



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/7/2022 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

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Meeting ID: 839 4633 1479

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

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

DOREAYNE NEVIN
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, Storey County Highway 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 June 7, 2022

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

Consideration and possible approval of the minutes for the April 19, 2022, meeting.

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

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

- A. Anywhere Repair – Out of County / 405 Gymkhana Ln. ~ Reno, NV
- B. Bonanza Septic Service – Out of County / 157 Cambridge Dr. ~ Dayton, NV
- C. CG&B Enterprises Inc. – Contractor / 221 Sunpac Ave. ~ Henderson, NV
- D. C&L Inspection LLC – Professional / 901 Industrial Dr. ~ W. Sulphur Springs, TX
- E. Eden Home Care - Out of County / 907 Mountain St. ~ Carson City, NV
- F. Get Solarize – Contractor / 4830 W. University Ave. ~ Las Vegas, NV
- G. Gigawatt Operation – Contractor / 4305 Dean Martin Dr. # 150 ~ Las Vegas, NV
- H. Jehova Es Mi Pastor – General / 727 USA Parkway Ste 101 ~ Sparks, NV
- I. Just Because Gifts – General / 54 N. C St. ~ Virginia City, NV
- J. Quality Techniques Engineering – Contractor / 4175 Cincinnati Ave. ~ Rocklin, CA
- K. Squire Enterprises Inc. – Contractor / 17205 W. Opal Ct. ~ Reno, NV
- L. Taco Bell # 38736 – General / 460 USA Parkway ~ Sparks, NV
- M. Top Notch Construction & Development – Contractor / 122 S. Main St. ~ Yerington, NV
- N. T&R Communications Inc. – Contractor / 76 Hardy Dr. ~ Sparks, NV
- O. Wilderness Forestry Inc. – Out of County / 1385 Quilici Ranch Rd ~ Verdi, NV

II Approval of claims in the amount of \$1,813,438.12

III Consideration and possible approval of Assessor Business Personal Property Acct
DC000064 Data Sales tax bill adjustment in the amount -\$13,294.52

IV Consideration and possible approval of Assessor Business Personal Property Acct
CM000251 Wyjam LLC, Jerry Evans tax bill adjustment in the amount -\$1,926.88

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 Variance 2022-14 by applicant James Collins. A request to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot-wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.

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

Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval Resolution No. 22-651 providing for the transfer of Storey County's 2022 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.

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

Consideration and approval of a memorandum of understanding between Storey County and the Comstock Cemetery Foundation establishing terms, conditions, and responsibilities for modern burials within, and to promote preservation, protection, and management of the Silver Terrace Cemeteries including approximately 65 acres of historic cemetery lands located in Virginia City, and the Gold Hill Cemetery located in Gold Hill, Storey County, Nevada, and other properly related matters.

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

Consideration and possible approval of Resolution No. 22-644 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building and for the purpose of preserving the Fourth Ward School Building and for promoting the history of the Comstock and Storey County.

13. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 22-645 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 22-646 granting St. Mary's Art Center, a 501(c)(3) nonprofit, a sum not to exceed \$128,000.00 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings.

15. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 22-647 granting the Community Chest, Inc., a 501(c)(3) nonprofit, the sum of \$289,500.00 for the specific purpose of funding health and human services and educational programs.

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 22-648 granting the Comstock Community Television, Inc., a 501(c)(3) nonprofit, the sum of \$24,750.00 for the specific purpose of purchasing equipment to provide cable television service to residents of Virginia City and Gold Hill.

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 22-649 granting Liberty Engine Company No. 1, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Firemen's Museum, a county owned building and its historic contents.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 22-650 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$27,500.00 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

19. **DISCUSSION ONLY/NO POSSIBLE ACTION:**

Update on countywide ZIP Code project.

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

Consideration and possible approval of Resolution No. 22-643 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$5,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.

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

Consideration and possible approval to Authorize the County Manager to approve amendments to existing contract (Task Order 34) between Storey County and Farr West Engineering for an approximate amount of \$6,549 adding and clarifying certain water rights, regulations, demand modeling, county master plan cross-referencing, and other related content to the draft 2022 Storey County Water Resources Master Plan, as recommended by county consultant Walker & Associates.

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

Consideration and possible approval for an additional expenditure of approximately \$27,775.00 for the Courthouse Paver Project.

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

Consideration and possible approval of contract between Tyler Technologies and Storey County regarding the quote for the ExecuTime time and attendance program to upgrade Storey County's payroll system in the amount of \$15,150.00.

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

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

Consideration and possible approval of Personnel Policies P703 Retirees, P705 Workers Comp-Trans Duty, P706 Education Assistance, P801 Seniority, P802 Layoffs & Terminations, P803 Resignation-Termination, and P901 Performance Management for the Storey County Fire Protection District.

26. **RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

27. **DISCUSSION ONLY/NO ACTION:**

Report of Public Works Department regarding roads and highways in Storey County.

28. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

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

For consideration and possible approval of business license second readings:

- A. G and S Enterprises – Contractor / 11595 Lemmon Dr. ~ Reno, NV
- B. Ijji Noodle House & Poke Don – General / 1 Electric Ave ~ McCarran, NV
- C. JMA Construction Company Inc. – Contractor / PO Box 22312 ~ Carson City, NV
- D. Pallet Broker LLC – Out of County / PO Box 2043 ~ Sparks, NV
- E. RIA Cast House Engineering GMBH / Out of County / PO Box 68 ~ Wabash, IN
- F. S&S Mechanical LLC – Contractor / 243 Freeport Blvd. ~ Sparks, NV
- G. Sky Fiber LLC – Contractor / 8975 Double Diamond Pkwy A9 ~ Reno, NV
- H. TCR Construction LLC – Contractor / 4585 Goodwin Rd. ~ Sparks, NV
- I. ThompsonGas, LLC – General / 905 E. Mustang Rd. ~ Sparks, NV
- J. T&T Lawns Plus LLC – Contractor / PO Box 1740 ~ Sparks, NV

30. **CORRESPONDENCE ONLY/NO ACTION:**

NACO News Release.

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

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

33. CALL TO ORDER CLOSED SESSION MEETING PURSUANT TO NRS 288.220 FOR THE PURPOSE OF CONFERRING WITH COUNTY MANAGEMENT AND LEGAL COUNSEL REGARDING LABOR NEGOTIATIONS WITH THE STOREY COUNTY EMPLOYEES' ASSOCIATION COMSTOCK CHAPTER, AFSCME LOCAL 4041.

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin immediately following the general meeting of the Board of Storey County Commissioners.

NOTICE:

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

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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, Doreayne Nevin, 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 06/02/2022; Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at <https://www.storeycounty.org/agendacenter>.

By



Doreayne Nevin Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Agenda for June 7, 2022
- **Recommended motion:** Approve or Amend as Necessary
- **Prepared by:** DORE

Department:

Contact Number: 775-847-0969

- **Staff Summary:** 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

3



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes for the April 19, 2022 meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** DORE

Department:

Contact Number: 775-847-0969

- **Staff Summary:** See attached
- **Supporting Materials:** See attached
- **Fiscal Impact:** 5
- **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

4/19/2022 10:00 A.M.

800 S. C Street, Virginia City, Nevada

MEETING MINUTES

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

DOREAYNE NEVIN
CLERK-TREASURER

Roll Call: Chairman Jay Carmona, Vice-Chairman Clay Mitchell, Commissioner Lance Gilman, County Manager Austin Osborne, Clerk/Treasurer Doreayne Nevin, Deputy District Attorney Keith Loomis, IT Director James Deane, Communications Director Becky Parsons, Comptroller Jennifer McCain, Sheriff Gerald Antinoro, Project Coordinator Mike Northan, Fire Chief Jeremy Loncar, Public Works Director Jason Wiezrbicki, Interim HR Director Jeanne Greene, Community Development Director Pete Renaud, Senior Planner Kathy Canfield, Emergency Management Director Lara Mather, Recorder Marney Hansen, Community Relations Coordinator Honey Tapley, Assessor Jana Seddon, Community Chest Director Erik Schoen, VCTC Interim Director Linda Ritter, VCTC Event & Business Development Manager Leah Kruse, Storey County Senior Center Director Stacy York, Court Administrator for First Judicial District Court Max Cortez, Dan Randles, State Department of Water Resources, Mark Twain resident Tom Zachry, POOL/PACT CFO Alan Kalt, Risk Manager Marshall Smith, and Risk Manager Jarrod Hickman, Kevin Monaghan, LP insurance broker. Highlands resident Gary Mack, Lisa Taylor, UNR extension educator Lisa Taylor, Living With Fire Chairman Jamie Reuss Gones.

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.

Meeting was called to order by Chairman Carmona at 10:03 A.M.

2. PLEDGE OF ALLEGIANCE

Commissioner Carmona led those present in the Pledge of Allegiance.

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Agenda for April 19, 2022.

County Manager Osborne requested Item No. 31 be moved to after Item 10. Also, Closed Session is not anticipated to be heard today

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Agenda with noted changes, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

4. CONSENT AGENDA

- I For possible action, approval of business license first readings:
- A. Bighorn Fence LLC - Contractor / 23600 Tinhorn Rd ~ Reno, NV
 - B. BrandSafway Services LLC - Contractor / 535 Walt Dr. Ste A ~ Fairfield, CA
 - C. ENG BIM Company LLC - Out of County / 1931 Newport Blvd ~ Mesa, CA
 - D. Larry's Gourmet Coffee House LLC - General 145 S. C St. Ste B ~ Virginia City, NV
 - E. MKD Construction, Inc. - Contractor / 20 Stokes Dr. ~ Mound House, NV
 - F. Pokrajac Corporation - Contractor / 49 Industrial Pkwy ~ Mound House, NV
 - G. SX VC, LLC - General / 5 N. C St. ~ Virginia City, NV
 - H. Tesla, Inc. -General / 550 Milan ~ McCarran, NV

- II Consideration and possible approval of the Justice Court Quarterly Report.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent Agenda as presented/
Seconded by: Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

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

Sheriff Antinoro:

- Longtime Lockwood resident, Elsie Cook, recently passed away. Condolences to her family.
- Some people may have received a letter regarding purchase of alcohol if they have a liquor license. There have been questions about it. They are working with the Department of Taxation and District Attorney's Office. They got to the bottom of the requirements and rather than do a big sweep, we take it as an educational opportunity. A letter was sent to all license holders as to how they need to interact with their liquor license and purchase alcohol.
- He, along with Chairman Carmona, will participate in the (annual) "jump in" to Lake Tahoe in support of Special Olympics.

Jason Wierzbicki, Public Works Director:

- Six Mile Canyon Road will be closed on May 2nd, approximately 10 AM to 3:30PM, for road striping. Lousetown Road will be closed that same day.
- The Board previously approved \$22,500 for the striping. It will be an additional \$2,400 to make a "double" yellow on Lousetown. The work will be done the same day, consecutively - not at the same time. Lousetown will be after Six Mile.

Mike Northan, Operations/Project Coordinator:

- V&T Freight Depot:
 - A lot of junk has been moved out in the last two weeks from the property and building.

- Electrical panels have been cleared and cleaned up.
- All old cords and frayed wiring have been removed and/or de-energized. Additional interior lighting has been installed.
- Up-coming work: removal of old overhead wire running over to Sutton Street; relocation of exit signs. Construction of temporary guard-rails, exit stairs, wheelchair ramps - all approved by the Comstock Historical District until there is an approved plan for permanent alterations.
- We are getting quotes for specialty cleaning of the freight masters office and the main area, with an eye toward preserving/protecting graffiti that is from 1880 to 1940.
- On track to have the work done, fence removed, and site cleared of all vegetation by early June.
- Lockwood Tower Road:
 - All assets are in place, contractor is mobilized. The contract is on this agenda for approval - work can begin as early as this week. This is a popular project in Lockwood. He looks forward to getting it going and completed by June 30th.
- Courthouse Pavers Project:
 - 100% of the blocks have been removed.
 - Working with the contractor on the sub-base materials and layer thickness that will provide the best finished product in the blocks ability and resistance to settling.
 - Working closely with SHPO on the surface treatment for the blocks, to plane those down to a flat walking surface.
 - During this work, Public Works installed new water and sewer lines from B Street into the interior of the (Courthouse) building.
- Virginia City Highlands Fire Station:
 - Plans, specifications, and invitation to bid have been published. Bids are actively being sought. Bid packet is available by registering with the project coordinator. Contact Mr. Northan.

Becky Parsons, Communications Director:

- "Text to 911" is up-and-running. More information is on-line at FCC Text to 911. There is a lot that goes on with this - she suggests reading it. Calls to 911 are preferred where they can get more information. However, they are available for text.

Lara Mather, Emergency Management Director:

- The period of March 22nd - April 3rd, the County had no formal report of new Covid 19 cases. People have access to home tests and those with less severe symptoms don't test for it.
- Reminder: Any questions, comments, or concerns - contact Getthehealthycarsoncity.org This website is still very active with information - where to get tested, vaccinated, or any questions.

Honey Tapley, Community Relations:

- Reminder - Storey County has partnered with Northern Nevada governments to promote the Nevada Speed Test - an element of the Western Nevada Broadband initiative - a coalition of local governments, all members of Western Nevada Development District. This project will bring reliable broadband services to un-served and under-served homes and businesses. Go to www.nevaspeedtest.org This can be done many times - they are trying to get a good gauge of how internet reliability and connectivity is in the region. The link is on the (County) website. WNDD encourages people to continually test the system so they can get a good

reliable database for the broadband services that will be coming out. The only information provided is the address - no personal information.

Linda Ritter, Interim VCTC Director:

- Update on occupancy rates/transient taxes in Virginia City, which is very positive:
 1. Between February 2019 and this year, taxes coming in have gone up 180%- just in Virginia City. Occupancy rates have increased by 80% - a steep climb.

Leah Kruse, VCTC Event & Business Development Manager:

- In events past, father daughter day is continuing to grow. 410 this year, 460 last year.
- VCGP - April 30-May 1. C St. closed from 8 a.m. to 11 a.m between Sutton and Taylor
- Chili on the Comstock, 39th annual May 21-22 - 20 cooks signed up.
- Piper's - May 6-8 and May 13-15 tickets for new play.
- Renting out all facilities. Gold hill Depot and Fairgrounds.

Erik Schoen

- Thanked James Deane and the IT team for helping to run the microwave Storey County internet to the Community Center and get it up and running. We have faster service than we have ever had before. I think the plan is to bounce off our building and give the Storey County Senior Center and the Swimming Pool the same kind of access we have.

Stacy York

- Thanked. Tomorrow, 1-3 at the VC center, dog nail trimming event
- Covid vaccine Tuesday April 26 from 3-4

Dore Nevin

- Reminded voters that 2022 election season is here and that they make sure election information is up to date and correct. State will mail ballots out in May. Access it at the registertovote.nv.gov.

6. BOARD COMMENT (No Action - No Public Comment):

Commission Chairman Carmona mentioned fire department had a meeting this past weekend. Defensible space, insurance for the home. He would have liked to have seen more people at the meeting. Had about 20 attendees.

7. PUBLIC COMMENT (No Action) None.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Intrastate Interlocal contract beginning fiscal year 2023 to fiscal year 2026 between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court, Storey County and Carson City and the proposed budgets for reimbursement from the State Child Support Enforcement Program in the amount of \$34,782 for FY 2023 and \$35,181 for FY 2024.

Max Cortez, court administrator for First Judicial District Court, reported that the contract was created in 2007. In 2006, Storey County, Carson City had a contract that paid for a hearing officer to travel to each county to perform child support hearings. When Judge Russell was elected, and complaints were that child support was late, hearings weren't fast enough. Rather than go to each

county, cases are heard one time per week in Carson City. Staff is reimbursed, Carson City provides employees, and hearing officers, and residents don't have to travel. There is no cost to Carson City and Virginia City. It is required that this information be provided to the state every year, and that this contract be completed every four years, along with providing the state with estimate on how much time it is going to take the hearing officers.

Motion: I, Commissioner Mitchell, move to approve the Intrastate Interlocal contract beginning fiscal year 2023 to fiscal year 2026 between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court, Storey County and Carson City and the proposed budgets for reimbursement from the State Child Support Enforcement Program in the amount of \$34,782 for FY 2023 and \$35,181 for FY 2024.

Seconded by: Commissioner Gilman **Vote:** Motion carried by unanimous vote.

9. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval to determination that cost of collecting Water Basin fees by imposing an assessment on all properties within the water basin is more than revenue expected to be obtained and therefore that the water basin assessments in the amount of \$14,400.00 may be appropriated from the general fund.

Assistant District Attorney Keith Loomis said this was continued from the last meeting. He introduced Dan Randles from the State Department of Water Resources. Mr. Randles said the two basins in question, Dayton Valley, and Tracy Segment both are shared with other counties and have seen considerable growth over the years. His office oversees managing the basins. He said he sent a letter to Mr. Loomis that spelled out what we were doing with that \$14,000; that this collection is from the basins directly and the people who live in those areas. The Department of Taxation recommended it be done as a flat rate. But the NRS, a couple of years ago, decided that counties can do that out of a general fund, if it makes more. That is out of NRS 534.040 section 2. The one assessment to Storey County of \$2,400 for Dayton Valley, that is only a portion. Most of that basin collection is to Lyon County. Carson City gets assessed the same as Storey County. Lyon gets assessed more. The money that is collected is used in those basins. This is directly related to your county and those basins. Money is staying here to protect your resources. Tracy Segment is different. Storey County is assessed about \$12,000, about double what it is in Washoe County, most of the rights, though, is due to TRIC. We are looking at connectivity, are they having any impact to the Truckee River, or any impact to people's wells that are in place. The staff does get paid out of these funds, that is where most of the money is going, operating costs. We are doing monitoring, inventories, inventory for us means we are going out and checking all the wells that have permits with my office and seeing how much they are pumping on a year-to-year basis. We must evaluate how things are affecting the basin. Commissioner Mitchell asked how many basins in whole or in part involve Storey County. Mr. Randles said Storey County was one of the smaller areas; that Churchill might impact, but if we didn't find any water rights that cross over into Storey, we are not sending assessments. Other basins touch very small portions. Mr. Mitchell asked if all basins in Nevada were supervised. Mr. Randles said all 256 basins and sub-basins are managed, but not all are designated by the State Engineer's Office. Assessments are collected in about 100 basins; there are about 140 designated basins. Some are in heavily populated areas, where assessments are significantly higher. All money that gets collected here, stays here. These basins are considered non-agricultural uses. Mr. Randles said the Dayton Valley and Tracy Segment basins have seen a significant increase in the past few years. The cost went from \$1,000 to \$1,400, but the cost of living has gone up. The assessments provide about one-fourth of office revenues. Wages are going up. We

looked at the breakdown, roughly \$2 per parcel, and it could go to \$4. It is a special assessment, it's not a tax. Mr. Mitchell said he was supportive of paying this from the general fund as staff has said it is probably more work to put it on as a special assessment.

Commission Chairman Carmona asked if Randles' office worked with USGS. Mr. Randles said yes, as well as other agencies, and add their data to the State Engineer's reports.

Public Comment: Mark Twain resident Tom Zachry asked about the ratio between water rights and actual water and asked if the basins that impact Storey County are overallocated. Mr. Randles said both basins are over-appropriated. The estimated amount of perennial yield, or the amount coming from rainfall and snowfall, estimated by USGS and my office, they are a little bit old now, from the 1960s, 1970s, or 1980s. They established the number as far as the accounting of water, and that number, in both these basins, has been allocated fully. But one other thing that is helping us is that not everyone is fully pumping their allocated amounts. In some cases, some people are fully using their amounts and we are trying to stay on top of over-pumping. A lot of that is coming through those inventory reports, that is partly to manage the basin and partly to protect other water right users, or anybody else with a well in the area. I hope that answers your questions. Mr. Zachry said he is probably the only one in the room who was here when the (Virginia City) Highlands subdivision was approved. The hydrologist for the developer said you could never expect that everyone would fully use their water rights. Once you give those water rights, those people can fully use them, so if you continue giving water rights, you are not only hurting the new people that come along, that might need that water, but you are also hurting the people who have been here for 50 years or more. Mr. Randles said that water law in the state is based on first-in-time, first-in-right, the prior appropriation doctrine. We would go to the first person, and they could get theirs, but the last person in, we would ask them to start pulling back; curtailments. We would look at who was in after that perennial yield number was met. A lot of times those numbers were set from the 60s and 70s, before we had a real understanding of how much water was in the basin and how much was being utilized. Now we are at a point where we are managing those, and we can see that it is over-appropriated but being a designated basin, we do have things in place that we can ask people to cut back. Our goal is to never cut anybody off. And there has been some NRS adopted to do that for domestic wells. We can ask people to cut back or start to scale back their usage.

Motion: Vice-Chairman Mitchell moved to make the determination that the cost of collecting the water basin assessments as greater than the revenue that would be received and thereby move to appropriate the water basin in the amount of \$14,400 from the county general fund and authorize the County Clerk to sign the certificate that the funds have been received in accordance with NRS 354.040. **Seconded by:** Commissioner Gilman **Vote:** Motion carried by unanimous vote.

10. DISCUSSION ONLY/NO POSSIBLE ACTION: Presentation Member Valuation and Performance Review by Nevada Public Agency Insurance Pool (POOL) and Public Agency Compensation Trust (PACT) "POOL/PACT" to include programs/services available to and used by the county; how Storey County's coverage limits and allocations are determined; and workers' compensation, property, and general liability claim summary

Alan Kalt, Chief Financial Officer, Marshall Smith, risk manager, and Jarrod Hickman, also with risk management, gave a presentation on Pool/Pact. Mr. Kalt said Storey County was one of the founding members. It is a member-governed, member-served organization. The workers comp program was

set up to save money, because at that time the state of Nevada was balancing its program on the backs of local governments. Being a member consortium of cities, counties, school districts, and those type of things allows us to be reactive to the needs of the members. Mr. Kalt then played a video that talked about what the organization offered.

Mr. Smith listed services offered, including, providing audits, assessments of facilities including the swimming pool, jail, and road operations, particularly those which pose a high risk. State-of-the-art training for fire and EMS. A cardiac wellness program, with an emphasis on firefighters and law enforcement. Human resources utilized training to minimize employment liability. There is a risk management grant program where members pay 25 percent of the grant, and each member is entitled to 5 grants per year. One thing the grant could be used for is training costs.

Mr. Kalt said the six layers of risk management were Loss Control, Human Resources, Cybersecurity and IT Services, Law Enforcement, Health and Safety and E-learning.

Storey County utilizes E-learning very well, especially Human Resources. Cybersecurity and cybercrime are considered top risk. Work on KnowBe4 campaign. Passive network assessment done in 2018, needs to follow up to see what corrective steps were taken. Effort has not been successful. KnowBe4 trains staff on social engineering and Phishing efforts to hack computer systems. Though Storey County is enrolled, there has not been a campaign run thus far. Mr. Hickman listed other training options to ensure cybersecurity and said Storey County needs to improve.

The past four years were studied, with 2016 having the most significant lost at \$1.8 million, with the largest as the result of flood and storm damage.

Mr. Kalt said there are different rates for different departments, particularly the Sheriff's Office. The Workers Comp program is computed by an independent actuary. Storey County is better than average in the program. Since 1996, workers comp losses are under \$400,000. There have been heart-related claims and one vehicle accident claim. Program designed to aid retirees includes cardiac wellness and overall fitness to reduce future claims.

Mr. Hickman said 2016 year where we had our most significant loss. When services are utilized, it minimizes severity of claims and losses.

Mr. Smith said performance and value. What you are using, have excellent risk management programs in place. HR utilization rates are excellent. What more can we do. 1. Engage in cybersecurity protection. Engage all fire and sheriff, in the fit for retirement program. Use risk management grant program. Sprains, strains and trip and fall. E-learning training. Seek and achieve the loss control excellence program award as the \$21,000 grant that comes because of that award that goes back into your risk management program.

Mr. Osborne - our IT folks have informed us 90 percent of our team have completed our KnowBe4 training.

Mr. Gilman called the policies and programs significant, with a lot of opportunity for county to look at them. The financial impact is very important. I listen to my department heads and listen carefully to the staff. They are the ones on the front lines who are implementing these things. I am not sure we

have touched on that. I am paying careful attention to my staff and my department heads. That is very important to my decision-making process. They must interface with you and have a comfortable relationship. If that is not happening the rest is superfluous.

Mr. Clayton and Mr. Carmona thanked the presenters.

31. DISCUSSION/FOR POSSIBLE ACTION: Public Safety Telecommunications Week 2022 Proclamation. (Moved from original position on agenda.)

Communications Director Becky Parsons asked the commissioners to proclaim April 10-16, 2022, Public Safety Telecommunications Week. She praised her staff for their accomplishments of changing buildings, systems and dealing with upgrades. She also thanked Panasonic Inc., the Fire Department and Sheriff's Office personnel and Public Works. She read the proclamation. A photo with the commissioners and county manager was taken after the vote.

Public Comment: None

Motion: I, Commissioner Mitchell, move to proclaim April 10-16, 2022, Public Safety Telecommunications Week. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

11. DISCUSSION ONLY/NO ACTION: 3rd Quarter 2021-2022 Storey County Fiscal Year Budget vs Actuals review

Comptroller Jennifer McCain reported that all revenues and most expenses are meeting or exceeding expected levels. General Fund Revenue with 75 percent of the year completed, has collected about 114 percent of the budget. Ad valorem is about 107 percent collected. Licenses and permits are 185 percent collected, of what we have budgeted. On expenses, all the departments are trending at or below the 75 percent usage. A few areas of concern, the commission budget has 17 percent remaining, this also includes one-time transfers to other funds and insurance premium. Don't expect to see this department being over budget. Administrative budget, HR, with only 24 percent remaining, found one distribution error which we are fixing. Buildings and grounds are trending over budget in services and supplies, which is due to higher-than-expected utility charges across the board. District Court is trending over budget with approximately 7.5 percent currently left. This is due to unforeseen court costs. Our service department is trending over budget in operational expenses, and this is due to the increase in oil and gas prices. We will budget higher in next year's budget. Emergency Management is trending over budget due to a hazardous waste cleanup in Six Mile. Fund highlights include Road Department, revenues at 95 percent, or 121 percent of what was budgeted. Expenses are slightly over budget due to higher retiree insurance costs. Capital outlay has 98 percent availability. Quarter balance of 66 percent remaining for the road department. Capital Projects Fund, expenses are at 90 percent, however the water and sewer projects that were taking place funded by bonds. Those funds are recorded in the Capital Projects Fund, but at the end of the year they are moved to the Water and Sewer Funds, for easier tracking. The usage of the Capital Projects Fund is 50 percent. The main projects are courthouse sidewalk, VC Highlands Fire Community Center Project. The VC Depot Project and the Tower Road Project, as well as a final payment on the ongoing Motorola Radio Project. VCTC revenues are 90 percent collected and expenses are trending where we expect them to be. Thanked all department heads for conservative spending. We do a line-item budget every year. I

don't support the philosophy of use it or lose it. Every year we go to our department heads, and we try to give our departments everything they need. If they don't need something, they don't spend the money. This has created a very cooperative budget process for Storey County,

Mr. Gilman said we owe such a debt of gratitude to all the department heads. Things are on track due to the professionalism of everyone operating this county.

Mr. Clayton said to make sure we adjust overbudgeted areas for next year.

Mr. Carmona also praised Ms. McCain and the department heads.

Public Comment: None

12. DISCUSSION ONLY/NO POSSIBLE ACTION: Quarterly report from the County Manager on various administrative matters in Storey County.

Mr. Osborne this is part of quarterly update of county manager's office.

- On, health benefits, the county has been in an open enrollment period that is coming to an end. Looking to see what carriers would like to bid. Kevin Monaghan, LP insurance broker. Bidders were Cigna, who covers us now, Prominence and United. Cigna bid was at 10 percent, Prominence was at 1.9 percent and United was at 17.6 percent. It wasn't competitive when compared with the others. Mr. Monahan got 7.7 percent, which was a major change, but provided no out-of-network option. The county formed an insurance committee and received no negative feedback. Mr. Monahan said it was a hard-fought year with significant claim issues. We all worked together and reached that balance and reached the best level of coverage possible. We are going to be taken some additional initiative in coming year. The county had a policy to provide options for retirees, we will undertake efforts to make them aware of other options. Mr. Osborne said they kept the base plan with high deductible. It provides accountability. HSAHD plan makes you work for what you are getting. There is an option for a PPO High-up. Employee can buy into it on their own. We have employees with full or shared coverage, dependent care coverage. We knew there would be an increase. This will go for another year. The rate at which insurance is provided for dependents is set by respective collective bargaining agreements. Mr. Clayton said he was happy we were able to keep increases reasonable. Mr. Carmona thanked Mr. Monahan.

No Public Comment.

- Mr. Osborne said that the HR office working on incentive packages for retirees under Medicare Advantage that may be more beneficial. HR is working with fire district on updating comprehensive policies.
- The county was building up the applicant pool for the Economic Development Director position.
- They are having a hard time getting lifeguards and have sought help from Community Chest Director Erik Schoen and SCSD Superintendent Todd Hess. No one will be happy if we close pool.
- In administration, on Marlette water, we are still in active negotiations with the state and Carson City and TMWA, for water that is available in that system. TMWA will only be subject to surplus water and that would be water in a wet year that spilled over Marlette Lake. Those negotiations are still going on, our water master plan is nearly complete, Farr West is putting their finishing touches on it. Working with Steve Walker to go over that agreement. Looking for opportunities to beneficial not only to Virginia City, but the Highlands and Mark Twain, in the future. Predictability and reliability of the system is a huge goal. The water rates of what the state charges us is an important element of that. As

well as the water fund that has very little funds in it. It is an enterprise fund, that is paid by the ratepayers. And we must watch the bottom line on that. There is not a lot of extra money to put into that system.

- The effluent pipeline north of the county going to TRI Center is still under construction and nearing completion. We do expect our first TRI reimbursement to occur this year. The Clerk's Office as well as the Comptroller's Office are working with Marty Johnson and Kendra to figure out exactly what that number will be.
- As far as legislation goes, there is really nothing new at this point. On Innovation Zones or AB 90, which is not effective but important to watch, those Washoe County and regional impact types of legislation coming our way. AB 240 from 2019 is still effective, we are compliant, and that document will become a base if more legislation comes after Storey County. The county managers have collaborated and submitted its report to the legislature per the requirement of AB 240. That document will become a base by which the next legislative session may support or refute coming after Storey County and its programs. We are working with Marty Johnson and our folks on creating what we call a white paper to be published to look at the economic impacts, positively and otherwise in the region, as well as responsibilities that we have fiscally, after 2024 when other funds we are expecting come our way.
- Waste Management franchise agreement is subject to renewal in 2024, while that seems like a little bit away. You had budgeted \$100,000 for us to go to consultation. To have some people who do nothing but garbage contracts, work with us and we are going to look at over the next full year and a half, preparing to go out to RFQ or RFP in that case, and see if we can get the best bid possible for the next garbage contract with Waste Management or whomever else might win a bid.
- The Strategic Plan is ongoing; we are still working with Linda Ritter Consulting Services on that, she is still working department by department, including my office, on the next draft that will come to you shortly for consideration.
- We are working with the Porter Group and with our federal delegates on the zip code project, and this is for the north end of the county, we want to expand the 89437-zip code that exists out at TRI Center to the other communities that exist in the district, Painted Rock, Lockwood and Mustang. There is some traction, but it is the federal government, it is slow going. The Porter Group has been very helpful in this endeavor, as well as the offices of Cortez-Masto, Rosen and Amodei, especially Amodei's office and Cortez-Masto's office, we talk at least every three weeks, about the next step, and they want documents and they are trying to work with Congress, on trying to get a zip code amendment made. The other zip codes that we are still looking at is the Highlands to merge it into 89440, to Virginia City. Highlands residents would not be giving up the mailboxes or their delivery out in their community, they would not have to come to the post office in Virginia City, but it would have a zip code that is exclusive to Storey County. Mark Twain, right now they are in 89403. It is such a small community, and it is almost more beneficial for them to be in that 89403 Dayton zip code than it would be on our side. They are not experiencing anything adverse, but we are still looking at options of what might be available.
- For RS 2477 roads, Ms. Canfield in the Planning Department is using a study that was done by Jerry Elkins, and to divide it into two. One half involves public roads on public lands, and other that would deal with public roads on private property, for which there will be a library, where people could come in and talk to Planning on a case-by-case basis. We are suggesting a full public workshop to look at the public roads on public land collaboratively and then submit those documents to BLM and identify the roads we believe to be RS 2477 and have the BLM accept those.
- NDOT was great to work with on SR 342 connector from Devil's Gate to Fourth Ward School. We have a draft letter from them of what is owned. A prescriptive right is the pavement and shoulders of disturbed gravel. They have provided a letter that identify all those different components, that will help us identify who is responsible for permitting, encroachments, driveways, and other activities on these different elements of that very long parcels. The letter will come into the commissioners in the next 30 to 60 days.

- On USA parkway we are working with NDOT on the county's responsibility in that right-of-way for certain developments and other maintenance agreements.
- Coming to Office Reorganization, I do have an Intermittent, Part Time person who is retiring. And we will restructure a little bit between the clerk's office and mine, to move minutes up to her office and agendas back down to my office, and that will be able to free us up a little bit more of administrative assistant time, to put in potentially for the economic development officer, as well as sharing with myself.
- I had a nice lunch and tour with Washoe County Manager Eric Brown, and we talked about regional fiscal matters and regional importance issues. I gave him a tour of the Comstock and some of our infrastructure, and our water systems and sewer and some of our other buildings and structures, and he is also looking forward to a tour of the north end of the county where he'll get to see TRI Center.
- We are still working with the Cemetery Foundation, by getting an interlocal agreement with them, for the management of the cemetery, and the modern burials.
- I want to thank the Storey County Senior Center, for the reorganization that Stacy is doing with her team, not only the senior center but also the food pantry and a lot of the community services that are going on in Lockwood, Virginia City, the Highlands and in Mark Twain.
- Read a long list of improvement projects in Mark Twain that are planned.

Public Comment: Mr. Zachry indicated he would like to keep his 89403-area code where he has a post office box, rather than drive to Virginia City to get his mail. Also, he asked if the status on the map for roads is fixed or still a work in progress. Mr. Osborne said that having Mark Twain residents being able to use Dayton post office is a consideration. and have lower sales tax rate, as Mark Twain is not having the impact Lockwood and the Highlands have had. On roads, he said Mr. Loomis will take the lead on our next item, RS 2477 roads the board of highway commissioners, but there is going to be discussion and public workshops about that map. It is available for review in the Planning office. What we are trying to do is identify all those roadways that are on public lands, so that once they are identified, the BLM doesn't close any of these roads. We've got claims to keeping all these roads open. The roadways that go across private properties, we do have some research based on what Jerry has done, there's also other avenues of research for some of these roads, so even though we will be showing those on some of the maps, it won't be part of the RS 2477 process. We will take those individually as they come up. Mr. Carmona asked if these will be on the BOC or Planning agendas. Ms. Canfield said the BOC agendas.

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution 22- 641 appointing the County Manager as the Administrator of the process for seeking reimbursement for the costs of providing public infrastructure as provided in Exhibit E to the Development Agreement between Storey County, Tahoe Reno Industrial Center LLC and DP Operating Partnership LLP dated February 2, 2000.

Mr. Loomis said this is under the development agreement that governs the TRI Center. The county is required to appoint an administrator to handle the process of developers seeking reimbursement for the development of public infrastructure projects. That position had been filled by Pat Whitten, so we need to refill that position. What this resolution proves is that instead of naming an individual to fill that position, we will name a county officer to fill that position, and in this case, the resolution calls for the appointment of the county manager to fill that position. It is just so we won't have to go through this process again.

Public Comment: None

Motion: I, Commissioner Mitchell, move to appoint the county manager as the administrator.
Seconded by: Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of activation of the Storey County Board of Highway Commissioners (BOHC).

Keith Loomis said this is kind of an interesting question. The board of highway commissioners was created by the Legislature for every county except those with a population of over 100,000. That has been in existence for quite some time. In looking around the state, it turns out that for the most part, the creation of that commission has been ignored. But in a couple of counties, Nye and Churchill, the BOHC has been activated and has a role to play in the identification of RS 2477 roadways. This is to see if you want to activate that board. It is the first step in creating the board and having it take the authority that it has. BOCC has authority over roads and infrastructure if it is not given to someone else. Also have authority for GID, which one can have for roads. BOHC has a separate authority over construction, repairs, and maintenance of roads. One provision that makes it important today, has the authority of GID, setting width of roads and setting RS 2477 roads in the county. That is why this is before you today. it is made up solely of the BOCC. There are some bureaucratic requirements. They elect a chairman and a secretary, and the secretary must put ad in the newspaper identifying expenses and revenues of BOHC. Every six months they must publish an identification of all the equipment and supplies of the BOHC. So, it is going to involve some bureaucracy, but it will allow us to proceed with the RS 2477 identifications. Mr. Gilman was in favor of creating the commission. Mr. Mitchell asked if the clerk of the board must be a member of the board, or can the work be delegated? Mr. Loomis said the statute required the secretary be a member of the board but could still be assisted by staff. He suggested putting the BOHC on the agenda for the first Tuesday of each month. Mr. Mitchell asked if the county had to hire a roads supervisor as per NRS and would this restructure Public Works. Mr. Loomis said NRS made it possible to hire a road supervisor, but it was not a requirement. Creating road districts was not a requirement. Funds with no bonds would come out of the general fund. It provides for change, but it doesn't demand it.

Public Comment: Mr. Zachry said that if this board had been in place in the early 90s that issue would not have come up, it would have been resolved by this board. He noted that he was a litigant on the Sutro Springs Road lawsuit, along with the county. He hoped the board will also deal with other roads in the county, not just those on public land. I support this, this gives us a place to deal with it without our meetings when these issues come up and have public input. Mr. Loomis said he didn't think the BOHC would get to the issue of public roads on private property right away.

Highland Ranches resident Gary Mack, who said he represented about 30 people in the 40-acres Ranches, wanted to know how the public would be able to provide input into the process. Mr. Loomis said it would be concurrent with board of county commission meetings, first Tuesday of each month. They can also have special meetings. If the board pursues activation there will be another meeting with elections and deciding the bureaucratic functions. Mr. Mack asked if there would be something outside of that process that would allow people to say, how would we have input into that decision making process before it's here? Mr. Loomis said it is required to have a public hearing in advance. Mr. Mack said we can't hash things out in a public hearing. He said residents don't want to unilaterally find out after the fact that a road has been designated a highway. Mr. Loomis said there could be workshops to work through issues. Mr. Gilman suggested public outreach meetings. Mr.

Osborne said that we can do a public workshop for roads on public land, or a town hall, we can put maps around the room and people could make comments. Roads on private land would be divided into another set of workshops. He said that Ms. Canfield can do private meetings on roads on private land. Mr. Zachry said citizens can take a topo map and draw the road that is there, so the county would know the road is being used by someone. Will those maps be taken into consideration? Ms. Canfield said the RS 2477 process is just for land that is owned by BLM. Other segments and pieces might meet RS 2477, or they might need prescriptive easements. There's a lot of other history that can be done with the roads. We are not doing a full inventory of every single road in the county with this process. This is only the land that is owned by the federal government, so that we can meet their deadline to show the map, so that if they ever want to close that road, and we claim this is a public road, they can't close it. That is all we are trying to do is the federal land; to preserve our rights to keep that land public. These other things come up, gates, private properties, we will be dealing with one-by-one or by area. Mr. Osborne said a lot of research has been done on roads on private property, with some being very remote, so the county did not do a study on every road. Mr. Mitchell said that there should be an extra effort to publicize workshops and meetings, or that the Planning Commission could hear the issue. He said that public comment during the meeting is not the only way to give us feedback. Phone numbers and emails are readily available. Suggested badges or identifiers as highway commissioners. Carmona

Motion: I, Commissioner Mitchell, move to approve the activation of the Storey County Board of Highway Commissioners, and direct the steps to implement that activation be placed upon the next available county commissioner meeting. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

15. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval for Resolution 22-642 to proclaim May through October 2022 as the Nevada Wildfire Awareness Campaign in Storey County.

Community Relations director Honey Tapley said the key to minimizing wildfire impact is proactive communities that take steps to prepare. The theme is Battle born; wildfire ready. Living With Fire Chairman Jamie Reuss Gones said this is to help Nevadans prepare for wildfire and is part of UNR Extension. Recommended residents clear five feet from your home of dead vegetation. Recommended was Rock, paver or plants with high moisture content, and low growing plants. Not every plant is fire resistant, but some are able to burn less intensely, and it takes longer. Also, have an evacuation plan and an evacuation go-bag. This campaign lasts 6 months. Visit local fire agency or livingwithfire.com. Lisa Taylor, UNR extension educator, wildfire and fire protection are critical issues. Can do educational meetings and materials in partnership with communities. Tapley read the proclamation. Photo taken.

Public Comment: Tom Zachry said wildfire his biggest fear. I live at the end of a 2-mile dirt road, one way in one way out. And I've seen trucks come through the smoke. This is good if you have been there long. I am up there by myself and I'm old.

Motion: I, Commissioner Mitchell, approve Resolution 22-642 proclaiming May through October 2022 as the Nevada Wildfire Awareness Campaign in Storey County. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of letter to the Governor's Office of Economic Development (GOED) supporting shared joint-partnerships with Regional Economic Development Authorities (RDAs) including the Economic Development Authority of Western Nevada (EDAWN) and Northern Nevada Development Authority (NNDA) in Storey County providing for business attraction, support, and retention.

Mr. Osborne said a similar letter was sent to GOED with his signature, and he asks the board to do the same. EDAWN has jurisdiction in Washoe County, Reno, Sparks, and the I80 Corridor. NNDA has jurisdiction in Carson City, Douglas, Lyon and Storey counties, and the Sierra Front. Both serve Fernley and the Tahoe Reno Industrial Center, and both serve Storey County. They help with workforce development and other needs. There may be an effort to draw a dividing line between jurisdictions, and Storey County supports keeping things the way they are. Mr. Gilman and Mr. Mitchell expressed support.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the enclosed letter to the Governor's Office of Economic Development (GOED) supporting shared joint-partnerships with Regional Economic Development Authorities (RDAs) including the Economic Development Authority of Western Nevada (EDAWN) and Northern Nevada Development Authority (NNDA) in Storey County providing for business attraction, support, and retention. **Seconded by:** Commissioner Gilman **Vote:** Motion carried by unanimous vote

17. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of bid for the 1705 Peru Re-Roof project and to authorize the county manager to execute a contract for the work with the winning contractor in accordance with staff recommendations.

Mr. Northan said Storey County accepted sealed bids until 4/12/22, and the low bidder is D&D Roofing. Staff is recommending D&D be selected for project at \$333,000 but would like BOC to authorize \$345,000 in case of unforeseen issues and administrative costs.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the county manager to authorize a contract with D&D Roofing for the re-roof project at 1705 Peru Drive, McCarran NV 89437, for an amount not to exceed \$345,000. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to Authorize the county manager to execute an agreement with Reno Tahoe Geo Associates, Inc. for engineering construction services for the Lockwood Tower Road and Retaining Wall Repair project for an amount not to exceed \$7,400.00 on a time and materials basis. The \$7,400 amount is an estimate provided by Reno Tahoe Geo Associates.

Mr. Northan said the BOC previously approved this bid, which was originally designed on behalf of the Lockwood Community Corp. and did not have an agreement with the county. Mr. Loomis asked that the wording "not to exceed" be removed and the word "about" inserted into a motion, so as not

to limit the work, since the county manager already has the right to make small increases for work changes. Mr. Mitchell agreed to avoid delaying the project.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize Consideration and possible approval to Authorize the county manager to execute an agreement with Reno Tahoe Geo Associates, Inc. for engineering construction services for the Lockwood Tower Road and Retaining Wall Repair project an estimated \$7,400.00 on a time and materials basis. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

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

20. DISCUSSION ONLY/NO ACTION: 3rd Quarter 2021-2022 474 Fire District Fiscal Year Budget vs Actuals review

Comptroller McCain gave the Third Quarter review for fire district's budget. Fire district has collected 102 percent of budgeted revenue. Ad valorem and intergovernmental funding, 118,000 and 126,000 respectively. Expenses, general fund has 28 percent available. Usage is at or below 25 percent remaining. Mutual Aid Fund without interfund transfers are at 78 percent and expenses are at 98 percent. Grant fund to track grants, \$140,000 over expenses.

Public Comment: None

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of a Memorandum of Understanding between the Storey County Fire Protection District and Storey County Fire Fighters' Association Local 4227 as it pertains to Article 25, Benefits Insurance within the 2019-2023 Collective Bargaining Agreement.

Chief Loncar described the item as a MOU to institute the changes regarding health insurance we have negotiated with Local 4227 regarding a move to Northwest Firefighters Trust and Health insurance.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve of the Memorandum of Understanding between the Storey County Fire Protection District and Storey County Fire Fighters' Association Local 4227 outlining changes in regard to Article 25, Benefits Insurance within the 2019-2023 Collective Bargaining Agreement. **Seconded by:** Commissioner Gilman **Vote:** Motion carried by unanimous vote.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and approval of Personnel Policies P 100 Employer Personnel Policies Acknowledgment, P701 Health Insurance Coverage, P702 Life Insurance Coverage, and P704 Retiree Health Benefits for the Storey County Fire Protection District.

Chief Loncar said this item revised human resources policies pertaining to the last agenda item.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve of Personnel Policies P 100 Employer Personnel Policies Acknowledgment, P701 Health Insurance Coverage, P702 Life Insurance Coverage, and P704 Retiree Health Benefits for the Storey County Fire Protection District. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote

23. ADJOURN TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD

24. DISCUSSION ONLY/NO ACTION: 3rd Quarter 2021-2022 Storey County Water & Sewer Funds Fiscal Year Budget vs Actuals review.

Comptroller McCain – this is the Third Quarter budget review. Revenues are trending above expected remaining above expected 25 percent. Sewer charges have been collected at 77 percent. Expenses in water trending to be over budget while sewer is trending to be under budget. I am finding that one of benefits of the quarterly reviews is we can find mistakes. We had budgeted for an employee in the water department to be a 30/70 split, the actual payroll came in at a 70/30 split, so the opposite is what is happening what we are budgeting. We were able to find this error and it will be corrected and we won't be underfunded.

Public Comment: None

25. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of inter-local agreement between Storey County and the Nevada Water/Wastewater Agency Response Network (NVWARN) providing mutual assistance between water and wastewater agencies under emergencies such as, but not limited to, fire, flood, storm, earthquake, civil disturbance, main breaks, and facility breakdowns as allowed by NRS 277, and other related matters, for a zero cost of membership with a maximum mutual-aid contribution not exceeding \$250,000 without approval by the board of both requesting and assisting agencies.

Mr. Osborne said that this mutual aid agreement has existed and allows water and sewer districts to mutually respond to each other's needs. Mr. Loomis reviewed the contract, and it is a standard contract that appears to potentially benefit the county as well as TRI GID and Canyon GID or other water and sewer districts in the region during emergencies. It is like what the Fire Chief deals with. Other members of this group include the Truckee Meadows Water Authority, TRI GID, Sun Valley GID, Incline Valley GID, Gardnerville GID, and various others around the state including Southern Nevada. If there were responses needed in other parts of the state we would not be required or obligated to respond, or respond to any others, but we would like to as much as possible, and this would provide a conduit for that to occur. We ask that this board consider joining this board. There is no cost to the county and a \$250,000 cap of mutual aid. We recover that for the county. We will appoint someone at future board meeting.

Mr. Wierzbicki said this started several years ago and went stale, since COVID happened. Water and wastewater operators are hard to come by now and hard to retain. If something happened to our system, like if something happened like the flood of 2017, to our system on Six Mile during flood, we could pull resources from somewhere else to assist us getting that plan back online. Main breaks,

catastrophic failure, we could pull resources even from southern Nevada, including potable water trucks. Mr. Gilman and Mr. Mitchell expressed support.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve inter-local agreement between Storey County and the Nevada Water/Wastewater Agency Response Network (NVWARN) providing mutual assistance between water and wastewater agencies under emergencies such as, but not limited to, fire, flood, storm, earthquake, civil disturbance, main breaks, and facility breakdowns as allowed by NRS 277, and other related matters, for a zero cost of membership with a maximum mutual-aid contribution not exceeding \$250,000 without approval by the board of both requesting and assisting agencies. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

26. DISCUSSION/FOR POSSIBLE ACTION: Consideration and Possible Approval of the inter-local agreement between Virginia Divide Sewer Improvement District and the Nevada Water/Wastewater Agency Response Network (NVWARN) providing mutual assistance between water and wastewater agencies under emergencies such as, but not limited to, fire, flood, storm, earthquake, civil disturbance, main breaks, and facility breakdowns as allowed by NRS 277, and other related matters, for a zero cost of membership with a maximum mutual-aid contribution not exceeding \$250,000 without approval by the board of both requesting and assisting agencies.

Mr. Osborne said this is the same mutual aid agreement and would apply to the Virginia Divide Sewer GID. Mr. Mitchell asked why we need a separate one. Mr. Loomis said there is no separate legal entity that handles the water part. The Divide GID does exist and handles the sewer part.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the inter-local agreement between Virginia Divide Sewer Improvement District and the Nevada Water/Wastewater Agency Response Network (NVWARN) providing mutual assistance between water and wastewater agencies under emergencies such as, but not limited to, fire, flood, storm, earthquake, civil disturbance, main breaks, and facility breakdowns as allowed by NRS 277, and other related matters, for a zero cost of membership with a maximum mutual-aid contribution not exceeding \$250,000 without approval by the board of both requesting and assisting agencies. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

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

28. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the Public Works Director to sign the bid from Central Sierra Construction with an amount not to exceed \$8,000.00 to repair 3 historic windows in the courthouse. Work will commence after July 1, 2022.

Public Works Director Wiezrbicki said this was for three of the Storey County Courthouse windows. The bid for operable windows is \$1,930.00 and the bid for inoperable windows is \$625.00. These are so large and heavy, rope system counterweights failed which required considerable decorative work to get inside them.

Public Comment: None

Motion: I, Commissioner Mitchell, approval for the Public Works Director to sign the bid from Central Sierra Construction with an amount not to exceed \$8,000.00 to repair 3 historic windows in the courthouse. Work will commence after July 1, 2022. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

29. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Bid Acceptance from Sierra Nevada Construction (SNC) in the amount of \$394,007.00 for the Storey County 2022 Road Rehab project and to use up to an additional amount of \$127,295.00 while keeping below the budgeted \$596,402.00.

Mr. Wierzbicki – said there were two bids. Intermountain Slurry Seal bid \$471,638.00 and SNC bid \$394,007.00. The total budget is \$596,402.00. Farr West has contracted for not to exceed \$75,100 for inspections, testing, surveying that would leave us with \$127,295.00. We would like to use up as much of that \$569,000.00 as possible with the good price on oil right now.

Public Comment: None

Motion: I, Commissioner Mitchell move to accept the bid from Sierra Nevada Construction (SNC) in the amount of \$394,007.00 for the Storey County 2022 Road Rehab project with up to an additional amount of \$127,295.00 to be used toward more road projects from the roads CIP list. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

30. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for a work order service agreement through IWorQ with an initial startup cost of \$9,500.00. It will not be billed until July 1, 2022. Each additional year would be a recurring fee of \$2,000.00 for the Service Department software and \$7,000.00 for Roads, B&G, Water and Sewer software. This work order system would be able to be utilized by the whole county to submit needed repairs while helping us keep track of jobs and assets over time electronically.

Mr. Wierzbicki said county reached out for several work order systems, and IWorQ seems like they are the better candidate for our application, service especially, to keep track of our assets. They are offering us a good deal right now if we sign right now. Mr. Mitchell asked if it was \$5,000.00 or \$7,000.00. Mr. Osborne said the setup cost is \$2,500.00, a \$2,000 fee and \$5,000 for fleet management, total \$9,500.00. He suggested using agenda language in the motion. Ms. McCain said the first year would be taken out of the Capital Projects. Fund. Mr. Mitchell said he was worried about the recurring costs.

Public Comment: None

Motion: I, Commissioner Mitchell, approval for a work order service agreement through IWorQ with an initial startup cost of \$9,500.00 not to be billed until July 1, 2022. Each additional year would be a recurring fee of \$2,000.00 for the Service Department software and \$7,000.00 for Roads, B&G, Water and Sewer software. This work order system would be able to be utilized by the whole county to submit needed repairs while helping us keep track of jobs and assets over time electronically.

Seconded by: Commissioner Gilman **Vote:** Motion carried by unanimous vote.

32. DISCUSSION/FOR POSSIBLE ACTION: Consideration and approval of the purchase of a AgilisDuo Mail Ballot Scanning & Sorting System in the amount \$75,500.00 all funds were approved by the LCB and will be reimbursed by the State of Nevada.

Clerk-Treasurer Dore Nevin said the AgilisDuo Mail Ballot Scanning and Sorting System is a tabletop mail ballot scanning and sorting ballot system which will effectively diminish the number of steps and procedures necessary to manage incoming ballot envelopes. With election cycles being heavily dependent on timely deadlines and finding qualified personnel, jurisdictions should not have to divide their attention with time-consuming manual tasks. The Duo increases overall efficiency. The automated machine reduces working hours, staff hires, training and overall, the budget. Without the Duo, election staff must do everything manually. After receiving the mail-in ballot envelopes, the staff will need to date, stamp, and attribute the envelopes to the registered voter in our registration system, the VoteTech. Staff completes this process by physically passing the envelope to one another, so if that signature doesn't match what is in Votetech, we go around the office to see if it matches. The AgilisDuo has automated this practice. Once the envelope is received, the Duo will automatically stamp it, while also scanning the barcode on the outside. This action identifies the voter and marks the ballot as received in VoteTech. The signature verification relies on the judges to visually compare the ink signature on the envelope to the electronic one presented on the VoteTech. The DUO will scan the signature and place it side-by-side with the electronic signature. These will both be displayed on the monitor for the judges to either accept or reject. AgilisDuo reduces the bottleneck so often seen by eliminating the need for manual verification. The Duo will have a positive impact. These funds will be reimbursed by the State of Nevada. It is no cost to the county. Mr. Mitchell said this would continue doing signature verification manually but will make it easier.

Public Comment: None

Motion: I, Commissioner Mitchell approval of the purchase of a AgilisDuo Mail Ballot Scanning & Sorting System in the amount \$75,500.00 of which all funds will be reimbursed by the State of Nevada. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

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

- A. April Showers Water Truck Service LLC - Out of County / 21 Salvadore Drive. - Fernley NV
- B. BRS field Ops Nevada, LLC - Contractor / 11403 N. Research Way - Orem, UT
- C. Bruce Perves Construction Inc. - Contractor / 1360 Greg St. - Sparks, NV
- D. Contact Electric, Inc. - Contractor / 1070 Hartford Court - Reno NV
- E. Comstock Meadows RV Park - General / 580 E. Sydney Dr. - McCarran NV
- F. Deville Plumbing and Heating - Contractor / 774 Mayes Blvd. #10-341 - Incline Village NV
- G. Gardner's Water Service, Inc. - Contractor / 8595 Iroquois Tr. - Silver Springs, N
- H. Great Basin Roofing LLC - Contractor / 1101 Hillcrest Ave. - Roseville CA
- I. Par Western Line Contractors, LLC - Contractor / 11276 5th St. #100 - Rancho Cucamonga, CA

- J. Primary Power Electrical Services, LLC - Contractor / 1200 Golden Parkway - Fallon, NV
- K. Reno Engineering and Contracting LLC - Contractor / 9395 Hummer Ct. - Reno, NV
- L. Rustic Rope N' Treasures - General / 145 S. C St. - Virginia City, NV
- M. Samuel EPC, LLC - Contractor / 550 S. 18th St. - Abilene, TX
- N. Solcius, LLC - Contractor 1555 N. Freedom Blvd. - Provo, UT
- O. Sonnikson and Stordahl Construction - Contractor / 4858 Sunrise Dr. - Martinez, CA
- P. UV Logistics Inc. - Transportation / 240 Wild Horse Canyon Way - McCarran, NV
- Q. West Coast Dirt Works - Contractor / 745 E. Greg St. #4 - Sparks, NV.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of Business Licenses listed under as A. through Q. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

34. PUBLIC COMMENT (No Action) None

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

Chairman Carmona adjourned the meeting at 2:01 p.m.

Respectfully submitted,

By: 

Doreayne Nevin, Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

**Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of business license first readings:
 - A. Anywhere Repair – Out of County / 405 Gymkhana Ln. ~ Reno, NV
 - B. Bonanza Septic Service – Out of County / 157 Cambridge Dr. ~ Dayton, NV
 - C. CG&B Enterprises Inc. – Contractor / 221 Sunpac Ave. ~ Henderson, NV
 - D. C&L Inspection LLC – Professional / 901 Industrial Dr. ~ W. Sulphur Springs, TX
 - E. Eden Home Care - Out of County / 907 Mountain St. ~ Carson City, NV
 - F. Get Solarize – Contractor / 4830 W. University Ave. ~ Las Vegas, NV
 - G. Gigawatt Operation – Contractor / 4305 Dean Martin Dr. # 150 ~ Las Vegas, NV
 - H. Jehova Es Mi Pastor – General / 727 USA Parkway Ste 101 ~ Sparks, NV
 - I. Just Because Gifts – General / 54 N. C St. ~ Virginia City, NV
 - J. Quality Techniques Engineering – Contractor / 4175 Cincinnati Ave. ~ Rocklin, CA
 - K. Squire Enterprises Inc. – Contractor / 17205 W. Opal Ct. ~ Reno, NV
 - L. Taco Bell # 38736 – General / 460 USA Parkway ~ Sparks, NV
 - M. Top Notch Construction & Development – Contractor / 122 S. Main St. ~ Yerington, NV
 - N. T&R Communications Inc. – Contractor / 76 Hardy Dr. ~ Sparks, NV
 - O. Wilderness Forestry Inc. – Out of County / 1385 Quilici Ranch Rd ~ Verdi, NV
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approval 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: Dore Nevin, Clerk's office
Austin Osborne, County Manager

May 26, 2022
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **June 7, 2022**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Anywhere Repair** – Out of County / 405 Gymkhana Ln. ~ Reno, NV
- B. Bonanza Septic Service** – Out of County / 157 Cambridge Dr. ~ Dayton, NV
- C. CG&B Enterprises Inc.** – Contractor / 221 Sunpac Ave. ~ Henderson, NV
- D. C&L Inspection LLC** – Professional / 901 Industrial Dr. ~ W. Sulphur Springs, TX
- E. Eden Home Care** - Out of County / 907 Mountain St. ~ Carson City, NV
- F. Get Solarize** – Contractor / 4830 W. University Ave. ~ Las Vegas, NV
- G. Gigawatt Operation** – Contractor / 4305 Dean Martin Dr. # 150 ~ Las Vegas, NV
- H. Jehova Es Mi Pastor** – General / 727 USA Parkway Ste 101 ~ Sparks, NV
- I. Just Because Gifts** – General / 54 N. C St. ~ Virginia City, NV
- J. Quality Techniques Engineering** – Contractor / 4175 Cincinnati Ave. ~ Rocklin, CA
- K. Squire Enterprises Inc.** – Contractor / 17205 W. Opal Ct. ~ Reno, NV
- L. Taco Bell # 38736** – General / 460 USA Parkway ~ Sparks, NV
- M. Top Notch Construction & Development** – Contractor / 122 S. Main St. ~ Yerington, NV
- N. T&R Communications Inc.** – Contractor / 76 Hardy Dr. ~ Sparks, NV
- O. Wilderness Forestry Inc.** – Out of County / 1385 Quilici Ranch Rd ~ Verdi, 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: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$1,813,438.12
- **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



STOREY COUNTY

Check Register

Packet: APPKT04112 - 2022-05-06 Spl Ck PO Recpts IT cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
403834	IT1 SOURCE LLC	05/06/2022	Regular	0.00	9,703.45	106642
404363	MA LABORATORIES INC	05/06/2022	Regular	0.00	4,783.70	106643

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	2	0.00	14,487.15
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	2	0.00	14,487.15

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2022	14,487.15
			<u>14,487.15</u>



STOREY COUNTY

Payroll Check Register

Report Summary

Pay Period: 4/25/2022-5/8/2022

Packet: PRPKT01408 - 2022-05-13 Payroll LS

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	810.51
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	173	399,721.27
Total	174	400,531.78

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date



STOREY COUNTY

Check Register

Packet: APPKT04115 - 2022-05-13 PR Payment LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	05/13/2022	EFT	0.00	87,842.15	10292
404639	VOYA RETIREMENT INS	05/13/2022	EFT	0.00	11,001.94	10293
300003	AFLAC	05/13/2022	Regular	0.00	1,223.19	106644
300008	AFSCME LOCAL4041	05/13/2022	Regular	0.00	599.40	106645
405610	CALIFORNIA STATE DISBURSEMENT	05/13/2022	Regular	0.00	388.15	106646
405519	CIGNA HEALTH & LIFE INSURANCE C	05/13/2022	Regular	0.00	101,544.23	106647
300001	COLONIAL LIFE & ACCIDENT	05/13/2022	Regular	0.00	103.38	106648
404704	NATIONWIDE	05/13/2022	Regular	0.00	112.80	106649
405264	FIDELITY SEC LIFE INS CO	05/13/2022	Regular	0.00	966.10	106650
405263	KANSAS CITY LIFE INS CO	05/13/2022	Regular	0.00	5,770.56	106651
406598	MICHIGAN STATE DISBURSEMENT L	05/13/2022	Regular	0.00	622.30	106652
300011	NEVADA STATE TREASURER	05/13/2022	Regular	0.00	2.00	106653
406600	NORTHWEST FIRE FIGHTER BENEFIT	05/13/2022	Regular	0.00	31,058.95	106654
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	05/13/2022	Regular	0.00	825.38	106655
300010	STATE COLLECTION & DISBURSEMEI	05/13/2022	Regular	0.00	96.54	106656
300006	STOREY CO FIRE FIGHTERS ASSOC	05/13/2022	Regular	0.00	1,560.00	106657
300005	WASHINGTON NATIONAL INS	05/13/2022	Regular	0.00	808.53	106658
300002	WESTERN INSURANCE SPECIALTIES	05/13/2022	Regular	0.00	335.39	106659

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	31	16	0.00	146,016.90
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	5	2	0.00	98,844.09
	36	18	0.00	244,860.99

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2022	244,860.99
			<u>244,860.99</u>



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 05/13/2022 - 05/13/2022

Payment Date Range 05/13/2022 - 05/13/2022

Payable Number	Description	Units	Price	Post Date	1099 Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors												
405424 - OPTUM BANK, MEMBER FDIC												
INV0016247	HSA Contributions	0.00	0.00	5/13/2022	DFT0001094	5/13/2022	12,444.66	0.00	0.00	0.00	12,444.66	12,444.66
							10,195.66	0.00	0.00	0.00	10,195.66	10,195.66
							8,683.26	730.40				
								217.02				
								164.98				
								387.50				
								12.50				
INV0016248	HSA Contributions	0.00	0.00	5/13/2022	DFT0001095	5/13/2022	2,124.00	0.00	0.00	0.00	2,124.00	2,124.00
							1,964.79					
							59.21					
							100.00					
INV0016249	HSA Contributions	0.00	0.00	5/13/2022	DFT0001096	5/13/2022	125.00	0.00	0.00	0.00	125.00	125.00
							125.00					
Vendors: (1) Total 01 - Storey County Vendors: 12,444.66 0.00 0.00 0.00 12,444.66 12,444.66												
Vendors: (1) Report Total: 12,444.66 0.00 0.00 0.00 12,444.66 12,444.66												

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller		Date
		05-12-22
Treasurer		Date



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 05/13/2022 - 05/13/2022

Payment Date Range 05/13/2022 - 05/13/2022

Payable Number	Description	Units	Price	Post Date	1099 Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description				Amount	Account Number	Account Name	Dist Amount					
Vendor Set: 01 - Storey County Vendors												
404300 - INTERNAL REVENUE SERVICE												
INV0016269	Medicare	0.00	0.00	5/13/2022	DFT0001097	5/13/2022	71,067.97	0.00	0.00	0.00	71,067.97	71,067.97
				13,938.24	001-29503-000	Medicare	13,938.24	0.00	0.00	0.00	13,938.24	13,938.24
INV0016270	Social Security	0.00	0.00	5/13/2022	DFT0001098	5/13/2022	1,178.34	0.00	0.00	0.00	1,178.34	1,178.34
				1,178.34	001-29505-000	Social Security	1,178.34	0.00	0.00	0.00	1,178.34	1,178.34
INV0016271	Federal Income Tax w/held	0.00	0.00	5/13/2022	DFT0001099	5/13/2022	55,617.30	0.00	0.00	0.00	55,617.30	55,617.30
				55,617.30	001-29501-000	Federal w/holding	55,617.30	0.00	0.00	0.00	55,617.30	55,617.30
INV0016272	Medicare	0.00	0.00	5/13/2022	DFT0001100	5/13/2022	79.78	0.00	0.00	0.00	79.78	79.78
				79.78	001-29503-000	Medicare	79.78	0.00	0.00	0.00	79.78	79.78
INV0016273	Federal Income Tax w/held	0.00	0.00	5/13/2022	DFT0001101	5/13/2022	254.31	0.00	0.00	0.00	254.31	254.31
				254.31	001-29501-000	Federal w/holding	254.31	0.00	0.00	0.00	254.31	254.31
Vendors: (1)							71,067.97	0.00	0.00	0.00	71,067.97	71,067.97
Total 01 - Storey County Vendors:							71,067.97	0.00	0.00	0.00	71,067.97	71,067.97
Vendors: (1)							71,067.97	0.00	0.00	0.00	71,067.97	71,067.97
Report Total:							71,067.97	0.00	0.00	0.00	71,067.97	71,067.97

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller		Date
		5-12-22
Treasurer		Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 5/13/2022-5/13/2022

Packet: PRPKT01412 - 2022-05-13 Boyles, Bret leave buy-out LS

Payroll Set: Storey County - 01

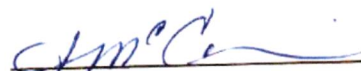
Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	2,456.78
Total	1	2,456.78

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner


Comptroller

5-12-22
Date

Treasurer

Date



STOREY COUNTY

Check Register

Packet: APPKT04121 - 2022-05-13 PERS 715 LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	05/13/2022	EFT	0.00	57,244.50	10294

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	57,244.50
	2	1	0.00	57,244.50

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner


Comptroller

5-12-22
Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2022	57,244.50
			<u>57,244.50</u>



STOREY COUNTY

Check Register

Packet: APPKT04123 - Mccullough, Jerry May 13th Medical buy-up and Union dues LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406600	NORTHWEST FIRE FIGHTER BENEFIT	05/13/2022	Regular	0.00	140.40	106660
300006	STOREY CO FIRE FIGHTERS ASSOC	05/13/2022	Regular	0.00	60.00	106661

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	200.40
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	200.40

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2022	200.40
			<hr/> 200.40



STOREY COUNTY

Check Register

Packet: APPKT04153 - 2022-05-20 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
403470	A-1 RADIATOR REPAIR INC	05/20/2022	Regular	0.00	368.10	106662
400481	ALLISON, MACKENZIE, LTD	05/20/2022	Regular	0.00	1,320.00	106663
100135	ALSCO INC	05/20/2022	Regular	0.00	296.04	106664
103061	ASSESSOR'S ASSOC OF NEV	05/20/2022	Regular	0.00	670.00	106665
100073	AUTO & TRUCK ELECTRIC, INC	05/20/2022	Regular	0.00	1,377.00	106666
406612	BALLARD, REGINA LYNN	05/20/2022	Regular	0.00	25.00	106667
103160	BOTCHA CALOOP'S INC	05/20/2022	Regular	0.00	47.50	106668
404693	BOURNS PRODUCTIONS INC.	05/20/2022	Regular	0.00	7,500.00	106669
405077	MACKAY MANSION	05/20/2022	Regular	0.00	267.00	106670
406601	GET TRASH'D REMOVAL SERVICE	05/20/2022	Regular	0.00	1,500.00	106671
403671	WASHOE CLUB MUSEUM	05/20/2022	Regular	0.00	337.00	106672
100476	BURTON'S FIRE INC	05/20/2022	Regular	0.00	1,089.78	106673
100486	CAPITOL REPORTERS	05/20/2022	Regular	0.00	81.20	106674
404500	CARSON DODGE CHRYSLER INC	05/20/2022	Regular	0.00	897.29	106675
405831	CARSON NOW LLC	05/20/2022	Regular	0.00	200.00	106676
404216	CARSON VALLEY OIL CO INC	05/20/2022	Regular	0.00	4,427.58	106677
99720	CASELLE INC	05/20/2022	Regular	0.00	270.00	106678
403775	CHARM-TEX	05/20/2022	Regular	0.00	97.00	106679
406146	CHOLLAR MINE 1859, LLC	05/20/2022	Regular	0.00	1,891.50	106680
405519	CIGNA HEALTH & LIFE INSURANCE C	05/20/2022	Regular	0.00	17,131.34	106681
405134	CMC TIRE INC	05/20/2022	Regular	0.00	4,430.80	106682
99652	COMSTOCK CHRONICLE (VC)	05/20/2022	Regular	0.00	12,004.25	106683
406406	COMSTOCK PROPANE	05/20/2022	Regular	0.00	575.28	106684
403553	CONST SEALANTS & SUPPLY	05/20/2022	Regular	0.00	517.00	106685
103220	ON THE SIDE GRAPHICS & SIGNS	05/20/2022	Regular	0.00	807.00	106686
404466	FIRST CHOICE COFFEE SRV	05/20/2022	Regular	0.00	1,001.90	106687
404684	DASH MEDICAL GLOVEWS INC	05/20/2022	Regular	0.00	583.60	106688
406460	RICHARD P DAVIES, ESQ. PLLC	05/20/2022	Regular	0.00	2,343.75	106689
406163	DIVIDE GRAPHICS	05/20/2022	Regular	0.00	75.00	106690
404547	ELLIOTT AUTO SUPPLY INC	05/20/2022	Regular	0.00	156.39	106691
403835	EWING IRRIGATION PRODUCTS, INC	05/20/2022	Regular	0.00	1,512.10	106692
403216	FARR WEST ENGINEERING	05/20/2022	Regular	0.00	4,437.50	106693
404509	FASTENAL COMPANY	05/20/2022	Regular	0.00	32.37	106694
101485	FERGUSON ENTERPRISES INC	05/20/2022	Regular	0.00	241.24	106695
405264	FIDELITY SEC LIFE INS CO	05/20/2022	Regular	0.00	208.19	106696
405969	FLEETPRIDE, INC	05/20/2022	Regular	0.00	1,854.48	106697
100826	FOURTH WARD SCHOOL MUSEUM	05/20/2022	Regular	0.00	38.00	106698
406605	GONZALEZ, SILVIA	05/20/2022	Regular	0.00	25.00	106699
103470	GREAT BASIN TERMITE & PES	05/20/2022	Regular	0.00	75.00	106700
405994	HARTMAN & HARTMAN, A PROFESS	05/20/2022	Regular	0.00	21,181.57	106701
404778	HAT, LTD	05/20/2022	Regular	0.00	807.54	106702
102983	USABLUBOOK	05/20/2022	Regular	0.00	235.56	106703
405490	HIGASHI-PIZZUTO, GRACE	05/20/2022	Regular	0.00	25.44	106704
404980	HIGH SIERRA BUSINESS	05/20/2022	Regular	0.00	2,490.46	106705
405360	HUNTINGTON, ELIZABETH L.	05/20/2022	Regular	0.00	144.00	106706
406603	HUSTLER HYDRAULICS LLC	05/20/2022	Regular	0.00	586.61	106707
404328	INTERCEPT INC	05/20/2022	Regular	0.00	290.00	106708
100978	INTERSTATE OIL CO	05/20/2022	Regular	0.00	2,398.81	106709
100885	IRON MOUNTAIN INFO MGT IN	05/20/2022	Regular	0.00	1,589.97	106710
405726	IT1 CONSULTING, LLC	05/20/2022	Regular	0.00	5,509.76	106711
403834	IT1 SOURCE LLC	05/20/2022	Regular	0.00	2,601.22	106712
103317	SILVER STATE INTERNATIONAL	05/20/2022	Regular	0.00	6,731.80	106713
406428	J W WELDING SUPPLIES & TOOLS	05/20/2022	Regular	0.00	172.85	106714
406611	JONES, HENRY DAVID	05/20/2022	Regular	0.00	25.00	106715

Check Register

Packet: APPKT04153-2022-05-20 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405801	K&H PRINTERS-LITHOGRAPHERS, IN	05/20/2022	Regular	0.00	1,020.60	106716
405263	KANSAS CITY LIFE INS CO	05/20/2022	Regular	0.00	985.68	106717
101040	L N CURTIS & SONS	05/20/2022	Regular	0.00	4,772.21	106718
405184	LAS VEGAS TACTICAL LLC.	05/20/2022	Regular	0.00	903.34	106719
101030	LIFE-ASSIST INC	05/20/2022	Regular	0.00	215.94	106720
405548	LUMOS & ASSOCIATES, INC	05/20/2022	Regular	0.00	1,935.00	106721
405307	THE TOMBSTONE COWBOYS/HELLD	05/20/2022	Regular	0.00	22.00	106722
403629	MIGAN, TAMARA	05/20/2022	Regular	0.00	68.46	106723
406613	MKD CONSTRUCTION, INC	05/20/2022	Regular	0.00	136,607.15	106724
100471	MOUND HOUSE TRUE VALUE	05/20/2022	Regular	0.00	194.19	106725
405498	NATIONAL ELEVATOR INSPECTION S	05/20/2022	Regular	0.00	512.65	106726
403731	NEV DEPT OF PUBLIC SAFETY	05/20/2022	Regular	0.00	638.71	106727
403317	NEV DEPT PUBLIC SAFETY	05/20/2022	Regular	0.00	1,127.00	106728
101335	NEV DEPT TAXATION	05/20/2022	Regular	0.00	140.66	106729
103377	NEV DIV ENVIRONMENT PROTE	05/20/2022	Regular	0.00	1,914.00	106730
103377	NEV DIV ENVIRONMENT PROTE	05/20/2022	Regular	0.00	300.00	106731
103377	NEV DIV ENVIRONMENT PROTE	05/20/2022	Regular	0.00	1,276.00	106732
101026	NEV LEGISLATIVE COUNSEL	05/20/2022	Regular	0.00	790.00	106733
102647	NEV PURCHASING DIVISION	05/20/2022	Regular	0.00	2,955.28	106734
404715	NEVADA ASSOCIATION OF	05/20/2022	Regular	0.00	780.00	106735
405760	NORTHERN NEVADA CHAPTER INT'L	05/20/2022	Regular	0.00	200.00	106736
99806	OCCUPATIONAL HEALTH CENTE	05/20/2022	Regular	0.00	86.00	106737
402926	OFFSITE DATA DEPOT, LLC	05/20/2022	Regular	0.00	437.97	106738
405284	ONSOLVE INTERMEDIATE HOLDING	05/20/2022	Regular	0.00	2,756.25	106739
406417	OOSOSHARP, LLC	05/20/2022	Regular	0.00	698.62	106740
404118	OPTUMINSIGHT INC	05/20/2022	Regular	0.00	273.75	106741
405127	O'REILLY AUTO ENTERPRISES LLC	05/20/2022	Regular	0.00	213.69	106742
404746	OTIS ELEVATOR COMPANY	05/20/2022	Regular	0.00	396.75	106743
404556	OUTFRONT MEDIA LLC	05/20/2022	Regular	0.00	690.00	106744
403104	OVERHEAD DOOR COMPANY	05/20/2022	Regular	0.00	220.00	106745
101435	PITNEY BOWES GLOBAL (LEA)	05/20/2022	Regular	0.00	1,065.81	106746
101434	PITNEY BOWES INC	05/20/2022	Regular	0.00	387.00	106747
406604	PROSSER, GUNTHER	05/20/2022	Regular	0.00	25.00	106748
403329	PROTECTION DEVICES INC	05/20/2022	Regular	0.00	894.85	106749
103221	PEBP	05/20/2022	Regular	0.00	2,216.83	106750
103233	PUBLIC EMPLY RETIREMENT SYSTEM	05/20/2022	Regular	0.00	200.00	106751
100348	PURCELL TIRE & SERVICE CENTER	05/20/2022	Regular	0.00	3,268.00	106752
103306	PURCHASE POWER	05/20/2022	Regular	0.00	1,900.00	106753
404398	RAD STRATEGIES INC	05/20/2022	Regular	0.00	4,575.00	106754
402937	RAY MORGAN CO INC (CA)	05/20/2022	Regular	0.00	343.08	106755
404863	REFUSE, INC	05/20/2022	Regular	0.00	412.61	106756
403943	RENO TAHOE TERRITORY	05/20/2022	Regular	0.00	150.00	106757
403621	ROADSHOWS INC	05/20/2022	Regular	0.00	1,000.00	106758
101568	SANI-HUT COMPANY INC	05/20/2022	Regular	0.00	225.00	106759
103241	SBC GLOBAL SERVICES IN LD	05/20/2022	Regular	0.00	41.91	106760
406538	Schroeder, John N	05/20/2022	Regular	0.00	550.00	106761
405081	SHERMARK DISTRIBUTORS INC	05/20/2022	Regular	0.00	333.35	106762
404187	SHOAF, BRIAN ALLEN	05/20/2022	Regular	0.00	14.00	106763
102461	SIERRA CONTROL SYSTEMS	05/20/2022	Regular	0.00	802.50	106764
102462	SIERRA ENVIRONMENTAL MONITOR	05/20/2022	Regular	0.00	1,021.00	106765
101632	SIERRA PEST CONTROL INC	05/20/2022	Regular	0.00	55.00	106766
101717	ST CO SCHOOL DISTRICT	05/20/2022	Regular	0.00	250.00	106767
405475	STAPLES BUSINESS ADVANTAGE	05/20/2022	Regular	0.00	596.86	106768
102687	STRYKER MEDICAL	05/20/2022	Regular	0.00	1,476.96	106769
403892	PONDEROSA MINE TOURS	05/20/2022	Regular	0.00	1,583.00	106770
405244	SUTTON HAGUE LAW CORP	05/20/2022	Regular	0.00	1,690.50	106771
404615	THE ANTOS AGENCY	05/20/2022	Regular	0.00	3,557.38	106772
102311	THORNDAL ARMSTRONG DELK BALH	05/20/2022	Regular	0.00	342.00	106773
404454	TITAN CONSTR SUPPLY, INC	05/20/2022	Regular	0.00	201.33	106774
102962	UNIFORMITY OF NEVADA LLC	05/20/2022	Regular	0.00	259.19	106775
405735	VC TOURS LLC	05/20/2022	Regular	0.00	660.00	106776

Check Register

Packet: APPKT04153-2022-05-20 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406468	VLAMINCK, ARRON DANIEL	05/20/2022	Regular	0.00	300.00	106777
402820	WALKER & ASSOCIATES	05/20/2022	Regular	0.00	4,000.00	106778
101890	WASHOE CO CORONER	05/20/2022	Regular	0.00	10,135.60	106779
406579	WASHOE COUNTY	05/20/2022	Regular	0.00	78.00	106780
103237	WESTERN ENVIRONMENTAL LAB	05/20/2022	Regular	0.00	265.00	106781
405466	ZOLL MEDICAL COPRPORATION	05/20/2022	Regular	0.00	3,356.70	106782
404380	ZUKOR ART CONSERVATION	05/20/2022	Regular	0.00	3,000.00	106783
404295	WELLS ONE COMMERCIAL CARD	05/20/2022	Bank Draft	0.00	40,918.04	DFT0001103

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	236	122	0.00	329,868.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	29	1	0.00	40,918.04
EFT's	0	0	0.00	0.00
	265	123	0.00	370,786.17

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2022	370,786.17
			<u>370,786.17</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 5/9/2022-5/22/2022

Packet: PRPKT01420 - 2022-05-27 Payroll LS

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	3	5,681.75
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	177	382,092.48
Total	180	387,774.23

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner



Comptroller



Date

Treasurer

Date



STOREY COUNTY

Check Register

Packet: APPKT04163 - 2022-05-27 PR payment LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	05/27/2022	EFT	0.00	86,114.57	10295
404869	SCSO EMPLOYEES ASSOCIATIO	05/27/2022	EFT	0.00	468.00	10296
404639	VOYA RETIREMENT INS	05/27/2022	EFT	0.00	10,966.94	10297
300003	AFLAC	05/27/2022	Regular	0.00	1,223.19	106785
300008	AFSCME LOCAL4041	05/27/2022	Regular	0.00	600.97	106786
405610	CALIFORNIA STATE DISBERSEMENT	05/27/2022	Regular	0.00	388.15	106787
405519	CIGNA HEALTH & LIFE INSURANCE C	05/27/2022	Regular	0.00	6,077.81	106788
300001	COLONIAL LIFE & ACCIDENT	05/27/2022	Regular	0.00	103.38	106789
404704	NATIONWIDE	05/27/2022	Regular	0.00	116.18	106790
405264	FIDELITY SEC LIFE INS CO	05/27/2022	Regular	0.00	49.98	106791
405263	KANSAS CITY LIFE INS CO	05/27/2022	Regular	0.00	324.82	106792
406598	MICHIGAN STATE DISBURSEMENT L	05/27/2022	Regular	0.00	622.30	106793
300011	NEVADA STATE TREASURER	05/27/2022	Regular	0.00	2.00	106794
406600	NORTHWEST FIRE FIGHTER BENEFIT	05/27/2022	Regular	0.00	2,378.15	106795
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	05/27/2022	Regular	0.00	825.38	106796
300010	STATE COLLECTION & DISBURSEMEI	05/27/2022	Regular	0.00	96.54	106797
300006	STOREY CO FIRE FIGHTERS ASSOC	05/27/2022	Regular	0.00	1,560.00	106798
300005	WASHINGTON NATIONAL INS	05/27/2022	Regular	0.00	578.58	106799

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	15	0.00	14,947.43
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	97,549.51
	27	18	0.00	112,496.94

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	5/2022	112,496.94
			<u>112,496.94</u>



STOREY COUNTY

Check Register

Packet: APPKT04164 - 2022-05-25 Spcl Ck C/T for USPS cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
101845	US POSTOFFICE (VC)	05/25/2022	Regular	0.00	1,500.00	106800

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	1,500.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	1,500.00

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 05/27/2022 - 05/27/2022
Payment Date Range 05/27/2022 - 05/27/2022

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
404300 - INTERNAL REVENUE SERVICE														
INV0016323	Medicare	0.00	0.00	5/27/2022	001-29503-000	DFT00001112	5/27/2022	Medicare	68,505.39	0.00	0.00	0.00	68,505.39	68,505.39
				5/27/2022					13,507.12	0.00	0.00	0.00	13,507.12	13,507.12
INV0016324	Social Security	0.00	0.00	5/27/2022	001-29505-000	DFT00001113	5/27/2022	Social Security	1,103.56	0.00	0.00	0.00	1,103.56	1,103.56
				5/27/2022					1,103.56	0.00	0.00	0.00	1,103.56	1,103.56
INV0016325	Federal Income Tax w/hold	0.00	0.00	5/27/2022	001-29501-000	DFT00001114	5/27/2022	Federal w/holding	53,894.71	0.00	0.00	0.00	53,894.71	53,894.71
				5/27/2022					53,894.71	0.00	0.00	0.00	53,894.71	53,894.71
Vendors: (1) Total 01 - Storey County Vendors:									68,505.39	0.00	0.00	0.00	68,505.39	68,505.39
Vendors: (1) Report Total:									68,505.39	0.00	0.00	0.00	68,505.39	68,505.39

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller	Date	Date
	5/25/22	
Treasurer	Date	



STOREY COUNTY

Vendor History Report
By Vendor NamePosting Date Range 05/27/2022 - 05/27/2022
Payment Date Range 05/27/2022 - 05/27/2022

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
405424 - OPTUM BANK, MEMBER FDIC														
INVO016307	HSA Contributions	0.00	0.00	5/27/2022	001-29506-000	DFT0001109	5/27/2022	Insurances	12,344.66	0.00	0.00	0.00	12,344.66	12,344.66
					020-29506-000			Rds-Ins	10,095.66	0.00	0.00	0.00	10,095.66	10,095.66
					090-29506-000			Wtr-Ins	8,583.26	0.00	0.00	0.00	8,583.26	8,583.26
					130-29506-000			Swr-Ins	730.40	0.00	0.00	0.00	730.40	730.40
					230-29506-000			VCTC-Ins	217.01	0.00	0.00	0.00	217.01	217.01
					231-29506-000			Pipers-Ins	164.99	0.00	0.00	0.00	164.99	164.99
									387.50	0.00	0.00	0.00	387.50	387.50
									12.50	0.00	0.00	0.00	12.50	12.50
INVO016308	HSA Contributions	0.00	0.00	5/27/2022	250-29506-000	DFT0001110	5/27/2022	Fire-Ins	2,124.00	0.00	0.00	0.00	2,124.00	2,124.00
					270-29506-000			FireMutual-Ins	1,977.57	0.00	0.00	0.00	1,977.57	1,977.57
					290-29506-000			Fire-Ins	46.43	0.00	0.00	0.00	46.43	46.43
									100.00	0.00	0.00	0.00	100.00	100.00
INVO016309	HSA Contributions	0.00	0.00	5/27/2022	001-29506-000	DFT0001111	5/27/2022	Insurances	125.00	0.00	0.00	0.00	125.00	125.00
									125.00	0.00	0.00	0.00	125.00	125.00
Vendors: (1) Total 01 - Storey County Vendors:									12,344.66	0.00	0.00	0.00	12,344.66	12,344.66
Vendors: (1) Report Total:									12,344.66	0.00	0.00	0.00	12,344.66	12,344.66

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller		Date
		5-25-22
Treasurer		Date



STOREY COUNTY

Check Register

Packet: APPKT04165 - 2022/05/27 PERS 715 LS

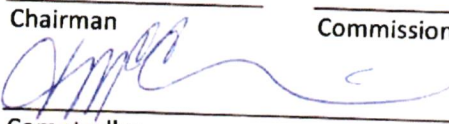
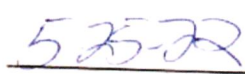
By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 405456	PUBLIC EMPLOYEES RETIREMENT	05/27/2022	EFT	0.00	56,736.50	10298

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	56,736.50
	2	1	0.00	56,736.50

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		
Comptroller		Date
Treasurer		Date



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: June 7, 2022

Estimate of Time Required: 0 -5

Agenda: Consent ☒

Regular agenda ☐

Public hearing required ☐

1. **Title:** Consideration and possible approval of Assessor Business Personal Property Account DC000064 Data Sales tax bill adjustment in the amount of -\$13,294.52

2. **Recommended motion:** Approval

3.

Prepared by: Jana Seddon

Department: Assessor

Telephone: 847.0961

4. **Staff Summary:** None

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** 0

7. **Legal review required:** No

8. **Reviewed by:**

____ Department Head

Department Name: Assessor

____ County Manager

Other Agency Review: _____

9. **Board Action:**

☐ Approved

☐ Approved with Modification

☐ Denied

☐ 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

May 23, 2022

Memo to: Storey County Commissioners

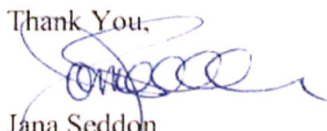
Re: Unsecured Tax Bill Correction

The following correction needs to be made to Unsecured account # DC000064 for the 2021-22 tax year. This account was reported to Washoe County and Washoe forwarded to our office and we processed the declaration. When Data Sales received their tax bill, they called questioning the amount. They told us it was incorrect information that was sent to us by Washoe County. Data Sales sent us the correct information. We are unsure why the information submitted to Washoe County would be different then what they say should be submitted.

2021-22	Original	Corrected Value	Adjustment
Personal Property Acquisition Cost			-
Personal Property Assessed Value	453,574	69,417	(384,157)
Improvements Assessed Value	-	-	-
Abatement (in Assessed Value)			-
2021-22 Unsecured Tax Bill Amt	\$ 15,696.84	\$ 2,402.31	\$ (13,294.52)

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
Storey County Assessor

Certificate # 2021000088

Certificate of Correction PREVIEW

5/18/2022

Tax Year 2022 (2021 - 2022)

Storey County

Property Key: DC000064

Owner:

Source: Unsecured

Type: Value Change

Correction Reason: CORRECTION

BOE Case:

Legal Description:

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	522,991	\$15,696.84
+ Value Change Due to Changes in Building Value	0	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	(\$13,294.53)
+ 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	(384,157)	N/A
Total Change in Value/Taxes	0	(\$13,294.53)
Final Corrected Value and Balance Due	522,991	\$2,402.31
Total Payments Made Before Correction	N/A	\$0.00
Refund	N/A	\$0.00
Balance Due	N/A	\$2,402.31

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: June 7, 2022

Estimate of Time Required: 0 -5

Agenda: Consent ☒

Regular agenda ☐

Public hearing required ☐

1. **Title:** Consideration and possible approval of Assessor Business Personal Property Account CM000251 Wyjam LLC, Jerry Evans tax bill adjustment in the amount of -\$1,926.88

2. **Recommended motion:** Approval

3.

Prepared by: Jana Seddon

Department: Assessor

Telephone: 847.0961

4. **Staff Summary:** None

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** 0

7. **Legal review required:** No

8. **Reviewed by:**

____ Department Head

Department Name: Assessor

____ County Manager

Other Agency Review: _____

9. **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

May 26, 2022

Memo to: Storey County Commissioners


Re: Unsecured Tax Bill Correction

The following correction needs to be made to Wyjam, LLC, Unsecured account # CM000251 for the 2021-22 tax year. Owner states he purchased all equipment from KTVN, CM000232 for a total of \$100,000 and doesn't know the breakdown of equipment. We used the percentage of the values above.

2021-22	Original	Adjustment	Amended
Personal Property Acquisition Cost			-
Personal Property Assessed Value	90,679	(55,679)	35,000
Improvements Assessed Value	-	-	-
Abatement (in Assessed Value)			-
2021-22 Unsecured Tax Bill Amt	\$ 3,138.13	\$ (1,926.88)	\$ 1,211.25

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
Storey County Assessor

Certificate # 2021000096

Certificate of Correction PREVIEW

5/27/2022

Tax Year 2022 (2021 - 2022)

Storey County

Property Key: CM000251

Owner:

Source: Unsecured

Type: Value Change

Correction Reason:

BOE Case:

Legal Description:

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	74,216	\$3,138.13
+ Value Change Due to Changes in Building Value	0	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	(\$1,926.88)
+ 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	(55,679)	N/A
Total Change in Value/Taxes	0	(\$1,926.88)
Final Corrected Value and Balance Due	74,216	\$1,211.25
Total Payments Made Before Correction	N/A	\$0.00
Refund	N/A	\$0.00
Balance Due	N/A	\$1,211.25

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:

- ☒ Dashboard
- ☒ Names
- ☒ Site Address
- ☒ E-File
- ☒ Fast Asset Entry
- ☒ Fast Asset Maint.
- ☒ Images
- ☒ URL
- ☒ Sketch
- ☒ Personal Exemptions
- ☒ PDF Images
- ☒ User Defined 2
- ☒ User Defined 1
- ☒ BOE Information
- ☒ Notes
- ☒ Tax Cap Abatement

☐ Show Deleted Assets?

ASSET MAINTENANCE

New?	Cat. Code	Comp.	Asset ID	Description	Asset Type	Acq. Year	Acq. Price	Asd. Value	Asset Location
<input type="checkbox"/>	BRT	1554		CONVERSION EQUIPMENT	BUSINESS PERSONAL PROF	2008	38,062	786	
<input type="checkbox"/>	BRT	1798		WAVEGUIDE SWITCH/SPLIT	BUSINESS PERSONAL PROF	2013	2,508	159	
<input type="checkbox"/>	BRT	1554		CONVERSION EQUIPMENT	BUSINESS PERSONAL PROF	2008	63,451	1,310	
<input type="checkbox"/>	BRT	1772		SLIDE ENG 6GHZ TRANSM	BUSINESS PERSONAL PROF	2013	4,605	291	
<input type="checkbox"/>	BRT	1409		ELECTRONIC EQUIP	BUSINESS PERSONAL PROF	2005	13,780	255	
<input type="checkbox"/>	TWR			ENGINEERING RECV ANTENNA-McCLELLAN	BUSINESS PERSONAL PROF	2018	23,630	1,101	
<input type="checkbox"/>	BRT	1780		McCLELLAN PEAK ENG S	BUSINESS PERSONAL PROF	2013	8,225	520	
<input type="checkbox"/>	LI				LEASEHOLDS	0	0	0	
<input type="checkbox"/>	BRT	1192		ELECTRONIC EQUIP	BUSINESS PERSONAL PROF	1998	1,312	27	
Total:							155,573	48,848	

2000
1000
3000

14,000

79,000

6400

cm 251

Owner states he paid \$100,000 total.
Used percentage of values above.

(Doesn't know breakdown)



Storey County Board of County Commissioners Agenda Action Report

**Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/For Possible Action: Variance 2022-14 by applicant James Collins. A request to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), move to approve Variance File 2022-14 to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.
- **Prepared by:** AGENDA_SUBMITTER

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

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**Storey County
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: June 7, 2022 at 10 a.m.

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

Staff Contact: Kathy Canfield

File: 2022-14

Applicant: Jim Collins

Property Owner: Jim Collins

Property Location: 336 North Howard Street, Virginia City, Storey County, Nevada,
APN 001-033-03, Lot 8A of Block 22, shown on record of survey map 136112,
recorded in the Office of the Storey County Recorder on May 3, 2022.

Request: A variance (File 2022-14) to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.

Planning Commission: The Planning Commission heard this request at their May 19, 2022, meeting. There was a brief discussion and there was no public comment on the project. The Planning Commission voted 5-0 (two absent) to recommend approval of the variance.

1. **Background & Analysis**

- A. **Site Location and Characteristics.** The parcel is approximately 8,403 square feet in size and is located in Virginia City, Nevada. The property is vacant and is accessed from Howard Street. Howard Street is platted as 42.9 feet in width and the existing traveled way varies in width but is less than 24 feet wide. There is a small rise from Howard Street to a level building pad and then a sharp rise to the rear property line. There is no access from the rear property line.

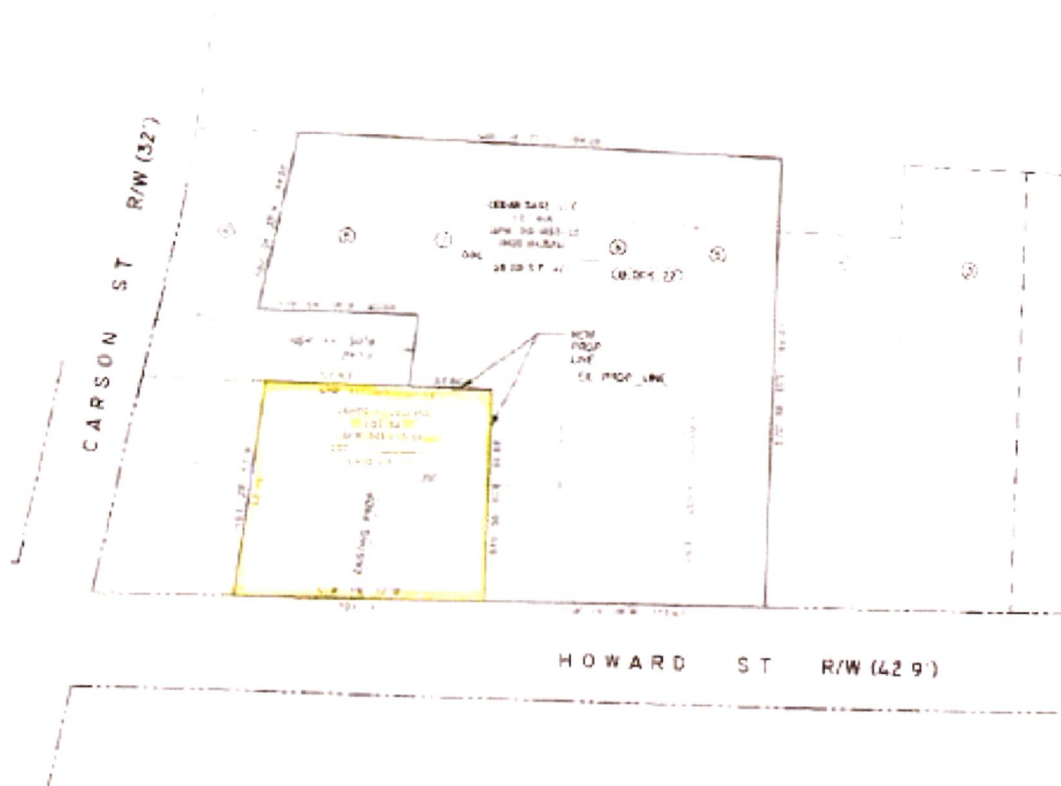
Howard Street is approximately one lane and is unpaved in this location. The width ranges in size along the route but is approximately 20-feet in width from the intersection of Carson Street and Howard Street to the applicant's property. The traveled way does not connect with any other Storey County maintained roadways. Surrounding land uses include a mixture of developed and vacant residential land. The property is zoned R-1 Residential.



Vicinity Map



Project Site



Parcel map



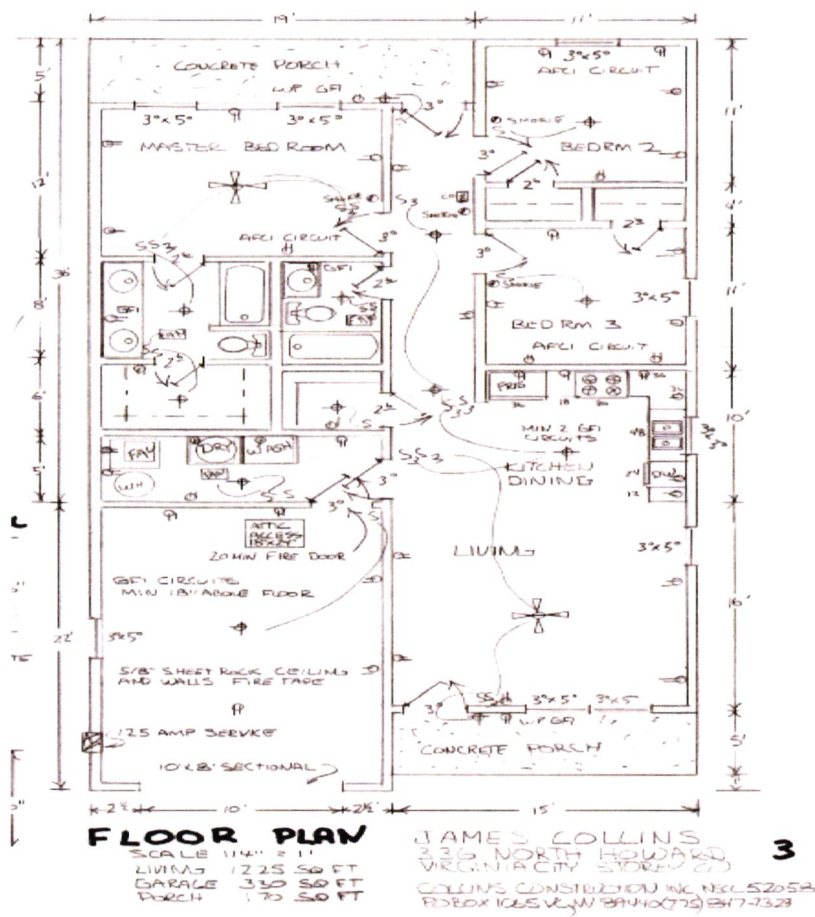
View of rear lot, looking northwest



View from Carson Street, looking northwest at intersection of Carson Street and Howard Street



Looking north at Howard Street



Proposed floor plan

- B. **Proposed Project.** The applicant is proposing to construct single family residence with a one car attached garage. The property has a depth of approximately 88 feet and the residence has a length of 58 feet. When the required front setback of 20 feet, plus the required rear setback of 10 feet are considered, the entire depth of the parcel is utilized. The applicant is requesting a variance to the front yard setback to allow for a setback of 15-feet from the Howard Street property line, which will allow for a small rear yard/pedestrian access between the rear of the residence and the steep slope to the property line. The rear property line setback would be at 15-feet instead of the required 10-feet.

To follow the required setbacks, the rear of the building would be constructed up to the steep slope, giving no pedestrian access to the rear of the residence. The applicant would like to move the residence forward 5-feet to allow for access around the entire building.

Howard Street in this location varies in width less than 24-feet wide and is unpaved. The roadway acts as a primary access to one other property to the north and as a secondary access to residences that front A Street. The roadway does not connect to any other Storey County maintained roads past the intersection of Howard Street and Carson Street and traffic on this roadway is minimal. The roadway is approximately 20-feet in width from the intersection to the applicant's property.

If allowed for the reduction in the front yard setback, there would be approximately 30-feet between the front of the residence and the edge of the travelled way, and onsite parking would have 15 linear feet of onsite space. Visibility when driving on Howard Street would not be impacted by the proposed encroachment into the setback.

Access utilizing this roadway section for the proposed residence is short in length. The one property between this parcel and Carson Street is approximately 46-feet wide along Howard Street.

- C. **Setbacks.** This property is located within the R-1 Residential area of Virginia City. The setbacks for this zoning district require a 20-foot front yard, 5 foot side yards and 10-foot rear yard. The applicant's parcel is different than the majority of parcels within the Virginia City area, as most have a 100-foot length dimension.
- D. **Variance.** The applicant has requested a variance to the front yard setback (Section 17.16.060) and to allow for construction on the property with a traveled way less than 24-feet (Section 17.12.090.B.2). The applicant has proposed a front yard setback of 15-feet, versus the required 20-foot setback measured from the roadway right-of-way. Section 17.03.140 of the Storey County Code identifies the process to request a Variance. This report follows the requirements outlined in the Code.

2. Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and

Storey County Title 17 Zoning or the 2016 Master Plan with the exception of the setback and the accessway which is addressed with the Variance application.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	vacant	Single Family Residential	R-1 Residential
Land to the North	Vacant	Single Family Residential	R-1 Residential
Land to the East	Residential	Single Family Residential	R-1 Residential
Land to the South	Residential	Single Family Residential	R-1 Residential
Land to the West	Residential	Single Family Residential	R-1 Residential

- B. Variances.** The Zoning Code section 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission) where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within Section SCC 17.03.140 (F) it states: The Board's approval, approval with conditions, or denial of a Variance must be based on Findings that indicate that the proposed use is appropriate in the location for which it is approved. The Findings listed in this subsection are the minimum to be cited in an approval; the body may include additional Findings in their decision. The Board and Planning Commission must cite Findings of Fact in the motion for approval, approval with conditions, or denial.

At a minimum, an approval must be based on Findings that the proposal:

- (1) That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.**

The proposed variance would allow for the construction of a single family dwelling. The parcel of land is currently accessed by Howard Street, which was platted less than 50-foot wide and the current traveled way is less than 24-foot wide. The parcel has a depth of 88 feet, and a building pad has been graded into the hillside. The reduction of a 20-foot front setback to a 15- foot front setback allows for access around the building, rather than the rear of the building backing up to the steep slope. An approximate 30-foot setback would exist from the building to edge of the Howard Street traveled way. Howard Street has an approximate 20-foot wide traveled way in this location and the site is located approximately 46 feet from the intersection of Carson Street and Howard Street. The existing roadway configuration along with the parcel

location meets the minimum requirements for the Storey County Fire Protection District.

- (2) **That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.**

The proposed variance will allow for the applicant to construct a single family residence, which is consistent with the land uses within this residential neighborhood. The reduction of the front yard setback will allow for full access around the proposed residence. Without the variance related to the dimensions of the roadway, the property owner would be unable to construct on this property without implementing substantial improvements to the roadway, including widening the roadway. As the roadway follows the topography, most likely fill material would need to be obtained to widen the access along with additional roadside drainage. Widening the roadway would also have the potential to impact the adjacent property owners to the east on A Street, as they would most likely be required to modify their rear accesses to their private properties.

- (3) **That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.**

The proposed variance will allow for the applicant to construct a single family residence on the existing parcel, consistent with the surrounding residential neighborhood. The parcel location and the existing access configuration meet Storey County Fire Protection District requirements. No portion of the project is expected to negatively impact the surrounding neighborhood.

- C. **Storey County Zoning Code.** The property is located within R-1 Residential zoning district. The site is currently vacant and the applicant is proposing to construct a single family residence. With the exception of the front yard setback and the existing access configuration, the proposed project is consistent with R-1 zoning district and the General Provisions applicable county-wide.

- D. **2016 Storey County Master Plan.** This project is located within the Ophir Neighborhood Area Specific Plan area of Virginia City. The Plan states:

This area is expected to retain its single-family residential use pattern for the foreseeable future. However, case-by-case considerations have been given to applications for bed-and-breakfast inns when proposals are compatible with the residential and historic character of the area. Multi-family, commercial, and motel and hotel lodging uses have been proposed in this area over the past ten years, but were denied by the board and planning commission due to incompatibility with existing uses.

The applicant proposes a single family dwelling for this parcel and the variances are not expected to impact the character of the area.

3. Findings of Fact

A. **Motion for approval.** The following findings of fact are evident with regard to the requested Variances when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) This variance (File 2022-14) is to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.
- (2) The subject property is located within R-1 Residential zoning in which single family residences are an allowed use.
- (3) That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (4) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (5) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (6) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (7) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.12 General Provisions and 17.16 R-1 Residential Zone when all Conditions of Approval are met.
- (8) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

B. **Motion for denial.** Should a motion be made to deny the Variance request, the following Findings with explanation of why should be included in that motion.

- (1) This denial is for a variance (File 2022-14) to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.
- (2) There are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (3) The granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (4) That the granting of the application will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (5) The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations.
- (6) The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan.
- (7) The conditions of approval under the Variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for the surrounding uses.
- (8) No reasonable level of conditions of approval imposed on this Variance would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.

4. **Recommended Conditions of Approval**

- A. **Variance.** This variance (File 2022-14) is to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN)

001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.

- B. **Compliance.** The Variance must comply with Storey County Codes, and submitted plans and reports, as approved. The Applicant must provide the Community Development Department site plans drawn to scale prior to obtaining a Building Permit.
- C. **Null and Void.** If the Variance is not exercised within 12 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no non-conforming development activity may be made on the property except on the granting of a new Variance.
- D. **Hold Harmless.** The Property Owners agree to hold Storey County, its Officers and Representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Variance.
- E. **Permits and Expiration.** The Applicant shall apply for all Building and Fire permits for the structure within 12 months from the date of Board approval for this Variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
- F. **Taxes Paid.** Before obtaining a Building Permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
- G. **Distances.** The reduced front yard setback is approved to be 15-feet from the Howard Street property line. All other setbacks must be in compliance with the Storey County Code.

5. Public Comment

As of May 10, 2022, Staff has not received any comments regarding the proposed variance. One adjacent property owner did contact staff for a copy of the staff report but did not express any concerns about the project and did not attend or provide comments to the Planning Commission meeting.

6. Power of the Board

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

7. **Proposed Motions**

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

A. **Recommended motion for approval**

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve Variance File 2022-14 to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.

B. **Alternative motion for denial**

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Variance File 2022-14 to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.



Storey County Board of County Commissioners Agenda Action Report

**Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval Resolution No. 22-651 providing for the transfer of Storey County's 2022 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 22-651 providing for the transfer of Storey County's 2022 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Each year Storey County transfers all or a portion of its unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRHA), resulting in our continued success operating Home At Last™, the award-winning, single-family housing program created exclusively for rural homebuyers.
- Transferring unused PABC to NRHA does not obligate the County in any way – it simply provides NRHA with an additional financing tool to ensure it can continue offering affordable homeownership programs like the Mortgage Credit Certificate (MCC), offered exclusively through NRHA.
- This action does not not cause a bond, assessment, or budget obligation of the county to occur.
- **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



May 23, 2022

Austin Osborne
County Manager, Storey County
P. O. Box 176
Virginia City, NV 89440

Re: Request for Private Activity Bond Cap

Dear Mr. Osborne:

The *feeling of home* has gained so much power and impact over the past two years, hasn't it? It's where we've all sought hope, comfort, and a sense of belonging during some truly challenging times, and it's what we've aimed to help build in your community with your support. Each year, your county transfers all or a portion of its unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRHA), resulting in our continued success operating Home At Last™, the award-winning, single-family housing program created exclusively for rural homebuyers.

Transferring unused PABC to NRHA does not obligate the County in any way – it simply provides us with an additional financing tool to ensure we can continue offering affordable homeownership programs like the Mortgage Credit Certificate (MCC), offered exclusively through NRHA.

Please accept this letter as our request to schedule this action (or consent) item for the Board of County Commissioners meeting being held on June 7, 2022. A draft of the resolution and transfer certificate required by the State of Nevada is attached for your use in preparing this item for the agenda.

Within five (5) days of approval, please email the executed documents to Diane@NVRural.org and mail the originals to:

Attn: Carrie Foley
State of Nevada, Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

If you have any questions about the transfer or this request, please consult your counsel or NRHA's bond counsel, Ryan Bowen at (312) 845-3277.

With Sincere Gratitude,

William L. Brewer
Executive Director

Enclosures: 3 (Resolution, Transfer Certificate, Program Report)



3695 Desatoya Drive, Carson City, NV 89701 • P: 775-887-1795 • F: 775-887-1798
TDD: 800-545-1833 ext. 545 • nvrural.org • Diane@nvrural.org
This institution is an equal opportunity provider and employer.



RESOLUTION NO. 22-651

RESOLUTION OF THE BOARD OF COMMISSIONERS OF STOREY COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2022 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Storey County, Nevada (the "County"), the amount of \$238,640.75 in tax-exempt private activity bond volume cap for year 2022 (the "2022 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2022 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

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

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2022 Bond Cap; and

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

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

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

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

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2022 Bond Cap in the amount of \$238,640.75 to the NRHA for its Single Family Programs.

Section 3. Use of 2022 Bond Cap. The NRHA will use the 2022 Bond Cap for single family purposes in calendar year 2022 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

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

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2022 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2022 Bond Cap.

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

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

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

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2022.

BOARD OF COUNTY COMMISSIONERS
STOREY COUNTY, NEVADA

By _____
Jay Carmona, Chair

ATTEST:

By _____
Doreayne Nevin, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Doreayne Nevin, am the duly chosen and qualified County Clerk of Storey County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2022 private activity bond volume cap allocated to the County in the amount of \$238,640.75 has been transferred as follows:

\$238,640.75 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Storey County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

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

STOREY COUNTY, NEVADA

By _____
Doreayne Nevin, County Clerk

cc: Diane Arvizo, Nevada Rural Housing Authority



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/For Possible Action: Consideration and approval of a memorandum of understanding between Storey County and the Comstock Cemetery Foundation establishing terms, conditions, and responsibilities for modern burials within, and to promote preservation, protection, and management of the Silver Terrace Cemeteries including approximately 65 acres of historic cemetery lands located in Virginia City, and the Gold Hill Cemetery located in Gold Hill, Storey County, Nevada, and other properly related matters.
- **Recommended motion:** I (commissioner) motion to approve memorandum of understanding between Storey County and the Comstock Cemetery Foundation establishing terms, conditions, and responsibilities for modern burials within, and to promote preservation, protection, and management of the Silver Terrace Cemeteries including approximately 65 acres of historic cemetery lands located in Virginia City, and the Gold Hill Cemetery located in Gold Hill, Storey County, Nevada, and other properly related matters. The MOU becoming effective is contingent on certain required lease agreements and deed action between the parties.

- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Storey County and other entities are responsible for performing modern burials and maintenance at the Silver Terrace Cemeteries in Virginia City and the Gold Hill Cemetery in Gold Hill. The Silver Terrace Cemeteries is subdivided into several independent sub-units including, but not limited to, the Freemasons, Odd Fellows, Virginia City Firemen, Catholic, and Storey County cemeteries. They are each maintained by their respective fraternal, religious, and civic organizations with assistance and coordination by the Comstock Cemetery Foundation (CCF), a non-profit 501(c)(3) managed by the CCF Board of Directors.
- The CCF has extensive expertise in modern burials and historic cemetery preservation, and a distinguished track record enhancing the cemeteries for current and future generations. For these reasons, the county desires to continue its relationship with the CCF to properly manage, preserve, and enhance this vital historic and community resource.
- The MOU will facilitate a structured relationship between Storey County and the CCF for appropriate accounting and administration, records management, funding, coordinated

oversight and strategic planning, site security, and risk management as related to modern burials, administration, historic preservation, and enhancement of the cemeteries within appropriate jurisdictional allowances.

- The MOU also incorporates cemetery land expansion for future burials through a coordinated private-public partnership between Hugh Roy Marshall, the CCF, and Storey County.
- This MOU does not apply to the Old Virginia City Jewish Cemetery or the New Catholic Gold Hill Cemetery, each believed to be situated on federal lands managed by Bureau of Land Management. The areas are under consideration for federal lands bill requests, and successful land transfers to Storey County may warrant action to add these remaining cemeteries into this MOU.
- The MOU is contingent on certain lease agreements between Hugh Roy Marshall, the CCF, and Storey County, and other deed amendment facilitating certain elements of the MOU.

- **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

AGREEMENT

This Agreement is entered into by and between the Comstock Cemetery Foundation, Inc. (CCF), an IRS 501(c)(3) charitable foundation and Storey County (County) a political subdivision of the State of Nevada.

Purpose

The purpose of this Agreement is to establish terms, conditions, and responsibilities that promote preservation, protection, and management of the approximately 65 acres of historic cemetery lands located within the Virginia City National Historic Landmark and the borders of Storey County, and the Gold Hill Cemetery located in Gold Hill, Storey County. The agreement is not applicable in the New Catholic Cemetery in Gold Hill or any other cemetery in Storey County.

Terms of the Agreement

This Agreement is effective upon the day and date last signed and executed by the duly authorized representative of the parties to this Agreement. It shall remain in effect for the duration of the land lease between Hugh Roy Marshall (HRM) and County. The Agreement may be altered or modified upon the mutual written consent of the parties. Should the land lease between HRM and County be terminated, the Agreement may, at the sole option of the CCF, become null and void at the time that CCF notifies County in writing of its election to terminate this agreement. County will notify CCF, in writing, within 90 days of the termination of the lease that the lease has been terminated. Either party may terminate this Agreement at any time and for any reason or even for no reason at all.

Responsibilities

Operations

Daily operations of cemeteries will be the sole responsibility of the CCF. This includes, but is not limited to, permitting and approval of all events, filming, usage of cemetery lands which must comply with County zoning requirements, opening and closing of properties, visitor usage, and security measures. Any County requested usage of the property must be approved by the CCF and fees may apply.

Security and Surveillance

The Storey County Sheriff's Office and Dispatch will be provided confidential access to the onsite security system which will have visual and audio capabilities in the Silver Terrace Cemeteries located in Virginia City and the Gold Hill Cemetery located in Gold Hill. Any physical or remote connection of the CCF security systems to the County information technology network or security systems must be

compatible, secure, and conforming with County equipment and networks, and policies and procedures. The County will not be responsible for monitoring these systems or for events or actions that occur as a result of non-monitoring.

Cemetery Board Membership

County will nominate a County representative to the CCF board of directors. The representative must be empowered to attend all duly proclaimed board meetings, make decisions for the County portions of Silver Terrace Cemeteries and Gold Hill Cemetery, and vote with the board on overall property and master plans, and policies and programs regarding modern burials.

Snow Removal

County Public Works will clear that portion of Carson Street abutting the cemetery parking lot (identified in Exhibit C) of snow in accordance with its policies, procedures, and County schedules for snow removal for all other county-owned roads and parking lots in the County. The cemetery parking lot will be assigned to the lowest rank of priority in the Public Works list of snow removal roads and parking lots.

Preservation

All site and facilities preservation activities will be the sole responsibility of the CCF based on the CCF Master Plan as approved by CCF board.

From time to time, large equipment may be needed to place, secure, or relocate large gravestones and monuments within the county portion of the cemeteries. The CCF may make a formal written request for assistance to the County Manager or his/her designee. If the County determines to have the appropriate equipment and staff resources to fulfill the request, it will inform the CCF of the next available time when the task can be fulfilled, and the County will perform the task at no charge to the CCF. The CCF will designate a qualified person to supervise the task. The CCF's request may apply anywhere within the county portion of the cemeteries.

Infrastructure Maintenance

The CCF is responsible for maintaining the infrastructure within the boundaries of the Silver Terrace Cemeteries and Gold Hill Cemetery which includes carriageways, walking areas, electrical and irrigations systems, fences and gages, security systems, lighting, fire mitigation, the visitor center, grounds, and other facilities.

From time to time, the CCF may make a formal written request to the Storey County Fire Protection District for assistance with fire fuels reduction and mitigation. The Fire District will provide fuels reduction equipment and services consistent with such programs offered across Storey County.

The County will communicate and coordinate with the CCF in sewer and water infrastructure projects in the vicinity of the Silver Terrace Cemeteries to provide the CCF opportunity to connect to and utilize new infrastructure in accordance with applicable local, state, and federal regulations and engineering design, and at no cost to the County.

Consistent with other non-profit organizations under the County umbrella, CCF will pay for water, sewer, electrical, and other utilities to service the Silver Terrace Cemeteries and the visitor center, and the Gold Hill Cemetery.

Access to Neighboring Properties and for Fire Apparatus

The County, Fire District, and CCF will develop a plan for fire apparatus access to and throughout the cemeteries, and through the cemeteries to adjacent properties. The plan will be considered for approval by the Fire District, County, and the CCF boards.

The County and CCF will develop a plan for free, unobstructed, and unabated vehicular and other access to private and public properties which are adjacent to the Silver Terrace Cemeteries. The parties will consult with the east abutting parcel owner in developing the plan. The plan will be considered for approval by the County and CCF boards.

Modern Burials, and Fiduciary and Legal Responsibilities

The CCF is responsible for maintaining financial records and other legal requirements pertinent to non-profit entities including services of a bookkeeper, workers' compensation, meeting agendas, annual listings, payroll and tax requirements. Access to those records must be furnished to the County for review upon its written request to the CCF board of directors.

The CCF may apply to County to receive county grant funding assistance in accordance with the County non-profit grant policies and procedures, and in a similar fashion as that which applies to all other eligible non-profit organizations.

Modern burials, until the cemetery area is amended, will only be permitted in the Silver Terrace Cemeteries property and in the Eastward Extended Lands (EEL) included in the lease between the County and HRM. The EEL area is illustrated in the Exhibit A EEL Map. Modern burials may also occur in the Gold Hill Cemetery. County will be viewed as the Cemetery Authority for the entire Silver Terrace Cemeteries and Gold Hill Cemetery area as provided in NRS Chapter 442, and the CCF is considered as an assisting partner.

All requests for burial will be managed by the CCF in accordance with its policies and the County's responsibilities. The CCF will approve/ disapprove burials within all areas of the cemetery devoted to independent organization (e.g.,

Freemasons, Catholics, Firefighters, Odd Fellows, etc.), as requested by those organizations. The CCF will also manage burials in the County cemeteries, including the EEL area which is considered the County cemetery, and the County Manager or his/her designee will approve or disapprove burials within those cemeteries. A denial by the County Manager or his/her designee for a burial within the County portion of the cemeteries may be appealed to the Board of Storey County Commissioners at its next available regularly scheduled board meeting, at which the Board's action will be the final decision.

When approved, CCF representatives will be responsible for the following activities: site selection with family, interaction with funeral home, securing and monitoring the excavation, facilitating the gravesite service and grave closing.

In addition, the CCF will obtain required paperwork and initial burial fees, and it will remit burial records to County for the County portion of the cemeteries. The CCF will retain initial burial fees so long as it can at any time provide the County valid documentation demonstrating that the fees are used for the purpose of improving and managing the Silver Terrace Cemeteries and/or the Gold Hill Cemetery.

CCF will collect all paperwork required for the immediate and advance donation fee for plots.

County will keep and maintain all records concerning immediate and advance donations for plots. The County will assist the CCF in the development of a plot map within its available resources.

The CCF will maintain and manage a Perpetual Care Fund in accordance with its CCF-board-approved policies. All donations towards grave plots, including within the County portions of the cemeteries, will be retained by the CCF with a portion to be conveyed to the Perpetual Care Fund where appropriate. Within 90 days of such time that the CCF ceases to exist, the CCF will transfer all remaining funds in the Perpetual Care Fund and associated records to the County, and the County will serve as the administrator of the Perpetual Care Fund or apply and manage the funds in such a manner that they are used exclusively for the preservation of the Silver Terrace Cemeteries and the Gold Hill Cemetery. The funds may be transferred by the County to a successor cemetery management non-profit entity as allowed by local, state, and federal regulations.

County will review the current Terms and Conditions for burial in the cemetery for legal conformance and appropriateness.

CCF will be responsible for development of a site and plot layout and other design elements for the EEL area. The site and plot layout must demonstrate an efficient use of limited space to maximize the number of available plots.

County and CCF will coordinate with HRM or his designee to reserve a five acre or less plot in the EEL for he and his family. The situation of this plot within the EEL will be as determined by Hugh Roy Marshall or his designee. The management and care of the plot area will be in accordance with the terms of this MOU.

Insurance

The Nevada Public Agency Insurance Pool (Pool) has ascertained that it has jurisdiction to provide liability and property damage coverage on behalf of the CCF, which coverage is acceptable to County. To the extent that coverage of the CCF by the Pool increases the premiums charged to County by Pool those costs will be passed on to the CCF.

Indemnification

Each party shall indemnify, hold harmless and defend, not excluding the other's right to participate, the other party from and against all liability, claims, actions, damages, losses, and expenses arising out of any alleged negligent or willful acts or omissions of the indemnifying party, its officers, employees and agents. County will not waive and intends to assert available defenses and limitations contained in NRS Chapter 41. County's indemnification obligations to CCF for tort actions will also be limited by the amount set forth in NRS 41.035.

Earthwork Requests

From time to time, large equipment may be needed to perform non-burial related excavation, grading, and earthwork to mitigate emergency safety issues, such as surface sumps, cave-ins, etc., that suddenly occur. The CCF may make a formal written request for assistance to the County Manager or his/her designee for such sudden safety related mitigation task. If the County determines to have the appropriate equipment, staff, and resources to fulfill the request, it will inform the CCF of the next available time when the task can be fulfilled, and the County will perform the task at no charge to the CCF. The CCF will designate a qualified person to supervise the task. Filling, capping, or otherwise remedying large sinkholes will be considered on a case-by-case basis and may be declined by the County under this MOU.

Termination for non-appropriation

The continuation of this Contract beyond the terms of office of the county commissioners approving this contract is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Board of County Commissioners. The County may terminate this Contract, and CCF waives any and all claims(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding for this

Contract or a like item or service is not appropriated or is withdrawn, limited, or impaired.

Public Records

Pursuant to NRS 239.010, information or documents received from CCF may be open to public inspection and copying. The County has a legal obligation to disclose such information unless a particular record is made confidential by law or a common law balancing of interests. CCF may label specific parts of an individual document as a “trade secret”, “private” or “confidential” provided that CCF thereby agrees to indemnify and defend the County for honoring such a designation. The failure to so label any document that is released by the County shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

Proper Authority

The parties hereto represent and warrant that the person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement.

Entire Agreement and Modification

This Agreement 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 Agreement specifically displays a mutual intent to amend a particular part of this Agreement, general conflicts in language between any such attachment and this Agreement shall be construed consistent with the terms of this Agreement. Unless otherwise expressly authorized by the terms of this Agreement, no modification or amendment to this Agreement shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto and approved by the Office of the District Attorney and the Board of County Commissioners. This Agreement, and any amendments, may be executed in counterparts.

Status of Parties

The parties are associated with each other only for the purposes and to the extent set forth in this Agreement. Each party is and shall be a public agency or nonprofit corporation separate and distinct from the other party and shall have the right to supervise, manage, operate, control and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be

deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or except as provided herein, otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities and obligations of the other agency or any other party.

Counterparts and Facsimile Signatures

This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each party and delivered to the other party, it being understood that all parties need not sign the same counterpart. This Agreement may be executed by facsimile signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the ____ day of ____, 2022.

STOREY COUNTY

By: _____
Jay Carmona, Chairperson
Board of County Commissioners
of Storey County

COMSTOCK CEMETERY FOUNDATION, Inc.

BY: _____
Ross Bevans, President

Meeting: 06/07/22

Agenda:

Discussion/For Possible Action: Consideration and approval of a memorandum of understanding between Storey County and the Comstock Cemetery Foundation establishing terms, conditions, and responsibilities for modern burials within, and to promote preservation, protection, and management of the Silver Terrace Cemeteries including approximately 65 acres of historic cemetery lands located in Virginia City, and the Gold Hill Cemetery located in Gold Hill, Storey County, Nevada, and other properly related matters.

Motion:

I (commissioner) motion to approve memorandum of understanding between Storey County and the Comstock Cemetery Foundation establishing terms, conditions, and responsibilities for modern burials within, and to promote preservation, protection, and management of the Silver Terrace Cemeteries including approximately 65 acres of historic cemetery lands located in Virginia City, and the Gold Hill Cemetery located in Gold Hill, Storey County, Nevada, and other properly related matters. The MOU becoming effective is contingent on certain required lease agreements and deed action between the parties.

Staff Summary:

Storey County and other entities are responsible for performing modern burials and maintenance at the Silver Terrace Cemeteries in Virginia City and the Gold Hill Cemetery in Gold Hill. The Silver Terrace Cemeteries is subdivided into several independent sub-units including, but not limited to, the Freemasons, Odd Fellows, Virginia City Firemen, Catholic, and Storey County cemeteries. They are each maintained by their respective fraternal, religious, and civic organizations with assistance and coordination by the Comstock Cemetery Foundation (CCF), a non-profit 501(c)(3) managed by the CCF Board of Directors.

The CCF has extensive expertise in modern burials and historic cemetery preservation, and a distinguished track record enhancing the cemeteries for current and future generations. For these reasons, the county desires to continue its relationship with the CCF to properly manage, preserve, and enhance this vital historic and community resource.

The MOU will facilitate a structured relationship between Storey County and the CCF for appropriate accounting and administration, records management, funding, coordinated oversight and strategic planning, site security, and risk management as related to modern burials, administration, historic preservation, and enhancement of the cemeteries within appropriate jurisdictional allowances.

The MOU also incorporates cemetery land expansion for future burials through a coordinated private-public partnership between Hugh Roy Marshall, the CCF, and Storey County.

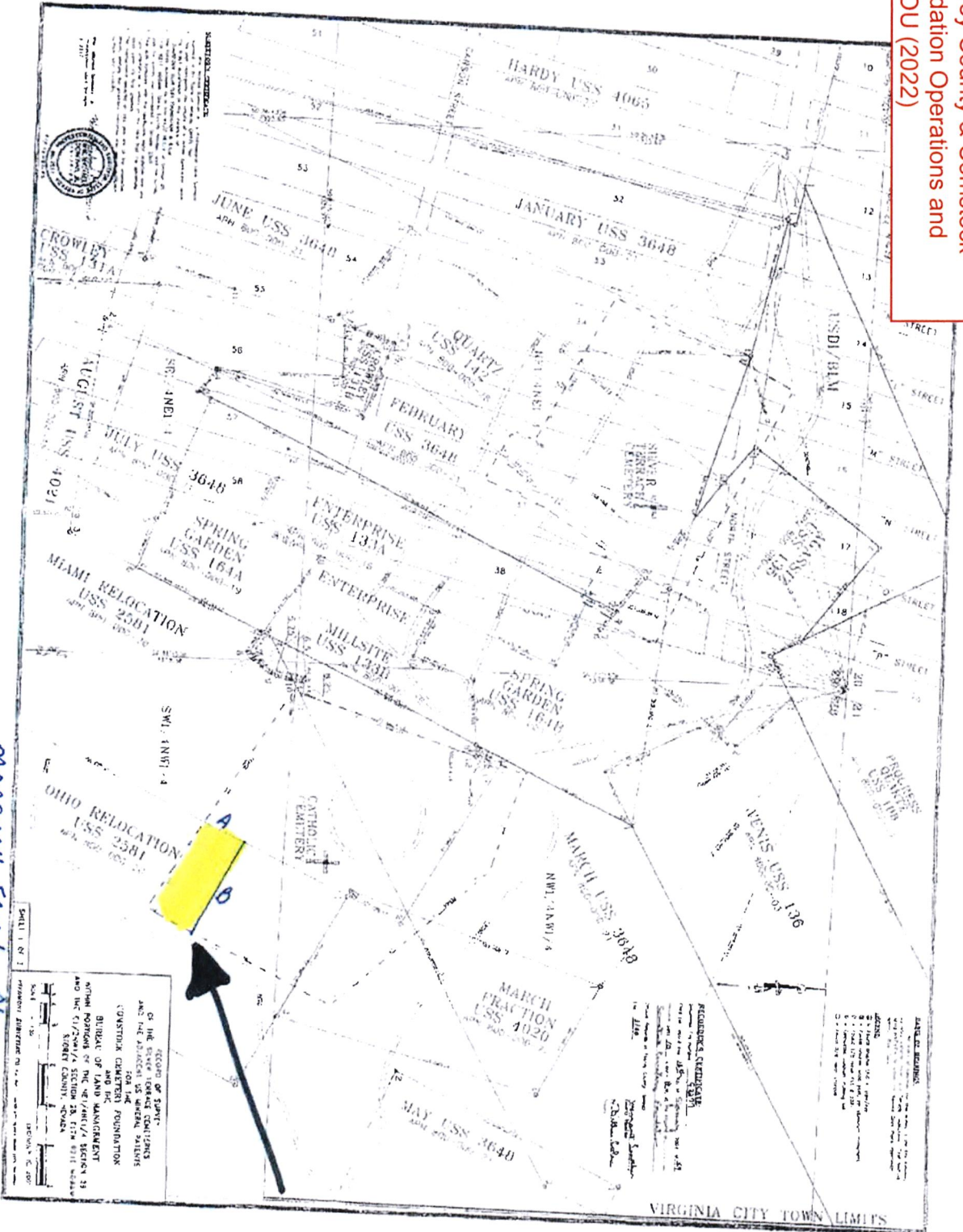
This MOU does not apply to the Old Virginia City Jewish Cemetery or the New Catholic Gold Hill Cemetery, each believed to be situated on federal lands managed by Bureau of Land Management. The areas are under consideration for federal lands bill requests, and successful land transfers to Storey County may warrant action to add these remaining cemeteries into this MOU.

The MOU is contingent on certain lease agreements between Hugh Roy Marshall, the CCF, and Storey County, and other deed amendment facilitating certain elements of the MOU.

Exhibit A to Storey County & Comstock Cemetery Foundation Operations and Preservation MOU (2022)

Note: The illustrated location of the Marshall Family Plot is approximate, and is to be located at the approximate northwest 1/4 of the Ohio Relocation Claim USS 2581 as illustrated herein.

MARSHALL Family Plot
A = 100'
B = 350'





Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-644 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building and for the purpose of preserving the Fourth Ward School Building and for promoting the history of the Comstock and Storey County.
- **Recommended motion:** I, _(commissioner), move to approve Resolution No. 22-644 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building and supporting the history of the Comstock and Storey County.

- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-644

RESOLUTION Authorizing Grant of Money to the HISTORIC FOURTH WARD SCHOOL FOUNDATION, a 501(c)(3) nonprofit, for the purpose of preserving the Fourth Ward School Building and for promoting the history of the Comstock and Storey County.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the board of county commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization qualifies as an organization for educational purposes if the sole or primary purpose of the organization is to (1) provide athletic, cultural or social activities for children, (2) provide displays or performances of the visual or performing arts to members of the general public, or (3) provide instruction and disseminate information on subjects beneficial to the community; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes or for educational purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;

- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization. See NRS 372.3261(5); and,

WHEREAS, the HISTORIC FOURTH WARD SCHOOL FOUNDATION is a Nevada domestic nonprofit corporation operating in the State of Nevada which qualifies as a charitable and/or educational organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, the HISTORIC FOURTH WARD SCHOOL FOUNDATION, a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00) for the purpose of preserving the Fourth Ward School Building, a county owned building, and for promoting the history of the Comstock and Storey County; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the HISTORIC FOURTH WARD SCHOOL FOUNDATION does provide cultural or social activities for children, does provide displays of visual arts to members of the general public and does provide instruction and information on subjects beneficial to the community, and

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to the HISTORIC FOURTH WARD SCHOOL FOUNDATION, a 501(c)(3) nonprofit, a sum not to exceed ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00) to be expended for the specific purpose of preserving the Fourth Ward School Building and for promoting the history of the Comstock and Storey County.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



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

**Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-645 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.
- **Recommended motion:** I, _(commissioner), move to approve Resolution No. 22-645 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-645

RESOLUTION Authorizing Grant of Money to Storey County Jeep Posse, a 501(c)(3) nonprofit, for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the Board of County Commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization. See NRS 372.3261(5); and,

WHEREAS, the STOREY COUNTY JEEP POSSE is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the County for a public purpose; and,

WHEREAS, STOREY COUNTY JEEP POSSE, a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of TEN THOUSAND DOLLARS (\$10,000.00) for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the County budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to STOREY COUNTY JEEP POSSE, a 501(c)(3) nonprofit, a sum not to exceed TEN THOUSAND DOLLARS (\$10,000.00) for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-646 granting St. Mary's Art Center, a 501(c)(3) nonprofit, a sum not to exceed \$128,000.00 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings.
- **Recommended motion:** : I, _(commissioner), move to approve Resolution No. 22-646 granting St. Mary's Art Center Inc., a 501(c)(3) nonprofit, a sum not to exceed \$128,000.00 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-646

RESOLUTION Authorizing Grant of Money to ST. MARY'S ART CENTER, a 501(c)(3) nonprofit, for the purpose of preserving St. Mary's Art Center, a county owned building, and supporting arts and culture through education and cultural offerings.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the board of county commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization. See NRS 372.3261(5); and,

WHEREAS, ST. MARY’S ART CENTER is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the County for a public purpose; and,

WHEREAS, ST. MARY’S ART CENTER, a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS (\$128,000.00) for the purpose of preserving St. Mary’s Art Center, a county owned building, and supporting arts and culture through education and cultural offerings; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to ST. MARY’S ART CENTER, a 501(c)(3) nonprofit, a sum not to exceed ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS (\$128,000.00) for the specific purposes of preserving St. Mary’s Art Center and supporting arts and culture through education and cultural offerings.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



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

**Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-647 granting the Community Chest, Inc., a 501(c)(3) nonprofit, the sum of \$289,500.00 for the specific purpose of funding health and human services and educational programs.
- **Recommended motion:** I, (commissioner), move to approve Resolution No. 22-647 granting the Community Chest, Inc., a 501(c)(3), nonprofit the sum of \$289,500.00 for the specific purpose of funding health and human services and educational programs.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-647

RESOLUTION Authorizing Grant of Money to COMMUNITY CHEST, INC., a 501(c)(3) nonprofit, for the purpose of funding health and human services and educational programs.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the board of county commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization.

See NRS 372.3261(5); and,

WHEREAS, COMMUNITY CHEST, INC. is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, COMMUNITY CHEST, INC., a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of TWO HUNDRED EIGHTY-NINE THOUSAND, FIVE HUNDRED DOLLARS (\$289,500.00) for the purpose of funding health and human services and educational programs; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to COMMUNITY CHEST INC. a sum not to exceed TWO HUNDRED EIGHTY-NINE THOUSAND, FIVE HUNDRED DOLLARS (\$289,500.00) for the specific purpose of funding health and human services and educational programs.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-648 granting the Comstock Community Television, Inc., a 501(c)(3) nonprofit, the sum of \$24,750.00 for the specific purpose of purchasing equipment to provide cable television service to residents of Virginia City and Gold Hill.
- **Recommended motion:** I, (commissioner), move to approve Resolution No. 22-648 granting the Comstock Community Television, Inc., a 501(c)(3) nonprofit, the sum of \$24,750.00 for the specific purpose of purchasing equipment to provide cable television service to residents of Virginia City and Gold Hill.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-648

RESOLUTION Authorizing Grant of Money to COMSTOCK COMMUNITY TELEVISION, INC., a 501(c)(3) nonprofit, for the purpose of purchasing equipment to provide cable television service to residents of Virginia City and Gold Hill.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the board of county commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization. See NRS 372.3261(5); and,

WHEREAS, COMSTOCK COMMUNITY TELEVISION, INC. is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, COMSTOCK COMMUNITY TELEVISION, INC., a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of TWENTY-FOUR THOUSAND, SEVEN HUNDRED and FIFTY DOLLARS (\$24,750.00) for the purpose of purchasing equipment to provide cable television service to Virginia City and Gold Hill; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to COMSTOCK COMMUNITY TELEVISION, INC., a 501(c)(3) nonprofit, a sum not to exceed TWENTY-FOUR THOUSAND, SEVEN HUNDRED and FIFTY DOLLARS (\$24,750.00) for the specific purpose of purchasing equipment to provide cable television service to Virginia City and Gold Hill.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-649 granting Liberty Engine Company No. 1, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Firemen's Museum, a county owned building and its historic contents.
- **Recommended motion:** I, (commissioner), move to approve Resolution No. 22-649 granting the Liberty Engine Company No. 1 Inc., a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Fireman's Museum, a county owned building and its historic contents.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-649

RESOLUTION Authorizing Grant of Money to LIBERTY ENGINE COMPANY NO 1, INC., a 501(c)(3) nonprofit, for the purpose of preserving the Comstock Firemen's Museum, county owned building while protecting, preserving, and displaying the original firefighting equipment of Virginia City and Storey County.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the board of county commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable or educational purposes of the organization. See NRS 372.3261(5); and,

WHEREAS, LIBERTY ENGINE COMPANY NO 1, INC. is a Nevada domestic non-profit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, LIBERTY ENGINE COMPANY NO 1, INC., a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of TEN THOUSAND DOLLARS (\$10,000.00) for the purpose of preserving the Comstock Firemen's Museum, a county owned building while protecting, preserving, and displaying the original firefighting equipment of Virginia City and Storey County; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to LIBERTY ENGINE COMPANY NO 1, INC., a 501(c)(3) nonprofit, a sum not to exceed TEN THOUSAND DOLLARS (\$10,000.00) for the specific purpose of preserving the Comstock Firemen's Museum and for the purpose of protecting, preserving, and displaying the original firefighting equipment of Virginia City and Storey County.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Dore Nevin
Interim Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-650 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$27,500.00 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.
- **Recommended motion:** I, (commissioner), move to approve Resolution No. 22-650 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$27,500.00 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed
- Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-650

RESOLUTION Authorizing Grant of Money to the UNIVERSITY OF NEVADA RENO, STOREY COUNTY EXTENSION, a 501(c)(3) nonprofit, for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the Board of County Commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,

(e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization. See NRS 372.3261(5); and,

WHEREAS, the UNIVERSITY OF NEVADA RENO, STOREY COUNTY EXTENSION is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, UNIVERSITY OF NEVADA RENO, STOREY COUNTY EXTENSION, a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$27,500.00) for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to the UNIVERSITY OF NEVADA RENO, STOREY COUNTY EXTENSION, a 501(c)(3) nonprofit, a sum not to exceed TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$27,500.00) for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Update on countywide ZIP Code project.
- **Recommended motion:** No Action Requested.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Staff Summary
- The County Manager recently submitted the attached letter dated 05/25/22 to USPS Manager Kevin Romero requesting a meeting to discuss potential ways to address a myriad of issues that Storey County, and its residents and businesses, are experiencing from overlapping Washoe County and other neighboring ZIP Codes in Storey County. The letter was also copied to Congressional leadership who are actively engaged with county staff, the county's federal lobbyist The Porter Group, and others to address these issues.
- Background
- In 2018 county staff and federal lobbyist working with federal delegates successfully secured a unique ZIP Code for McCarran and the Tahoe-Reno Industrial Center. The ZIP Code was 89434 Sparks, and it became 89437 Tahoe-Reno Industrial Center. This unique ZIP Code ensured that sales tax revenues generated at TRI-Center through regular and e-commerce, as well as building construction, were reported by the Nevada Department of Taxation appropriately to Storey County rather than Sparks, Washoe County. The unique ZIP Code also caused potentially beneficial insurance rates and other implications for companies located in Storey County.
- County staff proposes to request ZIP Code amendments to other parts of the county, particularly those which are currently affiliated with Reno, Sparks, and Washoe County. Amending ZIP Codes to be unique to Storey County will ensure that residents are charged proper sales tax rate when making online purchases (e.g., Storey County 7.6% versus Washoe County 8.26%), that certain Storey County residents must not argue with DMV officials about vehicle smog requirements applicable in Washoe County, and that home and auto insurance rates are consistent with those of Storey County and not Washoe County.
- The Virginia City Highlands, Highlands Ranches, and Virginia Ranches (the Highlands) is proposed to be merged with 89440 Virginia City/Gold Hill ZIP Code. This may in the future facilitate post office services to the Highlands out of Virginia City if requested by

any resident. Potential expansion to the Virginia City Post Office facility will need to be discussed but is not yet a priority. This ZIP Code amendment, regardless of post office service, will not cause the Highlands to lose mail delivery services to the Cartwright Road mailboxes.

- Lockwood, Mustang, Painted Rock, and other areas of the county are proposed to be merged with 89437 Tahoe-Reno Industrial Center. Mail may continue to be delivered from the Sparks/Vista USPS mail distribution facility. The county may in the future request that a post office be constructed in Lockwood or another River District community, and the presence of substantial population in this area may be a qualifier for that to occur.
- Mark Twain currently shares the 89403 ZIP Code with Dayton, Lyon County. Amending this ZIP Code does not appear to cause significant benefit or impact to Mark Twain. Building a post office in Mark Twain is currently not feasible due to its small population, the Lyon County sales tax rate is lower than Storey County (7.1%) potentially benefiting resident online shoppers, and there are no vehicle smog requirements in Lyon County causing arguments with DMV officials. We recommend, however, that future potential ZIP Code changes in Mark Twain remain forefront in conversations with federal delegates as this community continues to grow in population and commercial development.

- **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

May 25, 2022

United States Postal Service
Kevin Romero
Kevin.v.romero@usps.gov
1001 East Sunset Road
Las Vegas, NV 89199

Re: Request for guidance on USPS ZIP Codes and potential application

Manager Romero:

Please accept this letter requesting guidance from your office about the best possible approach to modifying ZIP Codes boundaries throughout Storey County, Nevada, or potential addressing issues in the county which are directly or indirectly associated with ZIP Code applications. This is not a request to begin the application process to amend or add ZIP Codes in the county.

In 2018 the United States Postal Service granted Storey County a unique 89437 ZIP Code applicable to McCarran and the Tahoe-Reno Industrial Center.

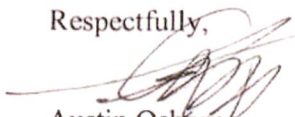
Sales tax reports and other documentary evidence suggests that the 89437 ZIP Code immediately improved sales tax rate and reporting for e-commerce and other business activity in the McCarran region of Storey County. Reduced errors in 911 emergency services dispatching, proper geographic application of commercial insurance rates and vehicle emissions regulations, and other positive impacts appear to have also resulted from the application of 89437 ZIP Code to the McCarran area.

Businesses and residents in other areas of the county sharing Washoe County ZIP Codes experience similar issues as those evident in McCarran prior to the 89437 ZIP-Code application. Applying "ZIP-plus-4" suffix to online sales may remedy certain sales tax rate errors; however, this method does not resolve other issues identified above. The county is exploring means, including potential new or amended ZIP Code boundaries, as well as non-ZIP Code related resolutions, by which these issues may be addressed.

For these reasons, we respectfully request to meet with your office to seek guidance on potential approaches that may resolve these issues experienced by Storey County and its residents and businesses.

We thank you for your consideration in this matter and welcome a conversation with you at your nearest convenience.

Respectfully,


Austin Osborne
Storey County Manager

C.c.: Storey County Commissioners
Storey County District Attorney's Office

DISTRICT MANAGER
NEVADA – UTAH DISTRICT



3/1/2022

House of Representatives
Washington, DC 20515-4301

Dear Congressman Amodei:

This is in response to our recent call with NV-UT District leadership and Headquarters representatives regarding Collection Box Unit (CBU) placements, Storey County ZIP Codes, and the Minden Post Office.

Regarding the placement of a CBU in Gardnerville, NV, the U.S. Postal Service is relocating the CBU to 1367 E Valley Rd. within the next two weeks. This option is of no cost to our customers and notifications will be sent accordingly.

Regarding Storey County ZIP Codes, mailing addresses are a critical part of our mail distribution and delivery network. Although many mailing addresses and ZIP Code boundaries roughly coincide with local municipal boundaries, there are often instances where individual delivery areas overlap formal or informal community boundaries. The U.S. Postal Service is aware of the growing use of mailing addresses and ZIP Codes by municipalities and businesses for various non-postal purposes. We also recognize the problems resulting from this practice when there is not an exact fit of ZIP Code and municipal boundaries.

One potential solution to the tax and insurance issues addressed on the call is to have local entities use the ZIP+4 designations. Using the ZIP+4 allows customers to get down to a block range and even a side of the street. This would allow customers to identify locations on one side of the street versus the other.

Otherwise, Storey County will need to go through the official ZIP Code Boundary Review process. It is a uniform review process where requests are forwarded to the local district manager. The manager then conducts a careful analysis of the cost and service implications of the change and determines whether it can be implemented. If the request cannot be implemented, the manager will explain why. If the request is feasible, then the customers who would be affected are surveyed to determine if there is sufficient support to proceed with the change. If the request is denied by the District, there is an appeal process to Headquarters. This is the appropriate procedure that the U.S. Postal Service uses to process these requests and it is our intention to follow the designated procedure.

Please have Storey County officials send a letter to my office officially requesting the ZIP Code Boundary Review. Storey County officials should include their justification for any unique ZIP Code. Your office can also write a letter of support.

1001 E SUNSET RD
LAS VEGAS NV 89199-1000
702-361-9300

Please address the ZIP Code Boundary Review request as below:

- NV-UT District Manager
Kevin Romero
1001 E Sunset Rd
Las Vegas, Nevada 89199

Turning to the Minden Post Office, the U.S. Postal Service does not disclose leases with third parties. The U.S. Postal Service continually assess operational needs while following policies and procedures to address the growing needs of the community with regards to facilities. For example, there is a process in place to analyze if a building is space deficient and what potential remedies exist to resolve that deficiency that fit with operational needs based on the analysis. As information, this facility was first leased on December 1, 1974, and goes until December 31, 2024. Currently there is an intent to continue occupancy at this facility. However, the landlord is not willing to negotiate until closer to the lease end date. As a result, there is no guaranteed time frame for completion of a new lease. As you requested, the landlord information on record is:

John Adamick Family Trust
John S Adamick Trustee
Bonnie Adamick Trustee
Thousand Oaks, CA 91359-6605
Phone: 818-846-0724
Cell: 818-846-2444

We continue to work with our facilities department on solutions to process the packages for the Minden Post Office.

Please let me know if I can be of assistance in any other postal matters.

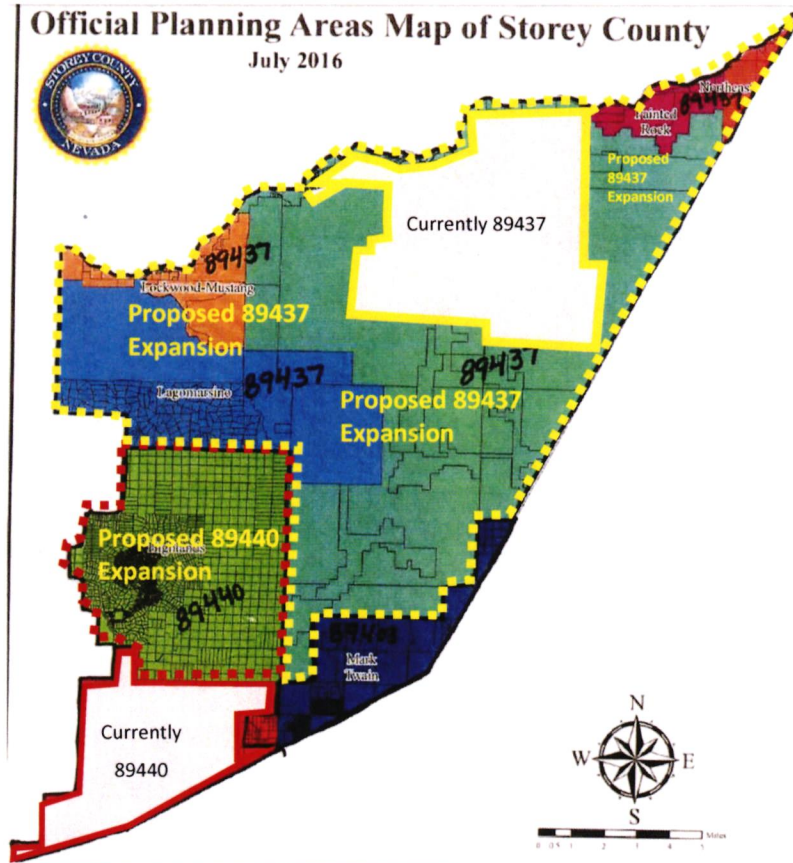
Sincerely,



Kevin Romero
District Manager
Nevada-Utah District

Official Planning Areas Map of Storey County

July 2016



Zip codes

Propose:

Planning Area

- Comstock 89440
- Highlands 89440
- Lagomarsino 89437
- Lockwood-Mustang 89437
- Mark Twain 89403
- McCarran 89437
- Northeast 89437
- Painted Rock 89437

The data contained herein has been compiled from a Geographic Information System for the use of Storey County. The data does not represent a warranty of accuracy and shall not be construed as a replacement for the authoritative source of maps, charts, reference, etc. No liability is assumed by Storey County as to the consequences or use of the data.

This is to certify that this is the Official Master Plan Map of Storey County.

[Signature] 8/4/16
 Joe Hinkle
 County Planning Commission, in charge
 Clerk
[Signature] 8/4/16
 Evelyn Hinkle
 County Planning Commission Secretary
 Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion/Possible Action regarding Resolution No. 22-643 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$5,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.
- **Recommended motion:** I, _(commissioner), move to approve Resolution 22-643 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$5,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 775-546-3183

- **Staff Summary:** Under NRS 244.1505 a grant of money to a nonprofit organization must be made by resolution of the Board of County Commissioners which specifies the purpose of the grant and any conditions imposed on the expenditure of the granted money. The proposed Resolution meets the requirements of the statute.
- **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

RESOLUTION NO. 22-643

RESOLUTION Authorizing Grant of Money to the COMSTOCK CEMETERY FOUNDATION, INC., a 501(c)(3) nonprofit, for the purpose of preserving the historic cemeteries of the Comstock Historic District.

WHEREAS, NRS 244.1505 authorizes a Board of County Commissioners to grant money to a nonprofit organization created for religious, charitable, or educational purposes to be expended for an authorized purpose; and

WHEREAS, a grant to a nonprofit organization must be made by a resolution of the Board of County Commissioners which must specify the purpose of the grant and any conditions imposed upon the expenditure of the granted monies; and,

WHEREAS, an organization qualifies as an organization for charitable purposes if the sole or primary purpose of the organization is to advance a public purpose or provide services that are otherwise required to be provided by a local government and the organization is operating in this state, See NRS 372.3261; and,

WHEREAS, an organization that qualifies as an organization for charitable purposes must also meet the requirements that:

- (a) No part of the net earnings of any such organization inures to the benefit of a private shareholder, individual or entity;
- (b) The business of the organization is not conducted for profit;
- (c) No substantial part of the business of the organization is devoted to the advocacy of any political principle or the defeat or passage of any state or federal legislation;
- (d) The organization does not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office; and,
- (e) Any property sold to the organization for which an exemption is claimed is used by the organization in this State in furtherance of the religious, charitable, or educational purposes of the organization.

See NRS 372.3261(5); and,

WHEREAS, THE COMSTOCK CEMETERY FOUNDATION, INC. is a Nevada domestic nonprofit corporation operating in the State of Nevada which otherwise qualifies as a charitable organization authorized to receive grants from the county for a public purpose; and,

WHEREAS, THE COMSTOCK CEMETERY FOUNDATION, INC., a 501(c)(3) nonprofit, desires to obtain a grant from Storey County in the amount of FIVE THOUSAND DOLLARS (\$5,000.00) for the purpose of preserving the historic cemeteries of the Comstock Historic District; and,

WHEREAS, the use of the money for the purposes identified does serve a public purpose; and,

WHEREAS, the Board of County Commissioners of Storey County has previously appropriated funds for the requested grant by approval of the county budget;

NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby grant to COMSTOCK CEMETERY FOUNDATION, INC., a 501(c)(3) nonprofit, a sum not to exceed FIVE THOUSAND DOLLARS (\$5,000.00) for the purpose of preserving the historic cemeteries of the Comstock Historic District.

ADOPTED this **7th** day of **JUNE 2022**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Doreayne Nevin
Interim Storey County Clerk/Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to Authorize the County Manager to approve amendments to existing contract (Task Order 34) between Storey County and Farr West Engineering for an approximate amount of \$6,549 adding and clarifying certain water rights, regulations, demand modeling, county master plan cross-referencing, and other related content to the draft 2022 Storey County Water Resources Master Plan, as recommended by county consultant Walker & Associates.
- **Recommended motion:** Based on the recommendation by staff, I [county commissioner] authorize the County Manager to approve amendments to existing contract (Task Order 34) between Storey County and Farr West Engineering for an approximate amount of \$6,549 adding and clarifying certain water rights, regulations, demand modeling, county master plan cross-referencing, and other related content to the draft 2022 Storey County Water Resources Master Plan, as recommended by county consultant Walker & Associates.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The final draft of the 2022 Storey County Water Resources Master Plan is near complete. In March of this year, the board retained water rights expert Steve Walker (Walker & Associates) to assist county staff with technical reviews of the latest draft plan prepared by consultant Farr West Engineering. After a draft review meeting of the parties, Farr West responded with the attached itemized cost list showing roughly \$6,500 needed to implement changes to the draft.
-
- The latest draft plan thus far has been properly and thoroughly prepared; however, implementing the added recommendations will enhance the plan's depth and usefulness to Storey County in negotiating a successor Carson City Water Agreement affecting municipal water resources in Virginia City, Gold Hill, American Flat, and Silver City, and potentially the Highlands and Mark Twain.
-
- The 2022 Storey County Water Resources Master Plan was commissioned in accordance with 2019 Nevada legislative requirements for municipal water capacity and planning, and goals and objectives of the 2016 Storey County Master Plan.

- **Supporting Materials:** See attached

- **Fiscal Impact:** \$6,549

- **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
Water Resource Plan Additional Improvements
Engineering Fee Estimate**

	Principal Civil Engineer - Lucas	Water Resource Specialist - Laine	Senior Hydrogeologist - Kirk	Administrator II - Kirk	Water Rights Specialist II - Chris F	Total Labor		Expenses (%)	TOTAL
TASKS	Rate (\$/hr)	\$189	\$150	\$176	\$85	\$140	Hours	(\$)	(\$)
Comment 1									
SB 150, 2019 Clarification	0.5	0.5					1	\$ 170	\$ -
								\$ -	\$ -
Subtotal	0.5	0.5					1	\$ 170	\$ -
Comment 2									
Commercial vs. Residential Water Use Analysis + Report Edits	2	6					8	\$ 1,278	\$ 1,278
Section 7.3, Page 10 0.5 AF edit	0.25						0.25	\$ 47	\$ -
								\$ -	\$ -
Subtotal	2.25	6					8.25	\$ 1,325	\$ 1,278
Comment 3									
Domestic Well Demand & Dedication change to 0.3 & 0.5 AFA + Report Edits	4						4	\$ 756	\$ 756
								\$ -	\$ -
Subtotal	4						4	\$ 756	\$ 756
Comment 4									
Re-Calculate Water Right Needs Based on 0.5 AFA	2						2	\$ 378	\$ 378
Add Language to Recommendations for County to pursue Facility Plan and then Connection Fee Study	1						1	\$ 189	\$ 189
								\$ -	\$ -
Subtotal	3						3	\$ 567	\$ 567
Comment 5									
Review Plan for comments on the availability of water from MWS and make sure it is consistent with what we discussed	0.5						0.5	\$ 95	\$ -
								\$ -	\$ -
Subtotal	0.5						0.5	\$ 95	\$ -
Comment 6									
Expand Domestic Well Credit language	1					1	2	\$ 329	\$ 329
Reference Storey Co. Master Plan clause that states land owners in Highlands or Mark Twain may be able to trade property with development constraints to property in other areas of the County	2						2	\$ 378	\$ 378
								\$ -	\$ -
								\$ -	\$ -
Subtotal	3					1	4	\$ 707	\$ 707
Comment 7									
Add recommendation to pursue a comprehensive water loss analysis to reduce non-revenue water (30%)	0.5						0.5	\$ 95	\$ -
								\$ -	\$ -
Subtotal	0.5						0.5	\$ 95	\$ -
Comment 8									
No Action								\$ -	\$ -
								\$ -	\$ -
Subtotal								\$ -	\$ -
Additional Services									
County Coordination/Management + Revisions	4	2	2		2		10	\$ 1,688	\$ 1,688
Print 4 Draft and 4 Final Copies + Delivery	1			6			7	\$ 699	\$ 699
Subtotal	5	2	2	6	2		17	\$ 2,387	\$ 2,387
								15% Contingency	\$ 854
TOTAL	19	9	2	6	3		38	\$ 6,101	\$ 6,549



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for an additional expenditure of approximately \$27,775.00 for the Courthouse Paver Project.
- **Recommended motion:** I, _(commissioner), move to approve the additional expenditure of approximately \$27,775.00 for the Courthouse Paver Project.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 7758470986

- **Staff Summary:** The Board of County Commissioners initially approved an amount not to exceed \$120,000.00 for the Courthouse Paver Project, with the knowledge that an additional \$30,000 to \$40,000 could be required for full ADA compliance.
-
- The original estimate from Spanish Springs Construction, Inc. for the scope of work, not including the surface treatment of the pavers, was \$73,000.00. Due to the uniqueness of this project, other unforeseen costs beyond the unknown cost of the surface treatment, have been accrued since the start of the project:
-
- - Accessibility Ramp Replacement: \$6,939.00
- - Over excavation: \$16,859.88
- - Fabricate, supply, drill, and place new curb stone staples: \$3,736.80
- - Place slurry below curb stones: \$3,421.44
-
- After reviewing several methods of potential treatments of the top surface of the paver stones, the State Historic Preservation Office (SHPO) determined that surface grinding would be the best method of preservation which also would adhere to ADA compliance requirements.
-
- - Surface grinding of paver stones: \$43,373.88
-
- These additions to the Courthouse Paver Project's scope of work bring the estimated total cost of the project to \$147,775.00. The grant award amount from the SHPO is \$32,000.00. Therefore, the County's contractual match requirement is now approximately \$115,775.00. The grant funding from SHPO is a reimbursement award. As the County will have to expend the estimated \$147,775.00 prior to reimbursement of \$32,000.00

from the SHPO, County Staff asks for approval to expend an estimated additional \$27,775.00 to complete the Courthouse Paver Project.

- **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



May 23, 2022

Mike Northan
Storey County
Operation & Projects Coordinator
P.O. Box 435
Virginia City, NV 89440

RE: Virginia City Courthouse Paver Repair Project – Change Order #6

- Fabricate & Install Staples for Granite Curbs
- Place Slurry to fill void beneath Granite Curbs
- Surface Grinding existing Granite Pavers

Mike,

The price to fabricate, supply, drill & place 20 each staples for granite curbs is \$3,736.80

The price to place slurry beneath granite curbs to fill the void & reset to grade is \$3,421.44

The price to surface grind the existing paver stones is \$43,373.88. After leveling the pavers, there still be additional grinding to level them out.

Total for change order # 6 is \$50,532.12

This work will now exceed \$100,000.00 if this change order request is approved, change order #3 addressed prevailing wages. A future request is being worked on since all labor from the beginning of the project will have changed using 2022 rural prevailing wages.

Requesting 30 additional working days to complete this work.

Let me know if you have any questions

Thanks

Tony Autino

Project Manager

NCL 59511A

Cc: Ken Mercurio



April 6, 2022

Mike Northan
Storey County
Operation & Projects Coordinator
P.O. Box 435
Virginia City, NV 89440

RE: Virginia City Courthouse Paver repair Project
Change Order request # 1 – Remove & Replace Accessibility Ramp

Mike,

The price to remove the existing PCC Accessibility Ramp, and construct a new PCC Accessibility Ramp to match existing grades is \$6,939.00.

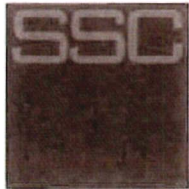
Request additional 5 working days to complete this work.

Let me know if you have any questions

Thanks

Tony Autino
Project Manager

NCL 59511A



SPANISH SPRINGS
CONSTRUCTION, INC.

April 14, 2022

Mike Northan
Storey County
Operation & Projects Coordinator
P.O. Box 435
Virginia City, NV 89440

RE: Virginia City Courthouse Paver Repair Project
Change Order request # 5 – Over Excavation - Revised

Mike,

The price to over excavate 18" below the existing pavers, replace, grade & compact the lower 10" with type 2 aggregate base provided by Storey County. Then top aggregate base with 8" import pea gravel under the replaced pavers is \$16,859.88

This work will now exceed \$100,000.00 if all change order requests are approved, change order #3 addressed prevailing wages. A future request is being worked on since all labor from the beginning of the project will have changed using 2022 rural prevailing wages.

Requesting 8 additional working days to complete this work. Project will need to be shut down temporality until this change order is approved.

Let me know if you have any questions

Thanks

Tony Autino
Project Manager

NCL 59511A

Cc: Ken Mercurio

Trade: Over Excavation & Structural Backfill

Name: Spanish Springs Construction

Project: Virginia City Courthouse Paver Repair

Date: 4/11/2022 - Revised 4/14/22

Sales Tax %: 7.600%

SCOPE OF WORK DESCRIPTION: 1.5' OVER EXCAVATION OF UNSUITABLE SOILS BENEATH EXISTING PAVERS. REPLACE / REGRADE & COMPACT W/ 10" TYPE 2 AGGREGATE BASE (PROVIDE BY STOREY COUNTY), THEN TOP WITH 8" PEA GRAVEL FOR THE PAVEMENT REPLACEMENT.

CHANGE ORDER REQUEST #5

[illegible]



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of contract between Tyler Technologies and Storey County regarding the quote for the ExecuTime time and attendance program to upgrade Storey County's payroll system. *in amount of \$ 15,150.00,*
- **Recommended motion:** I, _____, approve the Comptroller to sign the Tyler Technologies quote for ExecuTime in the amount of \$15,150
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 7758471133

- **Staff Summary:** Moving forward with improving Storey County's technological systems we would like to implement paperless time and attendance software. This program will streamline the time card processing from the employee through the payroll clerk. Alleviating the need for paper and a cumbersome approval process. Attached it the quote as budgeted in the next fiscal year
- **Supporting Materials:** See attached
- **Fiscal Impact:** Yes
- **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



Quoted By:
Quote Expiration:
Quote Name:

Brandon Swanson
8/21/22
ExecuTime

Sales Quotation For:

Storey County
26 South B StDrawer D
Virginia City NV 89440
Jennifer McCain
7758471133
jmccain@storeycounty.org

Tyler Software

Description	License Total	Annual Maintenance
Incode		
ExecuTime		
Time & Attendance	\$ 7,000	\$ 1,400
TOTAL:	\$ 7,000	\$ 1,400

Services

Description	Hours/Units	Extended Price	Maintenance
Executime			
Professional Services		\$ 6,500	\$ 0
Other Services			
Project Management	1	\$ 250	\$ 0
TOTAL:		\$ 6,750	\$ 0

Summary	One Time Fees	Recurring Fees
Total Tyler Software	\$ 7,000	\$ 1,400
Total Tyler Services	\$ 6,750	
Summary Total	\$ 13,750	\$ 1,400
Contract Total	\$ 15,150	

Detailed Breakdown of Professional Services (Included in Summary Total)

Description	Hours	Extended Price	Maintenance
Incode			
ExecuTime			
Time & Attendance	50	\$ 6,500	\$ 0
Sub-Total	50	\$ 6,500	\$ 0
TOTAL:	50	\$ 6,500	\$ 0

Comments

- Some services may be delivered remotely via web-based training.
- Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.

- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - o Implementation and other professional services fees shall be invoiced as delivered.
 - o Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - o Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - o Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - o If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - o Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler's SaaS Services terms found here:

<https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held

For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: 6/7/2022

Estimate of time required: 1 Minutes

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Consideration and possible approval of Personnel Policies P703 Retirees, P705 Workers Comp-Trans Duty, P706 Education Assistance, P801 Seniority, P802 Layoffs & Terminations, P803 Resignation-Termination, and P901 Performance Management for the Storey County Fire Protection District.
2. **Recommended motion:** I (Fire Commissioner) move to approve the presented personnel policies P703 Retirees, P705 Workers Comp-Trans Duty, P706 Education Assistance, P801 Seniority, P802 Layoffs & Terminations, P803 Resignation-Termination, and P901 Performance Management for the Storey County Fire Protection District.
3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** The District has been working under the established personnel policies of Storey County and is now creating policies that remain consistent with the County, however, also address specific practices that are unique to the fire service and in line with the CBA with Storey County Firefighters Association Local 4227 Collective Bargaining Agreement. The presented policies will be delivered to the BOFC in multiple stages to allow for review and modification by the board if necessary. Personnel Policies and Administrative Policies shall be approved by the board. Standard Operating Policies and Procedures shall be approved by the Fire Chief.
5. **Supporting materials:** See attached
6. **Fiscal impact:**

a. Funds Available: __ Fund: __ __ Comptroller

7. **Legal review required:**

__ District Attorney

8. **Reviewed by:**

a. JL Department Head

Department Name: Fire District

b. __ County Manager

Other agency review: County HR__

9. **Board action:**

a. ☐ Approved

☐

Approved with Modifications

b. ☐ Denied

☐

Continued

Agenda Item No. 25

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

NUMBER	P703
EFFECTIVE DATE:	6/7/22
AUTHORITY:	BOFC
FIRE CHIEF:	JL

SUBJECT: Retirement

POLICY: As defined in NRS 286, the Fire District is considered a public employer and employees in positions considered to be half-time or more, according to the full-time work schedule, are covered by the Public Employees Retirement System (PERS).

RESPONSIBILITY FOR REVIEW: The Fire Chief and Human Resources Director will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

**NUMBER
EFFECTIVE DATE:
AUTHORITY:
FIRE CHIEF:**

**P705
6/7/22
BOFC
JL**

SUBJECT: Workers' Compensation & Transitional Duty

A. Workers' Compensation

1. PURPOSE: The purpose of this policy is to provide for workers' compensation.

2. POLICY

2.2 Workers' Compensation

Employees are insured under the provisions of the State Workers' Compensation Act for Occupational injuries and diseases that arise/arose out of or in the course of their employment. Employees are required to report all on-the-job accidents, injuries, or illness to their immediate supervisor as soon as reasonably possible or within 24 hours of the accident, injury, or illness. The supervisor must contact the HR Director and submit the proper paperwork for the claim within 72 hours.

The following provisions are adopted pursuant to and are intended to implement the requirements of NRS 281.390:

- a. When an employee is eligible at the same time for benefits for temporary total disability under NRS 616A to 616D, inclusive, or NRS 617, and for any sick leave benefit s/he may, by giving notice to the supervisor, elect to continue to receive his/her normal salary instead of the benefits under those chapters until his/her accrued sick leave time is exhausted. Once sick leave is exhausted the employee may elect to use accrued comp time or annual leave in lieu of sick leave. The employer will notify the Workers' Compensation Administrator of the election. The employer will continue to pay the employee his/her normal salary, but charge against the employee's accrued sick leave time or annual leave as taken during the pay period an amount which represents the difference between his/her normal salary and the amount of any benefit for temporary total disability received, exclusive of reimbursement or payment of medical or hospital expenses under NRS 616A to 616D, inclusive, or NRS 617 for that pay period.
- b. When the employee's accrued sick leave or annual leave time is exhausted, payment of his/her normal salary under subsection (a) above must be discontinued and the employer will promptly notify the Workers' Compensation Administrator so that it may begin paying the benefits to which the employee is entitled directly to the employee.
- c. An employee who declines to make the election provided in subsection (a) above may use all or any part of the sick leave benefit normally payable to him/her while directly receiving benefits for temporary total disability under NRS 616A to 616D, inclusive, or NRS 617, but the amount of sick leave benefit paid to the employee for any pay period must not exceed the difference between his/her normal salary and the amount of any benefit received, exclusive of reimbursement or payment of medical or hospital expenses under those chapters for that pay period.

- d. If the amount of the employee's sick leave benefit is reduced, pursuant to subsection (c), below the amount normally payable, the amount of sick leave time charged against the employee as taken during that pay period must be reduced in the same proportion.
- e. An employee may decline to use any part of the sick leave benefit normally payable to him/her while receiving benefits under NRS 616A to 616D, inclusive, or NRS 617. During that period of time, the employee will be considered on leave of absence without pay.
- f. In the event an employee is absent from work due to an accepted job-related injury, at the sole discretion of the HR Director, the employer may pay the employee the difference between awarded Temporary total Disability (TTD) payments and the employee's full salary for a period of 60 calendar days; however, such payment must be made by the employer to the employee who has suffered a job-related injury as a result of workplace violence or during the performance of a hazardous duty in response to an officially declared county emergency. Such payment may be extended an additional 60 days at the sole discretion of the HR Director unless the following provisions apply:
 - 1. The employee is able to perform all of the essential functions listed in the job description;
 - 2. The employee is able to perform temporary modified duties; or
 - 3. The employee becomes qualified to receive permanent disability compensation.

B. Transitional Duty

1. PURPOSE: To provide temporary transitional duty in case of a workplace injury qualifying the employee to workers' compensation.

2. POLICY: The employer is committed to providing work, when possible, for employees who have been restricted by a treating physician due to a work-related injury or illness. Such work will be provided subject to availability. Work will be assigned according to the nature of the injury or illness and the limitations set forth by the treating physician. If necessary, an employee will be placed wherever an appropriate position is available.

2.1 Salary and Wages

While on temporary modified duty, employees will continue to receive their regular rate of pay. Employees who are placed outside their department will continue to have their wages or salary charged to their department at which they normally work.

2.2 Duration and conditions of transitional duty

An employee on transitional duty must furnish a written update from the health care provider to the workers' compensation coordinator after each visit in order to maintain in the reassigned transitional duty job. Transitional duty assignments are limited to a period of 90 days, subject to review.

RESPONSIBILITY FOR REVIEW: The Fire Chief and Human Resources Director will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

NUMBER P706
EFFECTIVE DATE: 6/7/22
AUTHORITY: BOFC
FIRE CHIEF: JL

SUBJECT: Education Assistance

- 1 POLICY:** The employer, subject to availability of budgeted funds, may provide educational assistance for tuition and/or fees, other than books, for career-related education. The following criteria in this section must be met.

1.1 General Provisions

- a. The educational course must be taken from an accredited institution of higher learning, or another adult education class approved by the Fire Chief with concurrence of the HR Director.
- b. The educational course must be job-related or be required for a degree that is directly and clearly related to the employee's current position with the district or an advanced career position with the district.
- c. The employee must request approval for educational assistance from his/her supervisor or Fire Chief. Upon approval by the supervisor or Fire Chief, the request will be forwarded for review by the HR Director. If approved by the HR Director, the request for payment will be forwarded to the Comptroller's office for final approval.
- d. An employee who voluntarily terminates his/her employment with the employer within 6 months of receiving educational assistance must reimburse the employer for the full amount of the assistance provided.
- e. An employee who voluntarily terminates his/her employment with the employer within 1 year of receiving educational assistance, except as provided for in section 1.2 of this policy, must reimburse the employer for all discretionary education provided for in section 1.3 of this policy exceeding \$1,000 provided by the employer within that timeframe.
- f. Any amount of education reimbursement owed to the employer will be deducted from funds owed to the employee at the time of termination for sick leave, annual leave, and other extra pay reimbursement, but not in violation of the Fair Labor Standards Act (FLSA). If there are insufficient funds to cover the required reimbursement, the terminated employee will be required to pay back the district the remaining amount owed within 30 days of termination. The district may by civil action recover owed funds.

1.2 Employer mandated education, training, and certifications

- a. If the employer mandates the education, the employer shall pay all related costs including compensation for the time spent in the class.
- b. Training and education which is required for the employee to maintain his/her licenses, certifications, and credentials for his/her current job classification, and which is necessary for the employee to maintain the minimum qualifications for his/her current job classification, and which is approved by his/her supervisor or

Fire Chief, shall be paid for by the employer and shall not be subject to the following provisions in this policy. Expenses shall include textbooks and other materials required for the required training and education. The employee shall receive the regular rate of pay during training and education which takes place during the regular workweek period.

1.3 Discretionary education and training

- a. If the education is discretionary, the employer may elect to compensate by providing reimbursement for costs or paying all related costs and/or time spent in class. Prior mutual written agreement between the employee, Fire Chief, and HR Director is required.
 1. The training must conform to section 1.1 General Provisions of this policy.
 2. Training courses must be approved by the Fire Chief or designee prior to attendance to receive reimbursement.
 3. Only a regular full-time employee will be eligible for reimbursement for discretionary course work after successful completion of the probationary period. Part time or seasonal employees may request training assistance, however, are not entitled to reimbursement. Eligibility may be determined by the Fire Chief.
 4. The employer may provide up to \$2,000 education assistance to the employee for each fiscal year. There will be no reimbursement if the costs are assumed by any other institution, scholarship, or grant-in-aid.
 5. The Employee is responsible for providing proof that he/she completed the discretionary course with a minimum grade of "C" seventy percent (70%). If the course is of a nature such that no grade is given (i.e., pass or fail), the employee must provide a certificate of completion or other official documentation showing satisfactory passage of the course. Employees who do not complete the course with a notice of "satisfactory", or grade of "C" seventy percent (70%) or better must reimburse the employer for the full amount of the assistance provided.
 6. Education assistance shall include tuition, course fees, and required textbooks. Other items such as required calculators and lab tools may also be reimbursed in accordance with this section when approved by the Fire Chief. While courses shall normally be taken on the employee's own personal time, exceptions may be granted by the Fire Chief on a case-by-case basis.
 7. Each employee requesting education cost assistance from the district shall complete and sign a written education reimbursement agreement that complies with the provisions of this policy.
 8. If mutually agreed upon between the employee, Fire Chief, and HR Director additional education assistance may be provided to the employee.

RESPONSIBILITY FOR REVIEW: The Fire Chief and HR Director will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

**NUMBER: P802
EFFECTIVE DATE: 6/7/22
AUTHORITY: BOFC
FIRE CHIEF: JL**

SUBJECT: Layoffs & Reinstatement

POLICY: A. Layoffs: The district may layoff employees because of lack of work, lack of funds, material change in duties or organization; or in the interests of economy, efficiency; or for other appropriate causes, as determined by the employer. An employee hired for a project of limited duration (e.g., grant funded) will not be afforded rights relative to layoff at the end of the funding period unless, at the time of hire, the employer elected to grant layoff rights to the employee. The order of layoff among employees in the same class will be as follows: employees serving a probationary period and temporary employees will be considered first, and then all other employees will be considered.

1. Alternatives to Layoff

Whenever a layoff is anticipated, the HR Director will notify employees whose jobs may be affected by the situation and explain all available options to them. The HR Director will make reasonable efforts to integrate affected employees into other available positions. The District may also utilize options in lieu of layoffs where feasible such as part-time work schedules, reduction in work hours, job sharing, or reductions in class or pay.

2. Order of Layoffs

In deciding which employees shall be laid off and which retained, the HR Director shall consider job-related factors such as job knowledge, skill, and ability to do the required work; previous work experience, including ability to perform other jobs which the employee may be called upon to perform as a result of the layoff; attendance, safety, and disciplinary records; performance evaluations while with the District; and efficiency of operations.

Where two employees are equally qualified based on the application of these factors, the employer shall retain the employee with the most District seniority in the job classification(s) (Seniority see policy P801).

3. Designation of Employees to be Laid-Off

In the event of a layoff, the HR Director shall provide the Fire Chief with a list designating the class, position, and names of employees to be laid off. The HR Director shall be responsible for providing the rationale for selecting particular employees within the same job class for layoff. The District Attorney shall review the list for conformance to employer policy.

4. Layoff Notice

Upon confirmation of the layoff list, the HR Director shall provide each affected employee with a written notice of layoff. Such written notice of layoff shall either be delivered in person or mailed to the affected employees at least 30 days prior to the expected date of layoff.

B. Reinstatement

Persons who have been laid off shall be placed on one or more reinstatement lists. All employees laid off from positions in the same class shall be placed on a single reinstatement list. A laid-off employee may request and receive placement on a reinstatement list for any job class in which s/he previously held post-probationary status. When a vacancy occurs in the same job class for which a reinstatement list exists, the HR Director shall fill the vacancy using the appropriate reinstatement list.

1. Reinstatement Process

The most recently laid-off employee on the applicable reinstatement list who is qualified for the position and is willing to accept employment in the class shall be reinstated. The HR Director may select the most appropriately qualified employee based upon the same considerations described under the *Order of Layoffs*.

An employee reinstated:

- To a position in the same class as held prior to the layoff will not be required to serve an additional probationary period, provided the required probationary had been served prior to layoff.
- Shall accrue annual & sick leave according to policy P603 from the date of reinstatement, employee will be exempt from the six-month waiting period.
- Shall have their insurance benefits commence immediately;
- Shall have a new anniversary date, that shall be the date of reinstatement, for seniority see policy P311, Rehire.

NOTE: No credit for former accrued sick or annual leave from prior employment shall be granted.

2. Duration of Reinstatement List

The names of persons laid off shall be maintained on a reinstatement list for eighteen (18) months from the date of layoff. Persons on this list who are hired in positions in the same or (should they apply for and be selected for a vacancy) higher class from which they were laid off shall, upon such hire, be removed from the reinstatement list. An employee who refuses reinstatement to the same position from which the layoff occurred shall be

removed from the reinstatement list. Persons reinstated to a position in a lower class from which they were laid off or called to work as a casual worker shall remain on the reinstatement list for the designated period of time the reinstatement list is active.

RESPONSIBILITY FOR REVIEW: The Fire Chief and Human Resources Director will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

**NUMBER: P803
EFFECTIVE DATE: 6/7/22
AUTHORITY: BOFC
FIRE CHIEF: JL**

SUBJECT: Resignation/Termination

POLICY: The following procedures must be followed when an employee terminates their employment with Storey County Fire District.

A. Employee Notice

1. Employees are requested to provide at least two (2) weeks' notice, in writing, to the Fire Chief of their intent to resign their employment. At the sole discretion of the Fire Chief, an employee may withdraw a resignation at any time prior to its effective date. An employee's failure to give appropriate notice when resigning may constitute cause for denying re-employment with the Fire District.
2. The Fire Chief must notify the HR Director of the employee's intent to leave, along with the original letter of resignation.

B. Employer Termination

Except as otherwise provided for in Storey County Fire District policy P1001 or in an applicable Collective Bargaining Agreement, no employee shall be terminated without prior review and approval from the HR Director and Fire Chief.

C. Return of Employer Property

When resigning or being terminated, an employee must return all District property including clothing, keys, tools, equipment, and other items of value prior to the last day of employment. The Fire Chief must submit a Notice of Termination of Employment Form to the HR Director.

D. Job Abandonment

The Fire Chief may consider employees who are absent from work without approved leave for a period of two (2) consecutive workdays to have abandoned their position and, thus, to have resigned. Employers are required to follow due process procedures in this example.

E. Final Paycheck

1. A final paycheck shall be issued when the HR Director receives original letter of resignation or termination; and a copy of the employee's time sheet.
2. The Comptroller shall issue a paycheck by the next payday following the effective date of resignation if sufficient notice was given by the employee.

RESPONSIBILITY FOR REVIEW: The Fire Chief and Human Resources Director will review this policy every 5 years or sooner as necessary.

Commented [JG1]: So it is consistent with policy 501

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

**NUMBER: P901
EFFECTIVE DATE: 6/7/22
AUTHORITY: BOFC
FIRE CHIEF: JL**

SUBJECT: PERFORMANCE MANAGEMENT

POLICY: Storey County Fire Protection District's performance management system is designed to be a formal, objective, consistent, and ongoing process to assess the on-the job effectiveness of each employee by communicating to the employee his/her status and the objectives and standards of performance which s/he is expected to achieve. The District views performance management as an ongoing process that focuses on the future and continued improvement.

A. Purpose

The performance management process exists to ensure timely and periodic two-way communication between employees and the supervisor regarding job performance. This process is designed to:

1. Clarify the employer's goals and link them to performance expectations.
2. Assist employees in reaching their full potential by identifying training needs and developing specific plans for continual improvement.
3. Identify and document performance achievements and deficiencies.
4. Provide ongoing opportunities for the supervisor to coach and encourage personal development and improved job performance.

B. Ongoing Communication Regarding Performance

It is the policy of the District and the responsibility of each supervisor to routinely provide employees with accurate, constructive feedback regarding job performance expectations, accomplishments, deficiencies, and opportunities for growth. Recognizing that periodic formal performance evaluations cannot take the place of ongoing communication and feedback, the District encourages frequent, ongoing discussions of job performance and expectations between employees and supervisors. Performance evaluations, whether formal or informal, do not create a contract or other right to continued employment.

C. Frequency of Performance Evaluations

Formal performance evaluations are to be conducted a minimum of once a year. Additionally, the supervisor will conduct formal evaluations at the following times:

1. When there is a significant change (either improvement or deterioration) in performance or behavior affecting the job.
2. Within 3-months following an evaluation documenting the employee's performance needs substantial improvement. (District encourages frequent, ongoing meetings between the employee and his/her supervisor.)
3. At any other more frequent interval as the supervisor deems appropriate. In addition, informal performance communications (feedback) should occur routinely and regularly throughout an evaluation cycle.

D. Written Record

Performance evaluations should not be considered as discipline. The supervisor will conduct evaluations in a private meeting with the employee. Formal evaluations will be in writing, utilizing the approved performance evaluation form. All information on the form shall be consistent with the information communicated verbally during the performance evaluation meeting with the employee. Employees will be allowed an opportunity to comment on the evaluation, sign the forms, and receive a copy. A copy of the evaluation, along with any written comments by the employee, will be placed in the employee's personnel file.

E. Personnel Actions Resulting from Performance Evaluations

Personnel actions, whether positive or adverse, are based on an assessment of the overall performance and behavior of the employee, rather than on a single performance evaluation.

Substandard performance or violation of a policy or procedure which necessitates disciplinary action is not part of the performance evaluation process and will be addressed as provided in policy P1001 Disciplinary Actions and Appeals.

F. Employee Involvement

The District strongly encourages employee participation in the performance evaluation process. Opportunities for participation include the following:

1. The supervisor providing employees with an opportunity to present a self-evaluation which the supervisor may then consider prior to and discuss during the evaluation meeting.
2. Discussions between the supervisor and the employee for the purpose of establishing performance expectations or goals for the next evaluation period.
3. If requested by the employee, a discussion with the next level supervisor, Fire Chief, or HR Director to review any disagreements over a performance evaluation.

G. Procedure

1. Steps in the Performance Evaluation Process

As part of the performance evaluation process, the supervisor will:

- a. Establish and communicate a written performance plan at the beginning of the evaluation period which states expectations the employee must meet.
- b. Review notes taken on the employee's performance since the last formal evaluation and the employee's self-evaluation, if provided.
- c. Complete a performance evaluation form comparing the employee's actual performance with the established performance expectations and standards.
- d. Schedule a meeting with the employee.
- e. During the evaluation meeting:
 1. Use specific examples to provide a candid, objective, constructive, and complete description of how the employee performed during the evaluation period. Discuss both the "what's" and "how's" of the employee's performance, strategies for improvement, and the employee's own goals for personal growth.
 2. Jointly establish new performance expectations and goals for the next performance evaluation period.
 3. Obtain appropriate signatures and employee comments.
 4. Review any areas of disagreement. If the employee does not agree with all or part of the performance evaluation, s/he should be referred to the next level supervisor, Fire Chief, or HR Director or to the process in their collective bargaining agreement.
- f. Continue to monitor performance, providing feedback, as well as coaching and counseling, throughout the evaluation cycle.

2. Documentation of Performance Evaluations

The supervisor must use the District's approved performance evaluation form and ensure that the completed and signed form becomes a permanent record in the employee's personnel file.

RESPONSIBILITY FOR REVIEW: The Fire Chief and Human Resources Director will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY FIRE DISTRICT
POLICIES AND PROCEDURES**

**NUMBER: P801
EFFECTIVE DATE: 6/7/22
AUTHORITY: BOFC
FIRE CHIEF: JL**

SUBJECT: Seniority

POLICY: Two types of seniority will be established within the District:

1. District Seniority -District seniority shall be calculated on the basis of calendar days of continuous service since the date of hire.
2. Job Classification Seniority -Job classification seniority shall be calculated on the basis of calendar days of continuous service since the date of appointment to the job classification.
3. Break in Service -- Occurs when an employee resigns, is discharged for cause or retires. However, District seniority accrued prior to layoff shall be continued upon recall and re-employment. Job classification seniority may be continued provided the employee is rehired into the same job classification. Should there be a voluntary interruption or break in service, seniority shall commence as of the date of last entrance into District service. Approved leaves of absence shall not be considered as breaks in service.

RESPONSIBILITY FOR REVIEW: The Fire Chief and Human Resources Director will review this policy every 5 years or sooner as necessary.



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: June 7, 2022 **Estimate of time required:** 10 Min

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

1. **Title:** Discussion only: Report of public works department regarding roads and highways in Storey County.

2. **Recommended motion:**

3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

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

5. **Supporting materials:**

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

Agenda Item No. 27

Staff Summary

Under NRS Chapter 403 the Board of Highway Commissioners is required to meet once per month as close to the first of the month as is possible. This agenda item satisfies that requirement. The public works department will provide an update as to the status of roads in Storey County.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of business license second readings:
- A. G and S Enterprises – Contractor / 11595 Lemmon Dr. ~ Reno, NV
- B. Ijji Noodle House & Poke Don – General / 1 Electric Ave ~ McCarran, NV
- C. JMA Construction Company Inc. – Contractor / PO Box 22312 ~ Carson City, NV
- D. Pallet Broker LLC – Out of County / PO Box 2043 ~ Sparks, NV
- E. RIA Cast House Engineering GMBH / Out of County / PO Box 68 ~ Wabash, IN
- F. S&S Mechanical LLC – Contractor / 243 Freeport Blvd. ~ Sparks, NV
- G. Sky Fiber LLC – Contractor / 8975 Double Diamond Pkwy A9 ~ Reno, NV
- H. TCR Construction LLC – Contractor / 4585 Goodwin Rd. ~ Sparks, NV
- I. ThompsonGas, LLC – General / 905 E. Mustang Rd. ~ Sparks, NV
- J. T&T Lawns Plus LLC – Contractor / PO Box 1740 ~ Sparks, NV

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

Department:

Contact Number: 7758470966

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development

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



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

To: Dore Nevin, Clerk's office
Austin Osborne, County Manager

May 26, 2022
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **June 7, 2022**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. G and S Enterprises** – Contractor / 11595 Lemmon Dr. ~ Reno, NV
- B. Ijji Noodle House & Poke Don** – General / 1 Electric Ave ~ McCarran, NV
- C. JMA Construction Company Inc.** – Contractor / PO Box 22312 ~ Carson City, NV
- D. Pallet Broker LLC** – Out of County / PO Box 2043 ~ Sparks, NV
- E. RIA Cast House Engineering GMBH** / Out of County / PO Box 68 ~ Wabash, IN
- F. S&S Mechanical LLC** – Contractor / 243 Freeport Blvd. ~ Sparks, NV
- G. Sky Fiber LLC** – Contractor / 8975 Double Diamond Pkwy A9 ~ Reno, NV
- H. TCR Construction LLC** – Contractor / 4585 Goodwin Rd. ~ Sparks, NV
- I. ThompsonGas, LLC** – General / 905 E. Mustang Rd. ~ Sparks, NV
- J. T&T Lawns Plus LLC** – Contractor / PO Box 1740 ~ Sparks, 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: June 7, 2022

Estimate of Time Required: 0 -5

Agenda: Consent ☐

Regular agenda ☒

Public hearing required ☐

1. **Title:** Correspondence Only/No Action
2. **Recommended motion:** NO ACTION
3. **Prepared by:** Austin Osborne
4. **Department:** County Manager **Telephone:** 847.0961

5. **Staff Summary:** None

6. **Supporting Materials:** See attached

7. **Fiscal Impact:** 0

8. **Legal review required:** No

9. **Reviewed by:**

_____ Department Head

Department Name: Assessor

_____ County Manager

Other Agency Review: _____

10. **Board Action:**

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



NEWS RELEASE

FOR IMMEDIATE RELEASE: MAY 31, 2022

Contact: [COUNTY PIO OR MEDIA CONTACT]

NACo Media Contact: Brian Namey, bnamey@naco.org

Lance Gilman participates in Western and rural counties policy conference

Storey County, NV – Lance Gilman joined elected and appointed county officials from across the country at the National Association of Counties' (NACo) [Western Interstate Region \(WIR\) conference](#) in conjunction with NACo's [Rural Action Caucus \(RAC\)](#) Symposium in Anchorage, Alaska May 17-20. The conference brought together nationally renowned experts, state and federal policy leaders and county officials from across the country.

With critical legislative and regulatory issues being debated in the nation's capital, county leaders discussed issues particularly important to Western communities. These issues included:

- Ensuring certainty in federal county payments through the [Payments in Lieu of Taxes](#) (PILT) and [Secure Rural Schools](#) (SRS) programs
- Investing [American Rescue Plan Act](#) funds to drive recovery in our communities
- Successfully implementing the [Bipartisan Infrastructure Law](#)
- Increasing [broadband connectivity](#) and bridging the urban/rural digital divide
- Connecting residents to crisis care and implementing the [988 suicide lifeline](#) in rural communities
- Supporting and investing in America's tourism economy

"As county officials in the Western U.S., we can work together to address the unique challenges our residents face. It's also important for Storey County to have a role in shaping key federal policies that affect us every day," said Gilman "Much of the information presented at the conference will help our efforts at home. It was particularly helpful to learn best practices in the breakdown of federal infrastructure funding available to counties."

WIR 2022-2023 President Daniel Joyce, Malheur County, Ore. judge, said, "America's western counties face challenges and opportunities that are unique to our region. WIR brings us together to learn from our peers and develop tailored solutions to fit our needs. WIR gives us the tools we need to deliver critical services at home and to better advocate for our needs in Washington."



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

**Meeting date: 6/7/2022 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin immediately following the general meeting of the Board of Storey County Commissioners.
- **Recommended motion:** No action. Closed Session
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Pursuant to NRS 288 and the existing 2019-2022 collective bargaining agreement between the Storey County Employees' Association and the Storey County Board of County Commissioners, the bargaining agreement is proposed to be modified as tentatively agreed between the parties.
- **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