps.



Custom Job Description Builder

Job descriptions are such an important tool for your employees, but developing them can be stressful. The Custom Job Description Builder helps you make the most complete job descriptions so your employees can achieve their true potential, which ultimately contributes to the success of your business.



COBRA Notices Generator

Satisfying your COBRA notice obligations does not have to be challenging. In three easy steps, create all six required COBRA notices.



Employee Cost Calculator

Get a complete picture of the true cost when hiring new employees. From compensation and benefits to recruiting, training, office equipment and other costs, this easy-to-use calculator accounts for those typical expenses you may not necessarily think about when hiring a new employee.



Compliance Notice Builder

Produce custom benefits notices your company, saving hours of time and effort. When laws or corporate circumstances change, simply update the information and generate a new notice instantly. With Compliance Notice Builder, you'll have the notices you need in minutes, plus distribution guidelines.



Federal Poster Advisor

Whether your company is small or large, the U.S. Department of Labor (DOL) requires you to display a number of different posters in the workplace. Identify the required posters by using the Poster Advisor to generate a list of federal laws administered by the DOL, along with links to download printable posters.



WELCOME [SEARCH] [USER NAME] [LOG OUT]

Manage app access

Total Compensation Statement Builder Build a total compensation statement for your employees. Includes salary, bonus, and benefits information.	Variable Pay Documentation Create a variable pay plan document for your employees. Includes salary, bonus, and benefits information.	Salary Benchmarking Benchmark your company's salary against industry data. Includes salary, bonus, and benefits information.
Custom Job Description Builder Build a custom job description for your employees. Includes salary, bonus, and benefits information.	Emergency Call Center Create an emergency call center script for your employees. Includes salary, bonus, and benefits information.	HR Self-Assessment Tool Assess your company's HR practices against industry standards. Includes salary, bonus, and benefits information.
Phone Interview Question Builder Build a phone interview question script for your employees. Includes salary, bonus, and benefits information.	Resume & Interview Question Builder Build a resume and interview question script for your employees. Includes salary, bonus, and benefits information.	Performance Review Builder Build a performance review script for your employees. Includes salary, bonus, and benefits information.

Live Well, Work Well

October 2021

Brought to you by

Q. How do you feel about your financial situation?

Many households were stressed about their finances before the pandemic, but the past year has remained just as challenging. As a result, many Americans are still financially stressed out, which can negatively impact their mental health. If you are experiencing financial stress, know that you're not alone.

60% of American adults feel anxious when thinking about their personal finances.

Source: Financial Industry Regulatory Authority



According to a recent study, 50% of respondents said they feel stressed when discussing their finances. This type of stress occurs due to numerous reasons, and it isn't always because of a lack of money or resources. Financial anxiety occurs across all income levels. Research shows that financial stress and anxiety are often linked to low levels of financial literacy, problematic financial behaviors and decreased financial security.

Financial anxiety and stress can be debilitating. Consider these coping tips from the U.S. Department of Labor:

- **Increase your financial literacy.** Some individuals are anxious because they aren't comfortable deciphering financial information. If you feel this way, it may be helpful to seek out financial

wellness programs that address money management topics and ways you can save.

- **Create a budget—and stick to it.** A budget can make you feel more in control of your money, thus improving your mental health, stress, anxiety or frustration. This resource may also help you build up your savings over time and feel less stressed about your finances in the future.
- **Switch from credit to cash.** It may help to remove credit cards from your wallet and delete these cards from electronic payment systems and apps. If you're not comfortable using cash during the pandemic, stick to using your debit card and live within your means.
- **Address the topic head-on.** Financial stress will not just go away—and doing nothing may only create more problems. It's essential to fight the urge to avoid dealing with financial stress. In the long run, you'll do more harm by not taking control.

If you're concerned about your financial situation, reach out to a financial advisor. Further, if you're feeling significant stress, talk to a mental health professional for additional guidance and support.

Breast Cancer Awareness Month

According to the World Health Organization, breast cancer became the most common cancer this year, accounting for 12% of all new cancer cases worldwide. In addition, breast cancer is the most frequently diagnosed cancer among American women. However, some men are also at risk for breast cancer.

The main factors that influence your risk of breast cancer include being a woman and getting older. Additional risk factors that are out of your control include genetic mutations, exposure to radiation therapy, your reproductive history and your family history.

October is Breast Cancer Awareness Month. As such, this is the perfect time to refamiliarize yourself with the following warning signs of breast cancer:

- Any change in the size or the shape of the breast
- New lumps in the breast or underarm
- Pain, thickening or swelling in any area of the breast
- Irritation or dimpling of breast skin
- Nipple discharge other than breast milk

Screenings can't prevent cancer, but early detection can make treatment more effective. Women ages 45 to 54 should get a mammogram each year, while women age 55 and older can switch to biennial screening. For more information about breast cancer risk factors, talk to your doctor or visit breastcancer.org.

Breast Cancer Prevention Tips

Research shows that making these lifestyle changes can help decrease your risk of breast cancer:



Limiting your alcohol intake



Maintaining a healthy weight



Exercising regularly

This Year's Flu Season

Influenza season typically runs from October through April, but you can get the flu at any time of the year. The United States experienced a light flu season last year due to the preventive health and safety measures being taken for COVID-19. Health experts warn that since fewer people developed immunity to the previous year's flu strains, more people could be susceptible to influenza this year.

With emerging variants of coronavirus spreading across the United States and traditional flu season ramping up, it's crucial to get a flu vaccination. Experts assure that there is no harm in getting a flu shot in addition to a COVID-19 vaccine. On top of getting a flu vaccine, it's still important to practice good hygiene—such as washing your hands with soap and water, covering coughs or sneezes and not going to work when you're sick.



Makes: 12 servings

Ingredients

- 12 jumbo pasta shells
- 1 ¼ cups part-skim ricotta cheese
- ¾ cup pumpkin
- ½ tsp. garlic powder
- 2 Tbsp. basil
- ¼ tsp. dried sage
- ½ tsp. salt
- ¼ tsp. black pepper
- ½ cup grated parmesan cheese (divided)
- 1 cup low-sodium spaghetti sauce

Preparations

- 1) Preheat oven to 350 F.
- 2) Cook pasta shells according to package directions. Drain and place each shell on a baking sheet to cool.
- 3) In a medium bowl, stir together ricotta, pumpkin, spices and all but 1 Tbsp. of the cheese.
- 4) Spread pasta sauce in the bottom of a baking dish. Fill each shell with 3 Tbsp. of the pumpkin mixture and place shells close together on top of the sauce in a single layer.
- 5) Cover pan with foil and bake for 30 minutes.
- 6) Remove foil, sprinkle with remaining cheese and bake for 15 minutes.

Nutritional Information

(per serving)

Total calories	103
Total fat	4 g
Protein	6 g
Sodium	211 mg
Carbohydrate	12 g
Dietary fiber	1 g
Saturated fat	2 g
Total sugars	2 g

Source: MyPlate

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STOREY COUNTY
NEVADA

Proposal for

Insurance Brokerage and Consulting Services

Presented by:

LP Insurance Services, LLC



INSURANCE

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THE LP DIFFERENCE

We pledge to provide unparalleled service, striving to earn respect and trust with all our interactions. In fact, the LP Mission is to be recognized and respected as the foremost insurance and risk services brokerage. But how? We believe it begins and ends with relationships.

Our relationships set us apart and our reputation is built on reliability and honesty. Investing in our relationships makes us who we are. Client relationships, employee relationships and community relationships are what we do.

We know insurance so you don't have to. LP team members are industry experts. Our team collaborates - so we share knowledge freely - always learning from one another in an effort to benefit you.

We believe that by helping to protect businesses, people and their dreams, we are helping to build a better future. We wish everyone a lasting legacy, so we work hard to have clients rave about us - employees beam over us - and the community applaud our efforts.

In fact, we are so committed to supporting the communities we serve that our annual giving benefits more than 100 entities throughout our footprint and our team member involvement includes hundreds of hours of support.

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1. Is the firm "Appointed" by or accepted to broker with the Nevada Public Agency Insurance Pool (POOL) and the Nevada Public Agency Compensation Trust (PACT) with which the County is currently insured?

Yes, LP is an appointed agent of both Nevada Public Agency Insurance Pool (NPAIP/POOL) and Public Agency Compensation Trust (PACT)

2. List the name, history, and location of the firm where the County's account will be handled.

LP's history began in 1927 when Archie Granata launched Granata/Lucini Insurance and Real Estate in Reno, Nevada. Soon, Archie's nephew, Guido F. "Red" Lucini, joined him and the name changed to Lucini & Associates. Eventually Remo Fratini and Bob Bowers became part of the team. Several decades later, in 1967, Red and Remo were joined by James (Jim) E. Talbott.

Lucini & Associates was originally located on California Avenue in Reno but moved to Moana Lane where we shared a building with Parish Company. Lucini eventually purchased Parish in 1985, becoming Lucini/Parish Insurance where Bill Parish became a partner. Lucini/Parish ultimately emerged as a leading regional brokerage, with seven offices and more than 160 employees; it grew to become one of the top 100 brokerages in the U.S. During the 1980s, current LP principals and founders; Joe Wyatt and Rich Bullard joined IMS (Insurance Management Services) and Mike Talbott and Nick Rossi joined Lucini/Parish Insurance.

In 1998, Jim Talbott sold his share back to Lucini/Parish and Nick Rossi became the majority stock holder. LP founder, John DeRicco joined Lucini/Parish in 1999. Later, in 2003, the company purchased IMS bringing Nick, Mike, John, Joe and Rich together. They were bought by Greater Bay Bank Corporation, owner of ABD Insurance, in 2005 and in 2007; Greater Bay was purchased by Wells Fargo, creating Wells Fargo Insurance Services of Nevada.

In 2010 LP members, Nick, Joe, John, Mike and Rich along with Lloyd Barnes and Joe Kulikowski, bought out of Wells Fargo and founded LP Insurance Services. In 2012, LP welcomed members Joey Kreutzian (personal insurance) and John Bolce in Sacramento. Later, in 2013, LP opened the Elko, NV office and purchased a Hub International-affiliated office in Las Vegas, welcoming member, Greg Pike.

In 2014, LP Insurance purchased a Hub International-affiliated office in Truckee, CA. welcoming our member, Randy House. We opened a Phoenix office in late 2015. In 2016 we welcomed new members, Lindsay Minor, Kevin Monaghan and Tina Perchetti. LP Insurance also purchased McMullen Insurance in Elko and named Trinity Steelman a member. In 2017, we welcomed John Malamphy, Jared Banes, and Tim Holland as members. We later added Vince Barrett and Jean Ann Morris in 2018. In 2020, we opened an office in Fernley, NV and acquired Meridian Insurance Services adding locations in Carson City, NV and Roswell, NM. Most recently, in 2021, LP Insurance welcomed new members, Andrea Cantlon, Jared Rossi, Dustin Garcia and Matt Ennis.

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3. What is the size of your firm, number of employees and additional locations?

LP employs more than 190 people in 9 locations.

- Reno, NV – Headquarters
- Carson City, NV
- Fernley, NV
- Elko, NV
- Las Vegas, NV
- Truckee, CA
- Sacramento, CA
- Phoenix, AZ
- Roswell, NM

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4. Who will be the principal contacts for the County including names, titles and staffing plan? Include resume information and professional experience for all individuals that will be assigned to the account.

LP INSURANCE SERVICES ACCOUNT TEAM

COMMERCIAL TEAM:

Commerical Production

- Jared Rossi

Account Management

- Dianne Fernandes

Account Management

- Michelle Martelle

Account Assistant

- Staci Smith

RISK SERVICES TEAM:

Risk Services Manager

- John Bolce

WC Claims

- Christi Johnson
- Claudia Aguilar

P&C Claims

- Danielle Hill

Loss Control

- Lee Wilson

Contractual Risk

- Matt Ennis

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Jared Rossi

Vice President/Sales Executive
LP Insurance Services, LLC.

Jared is a northern Nevada native. He graduated from Bishop Manogue Catholic High School and the University of Nevada, Reno. After spending four years working at the City of Reno in the Parks, Recreation and Community Services department he started his insurance career as an account executive in Commercial Lines at Wells Fargo Insurance in 2008.

Jared later joined LP Insurance Services at its inception in 2010. He now uses his skills to benefit businesses seeking timely and in-depth information relating to risk management. Jared is a Certified Insurance Counselor (CIC) through the National Alliance of Insurance. An active member of the northern Nevada community, he enjoys working with Bishop Manogue Catholic High School Alumni Association, Associated General Contractors Legislative Committee and the Juvenile Diabetes Research Foundation.

Jared, his wife and two children enjoy traveling, camping, backpacking, and spending time with family.

Dianne Fernandes

Senior Account Manager / Supervisor
LP Insurance Services, LLC

Dianne began her insurance career in 1989. She has earned the CISR (Certified Insurance Representative), AINS (Associate in General Insurance) and CIC (Certified Insurance Counselor) professional insurance designations through the National Alliance of Insurance. She grew up in California attending Antelope Valley College and College of Sequoias. Dianne relocated to Nevada in 2018 and was excited to join the LP Insurance Team in March 2021. She earned her Associate of Leadership Degree in July of 2021 from the USLI University and is currently working on her Bachelor of Leadership Degree.

Dianne has served on several non-profit boards including at the Visalia Emergency Aid Council as a board member for 3 years and as President at the Visalia Parks & Recreation Foundation for 6 years. Dianne currently works with the City of Las Vegas as a Park Garden Monitor/Instructor.

Dianne enjoys camping, hiking and traveling with her husband and Australian Shepherd. They have 4 grown daughters and a new grandson. Dianne also enjoys music, reading, growing organic produce and healthy cooking for her family.

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Michelle Martelle

Account Manager

LP Insurance Services, LLC

Michelle was raised in Reno, Nevada and graduated from Reno High School. She started her career operating a family boating business. When that business was sold, she worked in the finance department at Lithia Motors, Inc.

Michelle began her insurance career in 2003 when she was hired to work in the accounting department at Lucini Parish Insurance. Shortly after being hired, she decided to obtain her insurance license. She has worked in numerous areas of the agency including employee benefits and commercial insurance where she currently works with the Jared Rossi team. She continues to enjoy her passion, working diligently to provide the best possible customer service to her clients.

Michelle was recently married and shares a beautiful, blended family with her husband. She enjoys spending time at the gym, with her family, and traveling.

Staci Smith

Account Assistant

LP Insurance Services, LLC

Staci was born and raised In Reno, NV and graduated from Hug High School.

At 16 she began working at Harrah's Reno with her grandmother. Her 20 year career in the Food and Beverage industry gradually evolved with the company until the property was sold in 2020. Staci then made the decision to make a drastic career change and has grown to enjoy the challenges and opportunities the insurance industry has to offer.

She has been with LP for just over a year now, working on Jared Rossi's team as an account assistant and is currently taking courses to earn her CISR designation.

Staci enjoys spending time with her husband and their 6-month-old son.

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John Bolce

Vice President/Board Member
LP Insurance Services, LLC.

John is a member of the Board of Directors and Vice President of LP Insurance Services. He is a fully licensed agent with more than 33 years of insurance industry experience specializing in Construction Risk. John is a native of Sacramento and a graduate of Sacramento State University.

In 2001, he joined the Sacramento location of Lucini/Parish Insurance (a surety-only office at the time) to develop their commercial insurance operations. John grew the commercial department of Lucini/Parish to nearly ten million dollars by the time they were acquired by Wells Fargo in 2007. While at Wells Fargo Insurance Services, he served as the Construction Practice Leader, handling commercial construction insurance and surety production.

In 2012, John became a principal and shareholder at LP Insurance Services. As Vice President and Risk Services Division Leader, John directs risk services efforts throughout the footprint. He is active within the community including with the Construction Financial Management Association (CFMA) where he was named Executive of the Year as well as with the Rotary Club.

John enjoys numerous outdoor activities with his wife and three daughters. He is especially fond of stand-up paddle boarding (SUP) in area lakes as well as near Ka'anapali Beach in Maui.

Christi Johnson

Workers' Compensation Claims Consultant
LP Insurance Services, LLC.

Christi Johnson is a valued member of our Workers' Compensation Claims team which offers hearing support, oversight management, claims analysis, training/seminars and more for our LP clients.

A results-driven professional with more than 10 years of experience in the area of workers' compensation claims and consulting, Christi has proven success in workers' compensation claims adjusting, oversight management, administrative law representation and program development. She has extensive knowledge in all areas of claims adjudication and specializes in Nevada workers' compensation claims.

Prior to joining LP Insurance, Christi was a Claims Consultant with Wells Fargo Insurance Services as well as a lead lost time adjuster with one of Nevada's largest administrators for self-insured groups. She also worked as an examiner for one of the nation's largest A+ rated insurance carriers for workers' compensation. Christi is a Registered Workers' Compensation Specialist (RWCS) and is licensed to represent employers at Administrative Law Hearings in Nevada. She specializes in public entities, fleet, construction, gaming, hospitality and residential care facilities.

As a fourth generation Nevadan, she loves camping, fishing, riding horses and spending time at area lakes with two children.

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Claudia Aguilar

Workers' Compensation Claims Consultant
LP Insurance Services, LLC.

Claudia Aguilar is part of our Workers' Compensation Claims team which offers hearing support, oversight management, claims analysis and training/seminars for our clients. A 25-year industry veteran and long-time Nevada resident, Claudia holds a Master's of Workers' Compensation Law from the University of Arkansas; a Workers' Compensation License with the State of Nevada; is a licensed notary public as well as a member of the National Registry of Workers' Compensation Specialists.

She has experience in numerous areas including retail, hospitality, food, safety and Human Resources. As a former claims manager in the gaming industry, Claudia also provides valuable insight for many of LP's gaming clientele. She specializes in legal issues, claims adjustment and employer representation. In addition, Claudia is bilingual providing Spanish language translation for employee relations as well as hearing or witness statements and training.

She likes to travel with her family including her husband and three children.

Danielle Hill

Claims Consultant
LP Insurance Services, LLC.

Our Property & Casualty claims advocacy team is led by Danielle Hill. With more than a decade of insurance industry experience, she is currently working toward an Associate in Claims (AIC) designation (usually held by adjusters).

In her role, Danielle offers support and services regarding property losses, legal liability, medical malpractice, restoration, construction defect, right to repair, auto claims, third party claims and more. She's also knowledgeable in Workers' Comp and Personal Lines claims as well. Danielle builds great relationships with LP clients and then works tirelessly to keep them.

A native of northern Nevada, she enjoys spending time with her friends and family including her husband and two children.

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Lee Wilson

Risk Management Consultant – Loss Control
LP Insurance Services, LLC.

Lee Wilson, a 30-year veteran of the risk reduction/site safety industry, helps lead our Employee Safety/Risk Management program. Lee is nationally certified and has hands-on safety training and management experience in numerous fields including nuclear power, coal power, light manufacturing, transportation, mining and public utilities. He is an expert in providing on-site compliance, safety and accident prevention training.

Lee is a member of the National Association of Safety Professionals, the Association of General Contractors, the Association of Building Contractors and the Northern Nevada Mining Association Mine Safety Committee.

As a Risk Management Consultant, Lee works to help LP clients prevent incidents that disables their workers, damages their business and ultimately, costs their company in many ways. His risk consultation may include insurance carrier recommendation review, OSHA inspections, mine site inspections, safety program development, and management training and employee education.

Lee enjoys fishing, camping and hunting throughout northern Nevada.

Qualifications Include:

3M Management School
OSHA Construction Trainer 10 and 30 hour
OSHA General Industry Trainer 10 & 30 hour
Confined Space (permit required) Trainer
Forklift Trainer
CPR/First Aid AED Trainer
MSHA Safety Trainer – Part 46 and 48
USDOT Inspections, Audits and Regulations Trained
Hydraulic Safety and Controls
MSA Trained to Fit Test Respirators
Competent Person Trenching
Flagger Certification State of Nevada
Gas Construction Certification “NV Power”
Train-the-Trainer for Scaffolding
CNG Safety Awareness
Fall Protection Trainer-(Capital Safety DBI SALA)
Hazmat Trainer
Hazwoper Trainer
Safety Trainer Specialist (NASP)
Safety Training Manager (NASP)
Performs Construction Site Surveys
Manlift Trainer
Powder Actuated Tool Trainer
Ship Board Firefighter/Trainer

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4956 Nuclear Power Plant Welder
Radiation Training and Safety Controls
Sub Safety Control Person
Level One Safety Control Person
Heat Treatment of Metal
Certified Lead Renovation, Repair and Painting

Matt Ennis

Vice President/Risk Services
LP Insurance Services LLC

Our Risk Transfer/Legal Support Services team is led by Matt Ennis, a licensed attorney and insurance broker. He is a 30-year veteran in both insurance and law, graduating from both Pepperdine University and the University San Diego School of Law. After being in private law practice (specializing in business/real estate and insurance), Matt joined a large California-based specialty contractor as general counsel and general manager. He was later the Assistant Vice President of an international risk management firm and a Vice President at a national construction brokerage.

In his current role, Matt oversees the Risk Transfer/Legal Support Services team, providing contractual risk management and pre/post-loss services. The pre-loss services include contract support, analyzing operations for contractual exposures, and even drafting job-site indemnity agreements for "incidental" partners. Post-loss support includes working with our claims teams on complex claims, drafting specific client protocols and monitoring the progression and ultimate closure of all complex claims.

Matt holds both a Charter Property Casualty Underwriter (CPCU) and Associate in Risk Management (ARM) designation with a Public Entity specialization. He is a central California native and an avid hiker, often enjoying the outdoors with his family including his wife and children.

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5. How long has your local office and your overall firm been in business in Nevada?

LP Insurance has been in business through a number of entity changes since 1927 and has been in business as the LP Insurance Services since 2010.

6. How many governmental entity accounts does your firm represent and what types of insurance are provided for them? Please include the below information for at least three (3) of your accounts:

- **Name of Firm**
- **Point of Contact (name and number)**
- **Lines of coverage written**
- **Years of Service for the account**
- **Summarize your approach to insurance placements**
- **Identify all markets used to provide specific details regarding services you provide.**

LP currently represents 31 public entities through our Property & Casualty department and 22 public entities through our Employee Benefits department.

Account References:

1.

- Nye County
- Tim Sutton (775) 751-7075 & Lorina Dellinger (775) 482-7319
- Property, Liability, & Workers Compensation
- LP has worked with Nye County since 2015 (6 years) for Property & Casualty
- Nye County is a current member of POOL (NPAIP) for their property and liability and reviewed 4 options within this program for 2021 and achieved self-insured status with the State of Nevada for workers compensation, utilizing Safety National and Lyndon Southern as the excess placements.
- For marketing this year, we utilized the following markets for Nye County's renewal:
 - Excess Workers Compensation: APEX
 - Safety National
 - Lyndon Southern
 - Property and Liability: POOL
 - POOL (NPAIP)
 - Workers Compensation: PACT
 - PACT

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2.

- Douglas County
- Megan Everett (775) 782-9891
- Property, Liability, & Workers Compensation
- LP has worked with Douglas County since 2016 (5 years) for Property & Casualty
- Douglas County's Property and Liability was marketed this most recent term and received a favorable result from APIP (Property) and Travelers (Liability) in comparison to the renewal offered by POOL (NPAIP) and selected to move coverage in July. Excess workers compensation currently utilizes Safety National.
- For marketing this year, we utilized the following markets for Douglas County's renewal:
 - Property and Liability: APEX
 - Travelers
 - One Beacon
 - Euclid/Hudson
 - HCC
 - Liberty
 - MunichRe
 - Wright Specialty
 - Trident
 - Safety National
 - Old Republic
 - Chubb
 - Berkley
 - APIP
 - Excess Workers Compensation: APEX
 - Safety National

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3.

- Storey County School District
- Kristen Chandler & Estelle Jorgensen (775) 847-0983
- Property, Liability, & Workers Compensation
- LP has worked with Storey County School District since 2014 (7 years) for Property & Casualty
- Storey County School District's Property and Liability and Student Accident are currently with the POOL (NPAIP) program and elected to move coverage for the workers compensation guaranteed cost program as of 7/1/2021 from AmTrust to Copperpoint.
- For marketing this year, we utilized the following markets for Storey County School District's renewal:
 - Property and Liability: POOL
 - POOL (NPAIP)
 - Workers Compensation:
 - AmTrust
 - Copperpoint
 - Employers
 - First Comp
 - Hartford
 - TREAN (Benchmark)
 - UBIC

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7. Explain your approach to marketing and timelines of events relating to insurance placement, general accounts service (policy review, inquiry response time, issuance of certificates, etc.), loss control and any other services you would provide.

Item	Timeline Goal
Pre-Marketing (Public Entity – 120 Day Letter Required)	Review Q4 for Marketing Options and obtain indications by January 31
120 Day Letter (if applicable)	Sent by February 28
Application (NPAIP)	Delivered to insured within 3 days of receipt
Application (Non-NPAIP)	Obtained 120 days advance of renewal
Application Follow-Up	15 day intervals
Renewal Indications - Premium	Immediately upon receipt
Renewal Indications – Options (NPAIP)	Immediately upon review
Renewal Meeting	Scheduled date - (public/committee/management meeting)
Certificates (NPAIP)	Requested from market on day of receipt
Certificates (Non-NPAIP)	Returned to insured within 24 hours
Correspondence	Responded within 24 hours
Endorsements (Non-NPAIP)	Sent to insured within 21 working days
Invoice	By renewal date
Policies	Sent to insured within 30 working days of receipt
Phone Calls Returned	Responded same day/following morning if after hours
Loss Control/Contract Risk Management (Non-NPAIP)	Scheduled day of request/following morning if after hours
Loss Control (NPAIP)	Requested day of receipt
Open Claim Reports	Monthly frequency – sent within 3 days of receipt
Workers Compensation Claim Review – Open Claim Review Meeting with Adjusters & L/P Risk Personnel	Predetermined frequency – Monthly or Quarterly

8. List the top five (5) commercial insurers with whom you place business (or may approach for business?)

- POOL(NPAIP)/PACT
- Travelers
- One Beacon
- Safety National
- APIP

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9. Describe the level of experience your firm has with insurance and risk management associated with owning and repairing historic buildings and structures.

LP has insured historic building since its inception for both public and private entities. In the standard market we have two differing valuations we use for historic buildings:

1. Standard Replacement Cost.
2. Functional Replacement Cost. In the event a historic building would sustain damage, it may need to be rebuilt differently. If so, would that rebuilding effort be less or more expensive? This will determine the functional replacement cost limit.

With specific regard to POOL (NPAIP) valuation (insured amount) is a combination of assessed value and the declared value set within the statement of values.

10. Describe fees for proposed services and are they fixed or variable per project. Describe commission fees and structure for all services. Include a fee schedule for services to be provided and indicate with explanation if they are fixed or variable, what commissions are involved, what services are included in fees, what fees are charged for services not included in base fees.

LP's proposal to Storey County, with specific regard to fees, will be commissions generated by the placement of the policies within the POOLPACT membership with no additional fees for services. LP discloses commission on each placement either within the summary, comparison, carrier quote, separate commission schedule for placements or combination of these methods.

In the event a placement of a line of coverage or insurance contract is delivered net of commission (0%) LP would propose a separate fee to equal an amount no greater than a standard commission for this placement. This would be for the term length of the insurance contract or annual basis.

11. Are fees all inclusive, or do certain services require additional fees? What costs of your firm are covered?

In the event LP were to propose a fee as previously described (*In the event a placement of a line of coverage or insurance contract is delivered net of commission (0%) LP would propose a separate fee to equal an amount no greater than a standard commission for this placement. This would be for the term length of the insurance contract or annual basis*) this would be an all-inclusive fee for both the commission and services we offer.

12. If this agreement is renewed for one or more consecutive years, will the annual fee be guaranteed?

In the event a fee agreement is used, the term will be setup to match the term of the insurance contract it applies to (inception through expiration of placement). This fee would be fixed and guaranteed for this applicable term.

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13. If selected as Storey County's Broker, what services will you provide the County as part of your Broker fee? What "value added" services do you offer, and what is the additional fee for those services?

LP provides the following services as part of its Risk Management Department:

RISK MANAGEMENT SERVICES – LOSS CONTROL:

- Design, develop, and implement site specific safety programs
- Conduct OSHA and MSHA approved training
- Design and implement incentive and accountability programs
- Conduct site surveys and generate informative and usable reports
- Audit existing safety programs for relevance and compliance
- State-specific in-house training with up-to-date tailgate topics
- Develop detailed reports outlining relevant claims history: frequency, severity, and progress of claims from inception to claim closure
- Fire suppression specialist
- Design, develop, and implement an effective return-to-work program
- Ergonomics specialist
- Benchmark surveys
- Industrial hygienist
- Approved Trainings:
 - 10 & 30 Hour Construction
 - 10 & 30 Hour General Industry
 - Accident Investigation
 - American Red Cross; First Aid, CPR, AED
 - Blood-borne Pathogens
 - CNG Safety Awareness Training
 - CSA/FMCSA Training
 - Confined Space Training
 - Driver Safety Training
 - Emergency Evacuation Planning
 - Fall Protection Training
 - Fire Extinguishers
 - Forklift Operator Training
 - General Workplace Safety
 - HAZCOM/GHS/SDS
 - HAZMAT 172 Training
 - HAZWOPER Training; 40 Hour Initial & 8 Hour Refresher
 - Kitchen Hazards & Awareness (Food Safety)
 - Communications
 - Lock Out/Tag Out
 - Mine Safety Training (MSHA); 8 Hour & 24 Hour New Miner (Aggregate Pits)
 - Respiratory Protection

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- Scaffolding Erection/Safety Training
- Security Procedures
- Trenching & Excavating
- U.S. DOT Vehicle Inspections & File Reviews

RISK MANAGEMENT SERVICES – WORKERS COMPENSATION SERVICES:

- Hearing Support:
 - Licensed representation at the State of Nevada Department of Administration Hearings
 - Prepare hearing/evidence statements and represent employer at Administrative Hearing
 - Attend all appeals & hearings on behalf of employer to manage legal process
 - Attend hearings at the Appeals level
- Claims Oversight & Management:
 - Correspond directly with insurer to ensure proper claims handling to expedite resolution and claim closure
 - Review insurer claim files for accuracy and proper handling.
 - Will appeal insurer decision on behalf of employer whenever necessary.
 - Facilitate an effective return-to-work strategy for complex claims
 - Thoroughly review each claim for possible subsequent injury fund and subrogation reimbursement
- Claims Analysis:
 - Analyze loss history to identify trends, frequency, and severity
 - Develop detailed reports for management outlining relevant claims history and progress of claims from inception to claim closure
 - Analyze insurer reserving procedures, interact directly with insurer examiners to ensure appropriate reserving practices
 - Review and verify annual experience modification factors for accuracy and project an analyze future experience modifications
- Training & Seminars:
 - Introduction to Workers Compensation (WC 101)
 - Medical management strategies for Workers Compensation
 - Developing an effective return-to-work program
 - *All training can be performed with a Spanish-speaking translator*
 - Propose and negotiate alternative risk transfer techniques, including limitations of liability, waivers, and exculpatory clauses
 - Analyze client operations for critical contractual exposures

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RISK MANAGEMENT SERVICES - RISK TRANSFER/LEGAL SUPPORT SERVICES:

- Pre-Loss:
 - Contract support, review
 - Drafting job-site indemnity agreements for “incidental” partners
 - Negotiate strong indemnity and additional insured positions
- Post-Loss:
 - Support with complex claims
 - Drafting individualized specific protocols
 - Monitor progression and closure of all complex claims
 - Pursue Division of Insurance complaints

14. If selected as an exclusive Broker, how can you assure Storey County that you have provided the most comprehensive and competitive product for their consideration.

As part of our pre-marketing, we review risks (entities) with a variety of markets. As exposures change both within the entity as well as externally, such as the newly changing cyber liability market, we review the current placement as well as any opportunities to enhance the current placement or investigate the opportunity for alternate placement terms that may bring a benefit to the overall risk transfer program. As an entity evolves so to do the exposures presented, these exposures may require a modification to the current program, an additional coverage to the current program in the event the exposure may not be within the scope of current coverage program, or the replacement of the program should the exposures warrant the necessity to change.

WARREN REED INSURANCE

REQUEST FOR QUALIFICATIONS FOR
GENERAL LIABILITY AND CASUALTY INSURANCE
BROKERAGE SERVICES FOR
STOREY COUNTY, NEVADA



Presented By:
Alan Reed

**1521 HIGHWAY 395, NORTH
GARDNERVILLE, NV 89410**

PHONE (775) 782-2277 ~ FAX (775) 782-8923

1521 Hwy 395 North
Gardnerville, NV 89410
(775) 782-2277
Fax: (775) 782-7387 or (775) 782-8923



September 24, 2021

Storey County Managers Office
Attn: Austin Osborne, County Manager
Brandie Lopez, Administrative Assistant
P.O. Box 176/26 South "B" Street
Virginia City, NV 89440

RE: Request for Qualifications

Dear Mr. Osborne and Ms. Lopez,

Thank you for allowing my firm an opportunity to submit our qualifications. In response to the Broker Qualification Questionnaire, the following answers are provided:

1. Yes, Warren Reed Insurance is a broker with the Nevada Public Agency Insurance Pool (POOL) and the Nevada Public Agency Compensation Trust (PACT). In fact, Warren Reed (1917-1998) played a pivotal role along with Wayne Carlson and three others in providing this first coverage series to four POOL customers in 1987. As well, we've been a broker for PACT since their inception in 1996.
2. Name – Warren Reed Insurance, Inc.
History – The Warren Reed agency is Douglas County's oldest family-owned commercial enterprise, established in 1947. Led by current president Alan Reed, C.I.C., Mr. Reed has been actively engaged in the insurance industry for forty-seven years. The agency has been family owned since inception. He and his wife, Dana have been married for thirty-nine years and they have six children and seven grandchildren. Christine is a graduate of Washington State University and is a schoolteacher in western Oregon. A.G. received a Juris Doctorate and a master's in public policy from Indiana University. His undergraduate studies included the United States Air Force Academy, Hillsdale College (Michigan) and Oxford University. He is the director of finance for the agency. Taylor is a 2011 graduate of Gonzaga University and is a vice president/account executive for Warren Reed Insurance. Benjamin graduated from Montana State in Bozeman in 2014. He has a bachelors in agri-business and he is an account executive in Warren Reed's Montana office. Nicole graduated from Boise State in 2019 with a bachelor's in psychology. She is

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employed by an Autism institute in Boise. Thomas works in the construction industry in the Carson Valley.

Warren Reed Insurance, Inc. was founded in April 1947.

Warren Reed Insurance moved from a sole proprietorship to a corporation in 1971, with Warren Reed being the only stockholder. In April, 1974, Bruce Hollander purchased 24% of Warren Reed Insurance and in 1975, Alan G. Reed also purchased 24%. Warren semi-retired in 1979 and Bruce and Alan assumed control of the day-to-day operations.

The company grew steadily over the years by developing a proven record of sales excellence and quality service. In 1986, the agency moved to their present location at 1521 Highway 395 North in Gardnerville, Nevada.

Warren Reed passed away in 1998 at the age of 80. In 2001, Alan became the sole stockholder and President. Bruce Hollander retired in 2016. Taylor Reed became a stockholder in 2020.

The agency became an equity owner in Westbridge Insurance Network in 2015. Westbridge is comprised of five agencies strategically situated throughout the states of Nevada and California. Their primary thrust is to generate stronger market access.

We are independent agents and we represent stable and reliable insurance companies. Our companies agree to provide our clients with sound protection backed by excellent service. As representatives of our clients, we must make certain that they do just that. We enjoy the good will of the community. Our customers help us retain that good will. In return, we all benefit.

Our success depends on the efforts of every member of our firm. It takes years to build a sound business reputation. Our customers help us preserve and improve that.

Location - 1521 U.S. Highway 395 North, Gardnerville, NV 89410

3. Annual premium sales for the year ended December 31, 2020 were \$15,920,000. We have fourteen employees. We have a branch office in Twin Bridges, Montana.
4. The principal contacts on this account will be:

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- A. Alan Reed, President C.I.C., Account Executive
 - B. Taylor Reed, Vice President C.I.C., Account Executive
 - C. Denise Rudnick, C.I.S.R., Commercial Lines Manager
 - D. Rachel Rodriguez, Personal Lines CSR, and Technology Assistant
 - E. Robin Frediani, Claims Administrator
-
- A. Alan Reed joined the agency in 1974 upon receiving a Bachelor of Science (B.S.) from California State University Stanislaus in Political Science. He was licensed later that year and he has been engaged in sales and management since then. He was among the first twelve property and casualty agents in Nevada to receive the designation of Certified Insurance Counselor. He has piloted the agency's growth to the position we are at today which, is approximately 10 times larger than 1974.
 - B. Denise Rudnick, C.I.S.R., Commercial Lines Manager, has played a valuable role in the development of the agency's public entity business. She has been with Warren Reed for 37 years and she received her C.I.S.R designation in 1992. She is responsible for underwriting new public entity business as well and overseeing the entire renewal process. She holds a property and casualty license.
 - C. Taylor Reed joined the agency in 2015. Prior to that, he gained valuable industry experience while working for Nationwide Insurance from 2011-15. He was a personal lines underwriter, a commercial lines underwriter and an agency analyst for the company. He holds a Bachelor of Business Administration (B.B.A.) from Gonzaga University (2011). His duties as Vice President at Warren Reed include sales and technology management.
 - D. Rachel Rodriguez has been with Warren Reed since 2017. She is involved in underwriting, and she assists Taylor Reed in technology applications and updates. She is also a licensed property and casualty agent.
 - E. Robin Frediani has led Claims Administration at Warren Reed Insurance since 2006. She is responsible for initial reporting, processing, management and concluding claims for our customers.
-
- 5. We are in our 75th year in business. We are the oldest family owned commercial enterprise in all of Douglas County.

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6. The Warren Reed agency currently serves as the broker for twenty-six (26) POOL members and fourteen (14) PACT members. In addition, we use six additional carriers for public entities we have insured outside of POOL/PACT.

The following information is supplied on three (3) of our accounts:

Name of Firm	White Pine County School District
Point of Contact	Paul Johnson (775-298-4857)
Lines of Coverage Written	Property, Liability, Auto, Workers Compensation
Years of Service of Account	21
Placement Approach	See narrative below

Our approach to marketing and placement involves several concepts. We want to undertake a process that (1) will best serve the client for the long term. Public entities are unique due to the fact that the taxpayer is ultimately exposed, and they require a very high degree of due care and diligence. (2) Legislative changes seem to always be a concern and same must be kept in mind during the marketing process. (3) Carrier knowledge is essential. Insurance companies have to be evaluated for their financial strength and their ability to interpret claims favorably. (4) They must offer a broad array of coverages that are actuarially sound and competitively realistic. (5) Finally, we (both broker and client) have to be assured that there will be an efficient delivery of not only the insurance product but, any related services.

Identify Markets Used See Below

The current POOL coverage plan for property and liability is underwritten by a number of insurance carriers. They are as follows:

Market/Carrier	Coverage Line(s)
A. Public Risk Mutual	Property –PRM provides a \$300,000 layer of coverage over and above POOL's Self-Insured Retention of \$200,000 excess of the member insureds deductible

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B. Lloyds of London	Property – Individual Lloyds Syndicates provide coverage for losses in excess of \$500,000 up to \$3,000,000.
C. Public Risk Mutual	Liability – PRM Participates on 30% of liability losses (that are over \$500,000) up to \$3,000,000 and PRM participates in 25% of liability losses that are over \$300,000,000 up to \$10,000,000.
D. County Reinsurance, Ltd	Liability CRL covers 70% of losses between \$500,000 up to \$3,000,000.
E. Government Entities Mutual	Liability – GEM Covers 35% of losses between \$3,000,000 up to \$10,000,000.
F. Brit Insurance Company	Liability – BIC covers 40% of losses between \$3,000,000 up to \$10,000,000.
G. Travelers Boiler Re	Equipment – TBE provides equipment breakdown up to a maximum limit of \$100,000,000.
H. County Reinsurance, Ltd	Cyber Liability – CRL provides \$1,750,000 of coverage in excess of POOL's Self-Insured Retention of \$250,000.
I. Public Risk Mutual	Cyber Liability PRM provides up to \$1,000,000 in coverage for losses exceeding \$2,000,000.
J. Ironshore Specialty Insurance	Environmental Liability – Ironshore provides a per incident limit of \$2,000,000 and an aggregate limit of \$10,000,000 for environmental claims. All members are subject to a \$25,000 deductible. A sub-limit for business interruption is included.

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Name of Firm	White Pine County
Point of Contact	Elizabeth Frances 775-293-6530
Lines of Coverage Written	Property, Liability, Auto, Airport, and Workers Compensation
Years of Service	6
Placement of Approach	Refer to narrative for White Pine County School District
Identify Markets Used	Refer to narrative for White Pine County School District

Name of Firm	Tahoe Douglas Fire Protection District
Point of Contact	Kate Warner 775-588-3591
Lines of Coverage Written	Property, Liability, Auto, and Workers Compensation
Years of Service	43
Placement Approach	Refer to narrative for White Pine County School District
Identify Markets Used	Refer to narrative for White Pine County School District

7. The Warren Reed Agency endeavors to provide a level of service to our public entity clients that is nothing short of what is necessary to obtain the highest rating given with respect to service.

Please examine the areas of emphasis as outlined in the attached list of service focus points.

Service Schedule for Storey County

RISK MANAGEMENT / UNDERWRITING

- A. Gathering underwriting information for the (POOL) application
- B. Pre check and post review application for POOL prior to submission
- C. Identify needed coverages (and enhancements)

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- D. Review financial and other records to recommend coverage
- E. Assist with risk identification and evaluation
- F. Physically survey facilities for appraisal and underwriting information
- G. Review contract agreements as they may affect exposures
- H. Assist with coverage needs

MARKETING / SALES

- A. Place coverage not provided by POOL and coordinate with POOL Programs as necessary
- B. Suggest alternative limits, additional coverages, deductibles
- C. Explain POOL coverages, programs, and services to member's staff and officials
- D. Promote POOL program / service to the members

CUSTOMER SERVICE

- A. Communicate member's needs, questions, or concerns with POOL
- B. Forward Certificates of Insurance. Track Certificates and applicable documents
- C. Maintain lists of property, equipment, and vehicles
- D. Prepare annual summary of all insurance policies and services for members
- E. Maintain accurate current client file records
- F. Maintain historical policies and claims records
- G. Periodically review PPOL program with member
- H. Provide information regarding insurance coverage questions
- I. Provide policy interpretation, and research analysis as requested
- J. Deliver vehicle accident packets
- K. Attend Board/Council or staff meetings as needed to advise regarding risk insurance issues
- L. Provide/coordinate advice regarding loss prevention on facilities or activities
- M. Assist with Safety Committee requests
- N. Serve as point of contact for coordination of service needs
- O. Offer year over year comparative analysis

CLAIMS

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- A. Analyze deductible options
- B. Provide claims reports to Member and POOL
- C. Assist with claims processing/problems
- D. Analyze claims reports and review with member
- E. Identify loss control program concerns

OTHER DUTIES

- A. Collect and remit premiums/loss fund contributions
- B. Assist with cost allocations and departmental breakdowns
- C. Any special request from member to suit their needs

8. Our top five (5) list of commercial insurers would include the following:

Public Entities (in addition to POOL/PACT)

- A. National Union Insurance
- B. Star Insurance
- C. Hartford Insurance
- D. Employers Insurance
- E. Travelers Insurance

Non-Public Entities

- A. Nationwide Insurance
- B. Liberty Mutual Insurance
- C. Chubb Insurance
- D. Badger Mutual Insurance
- E. Contractors Bonding Insurance

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9. The Warren Reed firm has significant experience when it comes to providing the insurance coverages necessary to properly insure older buildings, including those with historic implications.

We are well versed in overseeing risk management techniques that are associated with these types of property. Specifically tailored underwriting could apply to any number of historic buildings including, but not limited to municipal, museums, schools and cultural institutions. We understand there may be a need for certain endorsements which may include any of the following:

- A. Increased Costs of Reconstruction due to the enforcement of applicable building codes
- B. Value of Undamaged Buildings
- C. Demolition
- D. Functional Replacement Insurance
- E. Agreed Value/No Coinsurance
- F. Actual Cash Value

10. Warren Reed Insurance does not charge fees for insurance and/or related services. We work under a commission structure. The POOL coverage includes commission to the agent of seven per cent (7%) of the annual premium. The PACT coverage includes a commission to the agent of five per cent (5%) of the annual premium, not to exceed \$5,000 annually. The POOL commission is fixed while, the PACT commission percentage is subject to adjustment based upon the premium size.

Product	Commission
POOL Coverage	7% Fixed
PACT Coverage	5% *

*PACT commissions paid to the agent cannot exceed \$5,000 annually.

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Fee Schedule for Storey County

Product	Fee Charged
POOL Coverage	None
PACT Coverage	None

Please refer to service schedule included earlier for a list of services that will be provided. All services are provided at no additional fee.

11. The commissions shown in the Cost Schedule above includes all services referenced throughout this RFQ. The commission includes any costs incurred by Warren Reed Insurance.
12. Yes, we will adhere to the Cost Schedule referenced above for POOL/PACT.
13. We will provide all of service described in this RFQ. There is not a separate broker fee. As indicated earlier, Warren Reed Insurance is compensated solely by the prevailing POOL/PACT commission rate. There are no additional charges or fees for all services, including those that might be considered value added.
14. Storey County can rest assured that we will provide the highest degree of knowledge, as well as competitive pricing for their public entity insurance.

We have provided products and services to governmental entities for almost sixty (60) years. We understand what's necessary for a public entity insurance program to be deemed comprehensive.

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Our office would be most happy to provide you with any additional information necessary, including a more detailed list of public entity references.

Please feel free to bring any additional questions to my attention. Thank you, Mr. Osborne and Ms. Lopez.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Reed". The signature is fluid and cursive, with the first name "Alan" and last name "Reed" clearly distinguishable.

Alan G. Reed, C.I.C.
Warren Reed Insurance
1521 U.S. Hwy 395 N.
Gardnerville, NV 89410
775-782-2277

Refer to RFQ for answers to Broker Qualification
Questions 1-14

V. Broker Qualification Questionnaire

1. Is the firm "Appointed" by or accepted to broker with the Nevada Public Agency Insurance Pool (POOL) and the Nevada Public Agency Compensation Trust (PACT) with which the County is currently insured?
2. List the name, history, and location of the firm where the County's account will be handled.
3. What is the size of your firm, number of employees and additional locations?
4. Who will be the principal contacts for the County including names, titles and staffing plan? Include resume information and professional experience for all individuals that will be assigned to the account.
5. How long has your local office and your overall firm been in business in Nevada?
6. How many governmental entity accounts does your firm represent and what types of insurance are provided for them? Please include the below information for at least three (3) of your accounts:
 - Name of Firm
 - Point of Contact (name and number)
 - Lines of coverage written
 - Years of Service for the account
 - summarize your approach to insurance placements
 - identify all markets used to provide specific details regarding services you provide.
7. Explain your approach to marketing and timelines of events relating to insurance placement, general accounts service (policy review, inquiry response time, issuance of certificates, etc.), loss control and any other services you would provide.
8. List the top five (5) commercial insurers with whom you place business (or may approach for business?)

9. Describe the level of experience your firm has with insurance and risk management associated with owning and repairing historic buildings and structures.
10. Describe fees for proposed services and are they fixed or variable per project. Describe commission fees and structure for all services. Include a fee schedule for services to be provided and indicate with explanation if they are fixed or variable, what commissions are involved, what services are included in fees, what fees are charged for services not included in base fees.
11. Are fees all inclusive, or do certain services require additional fees? What costs of your firm are covered?
12. If this agreement is renewed for one or more consecutive years, will the annual fee be guaranteed?
13. If selected as Storey County's Broker, what services will you provide the County as part of your Broker fee? What "value added" services do you offer, and what is the additional fee for those services?
14. If selected as an exclusive Broker, how can you assure Storey County that you have provided the most comprehensive and competitive product for their consideration.



A Public Entity's Successful Claim Resolution

The insured public entity provided sanitation services to a local community. They suffered damage to a moveable roof of a large structure which, was a solid/liquid waste digester. The structure was deemed inoperable and had to be shut down.

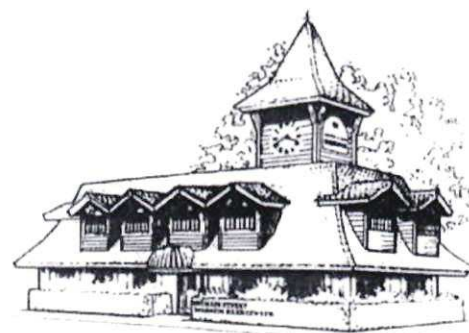
The building contained a mechanical apparatus that was responsible for the automatic expansion and contraction of a moveable roof due to fluctuating levels of waste materials within same.

The insurance company that provided equipment breakdown coverage denied the claim on the grounds that the loss was due to wear and tear, as well as gradual deterioration.

After extensive research and fact finding by our firm, Warren Reed Insurance was able to pinpoint the exact cause of the loss. The damage originated in a small and previously unnoticed one foot section of plastic pipe that exited the building at ground level. The described piping froze in cold weather. Because there was no way for excess water and/or backed up materials to escape the building; accumulated materials/gasses backed up until the digester lid (roof) burst and was lifted some 20" from its original position, thereby incurring significant damage.

We were able to get the property insurer to cover the loss as one caused by initial freezing.

The insured's loss was \$1,176,754 which, was paid by the insurance company.





A Case Study For One Public Entity

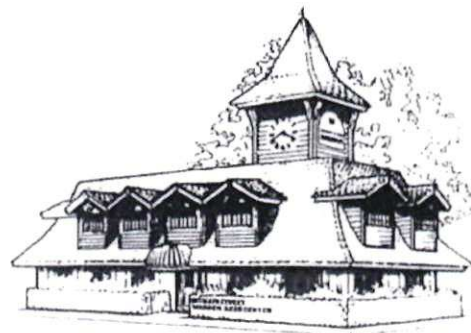
The Warren Reed agency recently performed a deductible study for one of our public entities.

This particular project looked at the feasibility of a higher deductible in their property and casualty program.

We analyzed what their claims picture would have looked like under their best years, as well as Warren Reed Insurance took a look at the claims history which, went back about thirty-two years their worst. Further, we created a picture of what could happen if their worst years occurred in succession.

Following you will see the particulars of that case study.

In working in unison with this insured, we concluded that it was to their economic advantage to move to a higher deductible.



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June 4, 2021

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

As promised, I think we need to review possibly going to higher deductibles.

Take a look at the following:

Deductible	2021-22 Program Cost
\$1,000 (Current)	\$394,341.09
\$5,000 (Option #1)	\$371,238.99
\$10,000 (Option #2)	\$350,906.78
\$25,000 (Option #3)	\$311,158.21

When we look at higher deductibles, we want to calculate the feasibility of same. That establishes the overall cost to the County with the chosen deductible under each scenario. From there, we would view the program costs against your total costs (including the deductibles) which, gives us the final outcome, positive or negative.

When undertaking this analysis, I'd go back five years, 2015-16 through 2019-20. I'm not using 2020-2021 as the year hasn't concluded.

Based on the years mentioned above, here are some assumptions:

Program Year	Claims	\$5,000 deductible option		
		Costs	Est. Savings	Outcome
2015-16	16	19,415	17,072	-2,343
2016-17	17	26,849	17,917	-8,932
2017-18	3	5,000	8,783	+13,783
2018-19	8	11,449	18,781	+7,332
2019-20	8	3,735	18,358	+14,263
Total	52	\$66,448	90,911	+24,463

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Program Year	Claims	\$10,000 deductible option		
		Costs	Est. Savings	Outcome
2015-16	16	36,940	31,829	-5,111
2016-17	17	41,453	33,405	-8,048
2017-18	3	5,514	35,019	+29,505
2018-19	8	17,501	35,015	+17,514
2019-20	8	3,735	38,694	+34,959
Total	52	\$105,143	173,962	+68,819

Program Year	Claims	\$25,000 deductible option		
		Costs	Est. Savings	Outcome
2015-16	16	65,036	61,053	-3,983
2016-17	17	60,322	64,077	+3,755
2017-18	3	5,514	67,172	+61,658
2018-19	8	18,723	67,164	+48,441
2019-20	8	3,735	74,126	+70,391
Total	52	\$153,330	333,592	+180,262

Some more assumptions to consider include the fact that the past five years have been pretty good overall, so the numbers herein are positive. Since 1987, the County's loss experience has been good in general. However, as insurance goes, there are usually some rough years sprinkled in. In your case, years that stick out are 1988, 2006, 2008 and 2010. That means you had four rough years over a thirty plus year period or, comparatively speaking, about once every eight years.

What we want to do next is push these four years into the current timeframe and as Wayne likes to say, present sort of a "Black Swan" scenario.

In this picture, we will eliminate the \$5,000 deductible option because, if we look at the analysis so far, that deductible doesn't really accomplish much in the way of savings.

Example #1 \$10,000 deductible option

	Claims	Costs	Est. Savings	Outcome
Year #1 (1988)	12	31,596	49,434	+11,838
Year #2 (2006)	10	42,714	43,434	+720

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Year #3 (2008)	17	69,577	43,434	-26,143
Year #4 (2010)	12	58,040	43,434	-14,606
Total	51	201,927	173,736	-28,191

Example #2 \$25,000 deductible option

	Claims	Costs	Est. Savings	Outcome
Year #1 (1988)	12	48,407	83,183	+34,776
Year #2 (2006)	10	74,962	83,183	+8,221
Year #3 (2008)	17	135,289	83,183	-52,016
Year #4 (2010)	12	129,437	83,183	-46,254
Total	51	388,927	332,732	-55,363

Some conclusions regarding our "Black Swan" scenario:

\$10,000 Deductible Conclusion

Year 1 is positive because 88% of the total losses was paid on one claim. That will happen occasionally over the years.

The same goes for year 2. In this year, 82 % of the total incurred came from two claims.

Year 3 is the worst. In this year, we would have five claims hit the \$10,000 deductible.

Year 4 is similar in scope to year 3. We would hit the deductible on 4 claims.

\$25,000 Deductible Conclusions

Year 1 is positive again; simply because we had one large loss.

Year 2 resembles year one with a positive outcome even though we had two claims reach the deductible.

Year 3 is the worst performer as four claims hit the deductible.

Year 4 is nearly as bad as year 3 with three claims reaching the deductible.

1521 Hwy 395 North
Gardnerville, NV 89410
(775) 782-2277
Fax: (775) 782-7387 or (775) 782-8923



So, you can see that when we look at these "dark examples" that, if they were to occur all at once, you would lose about \$28,191 over the four years if you selected a \$10,000 deductible.

With the \$25,000 deductible, you would lose around \$55,363 over the same period.

What is the likelihood of having four bad years in a row? Although that possibility exists; it's probably not likely to happen. (Remember, you've had four bad years in the past 30).

So, how do you want me to do this? I can (1) present this as a separate item, (2) you and I could come up with the best recommendation and I can include same in my packet (or keep it separate), (3) or we can make a decision and move forward, as well as include that in the renewal packet.

[REDACTED]

Let's chat next week and I will finalize the board reports.

Thanks, [REDACTED]

Sincerely,

Alan G. Reed, C.I.C.
Warren Reed Insurance

Warren Reed Insurance



— Since 1947 —

Warren Reed Principle

To provide our customers with quality insurance products and services while maintaining the highest standard of integrity, trust and respect with our client base, this community and our agency staff. We will do this by continuing to build our organizational capabilities and taking seriously the responsibility placed upon us.

Warren Reed	1947	Founder/deceased 1917 - 1998
Bruce Hollander CPCU	1966	Retired
Jim Norton	1967	Property & Casualty Agent
William Coverly	1987	Life & Health Agent/deceased 1942 - 2015
Alan Reed CIC	1974	Property & Casualty Agent
Denise Rudnick CISR	1984	Office Manager/Customer Service Representative
Todd Wilcks, CIC	1987	Property & Casualty Agent
Kristi Glover, CISR	2003	Account Executive
Jeff Long	2005	Life & Health Agent
Carolyn Mitchell, CISR	2008	Commerical Lines Customer Service Representative
Mike Downs	2008	Property & Casualty Agent
Robin Frediani	2006	Claims Administrator
Taylor Reed	2015	Property & Casualty Agent
Rachel Rodroquez	2017	Customer Service Representative
Benjamin Reed	2020	Property and Casualty Agent
AG Reed	2021	Finance Director
Celeste Covey	2021	Property and Casualty Agent



Warren Reed Insurance has spent more than a half century earning the respect and admiration of Carson Valley families and businesses. Our company's success rests not with the products and services we provide, but with the ever-loyal and expanding clientele we serve. They are the foundation of our accomplishments.

The original founder of the agency, Warren Reed, "set up shop" in the living room of his Minden home in 1947. Over five decades have passed since then, as a result, Warren Reed Insurance is the second oldest business (excluding ranches) operating in the Carson Valley. We are still family owned.

Our property and casualty insurance division is the largest and most experienced in Douglas County, and it is complimented by a strong life and health department. As an independent insurance agency, we have spent many years seeking the best companies with whom to do business. We look for A-rated carriers that have proven themselves over the long haul. Superior products, excellent claims-paying ability, and the way these companies treat customers are the keys to our business relationships. All of our carriers know that we work very hard for our clients, and they respect that.

From first time homebuyers to successful corporations, our clients represent the diversity of this wonderful community. They can choose from dozens of carriers when selecting a plan that fits their needs. In addition, Warren Reed Insurance is the leading agency writer of school districts in the State of Nevada. Other areas of commercial emphasis include governmental entities, construction, surety bonding, and gaming industry programs.

We have the ability to tailor complete insurance portfolios for our customers. It is not uncommon for clients to have all of their personal property and casualty coverages (homeowner, auto, recreational vehicle and umbrella), individual life, health and disability packaged into one file. On the commercial side, we use a similar approach. Commercial general liability, property, and umbrella are generally structured using a series of companies. Along with that, Warren Reed also attaches corporate or small group benefit programs. Add competitive prices, and you'll see why Warren Reed Insurance is the leader in Carson Valley.

Most important to the people at Warren Reed Insurance are the relationships that are created once you, the customer, realize that we are here to serve you; not just today but . . . always.

Alan Reed



**WR Warren Reed
INSURANCE**

1521 Highway 395 • Gardnerville, NV 89410
(775) 782-2277 • Fax (775) 782-7387





I. Broker Qualification Questionnaire

1. Is the firm "Appointed" by or accepted to broker with the Nevada Public Agency Insurance Pool (POOL) and the Nevada Public Agency Compensation Trust (PACT) with which the County is currently insured?

Yes, Alpine Insurance is appointed with POOL PACT and has been for several years. Alpine currently has several accounts with them.

2. List the name, history, and location of the firm where the County's account will be handled.

Alpine Insurance Associates. Our corporate office is located at 6160 Plumas Street Reno, NV 89519 and our Carson office is located at 3352 Goni Rd. Ste 164 Carson City, NV 89706. Alpine has been in business for 76 years.

3. What is the size of your firm, number of employees and additional locations?

Alpine is the largest family-owned insurance agency in Nevada. We currently have a staff of 28 employees and 4 locations. 3 locations in Nevada and a satellite location in Northern California.

4. Who will be the principal contacts for the County including names, titles and staffing plan? Include resume information and professional experience for all individuals that will be assigned to the account.

Ryan Garaventa, CIC, Owner/Vice President; 25 years' experience

Yvonne Rickman, CIC, CRM, Sales Executive; 25 years' experience

Angie Brown, CISR, Account Manager; 15 years' experience

Formal resumes for all of the above available upon request.



5. How long has your local office and your overall firm been in business in Nevada?

Alpine has been in business for 76 years, with both the Reno and Carson locations having physical offices for over 40 years.

6. How many governmental entity accounts does your firm represent and what types of insurance are provided for them? Please include the below information for at least three (3) of your accounts:

- Name of Firm: **Nye County School District**
- Point of Contact (name and number): **Ray Ritchie (775) 727-7743**
- Lines of coverage written: **Commercial Package (General Liability, Auto, Property, Crime), Workers Compensation, Accidental Death, Bond**
- Years of Service for the account: **Since 2011**
- summarize your approach to insurance placements: **Continuous marketing research and marketing strategies.**

- Name of Firm: **Carson City School District**
- Point of Contact (name and number): **Ann Cyr (775) 283-2023**
- Lines of coverage written: **Commercial Package (General Liability, Auto, Property, Crime), Workers Compensation, Accidental Death, Bond**
- Years of Service for the account: **Since 2012**
- summarize your approach to insurance placements **Continuous marketing research and marketing strategies.**

- Name of Firm: **Humboldt County School District**
- Point of Contact (name and number): **Dave Jensen (775) 623-8100**
- Lines of coverage written: **Workers Compensation, Bond**
- Years of Service for the account: **Since 2012**
- summarize your approach to insurance placements: **Continuous marketing research and marketing strategies.**

- Name of Firm: **Gerlach General Improvement District**
- Point of Contact (name and number): **Susie Jackson (775) 557-2601**
- Lines of coverage written: **Commercial Package (General Liability, Auto, Property, Crime), Workers Compensation**
- Years of Service for the account: **Since 2012**
- summarize your approach to insurance placements: **Continuous marketing research and marketing strategies.**



7. Explain your approach to marketing and timelines of events relating to insurance placement, general accounts service (policy review, inquiry response time, issuance of certificates, etc.), loss control and any other services you would provide.

Alpine Insurance follows POOL/PACT directive of marketing deadlines and individual account presentation deadlines. Certificates, loss control, and change requests are done by POOL/PACT.

8. List the top five (5) commercial insurers with whom you place business (or may approach for business?)

- WCF
- Travelers
- Hartford
- Amtrust
- Liberty Mutual
- Alliant

9. Describe the level of experience your firm has with insurance and risk management associated with owning and repairing historic buildings and structures.

We insure, work with, and have bonded both contractors who specialize historic buildings as well as providing insurance solutions for said jobs. Additionally, our president is restoring a historic property in Reno as we speak.

10. Describe fees for proposed services and are they fixed or variable per project. Describe commission fees and structure for all services. Include a fee schedule for services to be provided and indicate with explanation if they are fixed or variable, what commissions are involved, what services are included in fees, what fees are charged for services not included in base fees.

Alpine does not charge fees. POOL/PACT directs members to pay premium and the POOL distributes the commission separately to the agency and POOL.



11. Are fees all inclusive, or do certain services require additional fees? What costs of your firm are covered?

Alpine does not charge any additional fees.

12. If this agreement is renewed for one or more consecutive years, will the annual fee be guaranteed?

The fee is a percentage of premium due to the POOL/PACT so it fluctuates based on the programs cost, as outlined above. We are open to negotiation of annual commission based on service, relationship, time, etc.

13. If selected as Storey County's Broker, what services will you provide the County as part of your Broker fee? What "value added" services do you offer, and what is the additional fee for those services?

No additional fees. All services are provided as part of a comprehensive program issued by POOL/PACT and Alpine Insurance.

14. If selected as an exclusive Broker, how can you assure Storey County that you have provided the most comprehensive and competitive product for their consideration.

Alpine has over 50 years combined experience servicing the POOL/PACT and its members. Our nearly 100 years of marketing/servicing and placing Nevada businesses makes us experts in our field. Additionally, we have successfully created individual self-insured workers compensation programs for Nye County School District, Carson City School District and Humboldt County School District which have saved the Districts millions of dollars over the years.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of a Memorandum of Understanding (MOU) modifying the Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc. to establish and reduce Sunday trash collection rates for commercial customers in Virginia City and Gold Hill, Storey County, Nevada from December 1, 2021, through the remainder of the franchise agreement.
- **Recommended motion:** I (commissioner) motion to approve Memorandum of Understanding (MOU) modifying the Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc. to establish and reduce Sunday trash collection rates for commercial customers in Virginia City and Gold Hill, Storey County, Nevada from December 1, 2021, through the remainder of the franchise agreement.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Special events on Saturdays generate substantial volumes of solid waste in Virginia City and Gold Hill. Commercial customers under the current agreement must pay a higher rate for Sunday trash collection than for other days in the week. The combined circumstances cause adverse financial impact to these businesses. After hearing concerns from local businesses, Storey County officials and Waste Management negotiated a proposed agreement where Sunday commercial collection rates will match those for other days of the week. This agreement applies to Virginia City and Gold Hill commercial customers only due to the tourism generated waste stream existing in these communities.
- **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



WASTE MANAGEMENT
100 Vassar Street
Reno, NV 89502

October 29, 2021

Austin Osborne
Storey County Manager
PO Box 176
Virginia City, NV 89440

Re: Sunday Trash Collection Rate Realignment for Virginia City

Dear Mr. Osborne:

This letter is to memorialize our agreement that the rates below for commercial customers in Virginia City and Gold Hill will be modified as follows:

	12/1/21 Rate	Proposed Rate
1 - 96 Gal Cart - Sunday Service - per week	\$41.60	Eliminate
1 - 96 Gal Cart - Sunday Service - per Month	\$172.76	\$38.98 (once per week collection)
1 - 32 Gal Can - Sunday Service - per week	\$33.93	Eliminate
1 - 32 Gal Can - Sunday Service - per month	\$146.56	\$10.47 (once per week collection)
1 Yard – Sunday (Base Rate)	177.27	Eliminate

This adjustment will take effect December 1, 2021.

Sincerely,

WASTE MANAGEMENT OF NEVADA, INC.

Barry Skolnick
President

Agreed to and accepted by:

STOREY COUNTY, NEVADA

By: _____

Title: _____

Date: _____



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and approval of Storey County Indigent Defense Service Plan designed to meet the requirements of the State of Nevada in accordance with NRS 260.070 and to comply with the Nevada Supreme Court's orders in ADKT 411.
- **Recommended motion:** I (county commissioners) motion to approve Storey County Indigent Defense Service Plan designed to meet the requirements of the State of Nevada in accordance with NRS 260.070 and to comply with the Nevada Supreme Court's orders in ADKT 411.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The Storey County indigent defense services plan is proposed to be updated in accordance with NRS and orders made to counties in Nevada by the Nevada Supreme Court in ADKT 411. This will update the DIDS plan from the September 21, 2021, board meeting and prepare it for submittal.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **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 Plan for Indigent Defense Services

Est. _____, 2021



STOREY COUNTY INDIGENT DEFENSE SERVICES PLAN

The Indigent Defense Services Plan (“Plan”) of Storey County (“Storey County”) is intended for situations in which counsel is required to be appointed for persons under section 180.004 of the Nevada Revised Statutes (“NRS”). This Plan is designed to meet the requirements of NRS 260.070(2) placed on Storey County, and to comply with the Nevada Supreme Court’s orders in Administrative Docket (“ADKT”) 411.

1. RECITALS

- a. Storey County is committed to indigent defense. Storey County and the Courts have previously established an indigent defense system providing a high level of indigent defense to the people of Storey County. This system, a partnership between Storey County and the Courts, functioned well and was not in need of fixing. In the history of Storey County, Storey County is not aware of any person who has ever been adjudged to have received ineffective assistance of counsel. Storey County was not part of the rural counties that were named in *Davis v. Nevada*, Case No. 17 OC 00227 1B (1st Judicial Dist. Ct. Nev. Aug. 11, 2020).
- b. Nevertheless, the regulations of the Board of Indigent Defense Services require Storey County to discard most of its successful indigent defense program and reestablish a new one. The objective of this Plan, therefore, is to comply with the obligations placed on Storey County under NRS Chapters 7 and 180, NRS 260.070(2), and the regulations of the Board of Indigent Defense Services.
- c. Storey County also has significant concerns about a state agency having the power to authorize the expenditure of county funds or dictate or override the autonomy of the elected or appointed officials of a Nevada County. As such, this plan is not intended to authorize any expenditures of county funds that are not authorized by elected or appointed persons in Storey County. It is not the desire or purpose of the Storey County Board of County Commissioners to authorize a state agency to expend county monies. Through this Plan, Storey County elects to have its own independent contractors provide the services herein.
- d. The functioning of the broader representation and defense services in Storey County relies upon the State Public Defender representing parents in NRS Chapter 432B actions.
- e. Portions of this plan are contingent upon the State of Nevada paying for the increases in the budgetary amounts caused by the adoption of this Plan. In the event that the State of Nevada does not authorize the increase in expenditures, portions of this Plan may be eliminated and the provision of services undertaken without such funds.

2. OBJECTIVES AND APPLICABILITY

- a. This Plan is intended to continue to provide a system of selection and appointment of counsel that provides indigent defendants accused of a crime or a delinquent act with an adequate defense and effective assistance of counsel to protect his or her constitutional rights; and to provide for the appointment and compensation of qualified counsel, without waste of public resources.
- b. This Plan is designed to be fully compliant with the Nevada Supreme Court’s Orders in ADKT 411, NRS Chapters 7 and 180, NRS 260.070(2), and the regulations of the Board of Indigent Defense Services.

- c. This Plan covers appointment of counsel for “indigent defense services,” as that term is defined in NRS 180.004. This covers legal representation and services for a person under the Sixth Amendment to the United States Constitution, NRS 7.115, NRS 62D.030, NRS 171.180, and for any law imposing criminal liability on a person that requires or permits the appointment of counsel for an indigent person. This plan does not address NRS 34.750, NRS 62D.100, NRS 128.100, NRS 432B.420, and NRS 433A.270, or any other law not included in NRS 180.004 where the appointment of counsel is required for a juvenile, an indigent person, or any other person. This Plan does not cover NRS Chapters 159, 159A, or 253.

3. DEFINITIONS

- a. “JCVT” means the Justice Court of Virginia Township in and for the County of Storey, State of Nevada.
- b. “Counsel” means the State Public Defender and a private attorney.
- c. “Court” means a department of the FJDC or the JCVT, and “Courts” means the FJDC and the JCVT collectively.
- d. “DIDS” means the Nevada Department of Indigent Defense Services.
- e. “DIDS qualified” means DIDS’ placement of an attorney on the list of attorneys who are qualified to represent indigent persons in Storey County.
- f. “FJDC” means the First Judicial District Court.
- g. “Indigent Defense Coordinator” means an independent contractor qualifying as a “designee” of DIDS. An indigent defense coordinator shall have the duties specified in this Plan.
- h. “Indigent Person” means an individual deemed indigent under this Plan.
- i. “Private Attorney” means a DIDS qualified attorney other than the State Public Defender.
- j. “Represent” or “Representation” means legal representation of an indigent person by appointed counsel.
- k. “Services” means services provided to an indigent person during appointed counsel’s representation of that person, and includes investigative, expert, and other services.
- l. “State Public Defender” means the Nevada State Public Defender’s Office established under NRS Chapter 180 with whom Storey County has contracted with to provide representation and services to an indigent person.

4. CASES IN WHICH COUNSEL MUST OR MAY BE APPOINTED

- a. Mandatory Appointment. Representation must be provided for any indigent person:
 - 1. who is charged with a felony or gross misdemeanor;
 - 2. who is charged with a misdemeanor in which jail time is mandatory or the prosecution is seeking jail time (incarceration);
 - 3. who is alleged to have violated probation or other supervision and a jail or prison sentence of confinement may be imposed;
 - 4. who is a minor alleged to have committed an act of juvenile delinquency, under NRS 62D.030;

5. who is in custody as a material witness;
 6. who is entitled to appointment of counsel under the Sixth Amendment to the United States Constitution or any provision of the Nevada Constitution;
 7. who is entitled to appointment of counsel because due process requires the appointment of counsel;
 8. who is likely to face Court imposed jail or prison time;
 9. who faces loss of liberty in a case and Nevada law requires the appointment of counsel;
 10. who faces loss of liberty for criminal contempt;
 11. who has received notice that a grand jury is considering a charge against him/her and has requested counsel; or
 12. where Nevada or Federal law otherwise requires the appointment of counsel for a person meeting the requirements of NRS 180.004.
- b. Discretionary Appointment. When a court determines that the interests of justice so require, representation may be provided for any indigent person:
1. who is charged with civil contempt and faces loss of liberty; or called as a witness before a grand jury, a court, or any agency which has the power to compel testimony, if there is reason to believe, either prior to or during testimony, that the witness could be subject to criminal prosecution, a civil or criminal contempt proceeding, or face loss of liberty; or
 2. in any other case meeting the requirements of NRS 180.004 in which the court determines in the interests of justice appointment of counsel is appropriate.

5. DETERMINATION OF INDIGENCY

- a. A person must be deemed indigent, and is eligible for appointment of counsel to represent the person, if the person is unable, without substantial hardship to himself or herself or his or her dependents, to obtain competent and qualified legal counsel on his or her own.
- b. "Substantial hardship" is presumed for a person who:
1. receives public assistance, including food stamps, temporary assistance for needy families, Medicaid, or disability insurance;
 2. resides in public housing;
 3. earns less than 200 percent of the Federal Poverty Guidelines;
 4. is currently serving a sentence in a correctional institution;
 5. is housed in a mental health facility, or
 6. is a minor.
- c. If substantial hardship is not presumed for a person, a Court may deem a person to have a substantial hardship based upon the person's particular circumstances, including:
1. the nature, extent, and liquidity of the person's assets;
 2. the person's disposable income from all sources;
 3. the person's monthly expenses;
 4. the seriousness of the charges that the person is facing;
 5. whether the person is able to comprehend the proceedings and the charges that the person is facing;
 6. the effort and skill required to gather pertinent information about the case;
 7. the length and complexity of the proceedings;

8. local private counsel rates;
 9. whether discovery is needed in post-conviction proceedings; or
 10. any other consideration that bears upon the person's ability to retain and pay an attorney.
- d. The Court may determine that a person is partially indigent if the Court finds that a person can afford private counsel or has retained counsel, but the person cannot be effectively represented due to the person's inability to pay for necessary services.

6. SCREENING FOR INDIGENCY

- a. Screening for indigency and substantial hardship will be conducted by the Storey County Sheriff's Office, or other court or law enforcement personnel within 48 hours for a person who is booked into the Storey County Jail or a juvenile detention facility and not released; at the initial appearance for a person who appears before a Court and requests or is required to be appointed counsel; or sooner as required by applicable law.
- b. The screening results must be provided to the Court as soon as possible after completion.

7. TIME FOR APPOINTMENT OF COUNSEL

- a. The Court will review the screening results and, if a person has requested representation, determine whether the appointment of counsel is mandatory or the interests of justice require the discretionary appointment of counsel; and whether the person is indigent or partially indigent.
- b. An attorney must be appointed for any eligible indigent person as soon as feasible after formal charges being filed against a person held in custody or a person's first appearance before a judge; as required by any other applicable provision of law; or when a Court otherwise considers appointment of counsel appropriate.
- c. An eligible indigent person must be appointed one attorney, except in a capital case, or two attorneys in a capital case in which a person is reasonably believed to face capital punishment. At least one of the two attorneys appointed in a capital case must meet the minimum standard for lead counsel pursuant to Rule 250 of the Nevada Supreme Court Rules and both attorneys appointed must conform to the performance guidelines or standards for capital cases as adopted by the Nevada Supreme Court.

8. INITIAL APPEARANCES

- a. Unless counsel has already been assigned to a person, the State Public Defender will appear at all in custody pretrial release hearings, initial appearances, or arraignments. The State Public Defender may provide limited representation to an indigent person, discussing only matters pertaining to the initial appearance or arraignment to avoid creating conflicts of interest.
- b. If the State Public Defender determines that it cannot provide limited representation of a person at the initial hearing or arraignment in a manner consistent with the Nevada Rules of Professional Conduct, the State Public Defender shall immediately notify the Court so that the Court may consider whether indigent defense counsel should be appointed.
- c. If counsel other than the State Public Defender has been assigned as an indigent person's counsel before the initial appearance, the assigned counsel must appear at the initial appearance.

- d. At an initial appearance, Counsel must be prepared to address appropriate release conditions.
- e. A timely initial appearance or arraignment should not be delayed pending a determination of indigency.

9. SELECTION, ASSIGNMENT, AND APPOINTMENT OF COUNSEL

a. Court Assignment of the State Public Defender

- 1. Unless a Court is aware of a conflict for the State Public Defender or any other reason specified in this Plan why the State Public Defender should not be appointed as counsel, the Court must first appoint the State Public Defender to represent an eligible indigent person.
- 2. The assignment to a case of a specific attorney, or attorneys, working for the State Public Defender rests solely within the discretion of the State Public Defender.

b. Assignment of Private Attorney

- 1. If the State Public Defender cannot be appointed, the Court shall notify the indigent defense coordinator.
- 2. The indigent defense coordinator shall assign the next private attorney on the DIDS list, unless the indigent defense coordinator is aware of a conflict or any other reason why a specific private attorney should not be assigned as counsel.
- 3. The indigent defense coordinator must assign the next private attorney on the list in the following order:
 - i. Private attorneys having an office in Storey County.
 - ii. Private attorneys having an office in Carson City, Churchill, Douglas, Lyon, Storey, or Washoe Counties.
 - iii. Private attorneys having offices in other counties are deemed to be too remote to Storey County to provide effective assistance of counsel.

c. Appointment of Counsel When No DIDS Qualified Counsel is Available.

If the indigent defense coordinator is unable to assign a private attorney to represent an indigent person, the indigent defense coordinator must notify DIDS and the Court of the failure to assign counsel.

d. General Procedures for the Assignment of Counsel

- 1. Counsel assigned for co-defendants may not be from the same law firm.
- 2. The indigent defense coordinator may assign counsel that has been previously appointed for an indigent defendant in a different action for the indigent person if it would be in the indigent person's best interests to have the same counsel and would facilitate the indigent person's defense.
- 3. Counsel must comply with section 13(d) in order to be assigned as counsel for an indigent person. Counsel who refuses to comply with section 13(d) will be deemed ineligible to be assigned as indigent defense counsel in Storey County.

4. The indigent defense coordinator must use his or her best efforts to fairly rotate the assignment of private attorneys on any legitimate basis, taking into consideration conflicts, workloads, availability, qualifications, interest, track record of responsiveness and dependability in accepting assignments, feedback from clients, feedback from Storey County officials.
 5. An assigned or appointed counsel must conduct a conflict check to determine whether any conflict of interest exists which would prevent his or her representation of the indigent person. If a conflict is determined to exist, counsel must notify the Court (for the State Public Defender) or the indigent defense coordinator (for private attorneys). Counsel must conduct the conflict checks and notify the indigent defense coordinator within 1 day of being assigned or appointed.
 6. The judges of the Courts will have no input regarding the assignment of counsel by the indigent defense coordinator in a particular case.
- e. Court Appointment of Counsel
1. When the indigent defense coordinator assigns counsel to the case, the indigent defense coordinator will notify the Court of the assigned counsel.
 2. The assigned attorney must file a notice of appearance indicating that he has been assigned to the case.
 3. The Court may enter an order appointing the assigned counsel to represent the indigent person, according to its rules and procedure.

10. CHANGE IN ELIGIBILITY

An appointed counsel must advise the Court if, or when, an indigent person has a change in his or her financial condition that may make him or her ineligible for public payment for indigent representation. Such information is not protected as a privileged attorney-client communication.

11. COMPENSATION

- a. Storey County will compensate the State Public Defender as provided by NRS Chapter 180 for representation of indigent persons. Storey County will compensate private attorneys under this Plan or other applicable law for time that is reasonable and necessary for representation of an indigent person.
- b. Unless otherwise provided in a contract, statute, or regulation, counsel may seek compensation for representation of an indigent person through the following procedure.
 1. Counsel must submit a request for compensation to the indigent defense coordinator, using a form prescribed by the indigent defense coordinator.
 2. The request must be supported by a sworn statement specifying time entries rounded to the nearest one-tenth of an hour, a detailed description of the work performed for the representation, a description of the compensation rate applicable to counsel, a statement of any compensation already received from any source for representation in the case, and any other material supporting the request for compensation. The invoice must comply with the requirements of section 13.
 3. Counsel should submit a request for compensation at least quarterly, but in any event within 60 days after the date that the representation is terminated. Requests submitted more than 60 days after the representation is terminated will be denied.

4. The indigent defense coordinator will approve, modify, or deny the request for compensation.
5. No hearing will be held regarding the request for compensation.
6. If the request for compensation is approved, the indigent defense coordinator will send the request to the designated accounting personnel for entry into the City's payment system.
7. If the request for compensation is denied, the indigent defense coordinator will notify counsel that his or her request was denied.
8. If the request is denied, counsel may file a motion for compensation with the trial court. A motion for compensation must contain the request for compensation, any information accompanying the request, the denial of the request for compensation, and a proposed order.

12. EXPENSES

- a. Storey County will reimburse counsel for services that are reasonable and necessary for the indigent person's defense.
- b. Storey County will pay expenses of the State Public Defender for representation of indigent persons as provided by NRS Chapter 180 if the expenses are included in the budget of the State Public Defender. Storey County will pay expenses of private counsel as further provided in this Plan.
- c. Unless otherwise provided in a contract, counsel may incur expenses for services costing \$1,000 or less, but must obtain pre-authorization for expenses for services costing more than \$1,000. All expenses must be reasonable and necessary for the representation of the indigent person, and reimbursement for expenses for services costing \$1,000 or less may be denied if it is determined that the services were not reasonable and necessary for representation of the indigent person.
- d. Counsel may seek reimbursement or pre-authorization for expenses through the following procedure.
 1. Counsel must submit a request for reimbursement or pre-authorization of expenses to the indigent defense coordinator, using a form prescribed by the indigent defense coordinator.
 2. The request must be supported by a sworn statement specifying the services rendered or requested, the cost of the services, why the cost of the services are reasonable, and why the services are necessary for the representation, any compensation already received from any source for the services, and any other material supporting the request for expenses. The invoice accompanying the request must comply with the requirements of section 13.
 3. Counsel should submit a request for reimbursement or expenses at least quarterly, but in any event within 60 days after the date that the representation is terminated. Requests submitted more than 60 days after the representation is terminated will be denied.
 4. The indigent defense coordinator will approve, modify, or deny the request for reimbursement or expenses.
 5. No hearing will be held regarding the request for reimbursement or expenses.

6. If the request for reimbursement or expenses is approved, the indigent defense coordinator will send the request to the designated accounting personnel for entry into the City's payment system.
7. If the request for reimbursement or expenses is denied, the indigent defense coordinator will notify counsel that his or her request was denied.
8. If the request is denied, counsel may file a motion for expenses with the trial court. A motion for expenses must contain the request for expenses, any information accompanying the request, the denial of the request for expenses, and a proposed order.

13. PAYMENT FOR COMPENSATION AND EXPENSES

- a. Requests for compensation and expenses or for reconsideration will be denied if not timely submitted. Approved requests will be paid reasonably promptly.
- b. Invoices for requests for compensation and expenses under sections 10 and 11 must conform to government accounting standards.
- c. Invoices for representation or services provided to an inmate of the Nevada State Prison system, or any person acting in concert with the inmate, for an escape, an attempted escape, or a crime committed while incarcerated, which are considered a state expense pursuant to NRS 212.070, must state on the invoices that the services are provided to such an inmate of the Nevada State Prison system. If approved, Storey County accounting personnel will submit the request for payment to DIDS at didscontact@dids.nv.gov with "Prison Expense" in the subject line.
- d. Any person requesting payment from Storey County must be registered with Storey County as a vendor and have a 1099 tax form and a business license on file with Storey County. Any person requesting payment from the State of Nevada must be a registered vendor with the State of Nevada Controller's Office.
- e. Counsel may request that Storey County pay the vendor directly if the vendor complies with this section.

14. REQUIRED DUTIES OF COUNSEL

- a. Counsel must comply with the caseload and time reporting requirements for DIDS.
- b. Counsel must comply with the workload standards specified by DIDS.
- c. Jail and courthouse facilities for attorneys' use for discussions with witnesses or clients are generally available to counsel representing indigent persons for attorney/client meetings to the same extent that they are available to other counsel. Such facilities include the attorney meeting rooms outside of each courtroom, and private meeting space within the jail. Counsel who are not familiar with the accommodations at the Courts or the Storey County Jail may ask the Court Clerk's Office or jail personnel for assistance in speaking privately with the indigent person.
- d. Counsel or the Courts must provide client surveys authorized by the Nevada Board on Indigent Defense Services to an indigent person appointed counsel under this Plan.
- e. Complaints about counsel or attorneys must be forwarded to the DIDS.
- f. If counsel becomes aware of a complaint concerning representation of an indigent person that rises to the level of interfering with the representation of the indigent person, counsel must timely notify the Court.

- g. Counsel must comply with all applicable law concerning representation of an indigent person, including, but not limited to: the U.S. and Nevada Constitutions, the Nevada Revised Statutes, the Nevada Administrative Code, the Nevada Rules of Professional Conduct, and the Nevada Indigent Defense Standards of Performance implemented by the Nevada Supreme Court.
- h. Counsel and attorneys must comply with all court rules.
- i. Counsel appointed to represent an indigent person is expected to represent that person through every stage of the case, at every hearing, and at trial, unless a court order is entered substituting another attorney in place of the original attorney or otherwise relieving the original attorney of the responsibility of representing the indigent person. This provision does not prohibit another attorney from appearing at a hearing for the appointed counsel to represent the indigent person if the appointed attorney has an unavoidable scheduling conflict, provided that the appointed attorney has sufficiently appraised the other attorney about the case to enable the other attorney to provide effective assistance of counsel.
- j. Counsel appointed to represent an indigent person is expected to provide effective assistance of counsel to the indigent person. This includes: meeting with the indigent person before the first appearance after counsel is appointed; updating the indigent person on his or her case at least every 30 days, unless, in counsel's professional opinion, there are no significant updates in the indigent person's case; and advising the indigent person not to waive any substantive rights or plead guilty at the initial appearance, unless to do otherwise is, in counsel's professional judgment, in the client's best interest.
- k. Appointed counsel shall not request, require or accept any payment or promise to pay or any other valuable consideration for representation under the appointment unless such payment is approved by order of the Court.



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/For Possible Action: Discussion, public workshop, and possible direction to staff on formulating for future board action the FY2022 – 2028 Storey County Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, and equipment and vehicles. A final CIP draft will be considered for approval by the board at a later meeting.
- **Recommended motion:** I (commissioner) motion to direct staff to proceed with the draft Capital Improvement Plan (CIP) as presented by staff, but with the following amendments from this workshop (list amendments), and to bring a final draft CIP back to this board before the FY2022-23 budget season for possible final consideration and implementation.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** County department heads, elected officials, and other stakeholders for the past year collaborated and engaged with the public and business owners to build a draft capital improvement plan for the board and public to review and discuss at this workshop. The draft CIP includes needed projects which are likely to occur in the next eight-year period. The capital items listed for this workshop also include a “wish list” of items which do not appear to be feasible to consider within this timeframe. They are, however, to be included in this workshop for review and consideration. Following the workshop, county staff will amend the CIP for board consideration. The final board-adopted CIP will be used in building the FY22/23 and later budgets. The CIP draft aligns with known elements of the county’s draft strategic plan which is expected to be completed in January 2022. Staff may bring the CIP back to the board for amendments if elements are found to substantially misalign with the final strategic plan.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **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

11/16/22 Draft TALKING PAPER

Draft CIP For Public Workshop (DRAFT)

TALKING PAPER SUBJECT TO CHANGE

This document is a "wish list" of all possible things that may be needed in the county from 2021-2028. This is not yet a plan, capital plan, or budgeted plan. The items below may or may not be considered for a future plan and budget. The list is tentative, may expand or retract, or may not be used for anything further than conversation. This is a talking paper. Public comment is encouraged.

Priority	Department	Fund	Fiscal Year Target	Fiscal Year Target Contingent	Total Estimate County Expense	Estimated Grant Total (Match 20% in left column).	Location	Short Name	Description	Notes
(1-3 yrs)										
	PW	Water	25	Grant 23	\$ 500,000	\$ 2,500,000	VC	B St. Water Line	B Street to Union Street Water Main (materials, installation, services, etc.)	See draft water plan
	PW	Water	26	Grant 23	\$ 208,800	\$ 1,044,000	VC/GH	Hillside Tank	Hillside Tanks to Divide Water Tank water transmission line	See draft water plan
	PW	Water	26	Grant 23	\$ 150,000	\$ 750,000	VC/GH	Divide Tank	Replace Divide Water Tank	See draft water plan
	PW	Water	26	Grant 23	\$ 440,000	\$ 2,200,000	VC/Silver	Silver Water Line	Divide Tank to Silver City water transmission line	See draft water plan
	PW	Water	25	Grant 23	\$ 150,000	\$ 750,000	Silver	Silver Tank	Replace Silver City Water Tank	See draft water plan
	PW	Water	25	Grant 23	\$ 150,000	\$ 750,000	VC	Taylor Tank	Replace Taylor Water Tank	See draft water plan
	PW	Water	25	Grant 23	\$ 500,000	\$ 2,500,000	VC	VC Water Lines	Replace water distribution lines in Virginia City	See draft water plan
	PW	Water	22	Grant 23	\$ 600,000	\$ 300,000	VC	VC Water Tank Lining	SUEZ water tank liner treatment if grants for tank replacement do not transpire.	Alternative to replace tanks.
	PW	Water	25	Grant 23	\$ 300,000	\$ 1,500,000	GH	GH Water Lines	Replace water distribution lines in Gold Hill	See draft water plan
	PW	Infrastructure	22		\$ 150,000		LW	LW Tower Road	LW LCC tower road easement, pave existing road, rebuild retaining wall, and other retrofits	Easement with LCC
	Plan/Relation	Infrastructure	23		\$ 20,000		County	Cemetery 20 ac.	Purchase or acquire 20-acre patented claim for future county cemetery expansion	Valuing/conditions not known.
	Compt./PW	Facilities	22		\$ 50,000		County	CFO Stairs	Retrofit Comptroller's Office with proper stairs leading to offices.	
	PW/All Staff	CIP Facilities	22		\$ 200,000		SC	CH Sidewalk	Level and flatten stone walkway in front of Courthouse for safety and ADA.	
	JP	CIP JOP	22		\$ 175,000		County	Justice Court Parking	Add bollards, grading, and pavement to Justice Center parking lot.	Out to bid ARPA funding?
	JP	Roads	23		\$ 100,000		County	Justice Court Rear Road	Add driveway connecting Justice Court to Ophir Grade Road	
	Comp.	TRI Payback	22		\$ 3,000,000			TRI Payback 22	Annual TRI Payback of Infrastructure per Development Agreement	Roads or infrastructure fund?
	PW	Maintenance	23		\$ 400,000		County	ReRoof TRI 75	Reroof and roof improvements on TRI Station 75 McCarran complex.	Annual payment for CIP.
	PW	Infrastructure	25	Grant 23	\$ 900,000	\$ 4,500,000	LW	LW Comm. Center	Lockwood senior and community center with new, and include EOC and evacuation center.	Maintenance or infrastructure?
	PW	Infrastructure	25		\$ 150,000		VCH	VCH Comm. Center	VCH community center building retrofit restrooms, etc. (Construction after Fire Station 72 Bays)	Designing now. EOC/Comm/etc.
	PW	Infrastructure	22		\$ 300,000		VCH	VCH Fire Bays	VCH Fire Station 72 Bays to allow existing apparatus bay to become community center.	Pending Station 72 bays.
	VCTC/PW	Rail	23		\$ 150,000		Tourism	VC Depot Roof	VC new roof on VC Freight Depot.	Out to Bid October 2021 (FY 22)
	IT	IT	23		\$ 500,000		County	Region Fiber Link IT	10-year revamp of the Quad-County, Dispatch, Radio network network system.	-25 cent sales V&T Rail Fund used.
	Sheriff	CIP Facilities	23		\$ 300,000		County	LW SO Substation	Replace SO Lockwood substation with new modular building. Add county staff office for community access.	Preparing now
	IT	IT	23		\$ 10,000		County	LW Microwave Tower	Tower behind SO substation to facilitate microwave internet connections throughout Lockwood.	Easement w. LCC near done.
	IT	IT	23		\$ 65,000		County	LW Fiber/Wireless Link	Tower and microwave link between SO Substation, Station 74, LWSC, and to Rainbow and LCC Buildings.	Pending eligibility and desire.
	IT	IT	23		\$ 1,000		County	LW Fiber to Rainbow B	Microwave connection from county tower to Rainbow Bend HOA Clubhouse.	Pending eligibility and desire.
	IT	IT	23		\$ 1,000		County	LW Fiber to LCC	Microwave connection from county tower to Lockwood Community Corporation Office.	Pending eligibility and desire.
	IT	IT	23		\$ 1,000		County	LW Fiber to CGID	Microwave connection from county tower to Canyon General Improvement District	Pending eligibility and desire.
	Plan	Planning	25		\$ 20,000	\$ 100,000	TRI	TRI Drainage Study	Study to evaluate drainage needs for Tahoe-Reno Industrial Center	For county-owned ROW only
	VCTC	VCTC	23		\$ 5,000		County	Fairgrounds Water	Water hookups at VC Fairgrounds for three faucets.	
	PW	VCTC	23		\$ 50,000		GH	GH Depot ADA Ramp	GH add ramp to GH Freight Depot to connect to train for passengers	25 cent sales V&T Rail Fund used.
	VCTC/PW	Rail	23		\$ 20,000		VC	VC Depot ADA	ADA improvements to VC Freight Depot (ADA lift, rails, restrooms, etc.)	25 cent sales V&T Rail Fund used.
	Comp.	TRI Payback	23		\$ 3,500,000			TRI Payback 23	Annual TRI Payback of Infrastructure per Development Agreement	Annual payment for CIP
	VCTC/PW	Rail	24		\$ 200,000		VC	TRI Payback 24	Pave parking area around VC Freight Depot.	25 cent sales V&T Rail Fund used.
	Comp.	TRI Payback	24		\$ 3,500,000			TRI Payback 24	Annual TRI Payback of Infrastructure per Development Agreement	Annual payment for CIP
	PW	Sewer	25	Grant 23	\$ 200,000	\$ 1,000,000	GH	GH Sewer Lines	Replace sewer lines in Gold Hill	Plan needed
	PW	Infrastructure	25		\$ 4,000,000		VC	SC Swim Pool	Replace 1964 Storey County Swimming Pool with updated and compliant facility	
	PW	CIP Facilities	25		\$ 250,000		County	CH Electrical	Replace electrical wiring in Storey County Courthouse	Structures report done.
	PW	CIP Facilities	25		\$ 70,000		County	CH Electric Gen.	Replace 1980s generator in Storey County Courthouse with modern and proper machine.	Structures report done.
	VCTC	VCTC	24		\$ 130,000		County	VCTC Center Design	Design new VCTC Visitors' Center at the Black and Howell site.	Unless moving to DA/50 office.
	VCTC	VCTC	25		\$ 2,000,000		Tourism	VCTC Center Build	Build new VCTC Visitors' Center at the Black and Howell site.	Unless moving to DA/50 office.
	PW	CIP Facilities	25		\$ 150,000		MT	MT Comm. Center	Retrofit Mark Twain Community Center to better facilitate events, food closet, and senior services.	Reconveyance needed.
	VCTC	Roads	25		\$ 100,000		VC	Fairgrounds Rd.	Grade and pave Fairgrounds Road (I Street connector)	
	PW	Roads	25		\$ 1,000,000		TRI	Sydney Cul-De-Sac	Correct cul-de-sac at Sydney Drive to remove GID building and drainages. Add south-to-north drainage	
	Dispatch	Infrastructure	25		\$ 200,000		County	Dispatch Security	Safety, security, and efficiency improvements to Dispatch Center building and grounds.	
	CD	CIP Facilities	25		\$ 200,000		CD	Comm. Dev. ADA	Improve ADA compliance at Community Development	
	CD	CIP Facilities	25		\$ 70,000		CD	Comm. Dev. Bumps.	Add bollards and bumpers to Community Development parking area.	
	CD	CIP Facilities	25		\$ 25,000		CD	Comm. Dev. Mud	Add mudroom/cold air entry to main entrance to Community Development office.	

	VCTC	VCTC	25						Fairgrounds Power	Power poles and hookups to serve the VC Fairgrounds.	
	IT	Infrastructure	25				\$ 75,000		LAN	Network devices, LANs, storage, and communications	
	JP	CIP Facilities	25				\$ 75,000		County	Pave and improve parking lot at Justice Court.	
	PW	CIP Facilities	23				\$ 20,000		County	Repair and replace portions of Courthouse wrought iron fence. Mold then foundry. Most cost is mold.	Mold can be reused in future.
	CD	CIP Facilities	25				\$ 10,000		CD	Add backup generator to Community Development	
							\$ 25,461,800	\$ 17,894,000		SUBTOTAL	
(4-6 yrs)											
	Plan	Planning	28	Grant 28			\$ 200,000	\$ 10,000,000	VC	Implement VC Drainage Study including drainage, detention basins, easements, culverts, etc.	Pending Study
	Plan	Planning	25	Grant 28			\$ 200,000	\$ 10,000,000	VC	Implement Six Mile Drainage Study including drainage, detention, easements, culverts, etc.	NDEP/EPA permitting challenge
	Plan	Planning	28	Grant 28			\$ 20,000	\$ 2,000,000	GH	Implement Gold Hill drainage including drainage, detention, easements, culverts, etc.	Pending Study
	Plan	Planning	28				\$ 20,000		TRI	Implement TRI drainage including drainage, detention, easements, culverts, etc.	Pending Study
	VCTC	Roads	25	Grant 25			\$ 200,000	\$ 10,000,000	MT	Implement DVAMP master plan including drainage, detention basins, easements, culverts, etc.	Lyon match, CWSD too, plan done.
	PW	Roads	25				\$ 250,000		VCH	Realign, correct, and properly signal RR crossing at Fairgrounds Road and F Street	25 cent sales V&T Rail Fund?
	PW	Roads	25				\$ 2,000,000		VCH	Cartwright Road widening, shoulder improvements, and drainage reconstruction.	
	Clerk	CIP	25				\$ 2,000,000		VCH	Lousetown	
	MTCC	CIP Facilities	25				\$ 250,000		County	CH ADA Restrooms	
	MTCC	CIP Facilities	25				\$ 75,000		MT	MT Comm. Electrical	
	MTCC	CIP Facilities	25				\$ 10,000		MT	MT Comm. Roof	
	MTCC	CIP Facilities	25				\$ 250,000		MT	MT Comm. Fire Bay	
	MTCC	CIP Facilities	25				\$ 10,000		MT	MT Comm. Lights	
	MTCC	CIP Facilities	25				\$ 100,000		MT	MT Comm. Trees	
	MTCC	CIP Facilities	25				\$ 200,000		MT	MT Comm. Repave	
	Comp.	TRI Payback	24				\$ 4,000,000		TRI	Annual TRI Payback of Infrastructure per Development Agreement	
	Plan	Infrastructure	Legal				\$ 1,000,000		LW	Replace gas distribution lines throughout LCC. Allow NW Energy to connect LCC to new LW natural gas utility	Discovery Phase Assess now.
	VCTC	VCTC	25				\$ 200,000		VC	Add public restrooms at vacant lot between Zephas and Liberty Engine 1.	One of four alternatives.
	VCTC	VCTC	26				\$ 10,000		County	Remodel existing Fairgrounds ticket booth	
	PW	CIP	26				\$ 100,000		County	Restrooms at VC Fairgrounds	
	PW	CIP	26				\$ 50,000		MT	Consolidated mailbox plaza on Mark Twain Community Center grounds.	
	PW	CIP	26				\$ 100,000		VCH	Reconstruct and expand snow sealer mailbox plaza at Highlands.	
	Fire	Infrastructure	28				\$ 2,000,000		Fire	Move Lockwood Fire Station 74 out of the FEMA Floodplain.	Study Pending
	PW	CIP	28	Grant 26			\$ 2,000,000	\$ 400,000	County	Retrofit Storey County Courthouse with earthquake mitigation structures.	Structures report done.
	VCTC/PW	Rail	28				\$ 200,000		GH	Pave parking area around Gold Hill Freight Depot.	Mapping needed.
	VCTC	CIP Facilities	28				\$ 150,000		VC	Replace historic Taylor Street stairs from C to B Street.	Engineering complete. Ready.
	Plan/PW	CIP Facilities	28				\$ 500,000		VC	Replace wooden sidewalk along west edge of C Street between SO office and Fourth Ward School	"Main Streets" funding?
	PW	CIP Mix Dept	25				\$ 1,000,000		VC	Sidewalk along east shoulder of C Street between SO office and Fourth Ward School	"Main Streets" funding?
	PW	CIP Facilities	26				\$ 1,500,000		County	Replace double-lined fuel tank at Public Works shop.	
	PW	Roads	26				\$ 500,000	\$ 68,188,000	VC	Expand service shop to accommodate fire apparatus and large commercial vehicles.	NDOT conversation to continue
	VCTC	General	26				\$ 405,000		County	Reconstruct retaining wall adjacent to residence on north end of SR 341 in Virginia City	See Historic Structures Report
	VCTC	Roads	26				\$ 850,000		County	West building wall/water infiltration	See Historic Structures Report
	VCTC	Pipers	26				\$ 38,000		County	A Street Roadway improvements	See Historic Structures Report
	VCTC	Pipers	26				\$ 62,500	\$ 100,000	County	Complete stairs to balcony, Balcony repairs "as exists", Restroom exhaust fans, Replace missing finials	See Historic Structures Report
	VCTC	Pipers	28	Grant 28			\$ 263,000	\$ 100,000	County	Repair/repair brick & mortar at Old Corner Bar, Refurbish 7 front doors. Replace exterior egress stairs North side. Add	See Historic Structures Report
	VCTC	Pipers	28				\$ 115,000		County	Add 60 gallon h2o heater, auditorium hydronic heating and evaporative cooling, direct ventilation, roof ventilation, add	See Historic Structures Report
	VCTC	Pipers	28				\$ 60,000		County	Upgrade service to 600A. Add emergency generator	See Historic Structures Report
	VCTC	Pipers	28				\$ 70,000		County	New catering kitchen, Upgrade kitchenette panel size	See Historic Structures Report
	VCTC	Pipers	28				\$ 250,000		County	Prep 2 opening for Carriage house doors, refurbish/rebuild 2 carriage house doors	See Historic Structures Report
	VCTC	Pipers	28				\$ 21,008,500	\$ 100,788,000		Balcony repairs "full use" option	
							\$ 21,008,500	\$ 100,788,000		SUBTOTAL	
The following are a "wish list" only and are not proposed to be included in the CIP at this time. They are for workshop review and consideration only.											
(7-9 yrs.)											
	CD	Wish List Only					\$ 100,000		CD	Possible future ???	
	PR - CCI	Wish List Only					\$ 100,000		CCI	Possible future ???	
	All Staff	Wish List Only					\$ 500,000		County	Possible future ???	
	Plan	Wish List Only					\$ 200,000		GH	Possible future ???	
	PW	Wish List Only					\$ 10,000,000		PR	Possible future ???	
	PW	Wish List Only					\$ 2,000,000		LW	Possible future ???	
	PW	Wish List Only					\$ 1,000,000		VCH	Possible future ???	
	PW	Wish List Only					\$ 1,000,000		LW	Possible future ???	
	Sheriff	Wish List Only					\$ 800,000		County	Possible future ???	
	VRWPA	Wish List Only					\$ 1,000,000		VRWPA	Possible future ???	
	Plan	Wish List Only					\$ 1,000,000		VCH	Possible future ???	
	EW	Wish List Only					\$ 5,000,000		County	Possible future ???	
	PW	Wish List Only					\$ 1,000,000		VC	Possible future ???	
	PW	Wish List Only					\$ 1,000,000		GH	Possible future ???	

Priority	Department	Fiscal Year-Target	Fiscal Year-Target	Total Estimate County Expense	Estimated Grant Total (Match 20% in left column).	Dept.	Description	Notes
	PW	Roads	25	\$ 200,000		PW	Replace Ford U9000 Dump Truck with new 10-wheel dump truck.	
	PW	Roads	23	\$ 50,000		PW	Sander gantry grates for summer sander hanging and storage.	
	PW	Roads	25	\$ 350,000		PW	John Deere Motor Grader	
	PW	Roads	23	\$ 120,000		PW	Small Town Plow for steep and narrow streets of Virginia City.	
	PW	Road/water	23	\$ 650,000		PW	Replace worn Vector Truck to serve south end of Storey County (VC, GH, VCH, MT)	Not purchased in '22 per budget.
	PW	Road/water	27	\$ 650,000		PW	New Vector Truck to serve north end of Storey County (LW, TR, PR)	
	CD	CD	24	\$ 35,000		CD	Replace current vehicle per rotation schedule.	
	CD	CD	26	\$ 40,000		CD	Replace current vehicle per rotation schedule.	
	CD	CD	28	\$ 45,000		CD	Replace current vehicle per rotation schedule.	
	EM/IT	IT	21	\$ 5,000		IT	Drone for aerial imagery of emergencies, infrastructure, etc.	FAA license completed
	VTCT	VTCT	23	\$ 20,000		VTCT	UTV with pickup bed for Fairgrounds and event work for tourism.	
	VTCT	VTCT	23	\$ 100,000		VTCT	Public transport in VC and Gold Hill.	
	PW	Build/Gnds.	23	\$ 60,000		PW	GMC 4-door diesel w. utility bed for buildings/grounds. Needs to pull weight.	
	PW	Build/Gnds.	25	\$ 60,000		PW	GMC 4-door diesel w. utility bed for buildings/grounds. Needs to pull weight.	
	PW	Water/sewer	23	\$ 45,000		PW	GMC short-bed gas pickup with shell for water and sewer.	
	PW	Water/sewer	25	\$ 45,000		PW	GMC short-bed gas pickup with shell for water and sewer.	
	CR - SCSC	SCSC	23	\$ 35,000		LW	Passenger vehicle to transport DV Advocates, Counselors, and Staff for Senior Services.	Split roads/water funds?
				\$ 2,510,000			SUBTOTAL	SCSC restructure
							STOREY COUNTY SCHOOL DISTRICT PRIORITY ITEMS	
Priority	Department	Fiscal Year-Target	Fiscal Year-Target	Total Estimate County Expense	Estimated Grant Total (Match 20% in left column).	Location	Description	Notes
Items in this section are for reference only and are not part of the county CIP. They are applicable to the Storey County School District.								
4	SCSD	?	25	\$ 20,000,000		SCSD	Add K-8 school to existing VCHS campus.	
	SCSD			\$ 100,000		MT	Covered school bus stop shelter at Mark Twain Community Center and otherwise as per SCSD in MT.	
	SCSD			\$ 100,000		VCH	Covered school bus stop shelter at VCH mailbox plaza and otherwise per SCSD in VCH.	
	SCSD			\$ 100,000		LW	Covered school bus stop shelter at Lockwood locations as per SCSD	
	SCSD			\$ 50,000		PR	Covered school bus stop shelter at Painted Rock as per SCSD	
	SCSD			\$ 100,000		VC	Covered school bus stop shelter at Virginia City as per SCSD	
	SCSD			\$ 50,000		GH	Covered school bus stop shelter at Gold Hill as per SCSD	
	SCSD			\$ 15,000,000		VC	School addition to consolidate K12 classes into a single campus in VC.	VCHS/HGES to be donated to SC.
	SCSD			\$ 150,000		VC	Upgrade HVAC system at VC High School	
	SCSD			\$ 25,000		LW	Hillside Elementary School grounds beautification	
	SCSD			\$ 100,000		VC	Replace stairs and sidewalk at VC High School, and install ice melt system.	
	SCSD			\$ 35,000		LW	Replace carpet in seven rooms at Hillside Elementary School	
	SCSD			\$ 50,000		VC	Replace worn tile at VCHS locker rooms	
	SCSD			\$ 40,000		VC	Replace carpet at VC High School	
							NON-PROFIT PRIORITY ITEMS	
Priority	Department	Fiscal Year-Target	Fiscal Year-Target	Total Estimate County Expense	Estimated Grant Total (Match 20% in left column).	Location	Description	Notes
The following depict items in the capital and/or strategic plans for the county's non-profit organizations. They will be considered during the budgeting process for the upcoming year.								
	SMAC			\$ 600,000		VC	Add ADA elevator to Saint Mary's Art Center. Engineer estimated at \$600k.	
	SMAC			\$ 25,000		VC	Add Gazebo with power and lighting to Saint Mary's Art Center.	
	SMAC			\$ 5,000		VC	Add electrical and lighting to front signage of Saint Mary's Art Center	
	SMAC			\$ 5,000		VC	Add proper irrigation to front landscaping of Saint Mary's Art Center	
	SMAC			\$ 8,000		VC	Add gallery and studio lighting upgrades to building interior of Saint Mary's Art Center	
	SMAC			\$ 25,000		VC	Replace inappropriate and broken lighting and ceiling fans in building interior of Saint Mary's Art Center.	
	SMAC			\$ 40,000		VC	Replace and upgrade storm windows to Saint Mary's Art Center.	
	SMAC			\$ 100,000		VC	Upgrade appliances and other work in all building restrooms, plus ADA in Saint Mary's Art Center.	
	SMAC			\$ 75,000		VC	Upgrade and correct landscaping elements at Saint Mary's Art Center.	
	SMAC			\$ 150,000		VC	Replace, upgrade, and deep service to boiler systems at Saint Mary's Art Center.	
	SMAC			\$ 15,000		VC	Expand security cameras, motion detectors, and other systems at Saint Mary's Art Center.	
	SMAC			\$ 25,000		VC	Expand and upgrade art studio, storage, and electrical to Saint Mary's Art Center.	
	SMAC			\$ 100,000		VC	Foundation, bricks, and repointing on building exterior of Saint Mary's Art Center.	
	SMAC			\$ 100,000		VC	Upgrade kitchen elements, appliances, and hardware at Saint Mary's Art Center.	

[illegible]



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion, public workshop, and possible direction to staff on formulating for future board action the FY2022 – 2028 Storey County Fire District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, and equipment and vehicles. A final CIP draft will be considered for approval by the fire board at a later meeting.
- **Recommended motion:** I (fire commissioner) motion to direct fire district staff to proceed with the draft Capital Improvement Plan (CIP) as presented by staff, but with the following amendments from this workshop (list amendments), and to bring a final draft CIP back to this fire board before the FY2022-23 budget season for possible final consideration and implementation.
- **Prepared by:** Austin Osborne on behalf of Jeremy Loncar

Department:

Contact Number: 7758470968

- **Staff Summary:** Fire District staff collaborated and engaged with Storey County officials, public, and business owners to build a draft capital improvement plan for the fire board and public to review and discuss at this workshop. The draft CIP includes needed projects likely to occur in the next eight-year period. Following the workshop, district staff will amend the CIP for possible consideration by the fire board. The final fire board-adopted CIP will be used in building the FY22/23 and later fire district budgets. The CIP draft appears to align with known elements of the fire district's strategic plan.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **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

Draft CIP For Public Workshop (DRAFT)

TALKING PAPER SUBJECT TO CHANGE

This document is a "wish list" of all possible things that may be needed in the county from 2021-2028. This is not yet a plan, capital plan, or budgeted plan. The items below may or may not be considered for a future plan and budget. The list is tentative, may expand or retract, or may not be used for anything further than conversation. This is a talking paper. Public comment is encouraged.

STOREY COUNTY FIRE DISTRICT

FIRE DISTRICT FISCAL YEARS:		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
CONSTRUCTION							
New Fire Station 71 VC			\$ 2,700,000.00				
Finish Sleeping Quarters in Station 75			\$ 5,000.00				
New Fire Station 76					\$ 3,200,000.00		
New Fire Station 77							\$ 3,500,000.00
Paint FS #72 & Replace Damaged Siding			\$ 10,000.00				
Connect FS# 72 to New Appbays				\$ 78,000.00			
Exhaust System FS# 171			\$ 32,000.00				

INFORMATION TECHNOLOGY:										
Replace iPads every 4 years (3 per year)	\$	1,200.00	\$	3,600.00	\$	3,600.00	\$	5,200.00	\$	5,200.00
Replace computers every 4 years (4 per year)	\$	6,000.00	\$	60,000.00	\$	6,000.00	\$	6,000.00	\$	6,000.00
Instal Heart Healthy Tones and Station Alert							\$	25,000.00		\$ 25,000.00

COMMUNICATIONS:									
Build upon new Motorola Radio System	\$	5,000.00	\$	10,000.00	\$	10,000.00			
Replace BK Radios with Compliant versions							\$	28,000.00	\$ 28,000.00

EQUIPMENT:										
SCBA Cylinders			\$	7,500.00	\$	7,500.00				
Convert fill stations and squad for MSA Packs	\$	1,200.00	\$	5,000.00						
Air Ride on Existing Ambulances	\$	20,000.00	\$	20,000.00						
Electric Extrication Tools			\$	52,000.00	\$	52,000.00		\$	52,000.00	\$ 52,000.00
Portable Pumps (Wildland)	\$	15,000.00	\$	15,000.00	\$	15,000.00				

VEHICLES:									
Type III Engine at FS #71			\$	320,000.00					
Type III Engine at FS #72							\$	320,000.00	
Type III Engine at FS #74					\$	320,000.00			
Type III Engine at FS #75							\$	230,000.00	
Type III Engine at FS #76					\$	320,000.00			
Type III Engine at FS #77									\$ 320,000.00
Fire Chiefs Vehicle					\$	72,000.00			
Water Tender at FS #76								\$	450,000.00
Ambulance Replacement	\$	250,000.00	\$	250,000.00			\$	250,000.00	
Type I Engine at FS #71					\$	725,000.00			
Type 1 Engine at FS #76					\$	700,000.00			
Type 1 Engine at FS #77								\$	700,000.00
75' Ladder truck at FS #71								\$	1,250,000.00
Plow Truck for Station #72					\$	48,000.00			

Replace Water Tender #73				\$ 450,000.00			
Ambulance at FS #76				\$ 250,000.00			
Ambulance at FS #77							\$ 250,000.00
Water Tender at FS #75						\$ 450,000.00	
Administrative vehicle						\$ 30,000.00	
Patrol for FS #72	\$ 220,000.00						
Deputy Chief Vehicle Training		\$ 58,000.00					
Deputy Chief Vehicle Operations			\$ 62,000.00				
Replace Dozer 74		\$ 175,000.00					

MISC.							
Replace 2 desks	\$ 1,200.00			\$ 1,200.00		\$	1,200.00
Training Manniquens	\$ 14,000.00	\$ 14,000.00		\$ 14,000.00			

Totals	\$ 533,600.00	\$ 3,737,100.00	\$ 3,119,100.00	\$ 3,759,400.00	\$ 3,511,600.00	\$ 4,187,400.00	

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OPERATIONAL IMPROVEMENT PLAN

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FIRE DISTRICT FISCAL YEARS:	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
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Staffing									
Firefighter/AEMT FS# 71				\$ 118,000.00					
Firefighter/AEMT FS# 71				\$ 118,000.00					
Firefighter/AEMT FS# 71				\$ 118,000.00					
Firefighter/AEMT FS# 76							\$ 118,000.00		
Firefighter/AEMT FS# 76							\$ 118,000.00		
Firefighter/AEMT FS# 76							\$ 118,000.00		
Firefighter/Medic FS# 76							\$ 135,000.00		
Firefighter/Medic FS# 76							\$ 135,000.00		
Firefighter/Medic FS# 76							\$ 135,000.00		
Fire Captain FS# 76							\$ 205,000.00		
Fire Captain FS# 76							\$ 205,000.00		
Fire Captain FS# 76							\$ 205,000.00		
Firefighter/AEMT FS# 77								\$ 123,000.00	
Firefighter/AEMT FS# 77								\$ 123,000.00	
Firefighter/AEMT FS# 77								\$ 123,000.00	
Firefighter/Medic FS# 77								\$ 141,000.00	
Firefighter/Medic FS# 77								\$ 141,000.00	
Firefighter/Medic FS# 77								\$ 141,000.00	
Deputy Chief / Training Division						\$ 255,000.00			
Deputy Chief / Operations				\$ 255,000.00					
Fuels Management Officer / Battalion Chief						\$ 246,000.00			
Administrative Assistant 1				\$ 92,000.00					



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: 11/16/2021

Estimate of time required: 5 Minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

-
1. **Title:** DISCUSSION/POSSIBLE ACTION: To approve disposal by means of auction, donation, or sale, surplus District Self Contained Breathing Apparatus, and associated fire equipment.
 2. **Recommended motion:** I (Fire Commissioner) move to approve the disposal of excess self-contained breathing apparatus and associated equipment by means of auction, donation, or sale.
 3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** In 2020 we were successful in receiving a grant to replace all the District Scott self-contained breathing apparatus (SCBA) that were nearing their end of life and useability. This grant allowed us to replace all our current SCBA's with a newer model and brand. We now have a stockpile of old SCBA's that still have some value to neighboring organizations. Ultimately, we prefer to sell these units to assist in purchasing additional equipment and supplies for our new MSA SCBA's but will assist less fortunate agencies where we can.

5. Supporting materials:

6. Fiscal impact: N/A

Funds Available: N/A

Fund: _____ Comptroller

7. Legal review required:

_____ District Attorney

8. Reviewed by:

JL Fire Chief

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 County Commissioners

Agenda Action Report

Meeting date: November 16, 2021 **Estimate of time required:** 10 Min

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. : Discussion/Possible Action: Consideration and possible approval of the granting of easements to NV Energy for Canyon Way, Wild Horse Drive, Megabyte Drive and Waltham Way for underground gas pipeline facilities that will extend from Tracy to South Reno
2. **Recommended motion:** The motion can be handled in either of two fashions. If all of the proposed easements are acceptable a single motion encompassing all of the proposed easements could be made as follows: I (commissioner), move to approve the granting of easements requested by NV Energy as to the Canyon Way, Waltham Way, Wild Horse Canyon Drive and Megabyte Drive for a consideration of \$1.00 for each of the easements conveyed and authorize the chairman to sign. If any of the proposed easements are not acceptable, the unacceptable easements could be deleted from the previous motion.
3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

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

5. **Supporting materials:** Proposed easements for Canyon Way, Waltham Way, Wild Horse Canyon Drive and Megabyte Drive. Also included are maps of the locations of the proposed easements

6. **Fiscal impact:**

Funds Available:

Fund:

_____ Comptroller

7. **Legal review required:**

___X___ District Attorney

8. **Reviewed by:**

_____ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

STAFF SUMMARY

Sierra Pacific Power Company dba NV Energy is proposing to build a 16 inch diameter steel high pressure gas line from the Tracy Station to South Reno in two phases. The first phase will be from Tracy to Lockwood. Among other benefits this will allow Sierra Pacific to replace its propane system in Lockwood with natural gas distribution lines for its Lockwood customers and will provide service to an additional customer base in the Mustang area. The briefing memo prepared by the staff of the PUC in docket No. 20-06019 indicates that this conversion will save several hundred thousand dollars in expenses. The second phase of the project will be to extend the pipeline from Lockwood to South Reno to address growth in the South Reno area and to diversify the sources of supply to that area.

NRS 244.279 allows a county to sell or lease rights of way to public utilities without first offering the right of way to the public. Nor is the County required to go through an appraisal process to determine the price for which the right of way may be conveyed. See NRS 244.2795. In this case the deeds recite that a consideration of \$1.00 is being paid for each of the easements requested.

Location: Canyon Way

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement, with the joinder of Storey County Properties Limited Liability Company ("SCP"), a Nevada limited liability company, in order to agree to the terms and conditions of Section A hereof.

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and gas systems for the distribution and transmission of gas underground, consisting of pipes, valves, fittings, regulators, meters, vaults, and other equipment, fixtures, apparatus, and improvements ("**Underground Utility Facilities**") and valves (aboveground or underground), service boxes/meter panels (aboveground or underground), regulators (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and

Location: Canyon Way
RW# RW-0407-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims,

Location: Canyon Way
RW# RW-0407-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons arising out of the construction, reconstruction, maintenance, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's gas practices, and standards. The exception to this requirement is that the construction of an effluent pipeline to be owned, operated and maintained by the Tahoe Reno Industrial Center General Improvement District along a portion of the easement granted hereby will not be in violation of this provision. Grantee may use this easement to provide service to any of its customers.

A. Consent and Waiver of SCP. Grantor acquired title to the Right-of-Way from SCP by that certain Quitclaim Deed of Dedication ("Dedication Deed") on September 10, 1991 recorded as Document No. 068169 in the office of the Recorder of Storey County, Nevada. The Dedication Deed contains the following restrictions, reservations and exceptions:

This Dedication of Real Property is made on the express condition that Grantee accepts the obligation to maintain and keep open the roadway located on the Real Property in a reasonable and safe condition and pay for all costs and expenses necessary for the repair, maintenance and Improvement of said roadway. If any portion of the dedicated Real Property shall cease to be used as a public roadway or maintained in a reasonable and safe condition, then all right, title and interest in and to the Real Property and the improvements located thereon shall revert to and revest in Grantor, or its successors and assigns, as fully and completely as if this Deed had never been executed.

Location: Canyon Way
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Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

SCP executed this instrument to agree and consent to the provisions hereof, to wit:

(a) Grantor holds fee simple title to the Right-of-Way, subject to the restriction and reservation of the Dedication Deed stated above in this Section 13;

(b) The Property conveyed to Grantor pursuant to the Dedication Deed has not reverted to or revested in SCP;

(c) SCP waives and releases Grantor from the restrictions, and the reversionary and revestment rights of SCP in the Dedication Deed stated above as to the Right-of-Way, Temporary Easement and the grant of easement contained herein, and consents to the grant of easement contained herein; and

(d) no subsequent reversion or revestment shall affect the validity and charge of this grant of easement.

(signatures on next page)

Location: Canyon Way
RW# RW-0407-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

Accepted for the County of Storey,
by the Board of County Commissioners

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By: Matt Z. I.

Name: Matt Gingerich

Title: Manager, Land Resources

Date: 10-15-21

Agreed and Consented to as to Section A above:

Storey County Properties Limited Liability Company,
a Nevada limited liability company

By: Procter J. Hug

Name: Procter J. Hug

Title: Manager

Date: 9/14/21

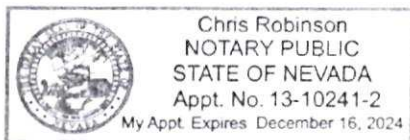
(acknowledgements on next page)

Location: Canyon Way
RW# RW-0407-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this 15th day of
OCTOBER, 2021, by Matt Gingerich as Manager, Land Resources of Sierra
Pacific Power Company d/b/a NV Energy.



[Signature]
Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this _____ day of
_____, 2021, by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political
subdivision of the State of Nevada.

Notary Public

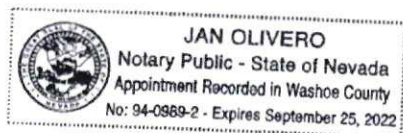
STATE OF NEVADA)

Location: Canyon Way
RW# RW-0407-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

COUNTY OF STOREY) ss.
)

This instrument was acknowledged before me this 14 day of
Sept., 2021, by Procter J. Hug as manager
of Storey County Properties Limited Liability Company.

Jan Olivero
Notary Public



Location: Canyon Way
RW# RW-0407-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS



W.O. 3003505662

Storey County
Canyon Way

EXHIBIT "A"
EASEMENT

A portion of the Southwest $\frac{1}{4}$ of the Northeast quarter, the south $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 21 and Southeast $\frac{1}{4}$ of the Northeast quarter and Lot 1 of Section 20, Township 19 North, Range 21 East, M.D.M., Storey County, Nevada; situated within that Parcel of land described in Quitclaim Deed of Dedication Document, recorded as File Number 68619 on September 10, 1991, Official Records of Storey County, Nevada.

An easement encompassing the entire 60 foot width, of Canyon Way located within the Southwest $\frac{1}{4}$ of the Northeast quarter, the South half of the Northwest quarter of Section 21 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and Lot 1 of Section 20, Township 19 North, Range 21 East, M.D.M the aforesaid parcels of land, as described in said Document 68619.

Above described Easement contains 8.99 acres of land, more or less.

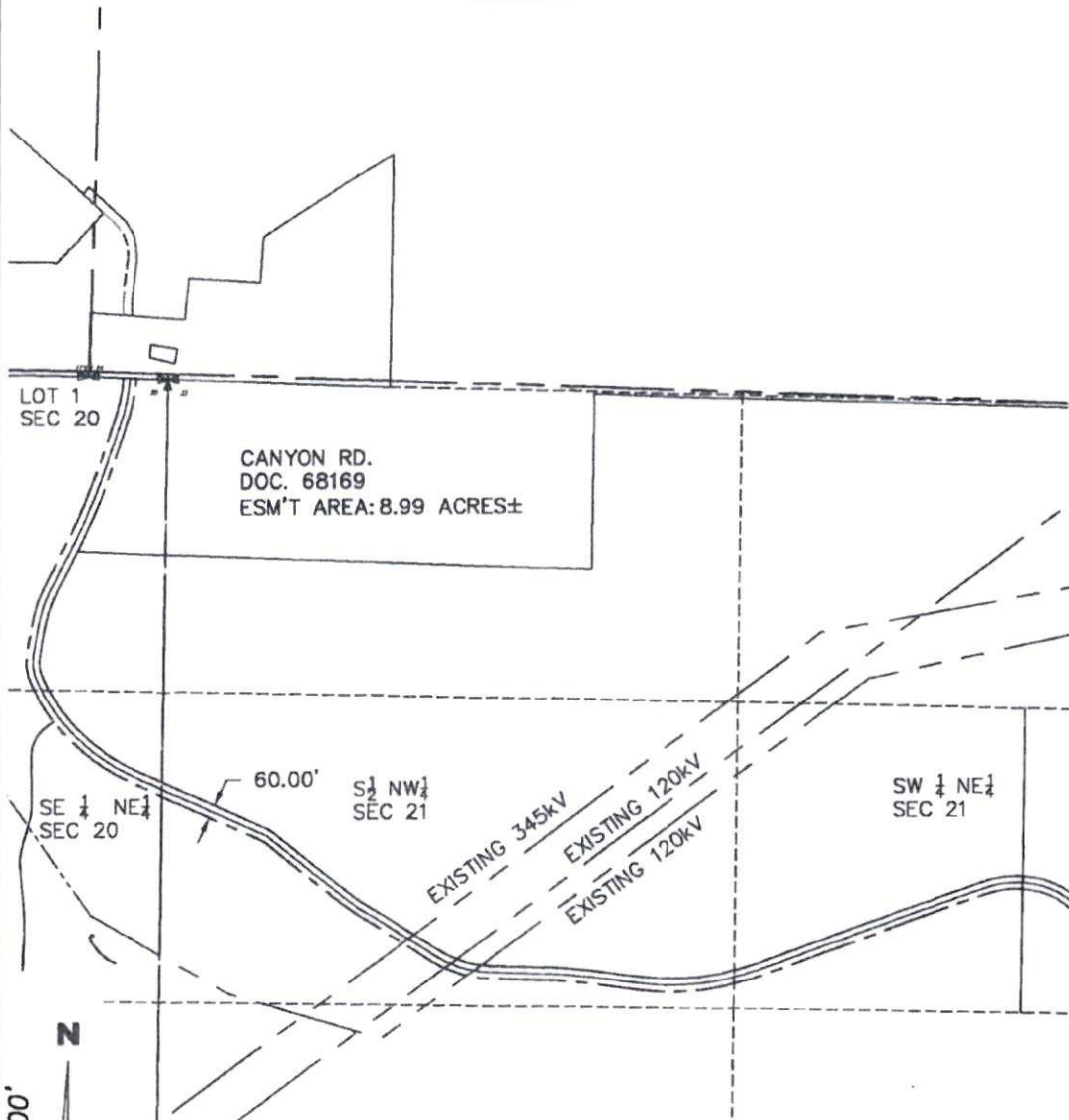
See Exhibit "A-1" attached hereto and made a part hereof.

Prepared by Doug Larson, P.L.S.

[Signature]
1/29/2021



EXHIBIT A-1



SCALE: 1" = 800'

N

K:\Survey\LAND PROJECTS\Storey 2nd Source GAS\from desktop\SRG EASEMENTS GROUND BACKUP.dwg <DL20502>
28Jan21-14:08



NV Energy

6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT

STOREY COUNTY

CANYON WAY

T19N. R21E. S 20 & 21 M.D.M.

STOREY COUNTY

NEVADA

1/2021

1 OF 1

Location: Wild Horse Canyon Drive

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and gas systems for the distribution and transmission of gas underground, consisting of pipes, valves, fittings, regulators, meters, vaults, and other equipment, fixtures, apparatus, and improvements ("**Underground Utility Facilities**") and valves (aboveground or underground), service boxes/meter panels (aboveground or underground), regulators (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");

Location: Wild Horse Canyon Drive
RW# RW-0687-2021
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GOE_DESIGN_GAS

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons

Location: Wild Horse Canyon Drive
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GOE_DESIGN_GAS

arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's gas practices, and standards. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: Wild Horse Canyon Drive
RW# RW-0687-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By: _____

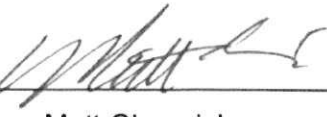
Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By:  _____

Name: Matt Gingerich

Title: Manger, Land Resources

Date: 10-15-21

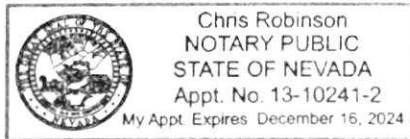
(acknowledgements on next page)

Location: Wild Horse Canyon Drive
RW# RW-0687-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this 15th day of
OCTOBER, 2021, by Matt Gingerich as Manager, Land Resources of Sierra
Pacific Power Company d/b/a NV Energy.



[Signature]
Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this _____ day of
_____, 2021, by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political
subdivision of the State of Nevada.

Notary Public

Location: Wild Horse Canyon Drive
RW# RW-0687-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS



W.O. 3003505662

Storey County

Wild Horse Canyon Drive

EXHIBIT "A"
EASEMENT

That portion of the 60-foot width of Lot 2005-12A (now called Wild Horse Canyon Drive) as shown on Record of Survey for Tahoe-Reno Industrial Center LLC recorded as file number 100662, recorded on May 4, 2005 in the Official Records of Storey County, located within the northeast quarter of Section 6, Township 19 North, Range 22 East, M.D.M., Storey County, Nevada, more particularly described as follows:

An easement, 140.00 feet in width, lying 70.00 feet on each side of the following describe centerline;

COMMENCING at the southernmost corner of Lot 2005-12A as shown on said Record of Survey;

THENCE, along the east line of said Lot 2005-12A, North 25°12'53" East 637.66 feet to the beginning of a tangent curve to the left having a radius of 630 feet and an included angle of 4°22'39";

THENCE, continuing along said curved east line, a distance of 48.13 feet to the POINT OF BEGINNING;

THENCE, leaving said east line, North 68°28'58" West, 60.00 feet to the west line of said Lot 2005-12A;

Sidelines of the above easement to be extended or shortened to end on the east and west lines of said Lot 2005-12A.

Basis of Bearing is said Record of Survey 100662.

Above-described Easement contains 8,408 square feet of land, more or less.

See Exhibit "A-1" attached hereto and made a part hereof.

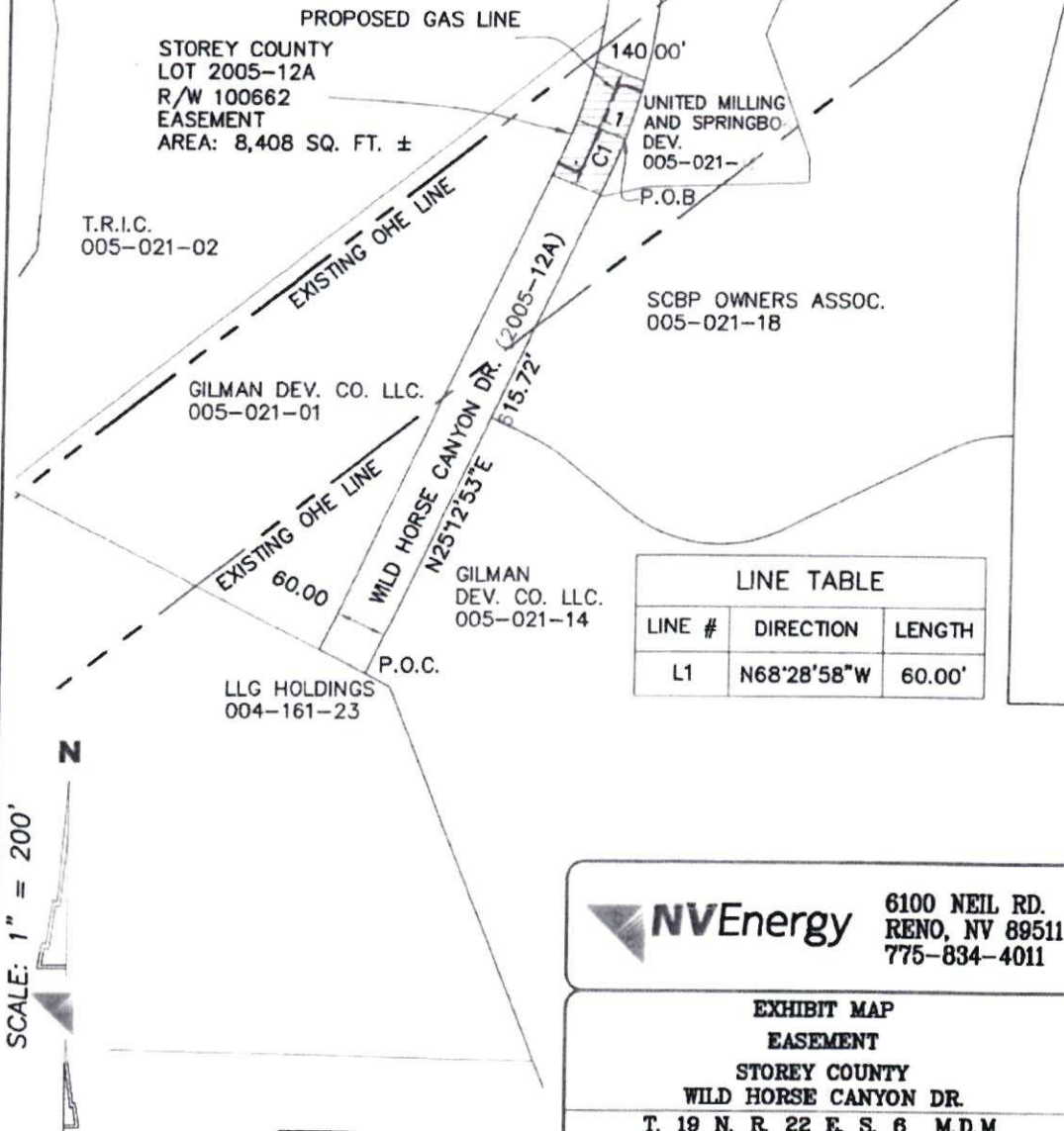
Prepared by Doug Larson, P.L.S.

Page 1 | 1



EXHIBIT A-1

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	48.13'	630.00'	4°22'39"



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N68°28'58"W	60.00'



NV Energy

6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP
EASEMENT

STOREY COUNTY
WILD HORSE CANYON DR.

T. 19 N. R. 22 E. S. 6 M.D.M.

STOREY COUNTY

NEVADA

9/13/2021

1 OF 1

Location: Megabyte Drive

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. To construct, operate, add to, modify, maintain, replace and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixture, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");

Location: Megabyte Drive
RW# RW-0977-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_OH_UG

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons

Location: Megabyte Drive
RW# RW-0977-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_OH_UG

arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: Megabyte Drive
RW# RW-0977-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_OH_UG

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By: _____


Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By: 

Name: MATT GINGRICH

Title: MANAGER LAND RESOURCES

Date: 10-15-21

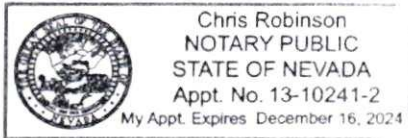
(acknowledgements on next page)

Location: Megabyte Drive
RW# RW-0977-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_OH_UG

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this 15th day of
OCTOBER, 2021, by MATT GINGERICH as
MANAGER, LAND RESOURCES of Sierra Pacific Power Company d/b/a NV Energy.



[Signature]
Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this _____ day of
_____, 2021, by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political
subdivision of the State of Nevada.

Notary Public

Location: Megabyte Drive
RW# RW-0977-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_OH_UG



W.O. 3003505662
Storey County
Megabyte Dr.

EXHIBIT "A"
EASEMENT

A portion of the southeast quarter of Section 31, Township 20 North, Range 22 East M.D.M., Storey County, Nevada, situated within that Lot 2005-12A as shown on Record of Survey for Tahoe-Reno Industrial Center, LLC recorded on May 4, 2005 as Document 100662 in the Storey County Official Records more particularly described as;

An easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said Section 31, as shown on said Record of Survey;

THENCE, North 8°46'23" West, 309.44 feet to the west line of Waltham Way and the POINT OF BEGINNING;

THENCE South 80°22'28" West, 68.26 feet to the beginning of a tangent curve to the left, having a radius of 9.50 feet and an included angle of 94°49'06";

THENCE along said curve a distance of 15.72 feet;

THENCE South 14°26'38" East, 17.96 feet to the north line of Lot 2007-117 (Pentium Drive) as shown on Record of Survey for Reno Land and Cattle, LLC. recorded as file number 107557 on September 10, 2007 and the POINT OF TERMINUS of this description.

Above-described Easement contains 2,040 square feet of land, more or less.

The Basis of Bearings for this Exhibit is said Record of Survey 100662.

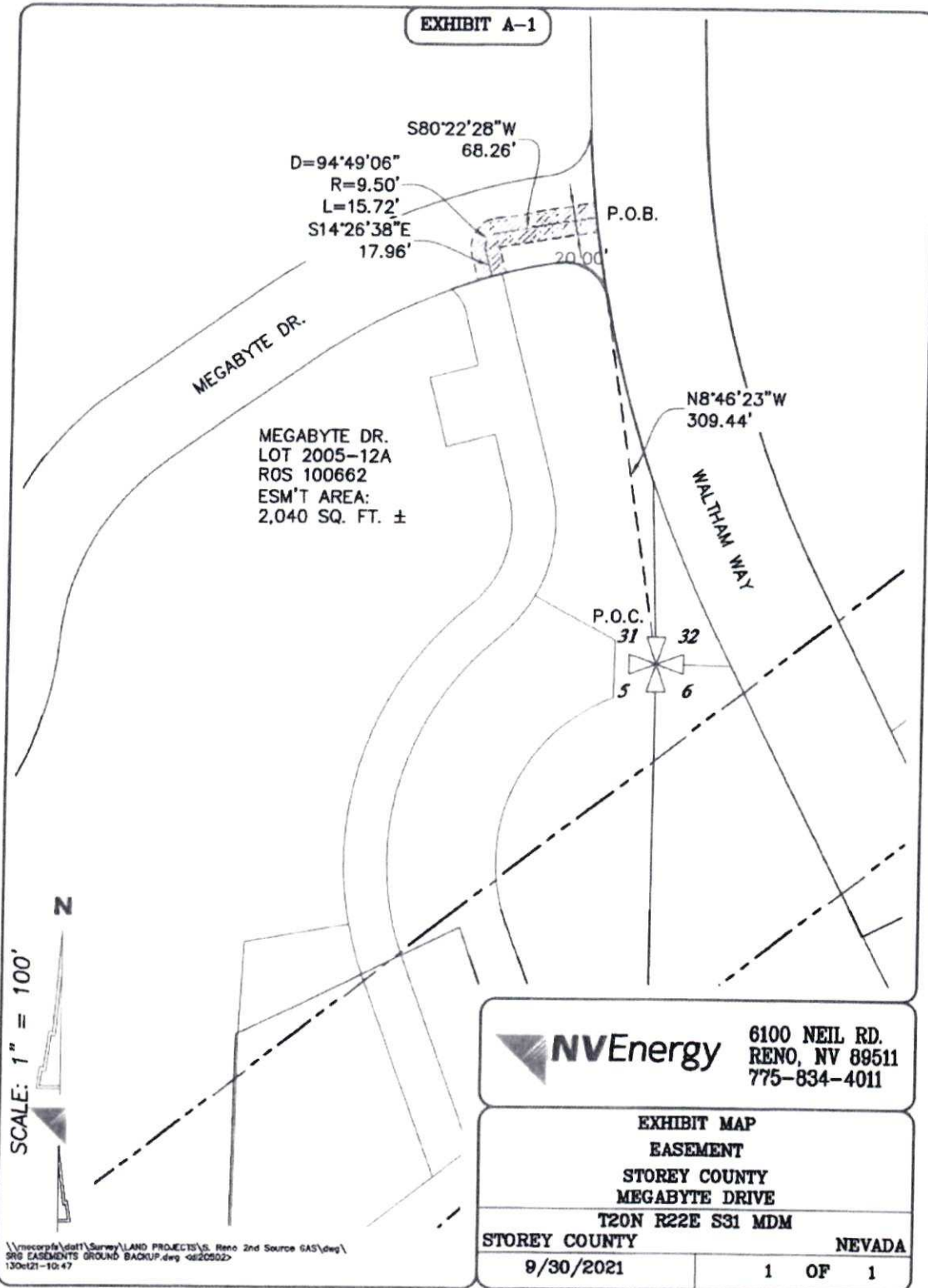
See Exhibit "A-1" attached hereto and made a part hereof.

Prepared by Doug Larson, P.L.S. #15685

[Handwritten signature]
10/13/21



EXHIBIT A-1



Location: Waltham Way

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and gas systems for the distribution and transmission of gas underground, consisting of pipes, valves, fittings, regulators, meters, vaults, and other equipment, fixtures, apparatus, and improvements ("**Underground Utility Facilities**") and valves (aboveground or underground), service boxes/meter panels (aboveground or underground), regulators (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");

Wa

Location: Waltham Way
RW# RW-0778-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible,, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons

Wa

Location: Waltham Way
RW# RW-0778-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's gas practices, and standards. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Wa

Location: Waltham Way
RW# RW-0778-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By:  _____

Name: Matt Gingerich

Title: Manger, Land Resources

Date: 10-15-21

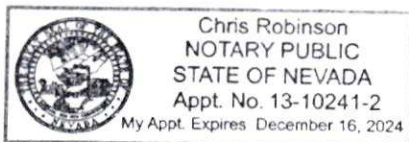
(acknowledgements on next page)

Location: Waltham Way
RW# RW-0778-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this 15th day of
OCTOBER, 2021, by Matt Gingerich as Manager, Land Resources of Sierra
Pacific Power Company d/b/a NV Energy.



[Signature]
Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this _____ day of
_____, 2021, by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political
subdivision of the State of Nevada.

Notary Public

Location: Waltham Way
RW# RW-0778-2021
Proj. # 3003505662
Project Name: G-South Reno Lateral
GOE_DESIGN_GAS



W.O. 3003505662

Storey County

Waltham Way

EXHIBIT "A"
EASEMENT

A portion of the northwest quarter of Section 5, Township 19 North, Range 22 East, and the southwest quarter of Sections 32 and the southeast quarter of Section 31, Township 20 North, Range 22 East M.D.M., Storey County, Nevada, situated within that parcel of land described in Document 78479 recorded on August 29, 1996 and Document 79808 recorded on April 2, 1997 in the Storey County Official Records more particularly described as;

An easement, 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the southernmost corner of Parcel 99-24A as shown on Record of Survey for DP Management Services, Inc. as recorded on September 21, 2000 as file number 88191 in the Official Records of Storey County;

THENCE along the southwest line of said Parcel 99-24A, North 26°52'01" West, 38.51 feet to the POINT OF BEGINNING;

THENCE South 52°09'30" West, 45.17 feet to the beginning of a tangent curve to the right, having a radius of 9.00 feet and an included angle of 100°53'47";

THENCE along said curve a distance of 15.85 feet;

THENCE North 26°56'43" West, 76.40 feet to the beginning of a tangent curve to the right having a radius of 830.00 feet and an included angle of 19°23'17";

THENCE along said curve a distance of 280.86 feet to the beginning of a reverse curve, concave to the south, having a radius of 9.50 feet and an included angle of 90°28'01";



THENCE along said curve, 15.00 feet;

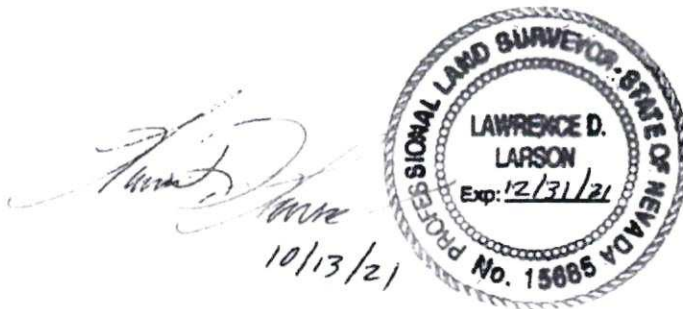
THENCE South $81^{\circ}02'33''$ West, 14.61 feet to the west line of Waltham way as described in said Document 79808.

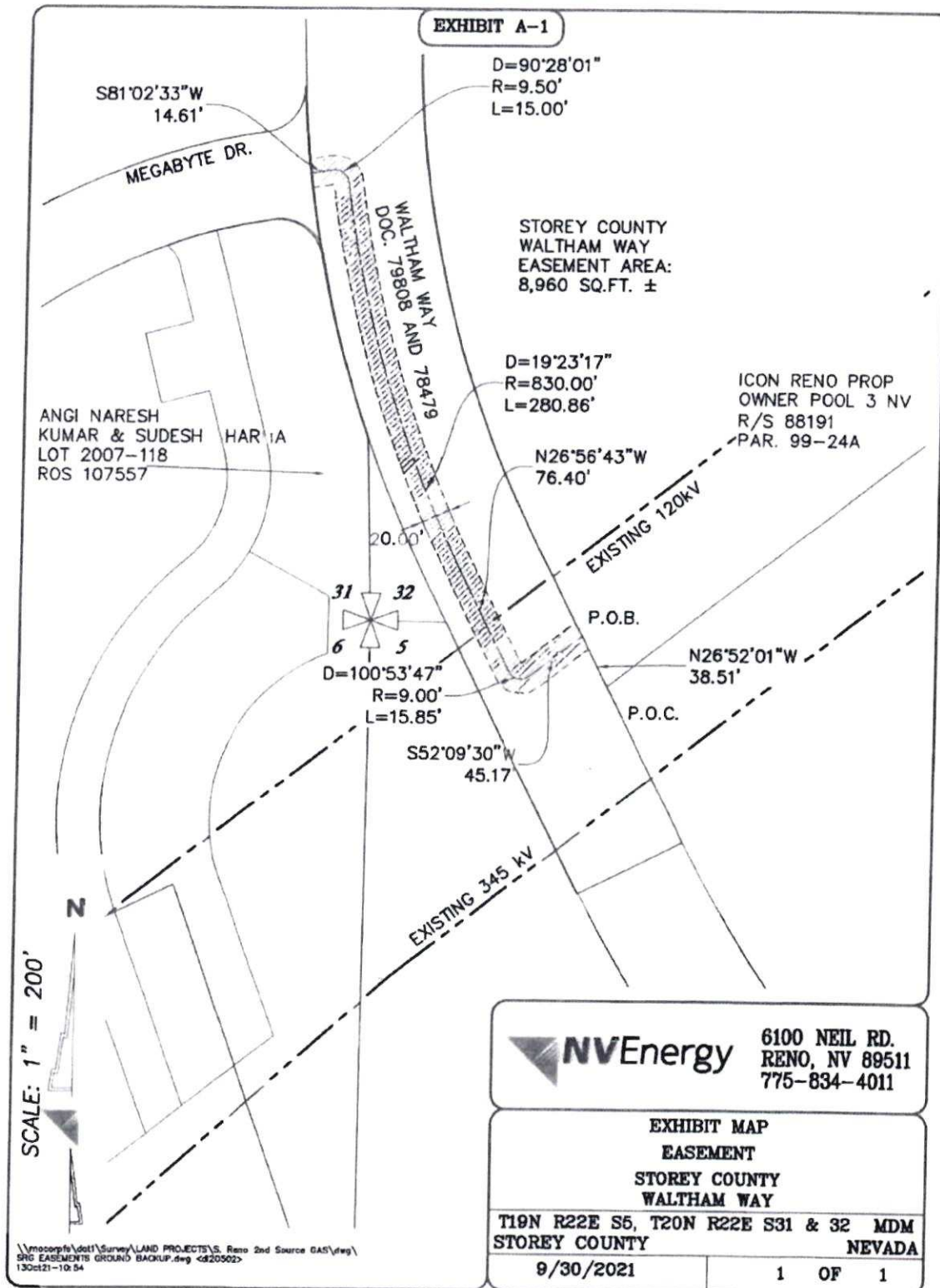
Above-described Easement contains 8,960 square feet of land, more or less.

The Basis of Bearings for this Exhibit is said Record of Survey 88191.

See Exhibit "A-1" attached hereto and made a part hereof.

Prepared by Doug Larson, P.L.S. #15685







Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 16, 2021 **Estimate of time required:** 10 Min

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion/Possible Action: Consideration and possible approval of amendment to the Development Agreement between Tahoe Reno Industrial Center LLC, (TRIC) DP Operating Partnership, LP and Storey County (Development Agreement) regarding the spacing of marijuana establishments within the Tahoe Reno Industrial Center as set forth in that amendment to the Development Agreement approved on August 17, 2021 which would reduce the required distance from an existing marijuana establishment tfrom 1 mile to 500 feet.
2. **Recommended motion:** I (commissioner), move to deny the proposed modification to the development agreement to reduce the distance required between marijuana establishments from one mile to 500 feet within the Tahoe Reno Industrial Center.

If the motion is to approve then it should be conditioned upon TRIC consenting to the amendment and authorize the chairman to sign the notice of amendment if approved.

3. Prepared by: Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. Staff summary: See attached.

5. Supporting materials: Notice of Amendment

6. Fiscal impact:

Funds Available:

Fund:

____ Comptroller

7. Legal review required:

____ District Attorney

8. Reviewed by:

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. Board action:

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. _____

STAFF SUMMARY:

The Development Agreement was amended on August 17, 2021, to provide that the distance between marijuana establishments within TRIC must be at least one mile. A second applicant for licensure as a marijuana establishment has requested that the distance be reduced from 1 mile to 500 feet. In order for this to occur, a new amendment to the Development Agreement must be approved by the County and TRIC. Accordingly, this agenda item provides for consideration of such an amendment.

AMENDMENT TO DEVELOPMENT AGREEMENT

The Development Agreement entered into between Tahoe-Reno Industrial Center LLC, DP Operating Partnership, LP and Storey County dated February 1, 2000, (Development Agreement), a memorandum of which was recorded in the official records of the Storey County Recorder's Office as Document No. 86804 on February 7, 2000. The Development Agreement was amended as reflected in the Notice of Amendment to Development Agreement dated November 9, 2021 and recorded in the Official Records of the Storey County Recorder's Office on November 11, 2021 as Document No. 135085. The current amendment to the Amended Development Agreement is incorporated herein and attached hereto as Exhibit 1.

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

By: _____

Jay Carmona, Chairman of the Board of Storey County Commissioners

Attest: _____

Vanessa Stephens, Storey County Clerk

STATE OF NEVADA)
)ss
COUNTY OF STOREY)

This instrument was acknowledged before me on the ____ day of ____ 2021, by Jay Carmona, Chairman of Board of County Commissioners of the County of Storey, a political subdivision of the State of Nevada.

Notary Public

EXHIBIT 1

This Amendment to Development Agreement (Amendment) amends and modifies the Development Agreement dated February 1, 2000 (Agreement) by and between the County of Storey (County) a political subdivision of the State of Nevada, DP Operating Partnership, L.P. (DPOP) and Tahoe-Reno Industrial Center LLC (TRI) a Nevada limited Liability Company.

1. General All definitions and meanings of terms used in the Agreement shall have the same meanings when used in this Amendment. Except as amended hereby and by previous amendments which have not been rescinded, all provisions of the Agreement remain in full force and effect. Any conflict between this Amendment and the Agreement as previously amended by amendments which have not been rescinded shall be governed by the provisions of this Amendment. This Amendment may be signed in counterparts and any signed copy of this Amendment shall have the same validity as the original.
2. Applicability. The provisions of this Amendment do not bind DPOP, the DPOP Property or its successor Owners, and DPOP does not join in the execution hereof. The provisions of this Amendment apply to all other property within the Tahoe Reno Industrial Center (TRIC).
3. Amendment. That provision of Exhibit 1 to Document No. 135085 filed in the Official Records of the Storey County Recorder's Office on November 9, 202, identified as section 17.37.030 Permitted uses: is amended to provide as follows (deletions are identified by ~~cross-outs~~ and additions are *italicized*):

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

- A. Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution except those listed below in Section 17.37.040 as requiring a special use permit.
- B. Agricultural industries excluding animal processing plants;
- C. Bottling plants.
- D. Breweries, distilleries, wineries;
- E. Truck terminals;
- F. Petroleum products storage;
- G. Public utility service yards, electric substations and gas transmission stations;
- H. Manufacturing of signs and billboards;
- I. Public Utility or public service buildings, structures and uses;
- J. The accessory buildings and structures necessary to such permitted uses located on the same lot or parcel of land;
- K. Ten percent of the total area in the heavy industrial zone as designated in the Storey County master plan may be utilized for commercial use. A site plan must be approved by the Storey County building and planning department. No special use permits shall be required of commercial uses, but Chapter 17.62 shall apply to commercial uses;
- L. Ten percent of the total industrial building improvements may be used for commercial sales to the general public;
- M. Other uses similar to the above which are determined by the board of county commissioners to be consistent and compatible with the other uses permitted within the zone after considering a recommendation of such use by the planning commission. ~~(Ord. 159 52(part), 1999) ;~~

N. Marijuana establishments. See Chapter 17.10 for definitions. Retail establishments may follow the minimum parcel size and building setbacks may follow the C Commercial zoning requirements. All establishments shall be located within a structure and include odor control devices to mitigate odor impacts to neighboring properties as necessary. Retail establishments shall not exceed one retail facility within ~~a one-mile radius~~ *500 feet measured from doorway to doorway*.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 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 continue 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, including a PUD at Painted Rock, through existing legal framework and the 2016 Master Plan of Storey County, regardless of the status of the legislative interim committee.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** A letter from Blockchains, LLC was submitted to Governor Sisolak on or about September 30 stating that it will withdraw its interest and participation in the innovation zones legislative interim committee, that it will no longer be pursuing development at Painted Rock, and that it will pursue innovative technologies within existing regulatory framework. Storey County and other interested groups are communicating with state and regional leaders to determine the status of the committee henceforth. The county has maintained consistent support for technology and certain residential development, and opposition to separatist governance. Notwithstanding the status of the legislative interim committee, county staff recommend that the county continues to support innovative technology development, cryptocurrencies and similar currencies when appropriately regulated by the state, and mixed-use residential development at Painted Rock in accordance with the county master plan. Latest known materials on this matter are posted on the county's website at <https://www.storeycounty.org/631/Innovation-Zone-Updates>.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY COMMISSIONERS' OFFICE

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

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

April 6, 2021

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

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

Governor Sisolak:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,



Austin Osborne
Storey County Manager

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

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of update to Storey County Administrative Policies and Procedures, Policy 613 – Leave for Coronavirus (COVID-19) Related Reasons.
- **Recommended motion:** Based on the recommendation by staff, I (Commissioner) motion to approve the amendments to Storey County Administrative Policies and Procedures 613 – Leave for Coronavirus (COVID-19) Related Reasons.
- **Prepared by:** Tobi Whitten

Department:

Contact Number: 7758470968

- **Staff Summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement and manage the personnel program on a consistent basis. These policies and procedures require that review and necessary updates occur every five years or otherwise as needed. The intent of this policy update is to extend paid leave options for employees that were previously provided under the Families First Coronavirus Response Act. Because the COVID-19 pandemic is still ongoing, it is important to encourage employees to stay home if they are not feeling well and avoid widespread exposure within the workplace and communities.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Unknown
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES

NUMBER 613
EFFECTIVE DATE: 07/01/2021
EXPIRATION DATE: 12/31/2021
AUTHORITY: BOC
COUNTY MANAGER: AAAO

SUBJECT: ~~Families First Coronavirus Response Act (HR 6201)~~ Leave for Coronavirus (COVID-19)
Related Reasons

1. PURPOSE:

This policy extends ~~complies with the Families First Coronavirus Response Act to grant eligible~~ employees protected leave for qualified reasons related to COVID-19.

This policy will remain in effect until ~~12:00 p.m. on December 31, 2020~~.

- 12:00 p.m. on December 21, 2021, OR
- The state or federal government declare the end of the COVID-19 public health emergency,
OR
- The state or federal government take other action regarding employee paid leave for COVID-
19;

whichever occurs sooner.

~~The County will post and keep posted Form WH 1422, Employee Rights: Paid Sick Leave and Expanded Family and Medical Leave Under the Families First Coronavirus Response Act in a conspicuous place that can readily be seen by employees and applicants alike.~~

2. Emergency Paid Sick Leave (EPSL)

2.1. Policy

Full-time employees will receive up to a total of 80 hours of emergency paid sick leave (measured backward) retroactive to June 30, 2021. Part-time employees will receive the number of hours equal to the number of hours s/he works on average over two weeks. If a part-time, seasonal, casual, or temporary employee works varying hours to such an extent that the **employer** is unable to determine with certainty the number of hours the employee would have worked if leave had not been taken, the **employer** will look at the average number of hours the employee was scheduled over the past six months; or if the employee had not worked the past six months, the **employer** will use the reasonable expectation of the number of hours the employee would normally be scheduled to work.

2.2 Reasons for Leave

EPSL may be granted to employees who are unable to work or telework due to the following reasons:

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(1) The employee is subject to a federal, state, or local quarantine or isolation order related to COVID-19.

(2) The employee has been advised by a health care provider to self-quarantine due to COVID-19 concerns.

(3) The employee is experiencing symptoms of COVID-19 or has been sent home from work because of exposure to COVID-19 and is seeking medical diagnosis.

(4) The employee is caring for an individual who is subject to a federal, state, or local quarantine or isolation order related to COVID-19 or has been advised by a health care provider to self-quarantine due to concerns related to COVID-19.

~~(5) The employee is caring for a son or daughter under the age of 18 if the school or place of care of the child has been closed, or the childcare provider of such child is unavailable, due to COVID-19 precautions. A son or daughter is defined as a biological, adopted, or foster child, stepchild, a legal ward, or a child to whom the employee stands in loco parentis. It also includes a son or daughter who is 18 years of age or older who has a mental or physical disability and is incapable of self care because of that disability.~~

~~(6) The employee is experiencing any other substantially similar condition specified by the Secretary of Health and Human Services in consultation with the Secretary of the Treasury and Secretary of Labor.~~

2.3 Employee Eligibility

With exceptions, all employees are eligible for EPSL, regardless of their status.

Health care providers and emergency responders may be excluded from the application of EPSL. The County will provide EPSL for conditions 1-3 in 2.2 above. EPSL will not be provided for conditions 4-6 in 2.2 above.

For the purposes of FFCRA this policy, an emergency responder is an employee who is necessary for the provision of transport, care, health care, comfort, and nutrition of such patients, or whose services are otherwise needed to limit the spread of COVID-19 (within Storey County this includes the Senior Center Director). This includes but is not limited to military or national guard, law enforcement officers, correctional institution personnel, fire fighters, emergency medical services personnel, physicians, nurses, public health personnel, emergency medical technicians, paramedics, emergency management personnel (within Storey County this includes the Emergency Management Director and Community Relations Coordinator), 911 operators, public works personnel (within Storey County this includes water, sewer, roads, service, buildings and grounds, and parks/pool), and persons with skills or training in operating specialized equipment or other skills needed to provide aid in a declared emergency as well as individuals who work for such facilities employing these individuals and whose work is necessary to maintain the operation of the facility (within Storey County this includes the County Manager, Comptroller, ~~Administrative Officer~~/HR Director, and Fire Marshal). This also includes any individual that the highest official of a state or territory, including the District of Columbia, determines is an emergency responder necessary for that state's or territory's or the District of Columbia's response to COVID-19.

2.4 Compensation During Leave

2.4.1 Employees will receive 100% of their regular rate of pay for reasons related to the employee's own quarantine, isolation, or symptoms of COVID-19 (reasons 1-3 in section 2.2 above) up to a maximum of \$511 per day.

2.4.2 Employees will receive 2/3 of their regular rate of pay for reasons related to the employee's need to care for an individual who is in isolation or quarantined, ~~or to care for a minor child due to a school/childcare closure, or the employee is experiencing any other substantially similar condition~~ (reasons 4-6 in section 2.2 above) up to a maximum of \$200 per day.

2.4.3 Employees may substitute comp time, annual leave or sick leave for the pay not covered by the EPSL. Once accrued leave is depleted, the remainder of the leave period will consist of unpaid leave for the pay not covered by EPSL.

2.5 Notice of Leave

An employee intending to take EPSL shall give notice as soon as practicable.

2.6 Certification

The County will comply with applicable law whenever it requests certification or documentation supporting the employee's eligibility for leave under this policy. Before returning to work, employees should be symptom free and meet the criteria for discontinuing home isolation as advised by the employee's healthcare providers and state and local health departments. Employees who take leave to care for an individual with COVID-19 should also follow CDC recommended precautions before returning to work.

2.7 Carryover

EPSL under this policy does not carry over from year to year. Subject to the duration limitations set forth in Section 2.1, an employee will no longer be eligible for any PSL beginning on the employee's next scheduled shift immediately following the termination of the need for EPSL.

3. ~~Emergency FMLA (EFMLA)~~

~~3.1 Policy~~

~~Any eligible employee may be granted a total of 12 weeks of FMLA leave, including EFMLA leave during a 12-month period. This period is measured backward from the date an employee uses any FMLA leave, including EFMLA leave.~~

~~3.2 Reasons for Leave~~

~~EFMLA may be granted for an employee who is unable to work or telework due to a need for leave to care for a son or daughter under 18 if the school or place of care has been closed, or~~

the childcare provider is unavailable, due to a public health emergency declared by a federal, state, or local authority.

A son or daughter is defined as a biological, adopted or foster child, a stepchild, a legal ward, or a child to whom the employee stands in loco parentis. It also includes a son or daughter who is 18 years of age or older who has a mental or physical disability and is incapable of self care because of that disability.

3.3 Employee Eligibility

With exceptions, employees who have been employed by the **employer** for 30 calendar days are eligible for EFMLA leave. All employees meeting this qualification qualify for EFMLA, regardless of their status. If a part-time, seasonal, casual, or temporary employee works varying hours to such an extent that the **employer** is unable to determine with certainty the number of hours the employee would have worked if leave had not been taken, the **employer** will look at the average number of hours the employee was scheduled over the past six months; or if the employee had not worked the past six months, the **employer** will use the reasonable expectation of the number of hours the employee would normally be scheduled to work.

Health care providers and emergency responders are excluded from the application of EFMLA. The definition of emergency responder is provided in 2.3 above.

Any FMLA leave used in the last 12 months will be counted against the 12-week EFMLA.

3.4 Compensation During Leave

The first 10 days of EFMLA leave will be unpaid leave unless the employee has accrued paid leave and is otherwise eligible to use the leave. Employees who are eligible for Emergency Paid Sick Leave (section 2 above) may use EPSL during this time.

Weeks 3 through 12 of EFMLA leave will be compensated at 2/3 the employee's regular rate of pay, up to \$200 a day and \$10,000 in the aggregate. Employees may substitute accrued comp time, annual leave, and sick leave for the pay not covered by EFMLA.

Once accrued leave is depleted, the remainder of the leave period will consist of unpaid leave for the pay not covered by EFMLEA.

3.5 Notice of Leave

An employee intending to take EFMLA leave shall give notice as soon as practicable.

3.6 Benefits Coverage During Leave

Benefits under Policy 605, FMLA – Family Medical Leave Act, section 2.9 are applicable.

3.7 Certification

The County will comply with applicable law whenever it requests certification or documentation supporting the employee's eligibility for leave under this policy.

~~3.8 Job Reinstatement Limitations~~

~~Under this policy, reinstatement may not be possible if the position held by the employee when the leave commenced does not exist due to economic conditions or other changes in operating conditions of the employer that affect employment and are caused by a public health emergency during the period of leave. However, for a 1-year period beginning on the earlier of the date on which the qualifying need related to a public health emergency concludes, or the date that is 12 weeks after the date on which the employee's leave begins, the County will make reasonable efforts to restore the employee to a position equivalent to the position the employee held when the leave commenced, with equivalent employment benefits, pay, and other terms and conditions of employment.~~



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/16/2021 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval Business License Second Readings:
- A. Commerce Construction CO LLP – Contractor / 4050 W. Sunset Rd. ~ Las Vegas, NV
- B. CraneTech, Inc. – Contractor / 42 E. Freeport Blvd. Unit B ~ Sparks, NV
- C. LiNiCo Corporation – General / 2500 Peru Dr. ~ Sparks, NV
- D. Lund Mechanical LLC - Contractor / 345 Ash Springs Ct. ~ Sparks, NV
- E. Zen Stained Glass – Home Business / 198 S. H. St. ~ Virginia City, NV
- F. Potluck Nevada, LLC – Food Truck / 545 Crampton St ~ Reno, NV
- G. QCS, LLC – Contractor / 504 N. Phillippi St. ~ Boise, ID

- **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 next Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

November 7, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **November 16, 2021**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. **Commerce Construction CO LLP** – Contractor / 4050 W. Sunset Rd. ~ Las Vegas, NV
- B. **CraneTech, Inc.** – Contractor / 42 E. Freeport Blvd. Unit B ~ Sparks, NV
- C. **LiNiCo Corporation** – General / 2500 Peru Dr. ~ Sparks, NV
- D. **Lund Mechanical LLC** - Contractor / 345 Ash Springs Ct. ~ Sparks, NV
- E. **Zen Stained Glass** – Home Business / 198 S. H. St. ~ Virginia City, NV
- F. **Potluck Nevada, LLC** – Food Truck / 545 Crampton St ~ Reno, NV
- G. **QCS, LLC** – Contractor / 504 N. Phillippi St. ~ Boise, ID

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office