



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/4/2022 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

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

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

**\*Join Zoom Meeting:**

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

**Meeting ID: 597 519 448**

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 597 519 448

Find your local number: <https://zoom.us/u/adi9WjdtNr>

**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*

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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. **ELECTION OF CHAIRMAN TO THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS FOR A TERM OF ONE YEAR PURSUANT TO STOREY COUNTY CODE 2.04.008**
4. **ELECTION OF VICE-CHAIRMAN TO THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS FOR A TERM OF ONE YEAR PURSUANT TO STOREY COUNTY CODE 2.04.008**
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the Agenda for January 4, 2022.
6. **CONSENT AGENDA FOR POSSIBLE ACTION:**
  - I Consideration and possible approval of appointments to serve on state, county, and regional boards, and committees for the 2022 calendar year.
  - II Consideration and possible approval of claims in the amount of \$1,237,435.69.
  - III Consideration and possible approval of business license first readings:
    - A. A Welding Service LLC - Out of County / 5235 Canyon Crest Ct. ~ Sparks, N
    - B. Delta Electronics (Americas) Ltd. - Out of County / 46101 Fremont Blvd. ~ Fremont, CA
    - C. Horizon Equipment Repair LLC - Out of County / 1606 Donna Way ~ Fernley, NV
    - D. Standard Rock Ltd. - Contractor / 5401 Longley Ln. Ste. 12 ~ Reno, NV
    - E. Structural System Solutions, Inc - Professional / 410 Mill St. Ste. 206 ~ Reno, NV
    - F. Ultimate Air, LLC - Contractor / 1125 Dinah Dr ~ Fernley, NV

IV Consideration and possible approval of tax Bill Correction for Ray & Samantha Loper parcel 1-185-25

V Consideration and possible approval of bill Correction for Dan Salzwimmer Mobile Home acct # MH003102

VI Consideration and possible approval of tax Bill Correction for Lima Land Co. 5-061-26

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

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

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

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

Consideration of letter of interest for appointment of planning commissioner to serve a term representing Precinct 2 Virginia City/Gold Hill District position on the Storey County Planning Commission.

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

Preview, comment on, and possible direction to staff regarding the ClearGov Transparency webpage development

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

Consideration and possible approval of the Community Project Grant application the Comstock Cemetery Foundation in the amount of \$8,800 for the installation of a French Drain to control erosion caused by water runoff in the historic carriage way which serves as a walking path.

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

Consideration and possible approval to proclaim January 2022 "National Radon Action Month" in Storey County.

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

Consideration and possible approval and authorization of the County Manager to sign an extension to an existing contract between Storey County and Silver State Government Relations in the amount of \$4,000 per month for lobbying and government affairs services and guidance through June 30, 2022, of the interim legislative session.

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

Acknowledgement of the resignation of Vanessa Stephens as Storey County Clerk-Treasurer and direction from Board to recruit a qualified individual for appointment effective February 25, 2022.

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

Consideration and possible approval of business License Second Readings:

- A. Accent Countertops - Contractor / 705 Trademark Dr. Ste. 104 ~ Reno, NV
- B. Automatic Distributors - General / 3300 Waltham Way Ste. 107 ~ Sparks, NV
- C. Centimark Corporation - Contractor / 12 Grandview Cir. ~ Canonsburg, PA
- D. Kenji's - General / 1 Electric Ave. ~ Sparks, NV
- E. NH Research, LLC - Out of County / 16601 Hale Ave. ~ Irvine, CA
- F. Stord Warehousing LLC - General / 2777 USA Parkway Ste. 115 ~ McCarran, NV
- G. Stord Warehousing LLC - General / 425 E. Sydney Dr. Ste. 120 ~ McCarran, NV

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

**19. 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.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at

[http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](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](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.

**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 12/29/2021; 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:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 5 minutes

**Agenda Item Type:** Discussion/Possible Action

- **Title:** Consideration and possible approval of the Agenda for January 4, 2022.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

**Department:**

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

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

\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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





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

**Meeting date:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 15 min.

**Agenda Item Type:** Discussion/Possible Action

- **Title:** Consideration and possible approval of appointments to serve on state, county, and regional boards and committees for the 2022 calendar year.
- **Recommended motion:** I (commissioner) motion to approve the appointments recommended by staff in the enclosure herewith to serve on state, county, and regional boards and committees for the 2022 calendar year.
- **Prepared by:** Austin Osborne

**Department:**                      **Contact Number:** 7758470968

- **Staff Summary:** Each year the board appoints representatives to serve on various state, regional, and local boards and committees.
- **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

**Enclosure A: Agenda language for 01/04/22 board meeting agenda request:**

1. Legislative Representative – Clay Mitchell and Austin Osborne with others, including department heads and staff as needed
2. Nevada-NACO – ~~Lance Gilman~~ *Jay Carmona with Lance Gilman as alternate.*
3. Nevadaworks – Lance Gilman with Austin Osborne as alternate
4. ~~Virginia City Senior Center – Lance Gilman~~ *Note: This function is changing with consolidation of senior services to a countywide function. See note below regarding Friends of Storey County Senior Center in addition to the Storey County Senior Center Board.*
4. Storey County Senior Center Board – Lance Gilman
5. *\*Friends of Storey County Senior Center Board – Lance Gilman*
6. Storey County Safety Committee – Jeff Holman, Committee Chair
7. *Comstock Cemetery Board – Open until MOU ratified.*
9. ~~Oversight of Fire District and Public Works – Lance Gilman~~ *(See note below regarding County Manger and Fire District Chief functions.)*
8. Carson Water Subconservancy District – Jim Hindle with Austin Osborne as alternate
9. State Land Use Planning Advisory Council (SLUPAC) – Kathy Canfield
10. Natural Resources Conservation Services (NRCS/USDA) – Kathy Canfield
11. Washoe-Storey Conservation District – Kathy Canfield
12. Truckee River Flood Management Authority, Technical Advisory Committee – Lance Gilman with Kathy Canfield as alternate
13. Comstock Historic District Commission – Clay Mitchell
14. Nevada Commission for the Reconstruction of the V&T Railway – Clay Mitchell
15. Saint Mary's Art Center – Jay Carmona
16. Historic Fourth Ward School and Museum Board – Jay Carmona
17. Economic Development Authority of Western Nevada (EDAWN) – Austin Osborne
18. Western Nevada Development District (WNDD) – Clay Mitchell
19. Northern Nevada Development Authority (NNDA) (elected official seat) – Clay Mitchell
20. Northern Nevada Development Authority (NNDA) (appointed official seat) – Austin Osborne
21. Storey County Wildlife Advisory Board – Rob DuFresne, Greg Hess Sr., Greg "Bum" Hess, Casey Kelly, and Rich Bacus
22. The following will proceed with the second of two-year term on the Virginia City Tourism Commission (VCTC) per their 2020 appointments: ~~Corrado DeGasperis~~ *Paul Hoyle* (hotel representative); Ron Gallagher (at-large representative); Angelo Petrini (business district representative); A. Perry (motel representative); and Jay Carmona (county commission representative).

*\*Friends of Storey County Senior Center is being structured at this time. The approved appointee may be needed during the development and operational stages of this group.*



Note: Before a County Manager position was created in Storey County, the board members would oversee certain departments of the county directly. This oversight may no longer be necessary with a County Manager now overseeing all appointed departments, and, therefore, a board member representative for Public Works is not assigned at this time. Also, the Fire District is overseen by the Fire District Chief, and that appointed Chief is overseen by the Fire District Board. Therefore, the same is represented for the Fire District list.



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

**Meeting date:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 0 min

**Agenda Item Type:** Consent Agenda

- **Title:** Consideration and possible approval of claims in the amount of \$1,237,435.69.
- **Recommended motion:** Approval of claims as submitted
- **Prepared by:** Cory Y Wood

**Department:**                      **Contact Number:** 7758471133

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

\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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



# Check Register

Packet: APPKT03679 - 2021-12-13 Spcl Pckt for V.S. C/T cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
100505	CITY OF CARSON TREASURER	12/13/2021	Regular	0.00	60.00	105365
101269	NEVADA LEGAL SERVICE INC	12/13/2021	Regular	0.00	1,073.00	105366
101717	ST CO SCHOOL DISTRICT	12/13/2021	Regular	0.00	62,005.02	105367
101229	STATE OF NEVADA	12/13/2021	Regular	0.00	624.00	105368
101932	WASHOE CO SHERIFFS OFFICE	12/13/2021	Regular	0.00	399.00	105369

\*  
Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	64,161.02
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	5	5	0.00	64,161.02

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

  
Comptroller

12.20.21  
Date

Treasurer

Date

## Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2021	64,161.02
			<b>64,161.02</b>



# Check Register

Packet: APPKT03692 - 2021-12-17 AP Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405902	AEROMIX SYSTEMS, INC	12/17/2021	EFT	0.00	10,337.50	10248
404671	PORTER GROUP LLC	12/17/2021	EFT	0.00	6,000.00	10249
101589	AIRGAS NCN INC	12/17/2021	Regular	0.00	824.36	105370
400481	ALLISON, MACKENZIE, LTD	12/17/2021	Regular	0.00	65.00	105371
100135	ALSCO INC	12/17/2021	Regular	0.00	313.53	105372
403651	ARC HEALTH AND WELLNESS	12/17/2021	Regular	0.00	1,354.00	105373
99837	BATTERIES PLUS (RENO)	12/17/2021	Regular	0.00	78.40	105374
403959	BENDER, DEBORAH	12/17/2021	Regular	0.00	1,170.00	105375
101605	BERRY ENTERPRISES	12/17/2021	Regular	0.00	3,753.39	105376
406515	BOREN, JOHN L	12/17/2021	Regular	0.00	155.97	105377
103160	BOTCHA CALOOP'S INC	12/17/2021	Regular	0.00	45.00	105378
403671	BURRELL, SCOTT LEWIS	12/17/2021	Regular	0.00	31.00	105379
100476	BURTON'S FIRE INC	12/17/2021	Regular	0.00	16,274.43	105380
405759	C2M Media LLC	12/17/2021	Regular	0.00	575.00	105381
403259	CALIFORNIA INDUSTRIAL	12/17/2021	Regular	0.00	89.10	105382
99763	CANYON GENERAL IMPROVEMENT I	12/17/2021	Regular	0.00	64.05	105383
405067	CARBIENER, ALAN	12/17/2021	Regular	0.00	66.24	105384
405669	CARSON TAHOE HEALTH	12/17/2021	Regular	0.00	8,620.82	105385
404216	CARSON VALLEY OIL CO INC	12/17/2021	Regular	0.00	2,485.76	105386
99720	CASELLE INC	12/17/2021	Regular	0.00	270.00	105387
100597	CASHMAN EQUIPMENT CORP	12/17/2021	Regular	0.00	242.45	105388
100670	CFOA	12/17/2021	Regular	0.00	120.00	105389
403775	CHARM-TEX	12/17/2021	Regular	0.00	154.90	105390
405519	CIGNA HEALTH & LIFE INSURANCE C	12/17/2021	Regular	0.00	19,947.62	105391
405134	CMC TIRE INC	12/17/2021	Regular	0.00	1,552.88	105392
99652	COMSTOCK CHRONICLE (VC)	12/17/2021	Regular	0.00	1,058.38	105393
403887	COMSTOCK GOLD MILL LLC	12/17/2021	Regular	0.00	163.67	105394
406406	COMSTOCK PROPANE	12/17/2021	Regular	0.00	3,323.10	105395
406372	CONSTRUCTION MATERIALS ENGINI	12/17/2021	Regular	0.00	135.00	105396
404466	DAIOHS USA INC	12/17/2021	Regular	0.00	399.45	105397
404684	DASH MEDICAL GLOVEWS INC	12/17/2021	Regular	0.00	536.70	105398
406010	DEITZ MEDIA & MARKETING, LLC	12/17/2021	Regular	0.00	19,123.52	105399
405128	DEVNET, INC	12/17/2021	Regular	0.00	5,160.50	105400
406419	DRINKWATER LAW OFFICES	12/17/2021	Regular	0.00	175.00	105401
404547	ELLIOTT AUTO SUPPLY INC	12/17/2021	Regular	0.00	230.99	105402
403216	FARR WEST ENGINEERING	12/17/2021	Regular	0.00	3,207.75	105403
404509	FASTENAL COMPANY	12/17/2021	Regular	0.00	10.00	105404
405264	FIDELITY SEC LIFE INS CO	12/17/2021	Regular	0.00	244.85	105405
405969	FLEETPRIDE, INC	12/17/2021	Regular	0.00	932.49	105406
404640	GLADDING, EDWARD A.	12/17/2021	Regular	0.00	2,170.00	105407
101285	GLOR INC	12/17/2021	Regular	0.00	125.00	105408
405784	GREENE, JEANNE	12/17/2021	Regular	0.00	3,970.00	105409
406513	GUGLIELMO, PAUL D	12/17/2021	Regular	0.00	1,268.64	105410
405994	HARTMAN & HARTMAN, A PROFESS	12/17/2021	Regular	0.00	12,703.02	105411
102983	HD SUPPLY FACIL MAINT LTD	12/17/2021	Regular	0.00	11,834.28	105412
403105	HOSE & FITTINGS ETC	12/17/2021	Regular	0.00	15.88	105413
404192	HUCK SALT COMPANY INC	12/17/2021	Regular	0.00	9,185.66	105414
405462	HUNT, JASON	12/17/2021	Regular	0.00	1,600.00	105415
102564	HYDRAULIC INDUSTRIAL SERV	12/17/2021	Regular	0.00	374.47	105416
100978	INTERSTATE OIL CO	12/17/2021	Regular	0.00	530.86	105417
100885	IRON MOUNTAIN INFO MGT IN	12/17/2021	Regular	0.00	490.40	105418
103317	JBP LLC	12/17/2021	Regular	0.00	371.71	105419
406428	JOHN CRAIG, PAM TRUST, DEBRA C	12/17/2021	Regular	0.00	217.33	105420
406511	JOSEPH STOKES	12/17/2021	Regular	0.00	3,500.00	105421



## Check Register

Packet: APPKT03692-2021-12-17 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406514	KAIGAN, LLC	12/17/2021	Regular	0.00	85.00	105422
405263	KANSAS CITY LIFE INS CO	12/17/2021	Regular	0.00	1,129.91	105423
101040	L N CURTIS & SONS	12/17/2021	Regular	0.00	1,977.38	105424
404356	LANGUAGE LINE SERVICES IN	12/17/2021	Regular	0.00	31.17	105425
101030	LIFE-ASSIST INC	12/17/2021	Regular	0.00	5,736.65	105426
404849	LINDE GAS & EQUIPMENT INC.	12/17/2021	Regular	0.00	186.03	105427
404102	LIQUID BLUE EVENTS LLC	12/17/2021	Regular	0.00	2,529.76	105428
404102	LIQUID BLUE EVENTS LLC	12/17/2021	Regular	0.00	11,652.51	105429
405780	LUKE BUSBY, LTD	12/17/2021	Regular	0.00	320.00	105430
405077	MACKAY MANSION	12/17/2021	Regular	0.00	136.00	105431
404786	MANYOSE, MANDY J	12/17/2021	Regular	0.00	1,658.98	105432
403629	MIGAN, TAMARA	12/17/2021	Regular	0.00	16.56	105433
100471	MOUND HOUSE TRUE VALUE	12/17/2021	Regular	0.00	199.52	105434
101228	NEV ADMIN BLDG & GROUNDS	12/17/2021	Regular	0.00	5,450.22	105435
101226	NEV COMPTROLLER	12/17/2021	Regular	0.00	9,928.00	105436
403317	NEV DEPT PUBLIC SAFETY	12/17/2021	Regular	0.00	966.00	105437
101969	NEV HUMAN RESOURCES	12/17/2021	Regular	0.00	11,396.75	105438
101241	NEV PUBLIC AGENCY INS PL	12/17/2021	Regular	0.00	252.00	105439
403632	NEVADA BLUE LTD (RNO)	12/17/2021	Regular	0.00	100.00	105440
99806	OCCUPATIONAL HEALTH CENTE	12/17/2021	Regular	0.00	285.00	105441
402926	OFFSITE DATA DEPOT, LLC	12/17/2021	Regular	0.00	287.47	105442
406417	OOSOSHARP, LLC	12/17/2021	Regular	0.00	2,593.29	105443
404118	OPTUMINSIGHT INC	12/17/2021	Regular	0.00	262.50	105444
405127	O'REILLY AUTO ENTERPRISES LLC	12/17/2021	Regular	0.00	1,080.38	105445
103344	PDM STEEL SERVICE CENTER	12/17/2021	Regular	0.00	1,996.57	105446
405584	PERPETUAL STORAGE, INC.	12/17/2021	Regular	0.00	1,539.29	105447
403895	PETRINI, ANGELO D	12/17/2021	Regular	0.00	59.50	105448
101434	PITNEY BOWES INC	12/17/2021	Regular	0.00	1,900.00	105449
101417	POST NEV	12/17/2021	Regular	0.00	200.00	105450
403329	PROTECTION DEVICES INC	12/17/2021	Regular	0.00	329.85	105451
103221	PUBLIC EMPLY RETIREMENT RETIRE	12/17/2021	Regular	0.00	2,279.59	105452
404134	RAPID SPACE LLC	12/17/2021	Regular	0.00	278.67	105453
402937	RAY MORGAN CO INC (CA)	12/17/2021	Regular	0.00	28.42	105454
102388	REDWOOD TOXICOLOGY LAB,IN	12/17/2021	Regular	0.00	221.71	105455
404863	REFUSE, INC	12/17/2021	Regular	0.00	321.06	105456
405777	RENO BRAKE, INC	12/17/2021	Regular	0.00	58.46	105457
405081	SHERMARK DISTRIBUTORS INC	12/17/2021	Regular	0.00	156.00	105458
102461	SIERRA CONTROL SYSTEMS	12/17/2021	Regular	0.00	456.28	105459
102462	SIERRA ENVIRONMENTAL MONITOR	12/17/2021	Regular	0.00	864.00	105460
404750	SIERRA NEVADA CONTST, INC	12/17/2021	Regular	0.00	35,435.00	105461
101630	SIERRA PACIFIC POWER CO	12/17/2021	Regular	0.00	179.55	105462
406512	SILVER SLATE LLC	12/17/2021	Regular	0.00	2,369.88	105463
403384	SMITHS FOOD & DRUG CENTER	12/17/2021	Regular	0.00	2,306.48	105464
403234	SPALLONE, DOMINIC J III	12/17/2021	Regular	0.00	400.56	105465
101717	ST CO SCHOOL DISTRICT	12/17/2021	Regular	0.00	250.00	105466
101745	ST CO WATER SYSTEM	12/17/2021	Regular	0.00	486.06	105467
405475	STAPLES CONTRACT & COMMERCIA	12/17/2021	Regular	0.00	597.14	105468
101229	STATE OF NEVADA	12/17/2021	Regular	0.00	304,843.85	105469
101229	STATE OF NEVADA	12/17/2021	Regular	0.00	1,695.00	105470
102687	STRYKER MEDICAL	12/17/2021	Regular	0.00	4,199.84	105471
405303	SUMMIT PARTNERS LLC	12/17/2021	Regular	0.00	505.96	105472
403892	SUN PEAK ENTERPRISES	12/17/2021	Regular	0.00	363.00	105473
404675	SUPERIOR POOL PRODUCTS	12/17/2021	Regular	0.00	487.50	105474
405244	SUTTON HAGUE LAW CORP	12/17/2021	Regular	0.00	585.00	105475
405705	TELEFLEX LLC	12/17/2021	Regular	0.00	1,115.50	105476
405124	TERRY, SHIRLEY	12/17/2021	Regular	0.00	324.00	105477
404030	TIJSELING, DICK G	12/17/2021	Regular	0.00	420.00	105478
404454	TITAN CONSTR SUPPLY, INC	12/17/2021	Regular	0.00	1,642.07	105479
403225	TRI GENERAL IMPROVEMENT	12/17/2021	Regular	0.00	402.40	105480
405112	TYLER TECHNOLOGIES, INC	12/17/2021	Regular	0.00	13,778.00	105481
102195	ULINE	12/17/2021	Regular	0.00	432.34	105482

## Check Register


Packet: APPKT03692-2021-12-17 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403728	UNITED SITE SERVICES OF NEVADA	12/17/2021	Regular	0.00	305.00	105483
101845	US POSTOFFICE (VC)	12/17/2021	Regular	0.00	200.00	105484
405735	VC TOURS LLC	12/17/2021	Regular	0.00	95.00	105485
403983	VCTC	12/17/2021	Regular	0.00	123.13	105486
402820	WALKER & ASSOCIATES	12/17/2021	Regular	0.00	4,000.00	105487
103237	WESTERN ENVIRONMENTAL LAB	12/17/2021	Regular	0.00	256.00	105488
405794	WHARTON CONCRETE FORMING SU	12/17/2021	Regular	0.00	91.08	105489
404295	WELLS ONE COMMERCIAL CARD	12/17/2021	Bank Draft	0.00	24,928.62	DFT0000989

## Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	202	120	0.00	588,152.37
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	32	1	0.00	24,928.62
EFT's	2	2	0.00	16,337.50
	<b>236</b>	<b>123</b>	<b>0.00</b>	<b>629,418.49</b>

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
 Comptroller		<u>12.20.21</u> Date
_____ Treasurer		_____ Date

**Fund Summary**

<b>Fund</b>	<b>Name</b>	<b>Period</b>	<b>Amount</b>
999	Pooled Cash Account	12/2021	629,418.49
			<b>629,418.49</b>



# Payroll Check Register Report Summary

Pay Period: 12/6/2021-12/19/2021

Packet: PRPKT01247 - 2021-12-24 Payroll LS  
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	826.89
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	167	361,245.30
Total	168	362,072.19

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date



# Check Register

Packet: APPKT03707 - 2021-12-24 PR Payment LS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	12/24/2021	EFT	0.00	87,987.98	10250
404869	SCSO EMPLOYEES ASSOCIATIO	12/24/2021	EFT	0.00	576.00	10251
404639	VOYA RETIREMENT INS	12/24/2021	EFT	0.00	10,965.00	10252
300003	AFLAC	12/24/2021	Regular	0.00	1,206.73	105490
300008	AFSCME UNION	12/24/2021	Regular	0.00	592.31	105491
405610	CALIFORNIA STATE DISBURSEMENT	12/24/2021	Regular	0.00	658.04	105492
405519	CIGNA HEALTH & LIFE INSURANCE C	12/24/2021	Regular	0.00	7,736.09	105493
300001	COLONIAL LIFE & ACCIDENT	12/24/2021	Regular	0.00	103.38	105494
404704	DVM INSURANCE AGENCY	12/24/2021	Regular	0.00	109.42	105495
405264	FIDELITY SEC LIFE INS CO	12/24/2021	Regular	0.00	64.29	105496
405263	KANSAS CITY LIFE INS CO	12/24/2021	Regular	0.00	452.67	105497
300011	NEVADA STATE TREASURER	12/24/2021	Regular	0.00	4.00	105498
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	12/24/2021	Regular	0.00	388.00	105499
300010	STATE COLLECTION & DISBURSEMEI	12/24/2021	Regular	0.00	213.43	105500
300006	STOREY CO FIRE FIGHTERS ASSOC	12/24/2021	Regular	0.00	1,560.00	105501
300005	WASHINGTON NATIONAL INS	12/24/2021	Regular	0.00	808.53	105502

## Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	13	0.00	13,896.89
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	6	3	0.00	99,528.98
	26	16	0.00	113,425.87

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

12-23-21  
Date

Treasurer

Date



**Fund Summary**

<b>Fund</b>	<b>Name</b>	<b>Period</b>	<b>Amount</b>
999	Pooled Cash Account	12/2021	113,425.87
			<u>113,425.87</u>



# Vendor History Report

By Vendor Name

Posting Date Range 12/24/2021 - 12/24/2021

Payment Date Range 12/24/2021 - 12/24/2021

Payable Number	Item Description	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount Dist Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors																
405424 - OPTUM BANK, MEMBER FDIC																
INV0015708	HSA Contributions	HSA Contributions	0.00	0.00	12,791.66	12/24/2021	001-29506-000	DFT00000990	12/24/2021	Insurances	12,916.66	0.00	0.00	0.00	12,916.66	12,916.66
							020-29506-000			Rds-Ins	12,791.66	0.00	0.00	0.00	12,791.66	12,791.66
							090-29506-000			Wtr-Ins	8,865.66					
							130-29506-000			Swr-Ins	587.00					
							230-29506-000			VCTC-Ins	256.02					
							231-29506-000			Pipers-Ins	163.98					
							250-29506-000			Fire-Ins	337.50					
							290-29506-000			Fire-Ins	102.50					
										Insurances	2,259.00					
											220.00					
INV0015709	HSA Contributions	HSA Contributions	0.00	0.00	125.00	12/24/2021	001-29506-000	DFT00000991	12/24/2021	Insurances	125.00	0.00	0.00	0.00	125.00	125.00
											125.00					
Total 01 - Storey County Vendors:											12,916.66	0.00	0.00	0.00	12,916.66	12,916.66
Vendors: (1)											12,916.66	0.00	0.00	0.00	12,916.66	12,916.66
Report Total:											12,916.66	0.00	0.00	0.00	12,916.66	12,916.66

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller	Date	Date
	12-23-21	
Treasurer		



# Check Register

Packet: APPKT03709 - 2021-12-24 PERS 715 LS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	12/24/2021	EFT	0.00	55,441.46	10253

## Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	55,441.46
	2	1	0.00	55,441.46

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

**Fund Summary**

<b>Fund</b>	<b>Name</b>	<b>Period</b>	<b>Amount</b>
999	Pooled Cash Account	12/2021	55,441.46
			<u>55,441.46</u>



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

**Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING**

**Estimate of Time Required: 0-5**

**Agenda Item Type: Consent Agenda**

- **Title:** Consideration and possible approval of business license first readings:
- A. A Welding Service LLC – Out of County / 5235 Canyon Crest Ct. ~ Sparks, NV
- B. Delta Electronics (Americas) Ltd. – Out of County / 46101 Fremont Blvd. ~ Fremont, CA
- C. Horizon Equipment Repair LLC – Out of County / 1606 Donna Way ~ Fernley, NV
- D. Standard Rock Ltd. – Contractor / 5401 Longley Ln. Ste. 12 ~ Reno, NV
- E. Structural System Solutions, Inc – Professional / 410 Mill St. Ste. 206 ~ Reno, NV
- F. Ultimate Air, LLC – Contractor / 1125 Dinah Dr ~ Fernley, 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:**

☐ Approved

☐ Approved with Modification



<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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# Storey County Community Development

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



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

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

**December 27, 2021**  
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 04, 2022**

COMMISSIONERS Consent Agenda:

## **FIRST READINGS:**

- A. A Welding Service LLC** – Out of County / 5235 Canyon Crest Ct. ~ Sparks, NV
- B. Delta Electronics (Americas) Ltd.** – Out of County / 46101 Fremont Blvd. ~ Fremont, CA
- C. Horizon Equipment Repair LLC** – Out of County / 1606 Donna Way ~ Fernley, NV
- D. Standard Rock Ltd.** – Contractor / 5401 Longley Ln. Ste. 12 ~ Reno, NV
- E. Structural System Solutions, Inc** – Professional / 410 Mill St. Ste. 206 ~ Reno, NV
- F. Ultimate Air, LLC** – Contractor / 1125 Dinah Dr ~ Fernley, 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:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 1 minute

**Agenda Item Type:** Consent Agenda

- **Title:** Consideration and possible approval of tax Bill Correction for Ray & Samantha Loper parcel 1-185-25
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon

**Department:**                      **Contact Number:** 7758470961

- **Staff Summary:** This parcel was being used as a test parcel. New Value was not calculating properly so we added a garage to this parcel to see if the issue had been fixed. (There is no garage on this parcel). We thought we were working in the Training Program, but we were in the Live program and didn't delete the garage from the parcel. Therefore a tax bill was generated including the non-existing garage. Please see attached information.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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

**Jana Seddon**

**STOREY COUNTY ASSESSOR**

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

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

December 28, 2021

Memo to: Storey County Commissioners

Re: **Tax Bill Correction**

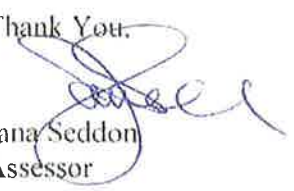
Ray & Samantha Loper 001-185-25

The following correction needs to be made to the above referenced parcel for the 2021-22 tax year. We were using the above parcel to test to make sure that new value was working in the Devnet system. We added a garage to the parcel (there really isn't one on this parcel), and forgot to delete it as we thought we were working in the Training system instead of the Live system.

2021-22	Original	Amended	Adjustment
Taxable Value Land	64,395	64,395	0
Taxable Taxable Value Improvements	53,648	38,848	14,800
New Improvement Value	14,800	0	0
<b>2021-22 Tax Bill Amt</b>	<b>\$1,032.14</b>	<b>\$ 852.88</b>	<b>\$ (179.26)</b>

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

Thank You.

  
Jana Seddon  
Assessor  
Storey County

Certificate # 2021000060

## Certificate of Correction PREVIEW

12/28/2021

Tax Year 2021 (2021 - 2022)

## Storey County

Property Key: 001-185-25

Source: Secured

Type: Value Change

Owner: LOPER, SAMANTHA LEE

PO BOX 18

VIRGINIA CITY, NV 89440

Correction Reason:

BOE Case:

Legal Description: LOT 2A PORTION OF THE WEST 2/3 OF LOT 2 BLK 130 RANGE H VIRGINIA CITY

The nature of such error and the cause which produced the error are as follows:

Value Change		
2021 Correction		
	Assessed Value	Taxes
Starting Assessed Value and Balance Due	41,315	\$1,032.14
+ Value Change Due to Changes in Building Value	(5,180)	N/A
+ Value Change Due to Changes in Land Value	0	N/A
+ Value Change Due to Changes in Pers.Prop Value	0	N/A
+ Tax Change Due to Changes in Special Assessments	N/A	\$0.00
+ Tax Change Due to Changes in Ad Valorem	N/A	(\$179.26) Refund Due
+ Value/Tax Change Due to Changes in Recoupment	N/A	N/A
+ Value Change Due to Changes in Abatements	N/A	\$0.00
+ Value Change Due to Changes in Exemptions	0	\$0.00
Total Change in New Value	(5,180)	N/A
Total Change in Value/Taxes	(5,180)	(\$179.26)
Final Corrected Value and Balance Due	36,135	\$852.88
Total Payments Made Before Correction	N/A	\$516.06
Refund	N/A	\$0.00
Balance Due	N/A	\$336.82

\*\*\*This certificate is a preview. Actual values are calculated at the time this correction is posted.\*\*\*

Assessor's Signature

Treasurer's Signature

Board Chair's Signature

Change Notes:





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

**Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING**

**Estimate of Time Required: 1 minute**

**Agenda Item Type: Consent Agenda**

- **Title:** Consideration and possible approval of bill Correction for Dan Salzwimmer Mobile Home acct # MH003102
- **Recommended motion:** approval
- **Prepared by:** Jana Seddon

**Department:**                      **Contact Number:** 7758470961

- **Staff Summary:** This MH was demolished and removed from the property without notification to the Assessors Office. Checked Pictometry and the MH has been gone for at least 11 years. The last 3 years bills have not been paid, so I am requesting for these bills to be deleted from the Unsecured Delinquent tax roll.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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

6V

**Jana Seddon**  
STOREY COUNTY ASSESSOR

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

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

Memo to: Storey County Clerk-Treasurer  
Storey County Commissioners

October 27, 2021

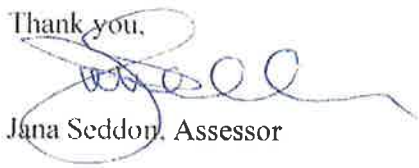
Re: Acct # MH003102  
Dan Salzwimmer

Our office was recently notified that the above referenced Mobile Home was demolished and removed from the property years ago. Upon research and inspection, we found that the MH was in fact removed but was done so without permits. Taxes have not been paid on this account since it sold to Comstock Mining in 2018. I have removed the MH from the tax roll and I am asking the board to approve a write off of the delinquent taxes.

I am asking the Board to please approve the following and advise the Treasurer's Office to make the appropriate adjustments.

2019-20	\$16.57
2020-21	\$15.19
2021-22	<u>\$15.19</u>
Total	\$46.95

Thank you,

  
Jana Seddon, Assessor





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

**Meeting date:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 1 minute

**Agenda Item Type:** Consent Agenda

- **Title:** Tax Bill Correction for Lima Land Co. 5-061-26
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon

**Department:**                      **Contact Number:** 7758470961

- **Staff Summary:** The above parcel had a new building put on the tax roll for the 2021-22 tax year. The Assessed Value is correct however it was not entered as new to the tax roll. Therefore the 8% tax cap came into play and the new building did not get billed correctly. See attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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

**Jana Seddon**  
STOREY COUNTY ASSESSOR

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

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

December 28, 2021

Memo to: Storey County Commissioners

Re: **Tax Bill Correction**


Lima Land Co, LLC 005-09-26

A tax bill correction has been made for the above referenced parcel. There is no value change to the parcel, however the new improvements were not entered as new to the tax roll therefore the new building was subject to the tax cap abatement and billed incorrectly.

2021-22	Original	Amended	Adjustment
Taxable Value Land	1,183,950	1,183,950	0
Taxable Value Improvements	6,671,311	6,671,311	0
New Improvement Value	0	6,671,311	6,671,311
<b>2021-22 Tax Bill Amt</b>	<b>\$12,080.46</b>	<b>\$92,886.39</b>	<b>\$80,805.93</b>

This is for information only, no approval is necessary.

Thank You.

  
Jana Seddon  
Assessor  
Storey County

Vanessa Stephens  
Storey County Treasurer  
treasurer@storeycounty.org  
(775) 847-0969  
www.storeycounty.org

Storey County  
REAL PROPERTY TAXES FOR FISCAL YEAR  
(2021 - 2022)



TAXES FROM JULY 1, 2021 THRU JUNE 30, 2022

PROPERTY LOCATION / DESCRIPTION

PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
005-061-26	122	2021017689	2555 PERU DR INDUSTRIAL GID

LIMA LAND CO LLC  
PO BOX 1697  
CRYSTAL BAY, NV 89402

MAKE REMITTANCE PAYABLE TO:  
STOREY COUNTY TREASURER  
Drawer D  
Virginia City, NV 89440

YOUR CHECK IS YOUR RECEIPT  
IF ADDITIONAL RECEIPT IS NEEDED, RETURN ENTIRE TAX BILL  
WITH PAYMENT AND SELF-ADDRESSED STAMPED ENVELOPE

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, PLEASE FORWARD THIS TAX BILL TO THEM

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PRE-ABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	414,383	GENERAL	1.7719	48,715.59	1,157.19	47,558.40
Bldg./Improvements	2,334,959	SCHOOL OPER	0.7500	20,620.07	489.80	20,130.27
		SCHOOL DEBT	0.1447	3,978.30	94.50	3,883.80
		CAPITAL ACQUIS	0.0500	1,374.67	-32.65	1,342.02
		STATE	0.1700	4,673.88	-111.02	4,562.86
		IND MEDICAL	0.0100	274.93	-6.53	268.40
		IND ACCIDENT	0.0150	412.40	-9.80	402.60
		FIRE DISTRICT	0.5446	14,972.92	-355.66	14,617.26
		YOUTH SERVICE	0.0045	123.72	-2.94	120.78
		Ad Valorem Totals	3.4607	95,146.48	-2260.09	92,886.39
		Paid				-9,060.34
	2,749,342					
TOTAL TAX DUE (Incl. PY)						\$83,826.05

Amount due includes taxes from prior year(s). If this property is protected by Bankruptcy, this is for your information only. Do not consider this an attempt to collect. We are now accepting credit card payments on line @ storeynv.devnetwedge.com

TAXES TOTALING \$100 OR LESS MUST BE PAID ON THE FIRST INSTALLMENT AS INDICATED. FAILURE TO RECEIVE AN INDIVIDUAL TAX BILL DOES NOT EXCUSE THE TIMELY PAYMENT OF TAXES. IF ANY PERSON CHARGED WITH TAXES, WHICH ARE A LIEN ON REAL PROPERTY FAILS TO PAY:

1. ANY ONE QUARTER OF SUCH TAXES ON OR WITHIN 10 DAYS FOLLOWING THE DAY SUCH TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 4 PERCENT.
2. ANY TWO INSTALLMENTS OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE DAY LATER THE INSTALLMENT OF TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 5 PERCENT OF THE TWO INSTALLMENTS DUE.
3. ANY THREE INSTALLMENTS OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE DAY THE LATEST INSTALLMENT OF TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 6 PERCENT OF THE THREE INSTALLMENTS DUE.
4. THE FULL AMOUNT OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE FIRST MONDAY OF MARCH, THERE MUST BE ADDED THERETO A PENALTY OF 7 PERCENT OF THE FULL AMOUNT OF SUCH TAXES.

ALL PROPERTY UPON WHICH THE TAXES ARE NOT PAID IN FULL WITHIN 30 DAYS AFTER THE FIRST MONDAY OF APRIL OF EACH YEAR, WILL BE ADVERTISED IN THE LOCAL NEWSPAPER, WITH ALL PENALTIES, COSTS AND ADVERTISING COSTS ADDED THERETO.

CHANGE OF ADDRESS? PLEASE INDICATE ON STUB, SIGN & RETURN WITH PAYMENT

4th INSTALLMENT

MAIL TO:

STOREY COUNTY TREASURER  
Drawer D  
Virginia City, NV 89440

DUE ON OR BEFORE

March 7, 2022

PARCEL NUMBER

005-061-26

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE

STREET \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP \_\_\_\_\_

ROLL NUMBER

2021017689

AMOUNT

\$43,423.09

AUTHORIZED SIGNATURE \_\_\_\_\_

3rd INSTALLMENT

MAIL TO:

STOREY COUNTY TREASURER  
Drawer D  
Virginia City, NV 89440

DUE ON OR BEFORE

January 3, 2022

PARCEL NUMBER

005-061-26

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE

STREET \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP \_\_\_\_\_

ROLL NUMBER

2021017689

AMOUNT

\$40,402.96

AUTHORIZED SIGNATURE \_\_\_\_\_





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of letter of interest for appointment of planning commissioner to serve a term representing Precinct 2 Virginia City/Gold Hill District position on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Jim Hindle to represent the Precinct 2, Virginia City/Gold Hill District position on the Storey County Planning Commission.
- **Prepared by:** Lyndi Renaud

**Department:**

**Contact Number:** 7758471144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. The Precinct 2 Virginia City/Gold Hill position on the planning commission expired on 12-31-21. The position was posted according to policy and NRS. One letter of interest from current planning commissioner for Precinct 2, Jim Hindle, was received. Staff recommends the appointment of Jim Hindle to serve on the planning commission for a term of approximately four years, expiring December 31, 2025.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**  
  
\_\_\_\_\_ Department Head  
  
\_\_\_\_\_ County Manager
- **Board Action:**

**Department Name:**

**Other Agency Review:** \_\_\_\_\_

☐ Approved

☐ Approved with Modification

**Durward James Hindle III**

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

December 9, 2021

Dear Commissioners:

It has been my honor to serve as the Storey County Planning Commissioner for Precinct 2 since 2014. I thank you for my appointment and the confidence in me that it represents. I write you at this time to request reappointment so that I may continue to serve the County and its residents.

I respectfully ask your vote for reappointment as you can be confident in my continued pledge to be an objective and thoughtful Planning Commissioner, to listen and consider all sides of the presented proposals to arrive at decisions and recommendations that are in the best interest of the citizens of Storey County.

Thank you for your consideration and, I ask, your continued confidence.

Respectfully,





STOREY COUNTY PUBLIC NOTICE  
**PLANNING COMMISSIONER POSTING**  
**Precinct 2 (Virginia City/Gold Hill District)**

**Position:** Storey County Planning Commissioner to represent Precinct 2 (Virginia City/Gold Hill). All interested parties must live within this voting district. Incumbent Planning Commissioner is eligible to request reappointment. The Planning Commission is an advisory body to the Board of County Commissioners. It is responsible for directing the short- and long-range growth and development of the county through maintenance and implementation of the county master plan, zoning ordinances, and other applicable land-use policies. It is composed of seven commissioners who serve two or more times per month on the body and who are compensated pursuant to NRS 278.040. Each commissioner is appointed by the Board of County Commissioners to serve at its pleasure for a four year term with possible re-appointment following expiration of the term.

**Preferred Qualifications:** A Planning Commissioner's primary duty is to make land-use decisions that are consistent with the policies and plans formally adopted by the Board of County Commissioners. Therefore, the first priority of a Planning Commissioner is to have strong decision-making skills and develop knowledge of county policies and applicable Nevada Revised Statutes. It is not critical to have training in the fields of planning, architecture, law, civil engineering, geology, economics, or demography; these are skills that are available to the commissioner from staff, consultants, and applicants. The Planning Commissioner's job is to weigh input given in staff reports and other professional reports, meeting testimonies, and other correspondence. A Planning Commissioner is like a judge who renders decisions based on the testimony of experts and others who appear as witnesses in a trial. Minimum qualifications of a Planning Commissioner include: a willingness and ability to research and report on issues, programs, and policies related to local land-use matters; ability to attend afternoon and night meetings on a regular basis; ability to sustain harmonious working relationships with commission members, the Board of County Commissioners, staff, residents, applicants, and the public; ability to act within the ethical standards set forth by NRS and NAC; and willingness to expand knowledge related to land-use planning. The new-appointee must successfully pass a criminal background investigation.

**Letter of Interest:** All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary.

**Closing Date:** Letters of interest (originals) must be received by the Storey County Human Resources Office, Storey County Courthouse, 26 South "B" Street (P.O. Box 176), Virginia City, NV 89440 by **5:00 p.m., Thursday, December 10, 2021.** Please contact 775.847.0968 for further questions.

**Tentative Appointment Date:** The Board of County Commissioners will consider letters of interest at its **January 4, 2022** regularly scheduled meeting. Applicants may be asked to speak and should attend.

*Storey County is an Equal Opportunity Employer. Posting dates: 11/26/21 – 12/10/2021*



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

**Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING**

**Estimate of Time Required: 15 minutes**

**Agenda Item Type: Discussion/Possible Action**

- **Title:** Preview, comment on, and possible direction to staff regarding the ClearGov Transparency webpage development
- **Recommended motion:** I, Commissioner \_\_\_\_, motion to direct staff to move forward with ClearGov (if applicable, add further direction).
- **Prepared by:** Jennifer McCain

**Department:**

**Contact Number:** 7758471133

- **Staff Summary:** As discussed and approved in the July 20, 2021 Commission meeting, the Comptroller's office has been working with ClearGov to create a financial transparency section of the Storey County website. During this meeting the Comptroller will share the latest version of the website to get feed back before going live. The website is currently projected to be updated with quarterly financial figures; however this can change to monthly if time allows.
- **Supporting Materials:** See attached
- **Fiscal Impact:** No
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

☐ Approved

☐ Approved with Modification

☐ Denied

☐ Continued



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING

Estimate of Time Required: 10 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Community Project Grant application the Comstock Cemetery Foundation in the amount of \$8,800 for the installation of a French Drain to control erosion caused by water runoff in the historic carriage way which serves as a walking path.
- **Recommended motion:** Discussion/Possible Action: Consideration and possible approval of the Community Project Grant application the Comstock Cemetery Foundation in the amount of \$8,800 for the installation of a French Drain to control erosion caused by water runoff in the historic carriage way which serves as a walking path.
- **Prepared by:** Lara Mather

**Department:** \_\_\_\_\_ **Contact Number:** 7758470986

- **Staff Summary:** The Comstock Cemetery Foundation has submitted an application in the amount of \$8,800 to cover part of the cost for the installation of a French Drain along the historic carriage way to prevent erosion caused by water runoff.
- **Supporting Materials:** See attached
- **Fiscal Impact:** \_\_\_\_\_
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_ Department Head

**Department Name:** \_\_\_\_\_

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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

**Community Grant Request**  
Comstock Cemetery Foundation  
PO 1172  
Virginia City, NV 89440  
Contact: Candace Wheeler

**Project Area: Virginia City, Nevada**  
Silver Terrace Cemeteries

**Estimated Cost: \$8,500.00**

**Project Description**

The Comstock Cemetery Foundation's Master Plan (Wyss-2007) calls for the installation of 2 French Drains. The purpose is to control the major erosion on the main historic carriageway which serves as a walking path for all residents and visitors. The second area is the fire break road between the main the Catholic cemetery. Currently the erosion creates hazardous walking and driving for fire trucks.

**Benefit to the Community**

Create a safer walking surface and better fire protection access. Reduce the need for continuously adding carriageway fill. This is not a cosmetic project, but rather one that will reduce hazardous and a potentially unsafe walking surface. Residents and local students make up 67% of our walking public.

**Maintain the Improvement**

We installed two French Drains on the main carriageway to the west, near the entrance (this request is for the lower eastern section). Those drains were installed in 2008 and they have required no maintenance. In addition, that section of the carriageway has remained free of hazardous run off erosion.

**Team Members**

Candace Wheeler

Judy Allen

Cal Dillon



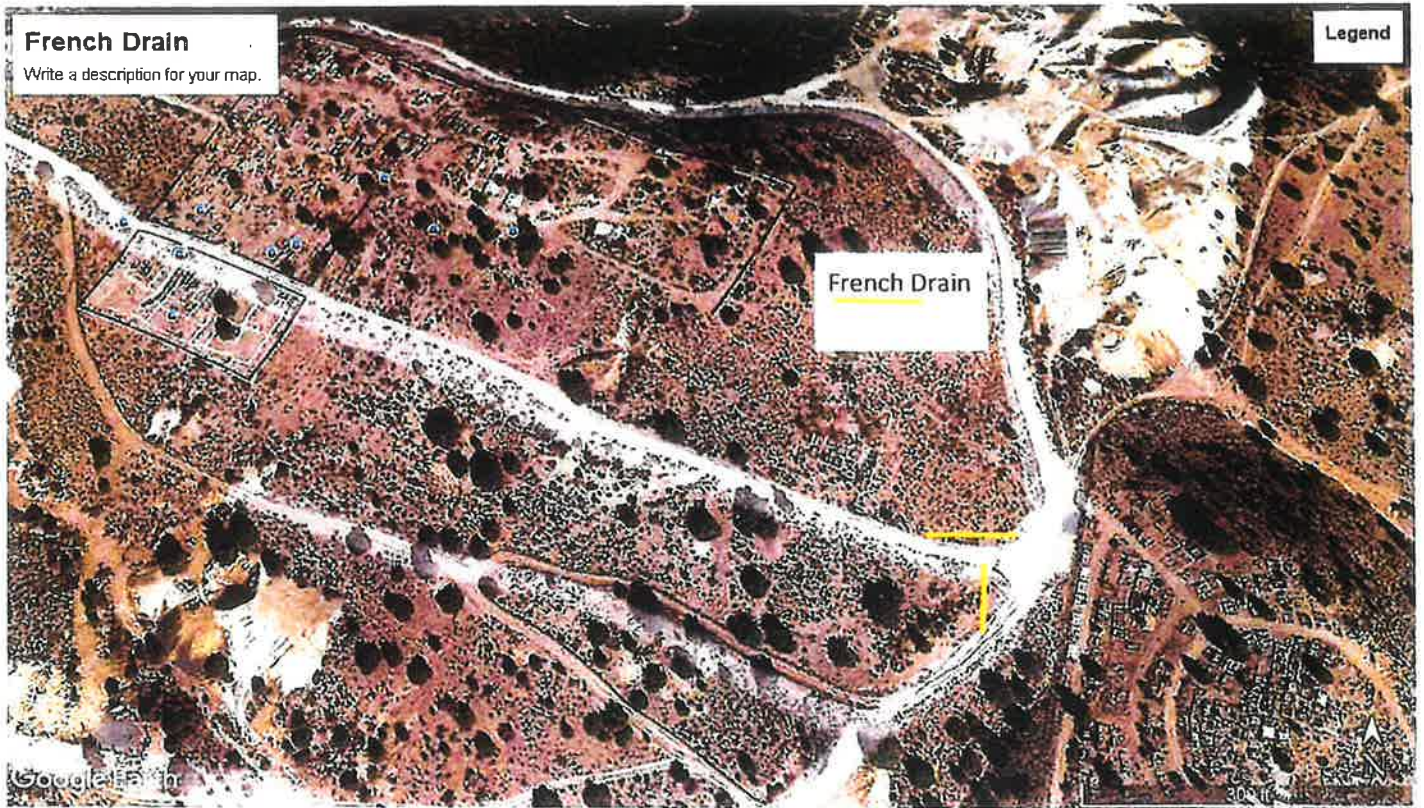
## French Drain

Write a description for your map.

Legend

French Drain

Google Earth



**Scope of Work-Carriageway Stabilization**  
**Comstock Cemetery Foundation**  
**Carriageway Stabilization**

The historic landscape which we have worked with for 21 years is not the same as working with a structure. Rarely, if ever, can we provide a fixed costs for a project as it is impacted by various factors:

- Bedrock, soil composition
- Burials-avoidance of
- Working around public visitors
- Unforeseen underground obstacles
- Unearthing of artifacts

**Providing Estimates**

We ask contractors to provide a range of costs and we arrange our finances and sponsors to cover the high end of that range should any issue prevent the contractor from keeping the estimate. For this project, we have a sponsor/donor that has committed to donating up to \$5,000 should the project exceed the grant funds. The Comstock Cemetery Foundation will pay for the monitor and landscape architect consultation costs (\$2,945.00)

The following is required to complete the work on the carriageway:

- Monitor-to watch the ground work for obstacles
- Landscape Architect for consultation as the project proceeds
- Backhoe, and operator for grading, water bar installation, and trench profile
- Landscape team for hand digging (we require this in non-ground penetrating mapped areas)

**Scope of Work-Again**

***Monitor***

We have trained monitors. For this project, Cal Dillon, a trained and experienced monitor will head this effort.

Cost: \$645.00 (paid by CCF).

***Landscape Architect***

Our landscape architect, designer of our master plan, will be available via zoom during the project for on-site consultation and problem resolution.

Cost: \$2,300 (paid by CCF).

***Backhoe and Operator: Greg Hess, Senior***

- Grade 16 degrees N, main carriageway to realign the road edge. This is approximately 525 feet on the north-east section of the carriageway.
- Install sand base and gravel on road edge for 90-95' to provide additional drainage support on the downward side of the road edge.
- Trench profile established for French Drain installation for approximately 60'.

***Landscape Team, project manager, Noe Alcala, El Patio Landscaping***

- Complete hand dig of the French Drain trench. Lay sand, and install the French Drain for 60'.
- The drain will be directed in accordance with our master plan and flow into a natural gully drainage that doesn't impact any cultural features and its bedrock in nature.

Comstock Cemetery Foundation has secured a private donor to cover any costs over the grant amount.

**Greg Hess**  
Virginia City Nevada 89440  
Estimate  
12-1-2021

Backhoe and operator

- Grade and water bar installation
- Profile of French Drain layout

Estimate:  
\$1,500-\$3,100.00

*Estimate confirmed for 60-90 days*





El Patio Landscaping  
PO Box 14876  
Reno, NV 89511  
775-297-5510

RFQ: Comstock Cemetery Foundation  
Virginia City, NV 89440  
Date: December 13, 2021

Work

Hand dig trench

Complete hand dig of the French Drain trench

Sand install

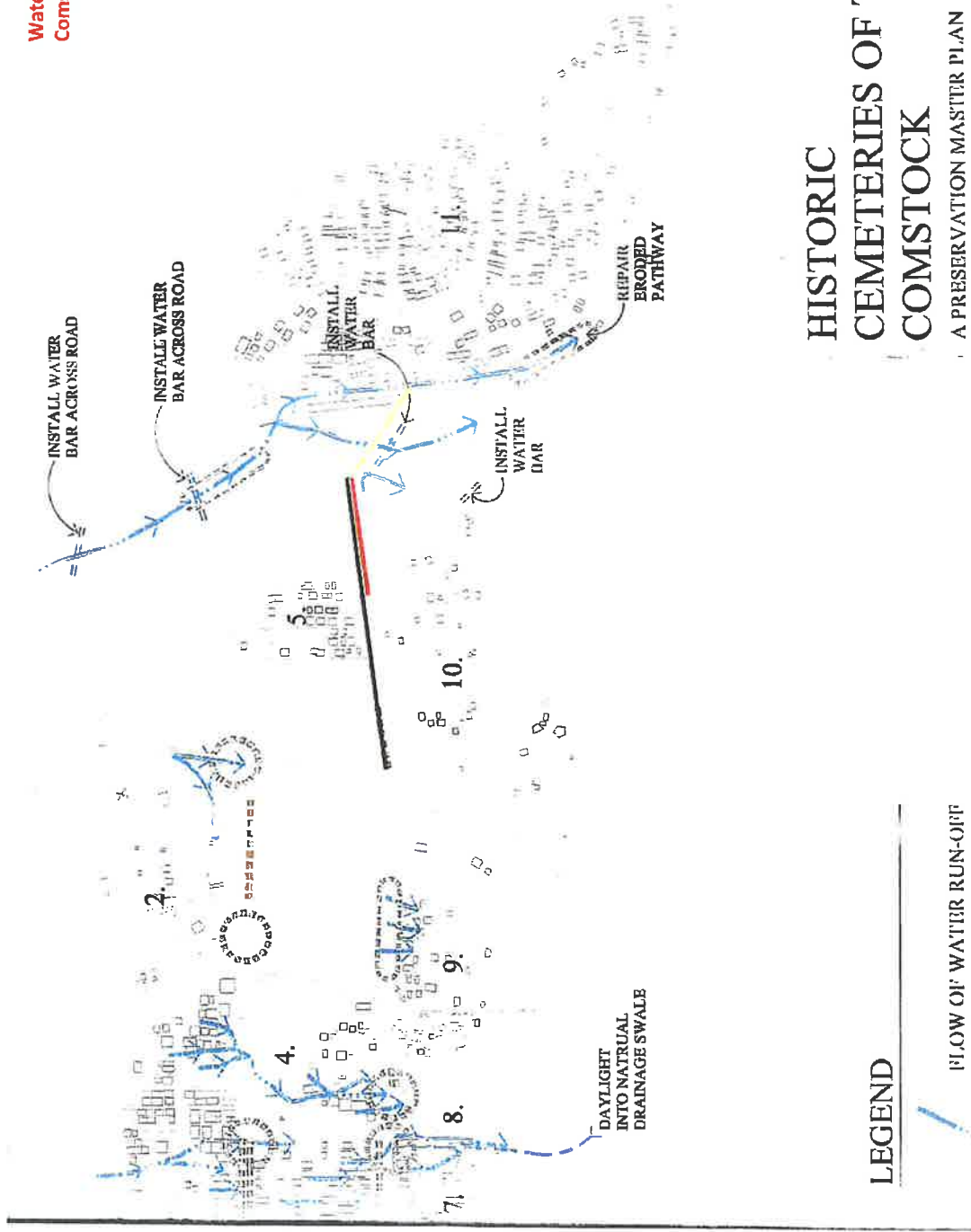
French drain installation

Labor: \$7,900-\$10,000

Parts: \$1,500-\$2,300

\$9,400-\$12,300

Water Control Plot Map  
Comstock Cemetery Foundation

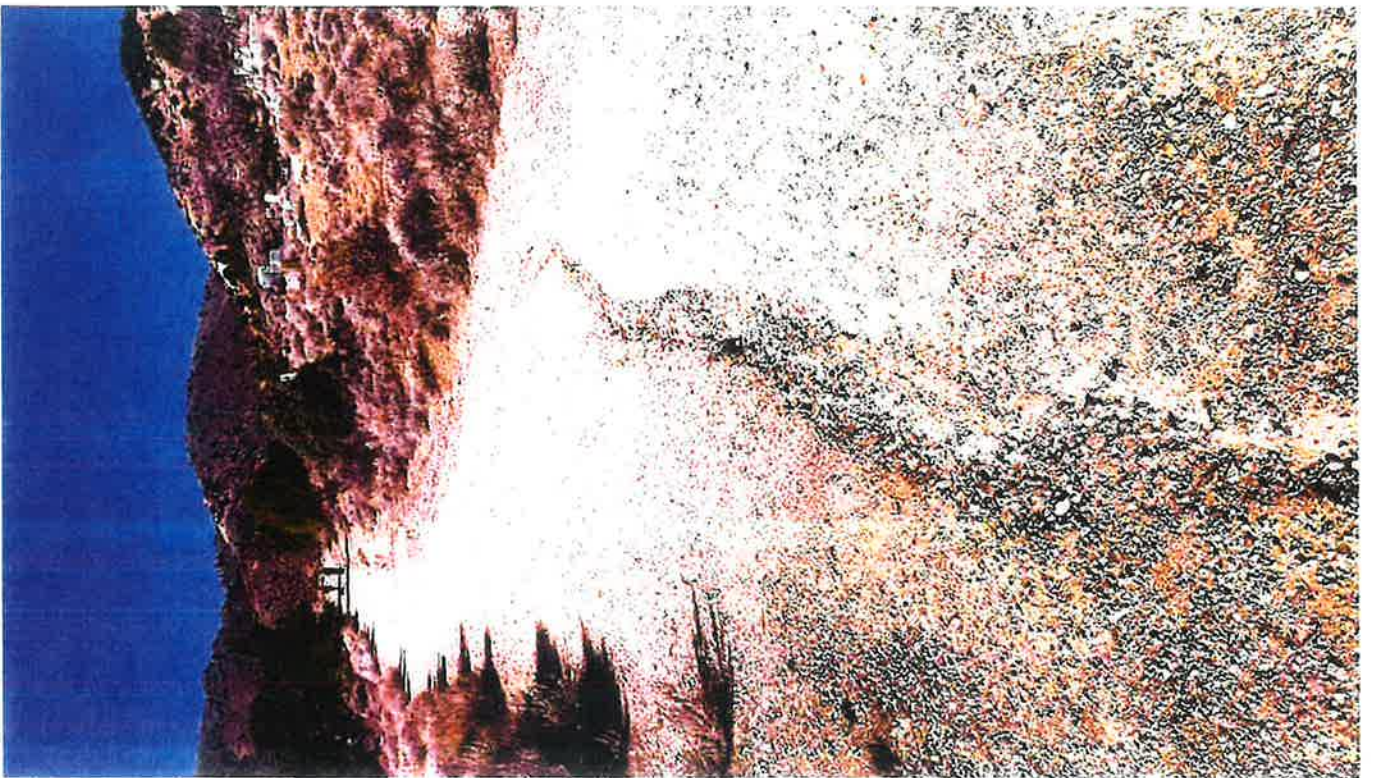


# HISTORIC CEMETERIES OF THE COMSTOCK

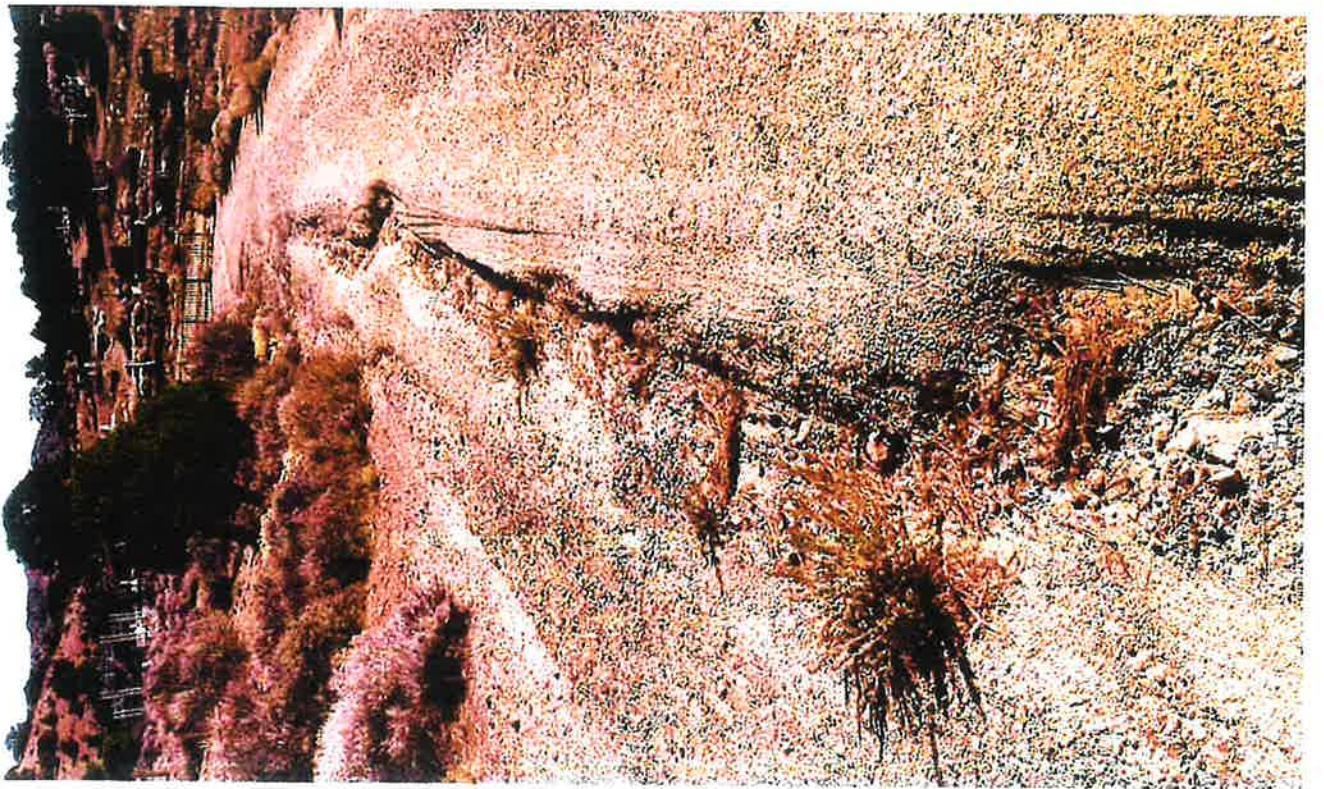
A PRESERVATION MASTER PLAN

- Grade 16 degrees N-523' total
- Water Bar 90', sand, gravel overlay
- French drain-60' natural runoff

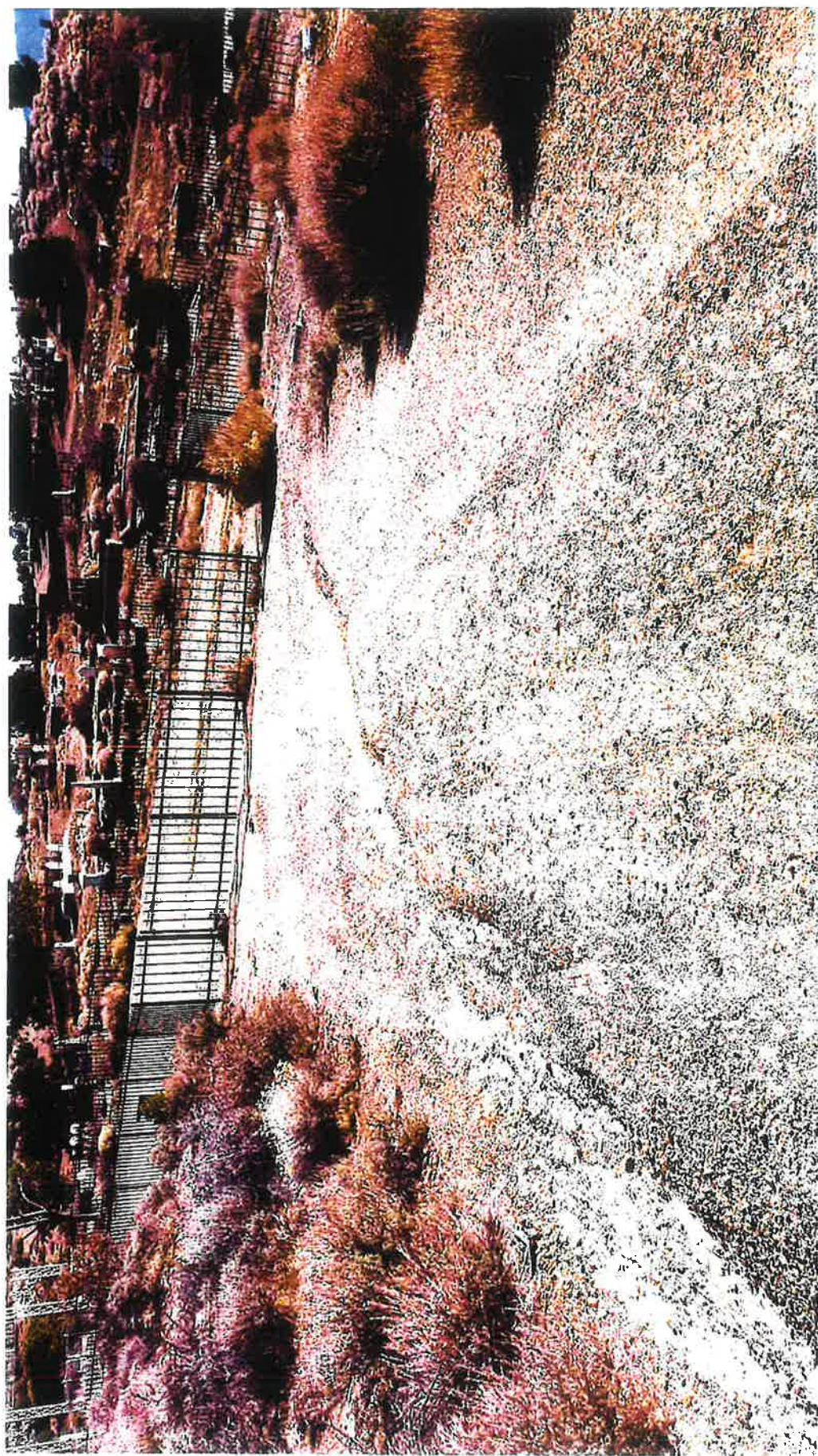




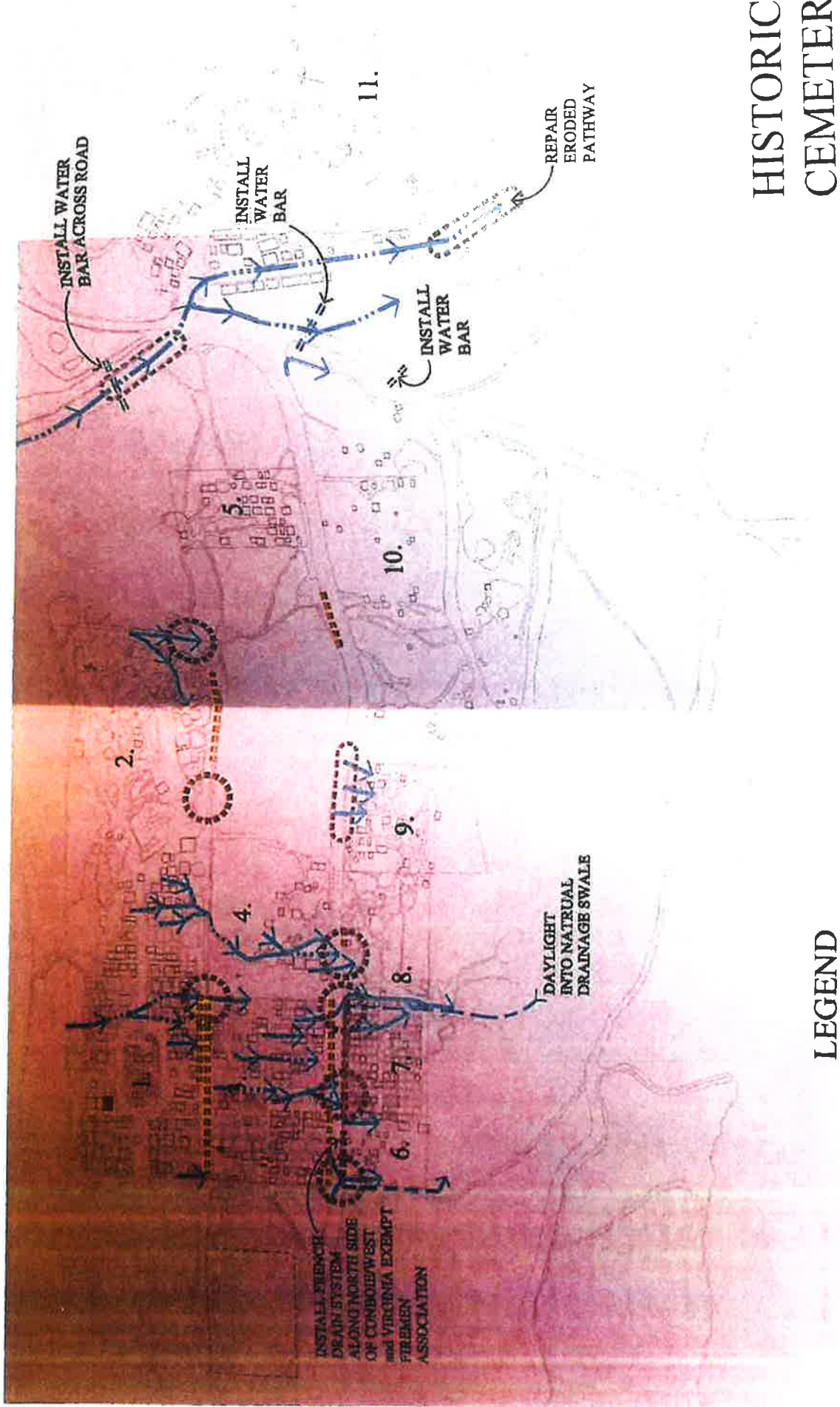












# LEGEND

- FLOW OF WATER RUN-OFF
- EXISTING EROSION
- CONTROL STRUCTURE
- FRENCH DRAIN
- SYSTEM (PROPOSED)

ioneers  
der of Odd Fellows  
ias  
emetery  
t Fire Association  
vn  
red Order of Red Men

HISTORIC  
CEMETERY  
COMSTOCK  
A PRESERVATION  
EROSION  
RECOMMENDATIONS





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING

Estimate of Time Required: 15 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to proclaim January 2022 “National Radon Action Month” in Storey County.
- **Recommended motion:** I \_ (commissioner), move to approve the proclamation of January 2022 as “National Radon Action Month” in Storey County.
- **Prepared by:** Honey Tapley

**Department:**

**Contact Number:** 7758470986

- **Staff Summary:** January is National Radon Action Month (NRAM). In recognition of NRAM, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, and the U.S. Environmental Protection Agency support efforts to encourage all Storey County residents to test their homes for radon. Free test kits are available at the UNR Extension in Washoe, 4955 Energy Way in Reno, from 8 a.m. to 5 p.m. Monday through Friday. Test kits can also be ordered by visiting [extension.unr.edu/radon](http://extension.unr.edu/radon) and returned by mail.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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

## **NATIONAL RADON ACTION MONTH**

*Proclamation by Storey County, Nevada*

**WHEREAS**, many Storey County residents may not be informed about radon, yet for the safety and health of their families, need to know that radon is a colorless, odorless, naturally occurring radioactive gas and is the leading cause of lung cancer among nonsmokers; the second leading cause of lung cancer in smokers and

**WHEREAS**, the Environmental Protection Agency estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure; and radon kills more people than secondhand smoke, drunk driving, falls in the home, drowning, or home fires; and

**WHEREAS**, a home may have elevated levels of radon, even if neighboring homes do not; and living in a home with an average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking half a pack of cigarettes a day; and

**WHEREAS**, testing is the only way to know if a home has an elevated radon level, and testing is easy and inexpensive, and when identified, homes can be fixed; and

**WHEREAS**, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, and the U.S. Environmental Protection Agency support efforts to encourage all Storey County residents to test their homes for radon, mitigate elevated levels of radon, and have new homes built with radon-reducing materials and features.

**NOW, THEREFORE**, We, the Storey County Board of Commissioners, do hereby proclaim January 2022, as

**“NATIONAL RADON ACTION MONTH”  
In Storey County, Nevada**

**ADOPTED** this **4TH** day of **January, 2022**

**BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY**

By: \_\_\_\_\_  
Julian “Jay” Carmona, Chairman

**ATTEST:**

\_\_\_\_\_  
VANESSA STEPHENS  
Storey County Clerk/Treasurer





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 15 min.

**Agenda Item Type:** Discussion/Possible Action

- **Title:** Consideration and possible approval and authorization of the County Manager to sign an extension to an existing contract between Storey County and Silver State Government Relations in the amount of \$4,000 per month for lobbying and government affairs services and guidance through June 30, 2022, of the interim legislative session.
- **Recommended motion:** I [commissioner] motion to authorize the County Manager to sign an extension to an existing contract between Storey County and Silver State Government Relations in the amount of \$4,000 per month for lobbying and government affairs services and guidance through June 30, 2022, of the interim legislative session
- **Prepared by:** Austin Osborne

**Department:**

**Contact Number:** 7758470968

- **Staff Summary:** Silver State Government Relations (SSGR) has lobbied for and provided assistance to Storey County with respect to SCR-11 and innovation zones from the 2021 legislative and interim legislative session, AB90 from the 2021 legislative session (regional impact studies), AB240 from the 2019 legislative session (regional cooperation), and other matters of regional significance potentially affecting Storey County. While the SCR-11 interim legislative session on Innovation Zones has concluded, regional discussions regarding potential impacts to Storey County from the above have not. The county remains engaged with legislative leaders, regional county and city officials, and area organizations about infrastructure, economic development, housing and transportation, and regional cooperation that may be considered during upcoming legislation. SSGR services will include, but are not limited to, preparing documents, research and fiscal analyses for the legislative committees, meeting with legislators and legislative representatives, monitoring legislative committees and statewide financial committees, monitoring pending legislation and legislative committee work, providing guidance to county officials, and representing the county's interests in all legislative matters. This request conforms to the FY2021/22 budget.
- **Supporting Materials:** See attached
- **Fiscal Impact:** \$4,000/mo.

- **Legal review required:** TRUE

- **Reviewed by:**

\_\_\_\_\_ Department Head

**Department Name:** \_\_\_\_\_

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

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

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

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

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

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

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

1. DEFINITIONS. "ORGANIZATION" means Storey County, Nevada, and is organized under the laws of the State of Nevada.
2. CONTRACT TERM. This contract shall be effective ~~from June 15, 2021, to January 5, 2022,~~ January 6, 2022, through June 30, 2022, unless sooner terminated by either party as specified in paragraph eight (8).
3. NOTICE. All notices or other communications required or permitted to be given under the Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address specified above.
4. INCORPORATED DOCUMENTS. The parties agree that this Contract, inclusive of the following attachments, specifically describes the scope of work. This Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT A: Scope of Work

5. COMPENSATION for services rendered Contractor shall receive the following compensation:
- a. \$4,000 per month commencing January 06, 2022. ~~July 1, 2021, with \$2,000 additional applied to June 15-June 30, 2021. Contract continuance and payment subject to approval by the Board of Storey County Commissioners.~~
  - b. If parties agree to extend the contract related to additional work on the subject legislative matters at hand ~~[Innovation Zones and related matters]~~, contract term may be extended by mutual agreement with approval by the Board of Storey County Commissioners.
6. ASSENT. The parties agree that the terms and conditions listed on incorporated attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations specified.
7. INSPECTION & AUDIT.
- a. Books and Records. Contractor agrees to keep and maintain true and complete records, contracts, books, and documents as are necessary to fully disclose to ORGANIZATION, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.
  - b. Inspection and Audit. Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentations, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found, with or without notice by an auditor.
8. CONTRACT TERMINATION.
- c. Termination Without Cause. Any discretionary or vested right of renewal notwithstanding, this Contract may be terminated upon written notice by mutual consent of both parties, or unilaterally by either party without cause.
  - d. Cause Termination for Default or Breach. A default or breach may be declared with or without termination. This Contract may be terminated by either party upon written notice of default or breach to the other party as follows:
    - i. If Contractor fails to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract within the time requirements specified in this Contract or within any granted extension of those time requirements; or
    - ii. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or

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

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

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



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

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

16. WARRANTIES.

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

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

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

\_\_\_\_\_  
William Adler, Principal, Silver State Government Relations

\_\_\_\_\_  
Date

\_\_\_\_\_  
Austin Osborne, County Manager, Storey County

\_\_\_\_\_  
Date

## **Attachment A: Scope of Work**

The consultant shall provide advice and consultation services with respect to matters concerning Storey County in connection ~~with Innovation Zone related legislative and interim legislative committee matters~~ SCR-11 and innovation zones from the 2021 legislative and interim legislative session, AB90 from the 2021 legislative session, AB240 from the 2019 legislative session, and other matters of regional significance potentially affecting Storey County . The services will include, but are not limited to, preparing documents, research and fiscal analyses for the legislative committees, meeting with legislators and legislative representatives, monitoring legislative committees and statewide financial committees, monitoring and providing updates of pending legislation and legislative committee work.





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 1/4/2022 10:00 AM -  
**BOCC MEETING**

**Estimate of Time Required:** 10 minutes

**Agenda Item Type:** Discussion/Possible Action

- **Title:** Acknowledgement of the resignation of Vanessa Stephens as Storey County Clerk-Treasurer and direction from Board to recruit a qualified individual for appointment effective February 25, 2022.
- **Recommended motion:** I, (Commissioner), move to acknowledge the upcoming resignation of Vanessa Stephens as Storey County Clerk-Treasurer, as presented to the Board on December 21, 2021, and to direct staff to post a notice of the vacancy of the position effective February 25, 2022 as per the letter of resignation.
- **Prepared by:** Tobi Whitten

**Department:**

**Contact Number:** 7758470968

- **Staff Summary:** Staff has prepared a draft notice to request letters on interest for the Storey County Clerk-Treasurer position, which is to be vacant effective February 25, 2022, in order to present to the Board for consideration to appoint an individual to fill the position for the remainder of the elected term. Draft notice and resignation letter are attached.
- **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

December 20, 2021

Storey County Board of County Commissioners  
Attn: Austin Osborne, County Manager

RE: Resignation

Honorable Board,

Pursuant to NRS 245.130, please accept this letter as my formal resignation as the Storey County Clerk/Treasurer effective February 25, 2022. It has been my pleasure to serve the people of Storey County for the past 15 years. Being apart of the Storey County team is an honor I will forever cherish.

Sincerely,

  
Vanessa A. Stephens

STOREY COUNTY PUBLIC NOTICE  
**INTERIM CLERK-TREASURER VACANCY**  
**STOREY COUNTY**

**Position:** Interim Storey County Clerk-Treasurer to fulfill term ending 2022. All interested parties must live within Storey County. The Clerk-Treasurer represents Storey County constituents. General provisions governing the duties of county clerks are found in NRS 246 and county treasurers are found in NRS 249. Examples of duties include:

- Serves as the District Court Clerk;
- Manages the recording of documents such as: commission minutes, ordinances, contracts, and similar;
- Maintenance of records pertaining to all transactions conducted within the office;
- Serves as the county's investment officer by investing public funds;
- Performing a variety of budgeting, accounting and financial duties as required;
- Oversees the receipt of all public funds for the county, the school district, the state, and other taxing entities within Nevada; and
- Collects and processes all property tax bills each year.

**Required Qualifications:**

This is an elected position, so the following requirements must be fulfilled:

- For non-federal offices, reside within the boundaries of the district where you plan to run for office, beginning on a date at least 30 days immediately preceding the close of declarations-of-candidacy filing for this office;
- Be a registered member of the Party you claim to represent (not required for candidates of non-partisan offices);
- Be a qualified elector pursuant to Section 1 of Article 2 of the Constitution of the State of Nevada;
- Have your civil rights restored by a court of competent jurisdiction, if you have ever been convicted of treason or a felony; and
- If running as a candidate of a major political party, have not, in violation of the provisions of NRS 293.176, changed the designation of your political party or political party affiliation on an official application to register to vote in any state since December 31st before the closing filing date for this election.

*Candidates are required by law to submit various public financial reports including Contributions & Expenses, Financial Disclosure Statements and Ethics Reports pursuant to NRS 281 and 281A.*

The county clerk or the registrar of voters is the filing officer for county and township offices and for any offices elected from districts completely within one county or part of one county. (NRS 293.185)

**Letter of Interest:** All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary but may be provided if desired.

**Closing Date:** Letters of interest (originals) must be received by the Storey County Human Resources Office, Storey County Courthouse, 26 South "B" Street (P.O. Box 176), Virginia City, NV 89440 by **5:00 p.m., Wednesday, January 19, 2021.** Please contact 775.847.0968 for further questions.

**Tentative Appointment Date:** The County Commissioners will consider this appointment on 02-04-2021. Applicants may be asked to speak and should attend.

*Storey County is an Equal Opportunity Employer. Posting dates: 01/04/21 – 01/19/2021*



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/4/2022 10:00 AM -  
BOCC MEETING

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of business License Second Readings:
- A. Accent Countertops – Contractor / 705 Trademark Dr. Ste. 104 ~ Reno, NV
- B. Automatic Distributors – General / 3300 Waltham Way Ste. 107 ~ Sparks, NV
- C. Centimark Corporation – Contractor / 12 Grandview Cir. ~ Canonsburg, PA
- D. Kenji's – General / 1 Electric Ave. ~ Sparks, NV
- E. NH Research, LLC – Out of County / 16601 Hale Ave. ~ Irvine, CA
- F. Stord Warehousing LLC – General / 2777 USA Parkway Ste. 115 ~ McCarran, NV
- G. Stord Warehousing LLC – General / 425 E. Sydney Dr. Ste. 120 ~ McCarran, NV

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

**Department:**

**Contact Number:** 7758470966

- **Staff Summary:** Second Readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to the Commission Meeting. The business licenses are then printed and mailed to the new business license holder.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

# 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

**December 27, 2021**  
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 04, 2022**

COMMISSIONERS Consent Agenda:

## **SECOND READINGS:**

- A. Accent Countertops** – Contractor / 705 Trademark Dr. Ste. 104 ~ Reno, NV
- B. Automatic Distributors** – General / 3300 Waltham Way Ste. 107 ~ Sparks, NV
- C. Centimark Corporation** – Contractor / 12 Grandview Cir. ~ Canonsburg, PA
- D. Kenji's** – General / 1 Electric Ave. ~ Sparks, NV
- E. NH Research, LLC** – Out of County / 16601 Hale Ave. ~ Irvine, CA
- F. Stord Warehousing LLC** – General / 2777 USA Parkway Ste. 115 ~ McCarran, NV
- G. Stord Warehousing LLC** – General / 425 E. Sydney Dr. Ste. 120 ~ McCarran, NV

Ec: Community Development  
Commissioner's Office

Planning Department  
Comptroller's Office

Sheriff's Office