



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.
- **Recommended motion:** None
- **Prepared by:** Brandie Lopez

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

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.
- **Recommended motion:** None
- **Prepared by:** Brandie Lopez

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

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 minunte

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the January 3, 2023 meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Brandie Lopez

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

- **Staff Summary:** See attahced.
- **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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes from the December 6, 2022, meeting.
- **Recommended motion:** Approve or amend as necessary
- **Prepared by:** Jim Hindle

Department: **Contact Number:** 17758470969

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, DEC. 6, 2022, 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK-TREASURER

Roll Call: Chairman Jay Carmona, Vice-Chairman Clay Mitchell, Commissioner Lance Gilman, Deputy Clerk/Treasurer Alicia Duke, District Attorney Anne Langer, Sheriff Gerald Antinoro, Fire Chief Jeremy Loncar, Projects Coordinator Mike Northan, Business Development Director Lara Mather, 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

Meeting was called to order by Chairman Carmona at 10:02 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 Dec. 6, 2022, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Dec. 6, 2022, agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes for the Nov. 15, 2022, Regular Meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Nov. 15, 2022, minutes as presented. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

5. CONSENT AGENDA FOR POSSIBLE ACTION

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

A. Bertani LLC – Contractor / 3125 Cantara Cir. ~ Sparks, NV

B. Bjorkman Construction Inc. – Contractor / 3112 Skye Terrace ~ Sparks, NV

C. Building Zone Industries LLC – Contractor / 1233 S. Old Hwy 91 ~
Kanarraville, UT

D. CMC Steel Fabricators Inc. – General / 635 Denmark Dr. ~ Sparks, NV

E. Disruption Road Tour – Home Business / 1050 Delta Dr. ~ Reno, NV

F. Good’ Ol Boys – Home Business / 451 Canyon Way # 74 ~ Sparks, NV

G. Things & Things & Things LLC – General / 122 S. C St. ~ Virginia City, NV

H. Western Single Ply – Contractor / 3442 Neeham Rd. ~ N. Las Vegas, NV

II. 2023-24 NRS 361.300 Tax Roll Resolution

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.

6. PUBLIC COMMENT (NO ACTION): None

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

Sheriff Gerald Antinoro

Bear and mountain lions have been spotted in Virginia City and advised residents to not feed wildlife, including deer and horses, which attract the predators. Predators are more active at dusk and dawn.

Mike Northan, Operations and Projects Coordinator

The VCH Community Center and Lockwood Community Center projects are moving along.

Traffic light maintenance is being scheduled for lights at I80/USA Parkway and Electric/USA Parkway.

Lara Mather, Business Development Director, Acting Emergency Management Director

Met with Carson Health and Human Services officials on COVID response and are awaiting final report.

Working with WNDD for meetings and tours to focus on infrastructure with an emphasis on creation and retention of jobs.

Work on the business development section of the web site is continuing.

Working with WNDD for meetings and tours to focus on infrastructure with an emphasis on creation and retention of jobs.

Work on the business development section of the web site is continuing.

Jennifer McCain, Comptroller

The county audit is on track and the tentative budget must be in by April 15.

The county holiday party is at 5:30, Dec. 16 at Piper's Opera House.

James Deane, IT Director

IT is working on problems with intermittent issues with the Wi-Fi.

IT is still working on improving the web site, removing older material and adding space for new.

Erik Schoen, Community Chest

Community Chest provided 250 food baskets for Thanksgiving, in Storey and Lyon counties. Help came from the Comstock 109 Ladies, Eastern Star, the elementary and high schools. Working on a Christmas food distribution and Angel Trees. Volunteers are welcome.

Arika Perry, St. Mary's Art Center

St. Mary's Art Center thanked the county for snow removal, assistance with the new theater, as well as helping with a fire suppression backflow problem.

Stacy York, Senior Center Director

Thanked Public Works for snow removal and installation of the new oven.

Food pantry requests to the senior center have increased for all three locations, Virginia City, Lockwood and Mark Twain.

The center received a grant of \$270,000 for the Lockwood Senior Center, \$200,000 of which will go to building the food program, and \$70,000 will go to meals on wheels vehicle for Lockwood.

A Covid vaccination clinic will be held at the Virginia City Senior Center from 2-3 p.m. on Dec. 14.

Austin Osborne, County Manager

There will be a legislative meeting on Dec. 20 to highlight AB63, the I80 bill, and AB240 on regional collaborations. This will go into the County's White Paper. Assemblyman P.K. O'Neill is sponsoring a lands bill that will benefit the County.

The county is still working on the solid waste issue, having completed town halls in each community. The county will continue public workshops on the issue.

8. BOARD COMMENT (No Action – No Public Comment):

Commissioner Mitchell praised Saturday's Christmas on the Comstock Parade and Fireworks. He also thanked Storey County paramedics for aiding one of his children who was ill.

Commissioners Mitchell and Carmona praised the Tesla Company for their event that commemorate the first delivery of their electric semi-truck from their assembly plant in Storey County.

Commissioner Carmona mourned the passing of Mitch Giberson of Virginia City, Larry Williamson of Gold Hill, Michael Leroy Hamlet of Lockwood and Thomas C. Hines of Virginia City. He also mentioned the passing of Judge Mills Lane of Reno.

- 9. DISCUSSION ONLY/NO POSSIBLE ACTION:** Public Hearing on possible adoption of Ordinance 22-323 amending provisions of the county code to reflect that provisions of the county code addressing traffic and parking regulation violations which have been punished as misdemeanors will be treated as civil infractions. This proposal is in accordance with changes made in the 2021 Nevada legislative session.

Deputy District Attorney Keith Loomis gave information on AB116 from the 2021 Legislative session, which changes some traffic and other violations from misdemeanors to civil infractions. He said with misdemeanors, which are criminal acts, defendants have the right to confront witnesses, be proven guilty beyond a reasonable doubt and to appeal, which is not possible with civil infractions. A major issue is the warrant process, which will not be used in civil infraction suits, costing less time and money from law enforcement, and falls harder on lower income communities. He said studies have shown that civil collection agencies bring in more funds from fines than the warrant process. Mr. Loomis also said it was not clear in the bill if counties were required to pass this or could they enact their own ordinances, along with other issues left unclear.

Commissioner Gilman suggested waiting until more clarity is available.

Commissioner Mitchell expressed concern whether a public hearing should be done given the open issues.

Public Comment: None

- 10. DISCUSSION ONLY/NO POSSIBLE ACTION:** Consideration and possible adoption of ordinance 22-323 adopting portions of the NRS which are defined as civil infractions and amending portions of the Storey County Code addressing traffic and parking regulation violations as civil infractions rather than misdemeanors. This proposal is in accordance with changes made in the 2021 Nevada legislative session.

Mr. Loomis suggested continuing to gather more information on how fines are going to be turned over to the county.

Public comment: None

Commissioner Mitchell expressed concerns over a shift in policing, and the impact on civil liberties for citizens, particularly limiting the right to confront an accuser. He proposed continuing the item. Commissioner Gilman agreed but asked if there was enough time. Commissioner Mitchell proposed that it be moved to Dec. 20, and if there is no more clarity, it can be continued again.

Mr. Loomis didn't know the timing in 2023 by which the state expected to have ordinance changes enacted.

Motion: I, Commissioner Mitchell, move to continue this item to the meeting on Dec. 20 for further discussion and review. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of rental agreement with Nova Geotechnical and Inspection Service Northern Nevada, LLC (Nova) for the purpose of performing geological, geotechnical, environmental (Phase I and Phase II), engineering and related due diligence studies, analyses, surveys, and activities on the site of the Gooseberry Mine. It is believed that the evaluation is being done on behalf of Nova's client towards a possible acquisition of the site. The term of the agreement is for 180 days and for a rental amount of \$1,400.00.

Mr. Loomis said the title to the Gooseberry Mine is held in trust by the County Treasurer due to tax delinquency. Another owner could not be located. The company, Parris Resources, had declared bankruptcy in 2009. This action will rent out the site to Nova Geotechnical.

Tony Dimple, Nova Geotechnical said it is pretty standard, complicated by condition of property.

Public comment: None

Motion: I, Commissioner Mitchell, move to approve the rental agreement between the Storey County Treasurer and Nova for a site evaluation at the location of the Gooseberry Mine and specifically approve the rental amount of \$1,400 and authorize the Storey County Treasurer to sign it. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of 2 mobile reader boards in the amount not to exceed \$44,000.00 that was previously approved in the yearly budget. Two quotes have been received. The lowest bid is for a total of \$37,070.00 through Wharton Concrete Forming Supply of Nevada.

Public Works Director Jason Wierzbicki said the department wanted four new reader boards, two this year and two next year. He said the company that provided existing

reader boards went out of business and the county can't get repair parts. The ones being purchased would be solar powered and with full warranties.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve the purchase of 2 mobile reader boards in the amount not to exceed \$44,000. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

13. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of a project to add piping and valves at the Hillside Tanks to increase our chlorine contact time for finished water treatment per NDEP in the amount not to exceed \$130,000.00. This is the first quote received of three requested.

Mr. Loomis said the county was not going through the Public Works public bid process because this is an emergency. He said if the waste issue isn't solved immediately the county could be in trouble with NDEP.

Mr. Wierzbicki said the county was in compliance with NDEP, and this contract is for the initial bid. He said the department was hoping to get two more bids. He said there was no direct threat to health and safety and never has been.

Mr. Loomis said this would be a vote on the contract and said the company should be included in the motion.

Mr. Wierzbicki said he would call the other companies and cancel their bids.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Public Works Director to proceed with a project to add piping and valves at the Hillside Tanks to increase our chlorine contact time for finished water treatment per NDEP and to enter into a contract with **Resource Development Corp.** in the amount not to exceed \$130,000.00 to do said work. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

14. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

15. DISCUSSION/NO POSSIBLE ACTION: Report of Public Works on the status of the roads in Storey County.

Mr. Wierzbicki said the department was full steam ahead on engineering and design of Electric Avenue. He said they also installed horse signs on SR 341. He thanked his staff for clearance of snow. In response to a question from Commissioner Mitchell, he said his staff will work on a user-friendly way to let people know when roads will be resurfaced in the county.

County Manager Austin Osborne said Farr West did an analysis of the roads, and that all roads will be done.

Public Comment: None

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

17. DISCUSSION ONLY/NO POSSIBLE ACTION: Consideration and possible approval of determination that continuation of the infrastructure tax is necessary for continued funding of infrastructure projects and if that determination is made possible approval of setting a public hearing to consider a new infrastructure tax expenditure plan for 10:30 a.m. on December 20, 2022, at the Storey County courthouse at 26 S. B Street in Virginia City, Nevada. The existence of the public hearing must be advertised in the local paper once a week for two consecutive weeks.

Comptroller McCain said this item determines the necessity to keep the tax, a quarter of 1 percent, which was imposed in 2000. She said that prior to expiration the BOC would have to determine if continuation of tax is necessary, and if so, a Public hearing must be held. This expires January 2024. She said that although a few projects no longer need funding, others will, and there is a need to continue the tax. She asked that the public hearing be set for Dec. 20.

Public Comment: None

Commissioner Mitchell said that although he would like to let the tax sunset, there was still a lot of work in the county to do.

Motion: I, Commissioner Mitchell hereby move to make the determination that continuation of the infrastructure tax is necessary and further move to set Dec. 20, 2022 at 10:30 a.m. at the Storey County Courthouse at 26 South B St., Virginia City, NV as the date, place and time for a public hearing on the consideration and possible adoption of a new plan for the expenditure of infrastructure tax revenues. I further authorize the County Clerk to advertise the existence of the public hearing in the local newspaper once a week for two consecutive weeks. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of first reading of Ordinance 22-322 regarding allocation of infrastructure tax revenues on infrastructure projects within the County pursuant to an adopted plan of expenditures.

Comptroller McCain said that we have several items that fit within NRS which can be funded with the infrastructure tax. She included sewer bond payments, water projects, road projects, the Lockwood substation and a community center. She said these are staff suggestions, but after the public hearing there may be others.

Deputy District Attorney Keith Loomis read the title of the ordinance into the record:

TITLE: AN ORDINANCE AMENDING STOREY COUNTY CODE SECTION 3.12.012 UPDATING THE PLAN OF PROJECTS FOR THE PROCEEDS OF THE INFRASTRUCTURE TAX AND PROVIDING FOR OTHER PROPERTY RELATED MATTERS.

Public comment: None

Motion: I, Commissioner Mitchell move to approve the first reading of the Ordinance 22-322 providing for the allocation of infrastructure tax revenue for infrastructure projects in Storey County. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of the Memorandum of Understanding (MOU) to the collective bargaining agreement between Storey County and Storey County Employees' Association AFSCME Local 4041 to add fully 100% Health Insurance coverage to eligible dependents for the purpose of maintaining competitiveness in the region for employee attraction and retention.

Human Resources Director Mitzi Carter said this MOU resolved issues of retention of county personnel and is in alignment with what was done with the Sheriff's Office.

Commissioner Mitchell asked about the fiscal impact, and Comptroller McCain said the heavy impact came when this was changed in the beginning, between \$30,000 and \$50,000.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve the MOU to add full health insurance coverage for dependents. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

20. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of an agreement for Storey County Administrative Policies and Procedures, Number 701, "Health Insurance Coverage" to amend the county contribution for dependent health insurance coverage to 100% in accordance with similar action taken for other

employee groups and for the purpose of maintaining competitiveness in the region for employee attraction and retention.

Ms. Carter said this was the same as the previous item, which changes the language to agree with other policies for the purpose of staff retention, except for language dealing with employees' dependents who have other insurance.

Commissioner Mitchell asked if this helped elected officials.

County Manager Osborne said the intent of changing the policies was to compete with other areas providing higher level of benefits. We try to keep management and staff similar. Not all appointees are management. If an appointee's spouse is not covered elsewhere, one would have to pay the added premium for the spouse to be covered under the current plan.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve amended health insurance coverage policy for dependents to 100 percent with the noted change retaining all the wording in the last paragraph under Section 2.5. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval for Task Order 49 with Farr West Engineering, relating to B Street Water Main Replacement, in the amount of \$321,826.00.

Mr. Wierzbicki said this cost covers engineering and other services from Farr West Engineering. The project would replace about 3,360 feet of pipe along B Street and includes hydrants and service lines and replaces old lines. It is a little over \$800,000. It would be paid for out of American Rescue Plan Act funds, then out of county funds from the infrastructure tax.

Public comment: None

Motion: I, Commissioner Mitchell move to approve Task Order 49 with Farr West Engineering, relating to B Street Water Main Replacement, in the amount of \$321,826.00. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

22. DISCUSSION ONLY/NO POSSIBLE ACTION: Discussion Only – Update on the application by Redwood Materials, Inc. to the Governor's Office of Economic Development (GOED) per NRS 360.880 for certain partial sales and use tax, real and personal property tax, state modified business tax, and for transferrable tax credits

per its proposed \$1 billion capital investment for their battery recycling property located at the Tahoe-Reno Industrial Center, Storey County, Nevada.

Mr. Osborne said this was an abatement project approved by the Governor's Office of Economic Development last week. Redwood Materials Inc. would be building \$1 billion in infrastructure in Storey County and they qualify for abatements of 75 percent for property tax for 10 years and 99 percent of sales tax for 15 years. Over 20 years this will provide \$38 million to the county and \$11 million to the Fire District. Sales tax will be \$6.3 million over 20 years and business license fees will be about \$4.2 million within a 10-year period. The county could see \$8.6 million, the Fire District \$2.8 million as $\frac{3}{4}$ sales tax items are not abated, with about \$2.1 million for each fund.

Public Comment: None

23. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible action: Access and Utility Easement Agreement to Storey County to allow for a future roadway connection of Pittsburgh Avenue to Ireland Drive. The easement is located on APN 005-051-48 which is owned by the Tahoe-Reno Industrial Center, LLC and is located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.

Commissioner Gilman recused himself as he has a pecuniary interest in TRI.

Planning Manager Kathy Canfield said this easement and utility easement would connect Ireland Drive and Pittsburgh Avenue. She said the applicant wants flexibility and there are two small properties that border it, so one solution is to move the access easement to the property line. It follows the effluent line and give a better flexibility to the developer. The county does not have concerns if there is a connection to Ireland Drive.

Public Comment – None

Motion: In accordance with the staff recommendation, I, Commissioner Mitchell move to approve the Access and Utility Easement Agreement to Storey County to allow for a future roadway connection of Pittsburgh Avenue to Ireland Drive. The easement is located on APN 005-051-48 which is owned by the Tahoe-Reno Industrial Center, LLC and is located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada. **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by 2-0 vote, with Commissioner Gilman abstaining.

24. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible action: Re-conveyance of ownership of approximately 700 linear feet of Electric Avenue to Tesla Inc, located adjacent to APNs 005-111-22, 005-091-42 and 005-012-05 within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, including

adopting Resolution No. 2022-663, the Written Offer of Conveyance and the Deed of Re-conveyance.

Ms. Canfield said this request for reconveyance of 700 feet of Electric Avenue. Two property owners who abut this land, Tesla and Eagle CPT2 LLC. Usually half goes to one side and half to the other, but the companies have been in discussion and Eagle CPT2 is OK with Tesla getting all of the land subject to their agreement letter. Tesla will pay the cost and Eagle CPT2 will receive an easement for their driveway. This portion of the road has been part of the TRI Payback Agreement and staff has worked with the comptroller to calculate the amount the county had paid for this and Tesla will be required to repay the county. There is a resolution associated with this, Resolution 22-663, and in order to do the reconveyance the county needs to find it is in the county's best interest to do it. It alleviates the cost of upkeep for this road.

Chris Riley of Tesla said he appreciated working with Eagle and the county.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell move to approve the re-conveyance of ownership of approximately 700 linear feet of Electric Avenue of which the exact dimensions will be confirmed with submittal a record of survey map, to Tesla Motors Inc, located adjacent to APNs 005-111-22, 005-091-42 and 005-012-05 within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, including adopting Resolution No. 2022-663, the Written Offer of Conveyance and the Deed of Re-conveyance. **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by 2-0 vote, with Commissioner Gilman abstaining.

25. DISCUSSION/POSSIBLE ACTION: Approval of second reading for a Home-Based Business License - Wakefield CMR, LLC. 1870 Harte Rd., Reno, NV 89521. Applicant is Karen Becker.

Sheriff Antinoro said that nothing has come up that would preclude them from having the license that they are seeking.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve the second reading for a Home-Based Business License for Wakefield CMR, LLC. 1870 Harte Rd., Reno, NV 89521. Applicant is Karen Becker. **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by 2-0 vote, with Commissioner Gilman abstaining.

26. DISCUSSION ONLY/NO POSSIBLE ACTION: For consideration and possible approval of business license second readings:

For consideration and possible approval of business license second 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. S Supply Chain Solutions Inc. – General / 2555 USA Parkway Ste. 100 ~ McCarran, 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.

27. PUBLIC COMMENT (No Action):

Kris Thompson praised the Mustang Ranch where they have an Angel Tree, and the women working at the brothel take the cards and go out and buy a gift for that child.

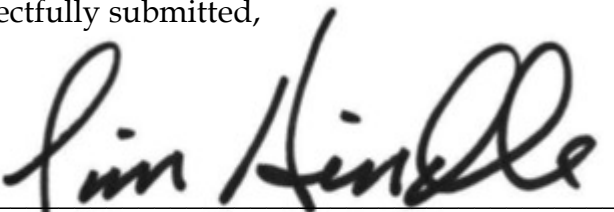
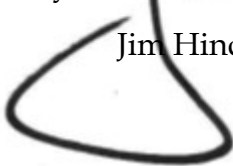
28. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

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

Respectfully submitted,

By: _____

Jim Hindle, Clerk/Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 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. Advantage Heating & Air Conditioning LLC – Contractor / 7665 Town Square Lane ~ Reno, NV
 - B. Engineered Structures, Inc. – Contractor / 330E. Louise Dr., Ste. 300 ~ Meridian, ID
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
- **Prepared by:** Ashley Mead

Department: **Contact Number:** 7758470966

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

December 26, 2022
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 03, 2023**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Advantage Heating & Air Conditioning LLC** – Contractor / 7665 Town Square Lane ~ Reno, NV
- B. Engineered Structures, Inc.** – Contractor / 330E. Louise Dr., Ste. 300 ~ Meridian, ID

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$1,238,382.19.
- **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:-APPKT04796 - correct Skretta py 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	11/25/2022	EFT	0.00	356.38	10353

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	1	1	0.00	356.38
	1	1	0.00	356.38

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

L. S. Smith
Processed & Submitted to Treasurer by Comptroller Admin

11/28/22
Date

Approved By:

[Signature]

Comptroller

12-19-22

Date

[Signature]
Treasurer

Deputy Clerk

12/5/22

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2022	356.38
			<u>356.38</u>



STOREY COUNTY

Check Register

Packet: APPKT04821 - 2022-12-02 WF BANK DRAFT cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 404295	WELLS ONE COMMERCIAL CARD	12/02/2022	Bank Draft	0.00	27,632.82	DFT0001286

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
Volded Checks	0	0	0.00	0.00
Bank Drafts	39	1	0.00	27,632.82
EFT's	0	0	0.00	0.00
	39	1	0.00	27,632.82

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Cory Y. Wood 11/30/2022
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

L. McCombs 12-19-22
Comptroller Date

Patricia A. Smith Deputy Clerk 12/5/2022
Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT04819 - 2022-12-02 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						
406510	SILVER STATE GOVERNMENT RELAT	12/02/2022	Regular	0.00	4,000.00	108622
100135	ALSCO INC	12/02/2022	Regular	0.00	207.55	108623
406619	AMAZON BUSINESS	12/02/2022	Regular	0.00	43.96	108624
401497	ANTINORO, GERALD	12/02/2022	Regular	0.00	540.00	108625
403651	ARC HEALTH AND WELLNESS	12/02/2022	Regular	0.00	1,400.00	108626
404420	ARCADIA PUBLISHING INC	12/02/2022	Regular	0.00	280.37	108627
406748	AT & T MOBILITY, LLC	12/02/2022	Regular	0.00	30,003.96	108628
99663	AT&T MOBILITY II LLC	12/02/2022	Regular	0.00	586.08	108629
405332	BATTLE BORN DIGIAL MEDIA AND M	12/02/2022	Regular	0.00	269.25	108630
405077	MACKAY MANSION	12/02/2022	Regular	0.00	174.00	108631
403671	WASHOE CLUB MUSEUM	12/02/2022	Regular	0.00	279.75	108632
99763	CANYON GENERAL IMPROVEMENT I	12/02/2022	Regular	0.00	1,008.00	108633
404500	CARSON DODGE CHRYSLER INC	12/02/2022	Regular	0.00	341.28	108634
404216	CARSON VALLEY OIL CO INC	12/02/2022	Regular	0.00	6,457.56	108635
406146	CHOLLAR MINE 1859, LLC	12/02/2022	Regular	0.00	1,413.00	108636
405519	CIGNA HEALTH & LIFE INSURANCE C	12/02/2022	Regular	0.00	19,641.29	108637
100654	CINDERLITE TRUCKING CORP	12/02/2022	Regular	0.00	879.48	108638
405134	CMC TIRE INC	12/02/2022	Regular	0.00	24,590.40	108639
99652	COMSTOCK CHRONICLE (VC)	12/02/2022	Regular	0.00	357.00	108640
404833	COMSTOCK FOUNDATION FOR	12/02/2022	Regular	0.00	168.00	108641
406406	COMSTOCK PROPANE	12/02/2022	Regular	0.00	6,111.22	108642
406317	FIREHOUSE SALOON & GRILL	12/02/2022	Regular	0.00	60.00	108643
406740	D&D ROOFING & SHEET METAL	12/02/2022	Regular	0.00	2,298.55	108644
406010	DEITZ MEDIA & MARKETING, LLC	12/02/2022	Regular	0.00	12,708.82	108645
406749	DELIVERY CONCEPTS	12/02/2022	Regular	0.00	115.36	108646
406163	DIVIDE GRAPHICS	12/02/2022	Regular	0.00	25.00	108647
406717	DONALDSON, NANETTE	12/02/2022	Regular	0.00	406.70	108648
406753	EAST BAY RESTAURANT SUPPLY, INC	12/02/2022	Regular	0.00	8,604.46	108649
101485	FERGUSON ENTERPRISES INC	12/02/2022	Regular	0.00	5,336.54	108650
405264	FIDELITY SEC LIFE INS CO	12/02/2022	Regular	0.00	230.18	108651
404117	FLEET HEATING & AIR INC	12/02/2022	Regular	0.00	220.00	108652
100826	FOURTH WARD SCHOOL MUSEUM	12/02/2022	Regular	0.00	94.50	108653
406402	GATES, BRIAN LEE	12/02/2022	Regular	0.00	732.00	108654
406696	TTG COMMUNICATIONS CO	12/02/2022	Regular	0.00	9,695.00	108655
103470	GREAT BASIN TERMITE & PEST CON	12/02/2022	Regular	0.00	75.00	108656
103470	GREAT BASIN TERMITE & PEST CON	12/02/2022	Regular	0.00	375.00	108657
406103	MISBEHAVEN FARMS, LLC	12/02/2022	Regular	0.00	630.00	108658
404394	GTP ACQUISITIONS PARTNERS, LLC	12/02/2022	Regular	0.00	1,216.30	108659
102983	USABUEBOOK	12/02/2022	Regular	0.00	401.06	108660
405490	HIGASHI-PIZZUTO, GRACE	12/02/2022	Regular	0.00	157.30	108661
405293	HIGHLAND ELECTRIC AND LIGHTING	12/02/2022	Regular	0.00	687.29	108662
403753	SKY FIBER INTERNET	12/02/2022	Regular	0.00	169.00	108663
102687	STRYKER SALES, LLC (DBA STRYKER I	12/02/2022	Regular	0.00	507.71	108664
406603	HUSTLER HYDRAULICS LLC	12/02/2022	Regular	0.00	206.81	108665
406707	AT&T ILLINOIS, AT&T WHOLESALE	12/02/2022	Regular	0.00	125.95	108666
404328	INTERCEPT INC	12/02/2022	Regular	0.00	703.00	108667
100978	INTERSTATE OIL CO	12/02/2022	Regular	0.00	2,647.40	108668
100885	IRON MOUNTAIN INFO MGT IN	12/02/2022	Regular	0.00	902.67	108669
403834	IT1 SOURCE LLC	12/02/2022	Regular	0.00	21,551.22	108670
103317	SILVER STATE INTERNATIONAL TRUC	12/02/2022	Regular	0.00	487.94	108671
406750	JONES PAINTING LLC	12/02/2022	Regular	0.00	2,750.00	108672
406514	KAIGAN, LLC	12/02/2022	Regular	0.00	85.00	108673
405263	KANSAS CITY LIFE INS CO	12/02/2022	Regular	0.00	1,144.35	108674
101040	L N CURTIS & SONS	12/02/2022	Regular	0.00	54.43	108675

Check Register

Packet: APPKT04819-2022-12-02 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101030	LIFE-ASSIST INC	12/02/2022	Regular	0.00	1,137.75	108676
404102	LIQUID BLUE EVENTS LLC	12/02/2022	Regular	0.00	2,900.00	108677
405548	LUMOS & ASSOCIATES, INC	12/02/2022	Regular	0.00	8,895.00	108678
404363	MA LABS INC	12/02/2022	Regular	0.00	935.34	108679
406755	MCCOY, EDWARD	12/02/2022	Regular	0.00	187.50	108680
403629	MIGAN, TAMARA	12/02/2022	Regular	0.00	47.97	108681
406600	NORTHWEST FIRE FIGHTER BENEFIT	12/02/2022	Regular	0.00	5,135.50	108682
406739	NOTT, DANA	12/02/2022	Regular	0.00	500.00	108683
99806	CONCENTRA MED CNTR/ADV SPCLS	12/02/2022	Regular	0.00	467.00	108684
404118	OPTUMINSIGHT INC	12/02/2022	Regular	0.00	326.25	108685
405127	O'REILLY AUTO ENTERPRISES LLC	12/02/2022	Regular	0.00	25.42	108686
403895	WAY IT WAS MUSEUM	12/02/2022	Regular	0.00	112.00	108687
404837	PIPER'S OPERA HOUSE	12/02/2022	Regular	0.00	27.00	108688
406657	PIZZUTO, CHRISTOPHER A	12/02/2022	Regular	0.00	110.87	108689
403329	PROTECTION DEVICES INC	12/02/2022	Regular	0.00	469.00	108690
406754	PROVOST, STEPHEN H	12/02/2022	Regular	0.00	120.00	108691
101521	RENO DRAIN OIL SERVICE	12/02/2022	Regular	0.00	100.00	108692
101515	RENO GAZETTE-JOURNAL	12/02/2022	Regular	0.00	25.00	108693
406378	ROADSAFE TRAFFIC SYSTEMS, INC.	12/02/2022	Regular	0.00	3,125.00	108694
200395	SAINT MARYS ARTCENTER INC	12/02/2022	Regular	0.00	10.00	108695
406751	SALMON, ROSS	12/02/2022	Regular	0.00	251.71	108696
406367	SHEPHERD SCOTT F.	12/02/2022	Regular	0.00	500.00	108697
405081	SHERMARK DISTRIBUTORS INC	12/02/2022	Regular	0.00	807.69	108698
404187	SHOAF, BRIAN ALLEN	12/02/2022	Regular	0.00	12.00	108699
102462	SIERRA ENVIRONMENTAL MONITOR	12/02/2022	Regular	0.00	1,346.00	108700
101630	NV ENERGY	12/02/2022	Regular	0.00	17,434.06	108701
	Void	12/02/2022	Regular	0.00	0.00	108702
101630	NV ENERGY	12/02/2022	Regular	0.00	273.03	108703
403234	TAHOE SUPPLY COMPANY LLC	12/02/2022	Regular	0.00	142.02	108704
101658	SPB UTILITY SERVICES INC	12/02/2022	Regular	0.00	3,634.00	108705
101745	ST CO WATER SYSTEM	12/02/2022	Regular	0.00	505.94	108706
405475	STAPLES BUSINESS ADVANTAGE	12/02/2022	Regular	0.00	170.81	108707
101335	STATE OF NEVADA, DEPT OF TAXAT	12/02/2022	Regular	0.00	210.79	108708
406494	ROY C STRALLA ATTORNEY AT LAW	12/02/2022	Regular	0.00	3,125.00	108709
403892	PONDEROSA MINE TOURS	12/02/2022	Regular	0.00	753.00	108710
403971	SYN TECH SYSTEMS INC	12/02/2022	Regular	0.00	457.60	108711
404752	TESLA INC	12/02/2022	Regular	0.00	100,976.92	108712
404615	THE ANTOS AGENCY	12/02/2022	Regular	0.00	6,825.00	108713
403225	TRI GENERAL IMPROVEMENT	12/02/2022	Regular	0.00	1,093.79	108714
406725	JOHNSON CONTROLS SECURITY SOL	12/02/2022	Regular	0.00	762.18	108715
406623	US FOODS INC	12/02/2022	Regular	0.00	3,616.38	108716
405735	VC TOURS LLC	12/02/2022	Regular	0.00	200.00	108717
403983	VCTC	12/02/2022	Regular	0.00	55.00	108718
406741	WAITE, ROBIN	12/02/2022	Regular	0.00	500.00	108719
406579	WASHOE COUNTY	12/02/2022	Regular	0.00	169.00	108720
103080	WATERS VACUUM TRUCK SERVICE	12/02/2022	Regular	0.00	250.00	108721
404295	WELLS ONE COMMERCIAL CARD	12/02/2022	Regular	0.00	27,632.82	108722
	Void	12/02/2022	Regular	0.00	0.00	108723
	Void	12/02/2022	Regular	0.00	0.00	108724
	Void	12/02/2022	Regular	0.00	0.00	108725

Check Register

Packet: APPKT04819-2022-12-02 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406752	WILLIAMSON, PHILIP	12/02/2022	Regular	0.00	353.57	108726

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	212	101	0.00	370,871.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	212	105	0.00	370,871.60

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Cory Y. Hurrell 12/1/2022
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

AM Cain 12-19-22
Comptroller Date

Deborah Deputy Clerk 12/1/22
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2022	370,871.60
			<u>370,871.60</u>



Pay Period: 11/21/2022-12/4/2022

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	2	2,714.05
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	187	426,299.39
Total	189	429,013.44

Processed & Submitted to Treasurer by Comptroller Admin

Date _____

Approved By:

Comptroller

Date _____

Treasurer

Date _____



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 12/09/2022 - 12/09/2022

Payment Date Range 12/09/2022 - 12/09/2022

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													
405424 - OPTUM BANK, MEMBER FDIC													
INV0017103	HSA Contributions	0.00	0.00	12/9/2022	001-29506-000	DFT0001287	12/9/2022	12,069.64	0.00	0.00	0.00	12,069.64	12,069.64
				9,632.98	020-29506-000		Insurances	9,632.98	0.00	0.00	0.00	9,632.98	9,632.98
					090-29506-000		Rds-Ins	8,565.59					
					130-29506-000		Wtr-Ins	571.41					
					230-29506-000		SWr-Ins	192.00					
							VCTC-Ins	153.98					
								150.00					
INV0017104	HSA Contributions	0.00	0.00	12/9/2022	250-29506-000	DFT0001288	12/9/2022	2,311.66	0.00	0.00	0.00	2,311.66	2,311.66
				2,311.66	290-29506-000		Fire-Ins	2,208.65					
							Fire-Ins	103.01					
INV0017105	HSA Contributions	0.00	0.00	12/9/2022	001-29506-000	DFT0001289	12/9/2022	125.00	0.00	0.00	0.00	125.00	125.00
				125.00			Insurances	125.00					
				Vendors: (1)				Total 01 - Storey County Vendors:					
								12,069.64	0.00	0.00	0.00	12,069.64	12,069.64
				Vendors: (1)				Report Total:					
								12,069.64	0.00	0.00	0.00	12,069.64	12,069.64

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

12/8/22

Processed & Submitted to Treasurer by Comptroller Admin

Approved By:

[Signature]
Comptroller

12-19-22

Date

[Signature]
Treasurer

12/15/22

Date



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 12/09/2022 - 12/09/2022

Payment Date Range 12/09/2022 - 12/09/2022

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Account Name	Amount	Shipping Dist Amount	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors													
404300 - INTERNAL REVENUE SERVICE													
INV0017128	Medicare	0.00	0.00	12/9/2022	001-29503-000	DFT0001290	12/9/2022	77,816.79	0.00	0.00	0.00	77,816.79	77,816.79
				14,885.62			Medicare	14,885.62	0.00	0.00	0.00	14,885.62	14,885.62
INV0017129	Social Security	0.00	0.00	12/9/2022	001-29505-000	DFT0001291	12/9/2022	992.10	0.00	0.00	0.00	992.10	992.10
				992.10			Social Security	992.10					
INV0017130	Federal Income Tax w/held	0.00	0.00	12/9/2022	001-29501-000	DFT0001292	12/9/2022	61,939.07	0.00	0.00	0.00	61,939.07	61,939.07
				61,939.07			Federal w/holding	61,939.07					
Vendors: (1)								Total 01 - Storey County Vendors:					
								77,816.79	0.00	0.00	0.00	77,816.79	77,816.79
Vendors: (1)								Report Total:					
								77,816.79	0.00	0.00	0.00	77,816.79	77,816.79

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Submitted
 Processed & Submitted to Treasurer by Comptroller Admin

Date
 12/8/22

Approved By:

[Signature]
 Comptroller

Comptroller

Date

12-19-22

[Signature]
 Deputy Clerk

Treasurer

Date

12/12/22



STOREY COUNTY

Check Register

Packet: APPKT04830 - 2022/12/09 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	12/09/2022	EFT	0.00	60,417.00	10356

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	60,417.00
	2	1	0.00	60,417.00

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Luigi Sams *12/8/22*
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

AMC *12-19-22*
Comptroller Date

[Signature] *Deputy Clerk* *12/12/22*
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2022	60,417.00
			<u>60,417.00</u>



STOREY COUNTY

Check Register

Packet: APPKT04828 - 2022-12-09 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	12/09/2022	EFT	0.00	96,115.37	10354
404639	VOYA RETIREMENT INS	12/09/2022	EFT	0.00	9,145.48	10355
300003	AFLAC	12/09/2022	Regular	0.00	974.59	108727
300008	AFSCME LOCAL4041	12/09/2022	Regular	0.00	487.75	108728
405610	CALIFORNIA STATE DISBURSEMENT	12/09/2022	Regular	0.00	388.15	108729
405519	CIGNA HEALTH & LIFE INSURANCE C	12/09/2022	Regular	0.00	107,438.74	108730
300001	COLONIAL LIFE & ACCIDENT INS CO	12/09/2022	Regular	0.00	103.38	108731
404704	NATIONWIDE	12/09/2022	Regular	0.00	118.60	108732
405264	FIDELITY SEC LIFE INS CO	12/09/2022	Regular	0.00	1,077.92	108733
405263	KANSAS CITY LIFE INS CO	12/09/2022	Regular	0.00	6,353.57	108734
406598	MICHIGAN STATE DISBURSEMENT L	12/09/2022	Regular	0.00	599.31	108735
300011	NEVADA STATE TREASURER	12/09/2022	Regular	0.00	2.00	108736
406600	NORTHWEST FIRE FIGHTER BENEFIT	12/09/2022	Regular	0.00	34,184.43	108737
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	12/09/2022	Regular	0.00	774.00	108738
300010	STATE COLLECTION & DISBURSEMEI	12/09/2022	Regular	0.00	96.54	108739
300006	STOREY CO FIRE FIGHTERS ASSOC	12/09/2022	Regular	0.00	1,560.00	108740
300005	WASHINGTON NATIONAL INS	12/09/2022	Regular	0.00	532.89	108741
300002	WESTERN INSURANCE SPECIALTIES	12/09/2022	Regular	0.00	251.80	108742

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	34	16	0.00	154,943.67
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	2	0.00	105,260.85
	40	18	0.00	260,204.52

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Lucy Dennis 12/8/22
Processed & Submitted to Treasurer by Comptroller Admin Date


Approved By:

LMC 12-19-22
Comptroller Date

Deputy Clerk 12/12/22
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2022	260,204.52
			<u>260,204.52</u>

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/3/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and possible approval of appointments to serve on state, county, and regional boards and committees for the 2023 calendar year.
- **Recommended motion:** I (commissioner) motion to approve the appointments recommended by staff in the enclosure herewith to serve on state, county, and regional boards and committees for the 2023 calendar year.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 7758470968

- **Staff Summary:** Each year the board appoints representatives to serve on boards and committees of interest to Storey County.
- **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

List of Storey County Board and Committee Appointments for 2023

1. Legislative Representative – Clay Mitchell and Austin Osborne with others, including department heads and staff as needed
2. Nevada-NACO – Jay Carmona with Lance Gilman as alternate.
3. Nevadaworks – Lance Gilman with ~~Austin Osborne~~ Lara Mather as alternate
4. Friends of Storey County Senior Center Board – Lance Gilman
5. Storey County Safety Committee – ~~Jeff Holman~~ Chris Hannum, Committee Chair
6. Comstock Cemetery Foundation Board – ~~(vacant until MOU completed)~~ Honey Menefee
7. Carson Water Subconservancy District – Jim Hindle with Austin Osborne as alternate
8. State Land Use Planning Advisory Council (SLUPAC) – Kathy Canfield
9. Natural Resources Conservation Services (NRCS/USDA) – Kathy Canfield
10. Washoe-Storey Conservation District – Kathy Canfield
11. Truckee River Flood Management Authority, Technical Advisory Committee – Lance Gilman with Kathy Canfield as alternate
12. Comstock Historic District Commission – Clay Mitchell
13. Nevada Commission for the Reconstruction of the V&T Railway – Clay Mitchell
14. Saint Mary's Art Center – Jay Carmona
15. Historic Fourth Ward School and Museum Board – Jay Carmona
16. Economic Development Authority of Western Nevada (EDAWN) – Austin Osborne
17. Western Nevada Development District (WNDD) (Elected official seat) – Clay Mitchell
18. Western Nevada Development District (WNDD) (Appointed official seat) – Honey Menefee
19. Northern Nevada Development Authority (NNDA) (elected official seat) – Clay Mitchell
20. Northern Nevada Development Authority (NNDA) (appointed official seat) – Lara Mather
21. Storey County Wildlife Advisory Board – Rob DuFresne, Greg Hess Sr., Greg "Bum" Hess, Casey Kelly, and Rich Bacus
22. Virginia City Tourism Commission: Paul Hoyle (hotel representative); Ron Gallagher (at-large representative); Angelo Petrini (business district representative); A. Perry (motel representative); and Jay Carmona (county commission representative).

Notes:

1. Friends of Storey County Senior Center, a non-profit 501(C)(3), will accompany and provide grant assistance and other support to Storey County Senior Services.
2. Before a County Manager position was created in Storey County, the board members would oversee certain departments of the county directly. This oversight may no longer be necessary with a County Manager now overseeing all appointed departments, and, therefore, a board member representative for Public Works is not assigned at this time. Also, the Fire District is overseen by the Fire District Chief, and that appointed Chief is overseen by the Fire District Board. Therefore, the same is represented for the Fire District list.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

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

Department:

Contact Number: 7758471144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. The previous Precinct 2 planning commissioner had to resign the position based on obtaining employment with Storey County. This position will replace the previous person and will serve the remaining appointment time. This position appointment will expire on December 31, 2025.
- The planning commissioner vacancy was posted according to policy and NRS. Two letters of interest were received and interviews were conducted. Both applicants show an impressive background. Their interest in serving our community is appreciated. Based on qualifications and experiences, staff recommends the appointment of Lee Sterrett to fulfill the remaining time for the Precinct 2 planning commissioner position, expiring on December 31, 2025.
- **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 PUBLIC NOTICE
PLANNING COMMISSIONER POSTING
Precinct 2 (Virginia City/Gold Hill)

Position: Storey County Planning Commissioner to represent Precinct 2 (Virginia City/Gold Hill).

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

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

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

Closing Date: This position will remain open until filled. Letters of interest must be received in the Human Resources Office located at 26 South B Street, 1st Floor, Virginia City, NV, 89940. Please contact 775.847.0968 for further questions.

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County Commissioners will consider letters of interest at an upcoming regularly scheduled meeting. Applicants may be asked to speak and should attend if possible.

Storey County is an Equal Opportunity Employer. Posting dates: 09/06/2022 – Open Until Filled

R. Lee Sterrett [REDACTED]

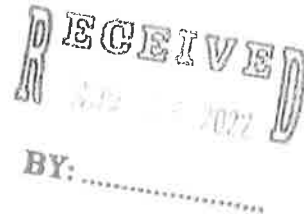
Page 1 of 2

November 14, 2022

Storey County
PO Box 176,
Virginia City, NV 8944

Attn Human Resources

Re: Planning Commissioner Posting



I am submitting a letter of interest in the position of Planning Commissioner for Precinct 2. I live at 351 South D Street, Virginia City, Nevada. I have been a resident of Nevada since the fall of 1977 and Storey County since late in 2003.

Much of my working career has been with contractors in the management of heavy construction contracts. I have worked for several contractors, in several states and held a number of positions including Scheduler, Cost Control Manager Estimator, Office Manager, Project Engineer and Project Manager. I have worked on 4 projects in Nevada:

Project Engineer for the 4 segmental flyover ramps on the Las Vegas Spaghetti Bowl.

Assistant Project Manager for the Las Vegas Monorail Design Build Contract.

Assistant Project Manager on the I-580 Galena Creek Bridge Contract.

Project Control Manager for widening 5.5 miles of I-15 from the Spaghetti Bowl North on a design build contract,

As Granite's Assistant Project Manager for the Las Vegas Monorail my duties included managing the permitting process, negotiations with property owners and developing easement documents. The Use Permit was in place before I came to the project however final design was just underway. The project was divided into 14 physical sections and several subsections. Each section required an Offsite Improvement Permit from Public Works which included approval by the Traffic Department, Fire Department, Las Vegas Water District and Sanitation District. Each section also required one or more Building Permits signed by Zoning, a different division of the Fire Department, Las Vegas Water District, Sanitation District and the Building Department internal disciplines. During the course of the project there were over 130 submittals. Timing was often critical to the construction schedule and to expedite the process I often hand carried the documents between the various participants including Clark County agencies. Garrett TerBerg a Clark County Principal Planner was assigned to the project and I coordinated with him along with several of the permit design reviewers. Garrett also scheduled the action on the agenda's of the Town Advisory Boards, Planning Commission and Clark County Board Of Commissioners. Although we were usually on the consent agenda I attended most of the meetings.

I have researched various portions of the Nevada Revised Statutes but only briefly reviewed NRS Chapter 278 Planning and Zoning although with my interest in the Planning Commission I have initiated a more in depth study. I am also aware of the Master Plan but in the past my

primary interest has been in the Comstock Area.

When I first moved to Virginia City I attended some of Planning Commission and County Commission meetings and was pleased to find that they were more open and community oriented than what I experienced in Clark County where the volume of business seemed to result in a lack of consideration and minimum discussion.

I am now retired and believe that I can provide a service to the Storey County Community as a Planning Commissioner by helping to preserve the life style we enjoy, while feeling a sense of accomplishment in what I am contributing.

Thank you for the opportunity to be considered.

Sincerely

A handwritten signature in cursive script that reads "R Lee Sterrett". The signature is written in dark ink and is positioned above the printed name.

R. Lee Sterrett

I am interested in applying for the position of Planning Commissioner for Storey County Precinct 2 (Virginia City/Gold Hill) as per the announcement posted on the Storey County employment website on 9/6/2022. My permanent address is [REDACTED] in Virginia City, which establishes eligibility.

My interest in the position is based on a desire to contribute to the general welfare of the community in which I live, and to participate in the decision-making processes which shape the county. My career has included a diverse range of technical positions which provided experience that might prove beneficial to the County.

Education:

- Graduate degree in Geographic Information Systems (GIS) in 2021 from the Manchester Metropolitan University.
- Undergraduate degree program in Geological Engineering at the Montana College of Mineral Science and Technology, now the Montana Technological University, located in Butte, Montana. Courses included graduate level classes in mineralogy, petrology, and industrial minerals.
- Associate Degree in Construction Engineering Drafting from the Dean Institute of Technology, now Rosedale College, located in Pittsburgh, Pennsylvania.

Employment:

- Currently employed as a Right-of-Way agent for the Nevada Department of Transportation (NDOT) Utilities Section.
- Self-employed for the past eighteen years primarily as a water rights contractor/consultant in the State of Nevada (Western Water Research & Mapping, History Mapping Services). Water rights in my practice consists of extensive work with NRS chapters 532 through 544, research into state and federal water decrees, real estate title, survey mapping, field work (water measurements, drone mapping, surveying), GIS and CAD mapping, and meetings with clients.
- Major clients include:
 - ❖ US Fish & Wildlife - acquisitions and transfer of water rights through the Nevada Division of Water Resources (NDWR). Task typically involve due diligence analysis of water rights prior to purchase, and the development of survey maps to transfer water rights to the Stillwater Wildlife Refuge. As a sole source provider have orchestrated the successful transfer of over 11,000 acres of water rights to the Stillwater National Wildlife Refuge;
 - ❖ City of Fernley – development of a water rights GIS mapping program to evaluate water rights dedications to the City;
 - ❖ Washoe County – research and mapping for water rights transferred to Pyramid Lake in accordance with the Water Quality Settlement Agreement;
 - ❖ Various water right analysis and transfer projects for local Tribes, including the Pyramid Lake Paiute Tribe, Fallon Paiute Shoshone Tribe, and the Shoshone-Paiute Tribes;
 - ❖ Desert Research Institute – research, mapping and analysis of historic water rights in the Walker River Basin, and co-author of research paper “Development and Testing of a Decision Support Tool in Support of Water Right Acquisitions in the Walker River Basin”;
- TEC Engineering (2000 – 2004) – Water right analysis and mapping for various clients in Western Nevada and Northern California. Activities included: research and implementation of water right

transfers for sales and building dedication; development of water rights adjudications; field investigation of irrigated lands; legal and title document research; and GIS mapping and analysis.

- Nevada Division of Water Resources/Nevada State Engineer's Office (1995-2000) - Compiled adjudication maps for federal water right decrees in Western Nevada. Activities involved: research for spatial data collection; legal document research; interpreted and mapped place of use areas using AutoCAD; development of a water rights database; field investigations of irrigated lands; developed database for decreed water rights; and compiled final water right maps which were signed by federal and state authorities.
- Exploration geologist (1990-1995) Exploration and mine geologist for various hardrock precious metals projects in Montana, Idaho, Utah, California and Nevada. Activities included: supervised field sampling crews; supervised drilling programs; and logged reverse circulation cuttings and core in various terrains.
- Mine geologist (1986-1990) for a UK-based mining/exploration company which acquired portions of the former Anaconda Copper properties in Butte, Montana. After the properties were secured, it was necessary to assess the several buildings of records left by Anaconda which documented the operation. I was placed in charge of organizing, cataloging, and managing the archive. Once the archives were established, I was the company's representative to contractors, government agencies, and land owners.

Throughout my career I have been involved in various public services projects. During this summer I have been working with the Millersburg Historical Society in Millersburg, Pennsylvania on a reconstruction of a historic canal and railroad complex which was located in what is now one of their borough parks. I worked with the historical society members, university researchers, and local government on a history day event which was held in September, and provided a set of posters with a historical reconstruction of the borough from the late 1800's. All work was donated *pro bono*.

Thank you for considering me on the Planning Commissioner position. I will make myself available at your convenience and look forward to your call to arrange a time. Thank you for your time and consideration.

Sincerely,

Andrew E. Stroud

Andrew E. Stroud
Research/mapping Specialist
Owner

andrew@westernwaterresearch.com
<http://www.westernwaterresearch.com/>

Western Water Research & Mapping

PO Box 222
Virginia City, NV 89402-0222
(775) 771-1000



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of a January 03, 2023 – June 30, 2024, agreement between Storey County and the Comstock Cemetery Foundation (CCF) for budget funding to the CCF to perform certain cemetery obligations established in the 2022 memorandum of understanding between the parties, and other properly related matters.
- **Recommended motion:** I (commissioner) motion to approve a January 03, 2023 – June 30, 2024, agreement between Storey County and the Comstock Cemetery Foundation (CCF) for budget funding to the CCF to perform certain cemetery obligations established in the 2022 memorandum of understanding between the parties, and other properly related matters.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** A 99-year memorandum of understanding was approved by the board in November of 2022 facilitating a structured relationship between Storey County and the Comstock Cemetery Foundation for appropriate accounting and administration, records management, funding, coordinated oversight and strategic planning, site security, and risk management as related to modern burials, funding, administration, historic preservation, and enhancement of the Silver Terrace Cemeteries and Gold Hill Cemetery within appropriate jurisdictional allowances.
- The proposed operating agreement will establish a funding mechanism for the CCF to fulfill certain obligations set forth in the MOU. Budgetary procedures and approvals under this agreement will be applied to the CCF each year similarly as they are for other county departments, elected offices, and county-supported organizations.
- A one-year initial contract term is hereby proposed. A successor agreement with a longer term may be proposed toward the end of the initial contract period.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending budget
- **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

AGREEMENT

This Agreement is made by and between the Comstock Cemetery Foundation, (CCF) a 501(c)(3) charitable foundation and Storey County (County), a political subdivision of the State of Nevada and is effective as of the date last executed by the duly authorized representatives of the parties to this Agreement.

BACKGROUND

Thee CCF is a non-profit foundation formed in 1999 for the purpose of preserving and protecting the historic cemeteries in in Virginia City and Gold Hill. Storey County has assisted in the CCF's endeavors over the years. The nature of the services and assistance has been unclear. Accordingly, the parties to this agreement recently approved and executed an agreement (Prior Agreement) setting forth the terms, conditions, and responsibilities that promote preservation, protection, and management of the historic cemetery lands located within the Virginia City National Historic Landmark and the borders of Storey County. By this agreement CCF is responsible for daily operations of the cemeteries including all site and facilities preservation activities, maintaining the infrastructure within the boundaries of the Silver Terrace Cemeteries and the Gold Hill Cemetery, maintaining financial records and complying with other legal requirements pertinent to non-profit entities and is responsible for managing requests for burials within the historic cemeteries devoted to independent organizations such as the Freemasons, Catholics, Odd Fellows and others. In performing these responsibilities, the CCF is supported by donations. It also receives burial fees which it is entitled to retain so long as the proceeds are used for the responsibilities set forth in the Prior Agreement. It may also collect fees from other uses of the cemeteries. The CCF is authorized to apply for grants form the County for its activities in the same manner and with the same limits as are applicable to

other non-profit entities seeking grant funds. It is recognized, however, that the donations, grant funds and fee revenues received by the CCF may not be sufficient to meet the costs of complying with CCF's responsibilities under the Prior Agreement. County is willing to assist CCF in meeting the costs of its responsibilities for a trial period of one year.

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. CCF shall submit to County a proposed budget that it believes will cover its expenses for performing the obligations set forth in the Prior Agreement to the Storey County Comptroller. These expenses will not include the cost of paying for water, sewer, electrical, internet and other utilities to serve the Silver Terrace Cemeteries and visitor center and the Gold Hill Cemetery as these costs are borne by all other non-profit-entities utilizing County buildings and facilities. The proposed budget shall include categories of proposed expenses and their amounts. The CCF and the Storey County Comptroller will meet to go over the proposed budget and attempt to reach an agreement as to the reasonableness of the proposed budget. If agreement is reached, the amount of the proposed budget will be submitted to the Board of County Commissioners for possible approval. If an agreement cannot be reached, the CCF may submit the amount of its proposed budget to the Board of County Commissioners along with a statement from the Comptroller as to why an agreement could not be reached. The Board of County Commissioners, after considering the amount of the proposed budget and the statement as to why an agreement could not be reached, may approve the amount of the proposed budget submitted by the CCF or a lesser amount or decline to approve any amount at all.
2. If the Board of County Commissioners approves an appropriation for the CCF, that amount shall be paid to the CCF on a monthly basis as invoices for the expenditures set

forth in the budget as approved by the Board of County Commissioners are submitted to the Comptroller.

3. By the month of December, following the approval of an amount for a proposed budget, the CCF and County shall review the progress of proceedings under this agreement and make any amendments to this agreement that the parties can agree will make the process of assisting the CCF in covering the costs of its obligations under the Prior Agreement work more smoothly (the Subsequent Agreement). The Subsequent Agreement will be submitted to the Board of County Commissioners for possible approval. If approved, the CCF will submit its annual budget request to the County in the same time-frame and format as are the budget requests of other County departments. If a Subsequent Agreement fails to materialize, the agreement will expire on June 30, 2024.
4. The Subsequent Agreement shall remain in effect for so long as the Prior Agreement remains in effect. Either party, however, may terminate the Subsequent Agreement at any time and for any reason upon 60 days notice to the other.
5. This Agreement constitutes the entire agreement of the parties and, as such, is 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 otherwise expressly authorized by the terms of this Agreement or the Subsequent Agreement, no modification or amendment to this Agreement or the Subsequent 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 as to form and the Board of County Commissioners.

6. The parties are associated with each other only for the purposes and to the extent set forth in this Agreement and the Prior Agreement. Each party is and shall be a public agency or nonprofit corporation separate and distinct from the other party and each 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.

7. 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

By: _____
Judith Allen, Vice President

DRAFT



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to proclaim January 2023 “National Radon Action Month” in Storey County.
- **Recommended motion:** I (commissioner), move to approve the proclamation of January 2023 as “National Radon Action Month” in Storey County.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 7758470986

- **Staff Summary:** January is National Radon Action Month (NRAM). In recognition of NRAM, University of Nevada, Reno Extension’s Radon Education Program, in conjunction with the EPA and CDC, supports efforts to encourage all Storey County residents to test their homes for radon. Free test kits are available at the UNR Extension at 4955 Energy Way in Reno, from 8 a.m. to 5 p.m. Monday through Friday, January 1st through February 28th.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

NATIONAL RADON ACTION MONTH

Proclamation by Storey County, Nevada

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

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

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

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

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

NOW, THEREFORE, We, the Storey County Board of Commissioners, do hereby proclaim January 2023, as

“NATIONAL RADON ACTION MONTH” In Storey County, Nevada

ADOPTED this **3rd** day of **January 2023**

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian “Jay” Carmona, Chairman

ATTEST:

Jim Hindle
Storey County Clerk/Treasurer



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Update, discussion, and provide direction to the Fire Chief and appropriate Fire District Staff along with professional services, regarding BDRs and bills proposed or anticipated in the 2023 Nevada Legislative Session, and other properly related matters.
- **Recommended motion:** I (Fire Commissioner) motion to direct the Fire Chief and appropriate district staff along with professional services to continue appropriate research, analyses, and action on BDRs and bills in the Nevada legislature which will best protect and represent the district.
- **Prepared by:** Jeremy Loncar

Department: **Contact Number:** 775-847-0954

- **Staff Summary:** Legislative matters will include, but not be limited to, BDR 859 Revising provisions governing emergency medical services and other legislative matters affecting fire and emergency services within Nevada.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of Fire Commissioners

Agenda Action Report

Meeting date: 1/3/2023

Estimate of time required: 15 Minutes

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

1. **Title:** Update, discussion, and provide direction to the Fire Chief and appropriate Fire District Staff along with professional services, regarding BDRs and bills proposed or anticipated in the 2023 Nevada Legislative Session, and other properly related matters.
2. **Recommended motion:** I (Fire Commissioner) motion to direct the Fire Chief and appropriate district staff along with professional services to continue appropriate research, analyses, and action on BDRs and bills in the Nevada legislature which will best protect and represent the district.

3. Prepared by: Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. Staff summary: Legislative matters will include, but not be limited to, BDR 859 Revising provisions governing emergency medical services and other legislative matters affecting fire and emergency services within Nevada.

5. Supporting materials:

6. Fiscal impact:

Funds Available:

Fund:

_____ Comptroller

7. Legal review required:

__ District Attorney

8. Reviewed by:

__JL__ Fire Chief

9. Board action:

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. _____



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Report of Public Works Department regarding roads and highways in Storey County.
- **Recommended motion:** No action.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 7758470968

- **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.
- **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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/3/2023 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. Accent Specialty Inc. – Contractor / 994 Glendale Ste. 3 ~ Sparks, NV
- B. Evolution Industries – Contractor / 2775 Hwy 40 West ~ Verdi, NV
- C. Jackson Unlimited LLC – Contractor / 989 Rubio Way ~ Gardnerville, NV
- D. Lippert Chuckwagon LLC – Food Truck / 294 Andrea Way ~ Fernley, NV
- E. Wickware LTD – Contractor / 1810 Lake Ave ~ Silver Springs, 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: Jim Hindle, Clerk's office
Austin Osborne, County Manager

December 26, 2022
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 03, 2023**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Accent Specialty Inc.** – Contractor / 994 Glendale Ste. 3 ~ Sparks, NV
- B. Evolution Industries** – Contractor / 2775 Hwy 40 West ~ Verdi, NV
- C. Jackson Unlimited LLC** – Contractor / 989 Rubio Way ~ Gardnerville, NV
- D. Lippert Chuckwagon LLC** – Food Truck / 294 Andrea Way ~ Fernley, NV
- E. Wickware LTD** – Contractor / 1810 Lake Ave ~ Silver Springs, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/3/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Correspondence

- **Title:** Correspondence including Fulcrum Bioenergy press release and letter to Governor's Office of Economic Development.
- **Recommended motion:** No action.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 7758470968

- **Staff Summary:** General correspondence.
- **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



NEWS RELEASE

Fulcrum BioEnergy Successfully Produces First Ever Low-Carbon Fuel from Landfill Waste at its Sierra BioFuels Plant

Commercial-scale breakthrough changes the way the world will look at trash and paves the way to making meaningful contributions to addressing climate change

Landmark achievement expected to spur global development of waste-to-fuels plants aimed at producing 400 million gallons of SAF annually to help decarbonize aviation industry

PLEASANTON, CALIF – DECEMBER 20, 2022 – [Fulcrum BioEnergy, Inc.](#), a clean energy company pioneering the creation of renewable, drop-in transportation fuels from landfill waste, today announced that it has successfully produced a low-carbon synthetic crude oil using landfill waste as a feedstock at its Sierra BioFuels Plant, the world's first commercial-scale landfill waste-to-fuels plant. This significant achievement positions Fulcrum as a renewable fuels leader producing and selling net-zero carbon fuel and addresses climate change by supporting the aviation industry's goals to reduce lifecycle greenhouse gas emissions.

"This accomplishment is a watershed moment for Fulcrum and opens the door for our plans to transform landfill waste around the world into a low-carbon transportation fuel in a way that will have a profound environmental impact," said Eric Pryor, Fulcrum's President and Chief Executive Officer. "After more than a decade of dedication and perseverance, successfully creating a low-carbon fuel entirely from landfill waste validates the strength of our process and our partners' unwavering belief in and support for our business model. As we continue to work to address global environmental challenges and advance our development program, we aim to replicate our success at Sierra with cost-efficient net-zero carbon plants nationally and ultimately around the globe."

An Accomplishment for The Broader Industry and World

This milestone comes as the world has convened on emissions reductions goals, the Biden Administration has prioritized the development of lower-carbon transportation methods and the aviation industry has set its sights on net-zero carbon emissions by 2050. Fulcrum is committed to supporting these objectives and has entered into [strategic partnerships](#) with major airlines and other offtake partners to purchase its renewable fuel. By producing a synthetic crude oil product, which can then be further refined into sustainable aviation fuel ("SAF"), Fulcrum has demonstrated its process and is preparing to supply its strategic partners with SAF that it expects will be net-zero carbon when compared on a lifecycle basis to traditional petroleum-based jet fuel.

"This is a significant accomplishment for Fulcrum and the aviation industry," said United Airlines Ventures Managing Director Andrew Chang. "United has led with bold action to fight climate change, including committing to net-zero carbon emissions by 2050 without relying on traditional carbon offsets, and investing in more sustainable fuel production than any other airline globally. We look forward to advancing our collaboration with Fulcrum to increase the supply of sustainable aviation fuel."

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With the recent passage of the Inflation Reduction Act (“IRA”), the U.S. government has made clear its newfound support for the domestic growth of SAF as a clean alternative to standard fuel. “We applaud the passage of the IRA, which will foster industry growth and innovation to supply SAF. We’re thrilled to contribute to the White House’s Grand Challenge of producing at least three billion gallons of SAF by 2030,” added Pryor.

Fulcrum’s Cutting Edge, Unique Process and Unparalleled Facilities

Fulcrum has spent more than a decade and significant capital developing an [innovative process](#) for transforming a true waste product into a valuable low-carbon transportation fuel for the aviation industry. Fulcrum expects to utilize a standardized, scalable, low-cost approach for larger future projects replicating the successful process at Sierra, which is backed by patents and capitalizes on the intellectual property developed by the Company in its engineering and start-up operations of this first-of-its-kind plant.

“Fulcrum has successfully demonstrated a groundbreaking technological achievement that will have far-reaching implications for clean energy around the globe. We are proud to not only be an investor but also a strategic partner as we explore bringing Fulcrum’s patented and proprietary waste-to-fuel process to the APAC region together,” said Dongsoo Kang, head of SK Innovation’s portfolio division.

“This is a tremendous and exciting accomplishment for Fulcrum and is also very important for Cathay to reach its commitment for using 10% sustainable aviation fuel by 2030. As Fulcrum’s first airline investor and fuel offtake partner, we look forward to using SAF produced by Fulcrum very soon. We are confident that this milestone will help open up more SAF production capacity in Asia and around the world,” said Grace Cheung, Group Head of Sustainability & Corporate Responsibility at Cathay Pacific Airways.

The Company has identified and is making progress on its planned growth program, which Fulcrum expects will have the capacity to produce approximately 400 million gallons of net-zero carbon transportation fuel annually. The Company’s [development program](#) includes the Centerpoint BioFuels Plant in Gary, Indiana, the Trinity Fuels Plant in the Texas Gulf Coast region and the NorthPoint project in the United Kingdom.

About Fulcrum

Based in Pleasanton, California, Fulcrum is leading the development of a reliable and efficient process for transforming waste into net-zero carbon transportation fuels, including sustainable aviation fuel and diesel. The Company’s innovative process, which utilizes landfill waste as a feedstock, is expected to reduce greenhouse gas emissions by approximately 100% compared to traditional fuel production, contributing to the aviation industry’s carbon reduction goals.

Beginning with the Sierra BioFuels Plant, Fulcrum’s plants will provide customers with low-carbon transportation fuel that is competitively priced with traditional petroleum fuel. The Company is advancing on its large commercial growth program of net-zero carbon waste-to-fuels plants across North America and in select international markets with a planned production capacity of approximately 400 million gallons per year. Fulcrum, a privately held company, has aligned itself and entered into strategic relationships with industry leaders in the waste, aviation and energy sectors to further strengthen and accelerate the Company’s patented and proprietary approach to commercially producing large volumes of renewable fuel from landfill waste. For more information, please visit www.fulcrum-bioenergy.com.

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Lance Gilman, Commissioner

Austin Osborne, County Manager

December 22, 2022

Michael Brown, Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Avenue, Suite 5400
Las Vegas, NV 89101

Re: NNDA Lead for New Prospective Company

Director Brown:

Please accept Storey County's support for Northern Nevada Development Authority (NNDA) maintaining its lead role attracting and landing a company planning to develop facilities at the Tahoe-Reno Industrial Center in Storey County and in another county, both within NNDA's jurisdiction.

We are currently unable to disclose the subject company's name; however, we understand that your office has knowledge of this company and its intentions to locate to northern Nevada.

Storey County, NNDA, and service providers in the area have worked together for several years locating suitable land, planning infrastructure, and developing other preliminary plans to ensure this company's smooth and successful transition to our area.

Thank you for your consideration in our request. Please do not hesitate to reach us anytime with any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Austin Osborne", is written over a horizontal line.

Austin Osborne
Storey County Manager

C.c.: Jeff Sutich, NNDA Executive Director
Bob Potts, GOED Deputy Director
Board of Storey County Commissioners