



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, NOV. 15, 2022, 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MEETING MINUTES

JAY CARMONA  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

CLAY MITCHELL  
VICE-CHAIRMAN

LANCE GILMAN  
COMMISSIONER

JIM HINDLE  
CLERK-TREASURER

**Roll Call:** Chairman Jay Carmona, Vice-Chairman Clay Mitchell, Commissioner Lance Gilman, Clerk/Treasurer Jim Hindle, District Attorney Anne Langer, Communications Director Becky Parsons, Sheriff Gerald Antinoro, Fire Chief Jeremy Loncar, Projects Coordinator Mike Northan, Business Development Director Lara Mather, Honey Menefee, Community Relations Director, Stacy York, Senior Center Director, Mitzi Carter, Human Resources Director, Austin Osborne, County Manager, Keith Loomis, Deputy District Attorney, Comptroller Jennifer McCain

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

Meeting was called to order by Chairman Carmona at 10:07 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 the Nov. 15, 2022, meeting.

Sheriff Gerald Antinoro said Item #11 should be a liquor board item.

County Manager Austin Osborne advised the commission to add a recess to convene as the liquor board after Item #10, than add recess to convene as the board of commissioners after Item #11.

Osborne also said a contract came in recently and that is posted online with an addendum to the agenda, and canvass of the vote is at the same place.

Remove #21, it was a clerical error.

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. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes for the Oct. 4, 2022, minutes.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Oct. 4, 2022, meeting as presented. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**5. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes for the October 18, 2022, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Oct. 18, 2022, meeting as presented. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes for the November 2, 2022, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Nov. 2, 2022, meeting as presented. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

## 7. CONSENT AGENDA FOR POSSIBLE ACTION

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

- A. ArchModal – Contractor / 699 Hampshire Rd. #218 ~ Westlake Village, CA
- B. Aspen Electric – Contractor / 19 Glen Carran Cir. ~ Sparks, NV
- C. Earth Tech LLC – Professional / 681 Edison Way ~ Reno, NV
- D. Lugo Framing LLC – Contractor / 7761 Tulear St. ~ Reno, NV
- E. Palmetto Solar, LLC – Contractor / 997 Morrison Dr. #200 ~ Charleston, SC
- F. Picon FRP Inc. – Contractor / 20885 Redwood Rd. # 327 ~ Castro Valley, CA
- G. TLS Supply Chain Solutions Inc. – General / 2555 USA Parkway Ste\ . 100 ~ McCarran, NV

II. Approval of claims in the amount of \$4,373,725.78

Public Comment: None

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

## 8. PUBLIC COMMENT (NO ACTION):

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

### Fire Chief Loncar

- The Fire District did a controlled burn at the slash piles in the Highlands. They will be also burning off the pit in Virginia City, in case someone sees smoke on Six Mile Canyon.
- The Fire District had seven applications for their cadet program.

- The Fire District hosted visitors from the Kansas Dept. Of Emergency Management.

Commissioner Jay Carmona thanked the chief because the burn pile was getting pretty big.

### **County Manager Austin Osborne for Lara Mather and Honey Menefee**

- Senior Center Director Stacy York was credited with a successful Resource Fair in Mark Twain. Public Works was also thanked for their efforts.

### **Leah Cruse, VCTC**

- Christmas on the Comstock begins soon. Lights will be put up at the Welcome Center in the North End of C Street tomorrow. The public is welcome to help. There will be coffee and refreshments. The lights will go on after Thanksgiving.
- The Community Tree Lighting will be 6 p.m. Dec. 2 at 6 p.m. in the Bucket of Blood Parking Lot.
- There will be two parades and two sets of fireworks, with the fireworks beginning after each parade. The parades will be on Dec. 3 and Dec. 10.
- The Grinch Made Me Do It Saloon Crawl will be on Dec. 3. Beginning at 11 a.m.
- A full listing of all Christmas events will be posted to the web site at [visitvirginiacitynv.com](http://visitvirginiacitynv.com) as soon as possible. Call the Visitor's Center at 775-847-7500 for more information.

### **IT Director James Deane**

- The IT Department is working to remove items from the Data Center and send to the Cloud option, and there will be 60 days of testing.
- Upgraded phone systems for Community Development and the Sheriff's Office will be installed tomorrow. IT is working with the Senior Center to get that building to transition phones and Internet.

### **Human Resources Director Mitzi Marie Carter**

- Introduced as the new director, she was happy to be here.

### **Community Development Director Pete Renaud**

- Three building inspectors with Community Development have passed their certification tests.

### **Storey County Senior Center Director Stacy York**

- The Virginia City Senior Center will be closed Wednesday, Nov. 16 to install the new oven.
- There will be Flu/Covid Clinics from 9 a.m. to 11 a.m. Nov. 17 in Lockwood and 4:30 p.m. to 6:30 p.m. Nov. 30 in the Virginia City Highlands.

### **County Manager Osborne for Planning Manager Kathy Canfield**

- The Planning Department will host an open house from noon to 5:30 p.m. Nov. 17 to let the public investigate the 2477 maps. Residents can contact the department for private viewing of maps.
- It is Flood Awareness Week, and residents can go to [flood.gov](http://flood.gov) for information. 2D modeling has been done for the Mark Twain Estates, so property owners can see what areas on their property are susceptible to flooding.

### **County Manager Austin Osborne**

- The White Paper is close to publication standards.
- There will be town hall meetings on the request for a proposal for solid waste removal services and the one in Virginia City will include information on the public lands bill. The first town hall meeting will be at 5:30 p.m. Nov. 16 at Piper's Opera House in Virginia City; the second will be at 5:30 p.m. Nov. 17 at the Fire Station in the Virginia City Highlands; and the third will be at 5:30 p.m. Nov. 18 at the Mark Twain Community Center. There will be a Zoom call meeting at 10 a.m. Nov. 17 for the TRI Center and the River district.
- The Town Hall meeting for the county Strategic Plan will be at 5:30 p.m. Nov. 30 at Piper's Opera House in Virginia City.
- Posted online is a one-page summary of the lands bill that in 2018 that deeded land to the county by the federal government. County is in the process of deeding to property owners in Virginia City and Gold Hill.

Working to get a bill in the Legislature to clarify that transfer to property owners. The school district will get additional land for school expansion as a result of the Bill. At no time will Storey County own the transferred land. If anyone has questions call my office.

**10. BOARD COMMENT (No Action – No Public Comment):**

- Commissioner Jay Carmona reported that Richard St. Clair of Virginia City and Dennis John of the Virginia City Highlands have passed away.

**11. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR BOARD.**

**12. DISUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of a special application for an off-C Street liquor license for Virginia City Vineyards Resort & Spa, 408 North A Street, Virginia City NV 89440.

Sheriff Gerald Antinoro said the application was accepted and the Sheriff's Office was beginning the background check. He said in the ordinance, if a liquor establishment was off C Street, there needed to be a special application to the Liquor Board.

County Manager Osborne said the application was reviewed by the Planning Department and that a Special Use Permit was not needed since the project was in a CR zone.

The applicant, Heather Altepeter said she planned to bring a boutique winery to Virginia City. She said her family had sold their harvest winery in California and had inventory left over, so they want to bring it to Virginia City, putting a small resort and spa, with 10-12 rooms and are working with architects to ensure there are no traffic problems. She said because of her experience in the industry she was confident in her ability to manage and maintain a boutique winery. Before the project is built, she wanted to hold appointment-only wine tastings.

Commissioner Carmona asked if it would be a year-round operation and Ms. Altepeter said that it would.

Resident Cathy Lucich asked if it would be just a wine-tasting or a full-on bar, and Ms. Altepeter said it would just be for wine. She also asked if there are safeguards to ensure the applicants can't open a full speakeasy bar. Ms. Lucich indicated she was against it.

Sheriff Antinoro said there was no specific safeguard except the liquor license.

Commissioner Carmona said that it was his understanding they could have a bar.

County Manager Osborne said the zoning for the area is commercial/residential, with Bed and Breakfast, rooming/boarding and similar entities permitted. It does not mean it would be allowed in the liquor regulation.

Resident Edith Andreason said she was strongly opposed to approval of the application based on safety, peace and quiet, traffic, hazard and other concerns. She was also concerned about the effect of people drinking alcohol and driving on A Street or engaging in intemperate behavior. She said the neighborhood was made up of long-term residents, and short-term residents have no vested interest in the neighborhood. She also said once the license was approved, there was no reason for the applicants to sell more than wine.

Resident Fran Stokes, whose home abuts A Street, expressed concern about people who may be drinking, and the potential they would drive onto her property.

Sheriff Antinoro said he did speak with the applicants about traffic issues and that they are planning on designing a parking lot.

Resident Rob McMillian, complained of a lack of communication on the license. He also expressed concern that his grandchildren would not be safe riding their bicycles on the street if there was a liquor establishment there.

Mike Nevin, who owns property on A Street, also expressed concerns about losing the quiet as well as traffic and snow removal problems.

Resident Sarah Anderson expressed concern over drainage and winter hazards as well as losing the quiet character of the neighborhood.

Commissioner Gilman said that a B&B with no liquor license is an approved use in that corridor.

County Manager Osborne said the board's jurisdiction is just determining if a liquor license was appropriate off the C Street Corridor.

Commissioner Mitchell asked if there were different tiers or levels in the liquor license, and Sheriff Antinoro said no. He said the application is for a full license to include on- and off-site sales.

Commissioner Carmona asked if the liquor aspect were removed, would the residents find a B&B acceptable? The residents in attendance said no.

Ms. Altepeter said she appreciated the feedback and reminded them she had a lot more to lose by allowing drunk drivers to leave the premises. She said she looked at traffic and said she is considering an entrance off Geiger Grade. She said with 10-12 rooms there would only be about five vehicles. The spa, or massage room and steam room, would only be for overnight guests. She said wine drinkers were different and would not cause difficulties. She said the wine tastings would be reservation only and not open to the public. Regarding development, Ms. Altepeter said they didn't want to spend the funds to get surveys, etc. until they received the liquor license. They wanted to do wine tastings in either a trailer or the old antique shop before continuing development. In response to a question from Commissioner Gilman, Altepeter said she mentioned that beer drinkers also could come in and she wanted to have craft beers. She said she had no intention of ever selling liquor. She also said they have not closed on the property, and if it is not approved, they will not proceed with the transaction. In response to a question from Commissioner Carmona, Altepeter said that developing the Geiger Grade access would take a long time and they would like to operate right away without that new access.

Commissioner Gilman expressed concern about the community reaction, and that there might eventually be a full bar in that neighborhood.

Sheriff Antinoro said this is not the approval of a liquor license, it was so they could pursue a liquor license.



County Manager Osborne said a hotel would be an allowed use already, but the license before the commissioners today was only to determine if a liquor license off-C-Street would be permitted.

Pete Renaud said he is aware of the situation but has had no formal meetings with the applicant.

Commissioner Carmona asked if there are still avenues to stop this later and Sheriff Antinoro said there would be.

County Manager Osborne said that if this board approves the liquor license application, it proceeds forward, but will be last time this board considers the application for this project. The question is whether or not an off-C Street liquor license at the proposed A Street location is appropriate. If it gets approved today, the board will have a chance to approve or not approve first and second readings for the business, but not reconsider the implication of approving a liquor license at this location.

Assistant District Attorney Keith Loomis said this is the time to consider if the location is appropriate.

Commissioner Mitchell said that as an allowed use, he didn't think the commission could condition or restrict activities. He said the commission needs to follow the rules that are in place.

Commissioner Gilman reiterated that he didn't have enough information and was unprepared to decide based on the reaction of the surrounding A Street residents.

**Motion:** I, Lance Gilman move to continue the issue to the Dec. 6 meeting.

**Seconded by:** Sheriff Antinoro **Vote:** Motion carried 3-1 vote, with Commissioner Mitchell voting Nay.

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

**14. DISCUSSION/FOR POSSIBLE ACTION:** Enter into a Memorandum of Understanding (MOU) with the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO) to amend Article 11 to provide for pay out of annual leave over 240 hours

in December of 2022, and Article 13 to amend the county contribution for dependent health insurance coverage to 100%, and to allow for Deputies to cash out 40 hours of sick leave to be applied toward HSA contribution or certain insurance premiums.

Acting Human Resources Director Jeannie Green said the MOU was negotiated to address immediate recruitment and retention of officers. The MOU allows the County compensate covered union members for unused annual leave up to 240 hours. Workers could also cash out up to 30 hours of sick leave and have the money applied to their HSA or existing medical bills. The County would pay 100% of monthly health premiums for dependents.

Commissioners Gilman and Mitchell both supported the MOU.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Memorandum of Understanding (MOU) with the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO) to amend Article 11 to provide for cash-out of unused annual leave up to 240 hours in December of 2022, and to amend Article 13 modifying the county contribution for dependent health insurance coverage to 100%, and to allow for Deputies to cash out 40 hours of sick leave to be applied toward HSA contribution or certain insurance premiums. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**15. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 22-661, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245-045 for appointed Storey County officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the title of Event and Business Development Manager being changed to Tourism and Event Manager, the grade level being increase from grade 131 to grade 135, and abolishing the Tourism Marketing Manager grade 135.

Ms. Green said this would abolish the Tourism & Marketing Manager position that has been vacant and is no longer needed.

Linda Ritter, Acting Tourism Director, said that a lot of the position's duties have shifted to the Event & Business Development Manager. A new contract with RAD Strategies delegating to them the lion's share of marketing activity, the Tourism & Marketing Manager is no longer needed. This will bump up the Event & Business Development Manager in recognition of expanded responsibility.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve Resolution No. 22-661, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245-045 for appointed Storey County officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the title of Event & Business Development Manager, the grade level being increase from grade 131 to grade 135, and abolishing the Tourism & Marketing Manager grade 135 position. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and approval to authorize the County Manager to sign and approve a contract with Lumos & Associates for approximately \$27,050 to conduct a boundary survey, split and separate portions of, and record a record-of-survey map for portions of two mining claims in accordance with a memorandum of understanding between Storey County and the Comstock Cemetery Foundation for the purposes of facilitating future modern burials and family plot area expansions at the Silver Terrace Cemeteries in Virginia City, Storey County.

County Manager Osborne said this was from the Nov. 2 approval of an MOU with the cemetery foundation for modern burials. Part of this requires a resurvey of two mining claims. This will fulfill the entirety of the MOU, which will be in effect for 99 years. Lumos is qualified, and the cost will be \$27,050.

Public Comment: None

**Motion:** I, commissioner Mitchell, approve to authorize the County Manager to sign and approve a contract with Lumos & Associates for approximately \$27,050 to conduct a boundary survey, split and separate portions of, and record a record-of-survey map for portions of two mining claims in accordance with a memorandum of understanding between Storey County and the Comstock Cemetery Foundation for the purposes of facilitating future modern burials and family plot area expansions at the Silver Terrace Cemeteries in Virginia City, Storey County. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of agreement with Tyler Technologies, Inc. (Tyler) whereby the Eagle Recorder software, utilized by the Recorder's and Clerk's offices, will be moved from on-site to a data server hosted by Tyler in the annual amount of \$27,663.00 for the five-year term of the contract and a one-time fee of \$9,000.

Assistant District Attorney Loomis said the information on the contract was available to the public, but he was focused on risk management. He included provision that the county has limits on liabilities and will not pay for anything except actual damage. He included a provision on force majeure, which is applied if something unforeseen prevents a party from paying.

County Recorder Dru McPherson requested approval and said both her department and the Clerk/Treasurer's Office utilize Tyler Technologies software.

Commissioner Carmona said it was good to get data out of the courthouse and onto more secure locations.

Public comment: None

**Motion:** I, Commissioner Mitchell move to approve the Tyler Software-As-A-Service agreement to move the Eagle Recorder software from an on-site environment to a hosted environment in the amount of \$27,663.00 annually for the five-year term of the contract and a one-time fee of \$9,000; with the included changes noted by Deputy DA Loomis to limitations on county liability and the force majeure clause. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of 6 replacement street light tops and 15 poles for the C Street gas lamp fixtures in the amount of \$47,397.00. This has been previously approved in the yearly budget for a total amount of \$50,000.00.

Jason Wierzbicki said that this is to purchase replacements for six tops and 15 posts for the vintage-looking C Street gas lamp fixtures previously approved in the budget for a cost of \$47,397, budget total \$50,000.

Public comment – no

**Motion:** I, Commissioner Mitchell move to approve the purchase of 6 tops and 15 poles for the C Street gas lamp fixtures. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**19. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of the final canvass of the results of the November 8th, 2022, General Election held in and for Storey County.

County Clerk/Treasurer Jim Hindle said the county had 3,536 registered voters, 2,575 who cast ballots, for a turnout of 72.82 percent. 66 percent of ballots were cast in person and 36 percent were mail-in ballots.

Commissioner Mitchell asked about anomalies and vote totals and what type of audit analysis is done to confirm results.

Mr. Hindle said that for a formal forensic analysis to be done, it would have to be directed by the courts. The County Clerk has no statutory latitude to conduct a forensic audit on its own.

Commissioner Mitchell said that although voting access has been expanding, turnout does not seem to be going up.

Mr. Hindle said the Commissioner is correct that we see no significant increase in turn-out given we now have 2 weeks of early voting, voting at any polling site in the County regardless of precinct residence, and mail-in ballots. We will continue to measure and track the data for trends as this is only the second election cycle employing mail-in ballots.

He noted the County web site has a direct link from the landing page to the page with Storey County results. Also the Clerk's webpage for 2022 Election Results Information provides County results and has a link to the Secretary of State's website with state-wide election results.

Mr. Hindle said The County Clerk's Office will continue to communicate to insure everyone understands the election process so they can be confident in the transparency and integrity of our elections. He also thanked the Poll Workers and Watchers for their participation is key to our ability to run free and fair elections. He praised his staff for their dedication and effort during the election.

In preparation of the motion to approve the canvass of the vote, Deputy DA Loomis said that it must include the provision that the County Clerk make a copy of the abstract and make a mechanical report of the abstract to the Secretary of State's office.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the final canvass of the November 8th, 2022, General Election held in and for Storey County and that the county clerk make a copy of the abstract and make a mechanical report of the abstract to the Secretary of State. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

- 18. DISCUSSION ONLY/NO POSSIBLE ACTION:** For consideration and possible approval of business license second readings:
- A. B Street Boardinghouse – Home Business / 116 N B St. ~ Virginia City, NV
  - B. Infinity Painting & Decorating Inc. – Contractor / 625 Spice Island Dr. Ste. G ~ Sparks, NV
  - C. Lima Land LLC – Out of County / 4007 Paramount Blvd Unit 109 ~ Lakewood, CA
  - D. NV Concrete Construction Inc. – Contractor / 3570 Barron Way Ste. D ~ Reno, NV
  - E. Pilot Travel Centers LLC – Contractor / 5508 Lonas Dr. ~ Knoxville, TN
  - F. Sterling Electric Inc. – Contractor / 102 Mountain View Dr. ~ Fernley, NV
  - G. Virginia City Bed & Breakfast -General / 226 N. B St. ~ Virginia City, NV

Public comment: None


**Motion:** I, Commissioner Mitchell, move to approve the second readings of business licenses listed on the agenda as A through G. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**19. PUBLIC COMMENT (No Action):** None

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

Chairman Carmona adjourned the meeting at 12:54 p.m.

Respectfully submitted,

By:   
Jim Hindle, Clerk/Treasurer

## **Misc. Correspondence**





## 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](mailto:commissioners@storeycounty.org)

*Jay Carmona, Chair*  
*Clay Mitchell, Vice-Chair*  
*Lance Gilman, Commissioner*  
  
*Austin Osborne, County Manager*

November 10, 2022

### **Re: Summary of Storey County Lands Transfer Nevada BDR**

The following briefly summarizes the 2018 Storey County federal lands act transfer and proposed amendments to the Nevada Revised Statutes allowing the county to transfer the land to affected private landowners.

#### **Federal Transfer Background**

1. In the early 1900s, Virginia City and Gold Hill townsites were created over federal land without patents. This created clouded title between the federal government and private landowners.
2. Public Law 113.291, passed by Congress and the President in 2018, transferred by quit-claim deed federal interest of approximately 1,745 acres of land in Virginia City and Gold Hill.
3. The law in-part removed federal ownership clouded title on land already owned by private owners.
4. The law solved the issue by quit-claiming federal interest of these properties to Storey County so that the county could in-turn quit-claim its interest over to subject private property owners.
5. At no time did the county hold title over private properties in the area; it is quit-claim only.
6. Economic development, mining, and agricultural purposes were not the intention of land transfer.

#### **NRS Amendments Needed to Complete Transfer**

1. NRS 244 requires a fee to transfer land ownership, even for the purposes of clearing federal ownership as described above. The proposed bill would authorize such a transfer in bulk and at no-charge when land is transferred by quit-claim to remove federal clouded title.
2. Common law requires a deed to be accepted by a property owner to transfer title. There are hundreds of properties subject to the 2018 federal lands transfer, and it is virtually impossible to get all owners to accept deeds concurrently. The proposed bill would reverse this process by providing for recording first, delivering the recorded deed to affected landowners who may then opt to file a document declining to accept the deed.
3. NRS 375.090 has requirements for payment of real property transfer tax. The proposed bill would exempt this requirement under the subject circumstances.
4. A title search was done by Storey County on the subject land transfer area. Discussions are occurring about exempting further title searches on each subject property. Also discussed are potential waivers of land surveys as the action will have no effect on parcel boundaries.

The foregoing is not exhaustive. Please contact the Storey County Manager's Office at 775.847.0968 or [countymanager@storeycounty.org](mailto:countymanager@storeycounty.org) for more information.

Austin Osborne,  
Storey County Manager