



Board of Storey County Commissioners Agenda Action Report

Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the March 7, 2023 meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Brandie Lopez

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

- **Staff Summary:** See attachment
- **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: 3/7/2023 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 January 3, 2023 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

02/07/2023 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK-TREASURER

Roll Call: Commission Chairman Jay Carmona, Commission Vice-Chair Clay Mitchell, Commissioner Lance Gilman, County Manager Austin Osborne, Deputy District Attorney Keith Loomis, Sheriff Mike Cullen, Recorder Dru McPherson, Comptroller Jennifer McCain, IT Director James Deane, Fire Chief Jeremy Loncar, Public Works Director Jason Wierzbicki, Operations and Project Manager Mike Northan, Communications Director Becky Parsons, Business Development Manager Lara Mather, Community Relations Director Honey Menefee, Community Development Director Pete Renaud, Senior Center Director Stacy York

1. CALL TO ORDER REGULAR MEETING AT 10:00 AM

Commissioner Carmona called the meeting to order at 10:03 AM

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Agenda for the February 7, 2023, meeting.

County Manager Austin Osborne requested that Item #14 on the agenda be moved to after #5 on the Consent Agenda.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Feb. 7, 2023, agenda as with noted changes. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

4. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the Minutes from the January 3, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from the Jan. 3, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

5. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the Minutes from the January 6, 2023, Special Meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from the Jan. 6, 2023, special meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. **CONSENT AGENDA FOR POSSIBLE ACTION:**
I For possible action, approval of business license first readings:

- A. England's Elite Pest Service – Out of County / 659 Washoe Dr. ~ Washoe Valley, NV
- B. Herca Telecomm Services Inc. – Contractor / 18610 Beck St. ~ Perris, CA
- C. Kodiak Roofing & Waterproofing Co. – Contractor / 8825 Washington Blvd. ~ Roseville, CA

II Approval of claims in the amount of \$4,192,385.81.

III Justice Court Quarterly Report - Q2

IV Consideration and possible approval of update to Policy 212 Code of Ethical Standards to prohibit department heads and supervisors from negotiating, reviewing, or administering a contract between their respective department and a relative or an entity controlled by a relative that is within the third degree of consanguinity or affinity with the department head or supervisor.

Public Comment: None

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

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval authorizing the County Manager to sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs services during the 2023 Nevada legislative session from February 7 through June 30, 2023, for \$5,000 per month.

County Manager Osborne said this contract is to help the county on legislative matters and work with the lobbyists already focusing on county issues. He noted SB81 bill on regional collaboration, the I80 bill and bills looking abatements and regional impacts, among other things. He introduced Helen Foley, who has 20 years with her firm and a background of working with both political parties. Ms. Foley called this a unique opportunity to represent Northern Nevada, noting that Storey County has grown so much and Southern Nevada legislators didn't know much about the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve authorizing the County Manager to sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs services during the 2023 Nevada legislative session from February 7 through June 30, 2023, for \$5,000 per month. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

7. PUBLIC COMMENT (No Action): None

8. DISCUSSION ONLY (No action, no public comment): Committee/Staff Reports.

Sheriff Mike Cullen

- There will be a meeting for volunteers at 1705 Peru Drive, TRIC, for people who want to see what is happening with volunteering.
- We had a very successful testing for deputies and are looking forward to bringing on some new folks.

Jason Wierzbicki, Public Works Director

- Snow removal is continuing and the new blower has been a massive help to our operation.

Mike Northan, Operations and Projects Coordinator

- The metal building for Station 72 in the Virginia City Highlands is moving out of design and into production, with a full schedule from the contractor.
- Station 75 in TRIC is moving along, with Community Development inspectors working, and meetings planned to discuss strategies in including an EMS office and sheriff's substation.
- The V&T Freight Depot has a proposal to modify the pressure sensitive valves, which has caused the fire alarm to go off.

- A new generator for the Community Development Building and the Divide Building will solve problems with power outages. community development generator which will solve problems with power outages.
- There is a plan to pave the parking area of the Divide building and plans will come before the board. Grants are being sought.

Lara Mather, Business Development Director

- Spent two days at a public official's program and was able to network with other rural county officials.
- Gave a presentation at UNR for the Federal Economic Development Authority, including funding for infrastructure that will create jobs. A tour of TRIC was given and the focus was on infrastructure that would support the county seat in order to connect the two.
- Went to a small business fair in Carson City focusing on grants, loans and training. Plans a small business fair in Virginia City for the spring.
- Will be going to the NACO conference.

Honey Menefee, Community Relations Director

- Attended a Western Nevada Development District summit focused on grant opportunities, with meetings with the Governor's Office, Railroad Association presented a course. We told them more about the county than they understood.

Comptroller Jennifer McCain

- Budgets are moving along and department level budgets are due Feb. 9.

IT Director James Deane

- Trying to keep up with storm damage for the microwave links.

Pete Renaud, Community Development Director

- There are many applications for new buildings.

10. 10:30 A.M. PUBLIC HEARING: Public Hearing on the proposed ordinance 22-321 which proposes the adoption of amendment to Storey County Code section 15.04.01 to include in the adopted codes the 2018 International Fire Code, and the 2018 International Wildland Urban Interface Code, the 2018 Northern Nevada Amendments to the International Wildland and Urban-Interface Code, and the 2022 amendments to the 2018 International Fire Code, and (2) amends section 15.04.080 to address deletions from the 2018 International Wildland Urban interface Code and other matters properly related thereto.

Deputy District Attorney Loomis said this is to get comments from the public prior to adopting the ordinance.

Public Comment: None

Motion: I, Commissioner Mitchell, move to close the public hearing on Ordinance No. 22-321. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 11. DISCUSSION/FOR PUBLIC ACTION:** Review and possible approval of Ordinance 22-321 making amendments to Storey County Code section 15.04.01 to include in the adopted codes the 2018 International Fire Code, and the 2018 International Wildland-Urban Interface Code, the 2018 Northern Nevada Amendments to the International Wildland and Urban-Interface Code, and the 2022 Amendments to the 2018 International Fire Code, and (2) amends section 15.04.080 to address deletions from the 2018 International Wildland Urban interface Code and other matters properly related thereto.

Deputy District Attorney Loomis said this is the actual item for Board consideration on whether to adopt the ordinance and the uniform codes.

Public Comment: None

Motion: I Commissioner Mitchell, move to adopt Ordinance No. 22-321. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

9. BOARD COMMENT (No action, no public comment):

Commissioner Mitchell noted he would be going to Washington DC for the NACO conference, and there was much action in the state Legislature to monitor.

- 12. DISCUSSION ONLY:** Recognition of Sergeant John-Michael Mendoza for 25 years of service to the Storey County Sheriff's Office and to the residents and businesses of Storey County.

Sgt. John Michael Mendoza was honored for 25 years of service to the Storey County Sheriff's Office. He was given a plaque in honor of his service and photos were taken. The commissioners praised him for his service.

Public Comment: Erik Schoen praised Sgt. Mendoza for his work with seniors and his help to the Community Chest.

- 13. DISCUSSION/POSSIBLE ACTION:** Annual update of the Community Chest, Inc., by CEO Erik Schoen about social services, youth and adult programs, health clinic, and other programs.

Community Chest Executive Director Erik Schoen gave a formal PowerPoint presentation on the work of the Community Chest for the past year. He included information on before- and after-school programs, health programs, food programs, counseling programs, youth work programs, a new infant care program, the CowBus program and more. He said demand has increased across the board. In response to a

question, he said space and staffing are limited. The PowerPoint presentation is available on the Storey County web site under Agendas/Board of Commissioners.

Public Comment: None

- 15. DISCUSSION/POSSIBLE ACTION:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, AB63 Storey County I-80 “safety corridor” bill, BDR 460 lands transfer bill, SB81 regional coordination bill, and other properly related matters.

County Manager Osborne said that items AB240 and SB81 come from the 2019 Legislative Session requiring county officials in the region to meet regularly and write a report on issues affecting the region. City officials would be for consultation only. That has been expanded to include some legislators watching the collaboration process, which he said is a daily occurrence among municipalities. He said his focus was on legislation that could be disadvantageous to Storey County and is working on making amendments to bring these back and include some minority party legislators. He asked for discussion and guidance from the board.

The commissioners supported the county staff’s position. Commissioner Mitchell expressed concern about state Legislators getting involved in regional planning.

Mr. Osborne said the fiscal analysis report, which is posted on the county web site under county manager, said that \$3.5 billion goes to Washoe County due to the businesses at TRIC, particularly in sales tax.

Storey County sponsored a bill, the I80 safety corridor bill, called AB63, which includes three sections, Creating a conversation among stakeholders to address problems on I80 between Sparks and Fernley. Painting lines, reducing truck speeds, limiting trucks to one lane and similar suggestions. Long-term solutions include widening the highway, improving the highway, and creating a north connector. The bill said once the short-term solutions are in place, the state could seek funding for major improvements. Commissioner Gilman supported implementing these solutions soon, as several Google employees have been killed on the highway. Commissioner Mitchell echoed those sentiments, and acknowledged we were many years off for the long-term solutions. Commissioner Carmona called the short-term solutions critical for safety on the Interstate. He suggested getting support from trucking companies.

County Manager Osborne said the county is reaching out to other county and city officials and the Trucking Association.

Mr. Osborn also said he is monitoring possible action to take action against our abatement money when, in 2024, the abatements expire.

He said that all department heads and elected officials are monitoring bills of impact and interest to their areas of responsibility.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to represent Storey County in accordance with the report given by County Manager Osborne and the discussion that we had on this agenda item. **Seconded by:** Lance Gilman **Vote:** Motion carried unanimously.

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

17. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval, update, discussion, and provide direction to district staff and lobbyists regarding upcoming bills and legislation affecting the Storey County Fire Protection District including, but not limited to, AB63 Storey County 1-80 "safety corridor" bill, AB24 revisions to the EMS committee, BDR 859 Revisions to governing emergency medical services, and other properly related matters.

Fire Chief Jeremy Loncar said the district was watching AB63, as FPD staff are the ones who often respond to accidents on the highway.

He said AB24 involves the structure of EMS. Around 80% of the district's calls are for EMS. He said the Bill is proposing changes to committee and moving it away from the Division of Behavioral Health to the Fire Marshal's Office. The bill draft is being handled by the Committee on Health and Human Services.

He said the regional fire agencies work together frequently and all are watching bills that may affect them.

BDR 859 is being pushed by Nevada Fire Chiefs Assn. and is a reaction to the economic growth of the region. Most of the area are Fire Protection Districts and do not have a seat at the table when abatements are discussed. It is the Association's goal to make modifications on how much abatement they can apply to fire protection districts. He asked what the board expected from him and what his limitations were.

He also said he would be watching SB81, which also has a direct impact on the district.

Commissioner Gilman said he didn't want to put any limitations on what Fire Chief Loncar did insofar as watching legislation. Commissioner Mitchell pointed out that even with abatements some funds should come in to support the fire district. He recommended a light touch and tread lightly due to lots of different interests. Commissioner Carmona agreed the county should keep a close eye on these bills and bill drafts, but still handle with kid gloves. He said the fire district should keep the board updated. Commissioner Mitchell suggested we focus on how much outreach should be done with stakeholders.

He thought this bill might move quickly. Chief Loncar said he would bring the issue back to the board.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to direct staff and lobbyists to represent the Storey County Fire Protection District in the bills discussed under this agenda item, to continue in accordance with the discussion that we've had. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No.23-667 causing the 2018 Edition of the International Fire Code, the 2022 amendments to that code proposed by the Storey County Fire Protection District, dated September 26, 2022, the 2018 Edition of the International Wildland Urban Interface Code, and the 2018 Amendments to that code as proposed by the Northern Nevada Chapter of the International Code Council dated November 13, 2018 to become regulations of the Storey County Fire Protection District.

Deputy District Attorney Loomis said there is a separate process for fire regulations than ordinances. This item is related to the ordinance passed earlier after the public hearing, and consideration of the proposed resolution is natural follow-up.

Public Comment: None

Motion: I Fire Commissioner Mitchell, move to approve Resolution No. 23-667 and authorize the chairman to sign. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize the Fire Chief to hire a newly created Fire Inspector II in the 2022/2023 budget.

Chief Loncar explained that with the dramatic increase in inspections and plan reviews in TRIC, the two staff members are inundated and the district needs another Fire Inspector II to keep from delaying projects.

Commissioner Gilman said that we must keep committed to project timelines and promises as this is vital to attracting development in TRIC. Commissioner Carmona said it is good to keep promises.

Comptroller McCain said this is an augmented budget change, but unanticipated revenues can cover the cost with plan review fees.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve and authorize the Fire Chief to hire a Fire Inspector II in the current budget year. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 23-670, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed and non-represented Storey County Fire Protection District officials for the 2021-22 fiscal year and superseding prior year action by resolution for appointed Storey County Fire Protection District employees with adjustments of adding a Fire Inspector II position with a pay grade set at Grade 128.

Chief Loncar said this is a formality based on approval to hire an additional Fire Inspector.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve resolution No. 23-670, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed and non-represented Storey County Fire Protection District officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County Fire Protection District employees with adjustments of adding a Fire Inspector II position with a pay grade set at Grade 128. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible direction to staff from the board on the 2023 draft Storey County Fire Protection District Capital and Operational Improvement Plan update.

Chief Loncar said he had modified the CIP budget and was seeking questions and input on the budget. Commissioner Carmona said he didn't see anything that was a problem.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to direct staff to continue developing the updated draft Storey County Fire Protection District Capital and Operational Improvement Plan and to bring a final draft to the board at a later meeting for potential approval. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously

- 22. DISCUSSION ONLY:** Second quarter financial review of the Fire District revenues are trending where we expect at the end of the second quarter.

Comptroller McCain said that with all funds combined, approximately 68% has been collected. Ad Valorem is higher due to the payments coming in stronger at the beginning of the year. Overall, the Fire District expenses are tracking slightly under budget with approximately 63% remaining for all funds. She said that 80% of the revenue was

collected as plans and permits surpassed expectations. General fund is at 43% of usage overall.

Commissioner Mitchell noted that business licenses are indicated at 0 in the report and asked if this will be updated later? Chief Loncar said that data point was set from years past when it was recorded differently. Comptroller McCain said that the building permit numbers are in a combined line item and will be broken out later.

Public Comment: None

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

24. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the Storey County Senior Center to enter contract with the Storey County School District to provide breakfast and lunch to Hugh Gallagher Elementary School for the remainder of the 2023 calendar school year.

Senior Center Director Stacy York, with Hugh Gallagher Elementary Principal Sonja Hess, noted that for 20 years the school had no lunch program and never had a breakfast program. The proposal is for a pilot program. Ms. Hess said the school does not have the facilities to cook food, and currently must look outside the District for supply and support.

Commissioner Gilman suggested a CIP plan for the schools. Commissioner Mitchell asked how staffing would be impacted. Ms. York said it should not impact staffing. Commissioner Carmona supported it and praised the meals at the senior center.

Public Comment: Community Chest Director Erik Schoen expressed support for the program. Storey County School Superintendent Todd Hess said this was a good example of cooperation and mutual support between County organizations. He said he has a good relationship with Sheriff Cullen and Chief Loncar and wants to continue developing good relationships with other county government offices and departments.

Motion: I, Commissioner Mitchell, move to approve the Storey County Senior Center to enter contract with the Storey County School District to provide breakfast and lunch to Hugh Gallagher Elementary School for the remainder of the 2022/23 calendar school year. As part of this motion, I move to amend section 3.5.1 to eliminate the first date so the contract becomes effective upon the signature of both parties and approval and ending on June 30, 2023. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Approve and authorize the County Manager to sign a 12-month contract between Storey County and Lakota HRM, LLC, a Nevada limited liability company to provide labor relations guidance and administration, interpret and guide application of labor agreements and personnel policies; perform and oversee

administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies. The contract is for \$75.00/hr. not to exceed 600 hours in a one-year period.

County Manager Osborne said Jeanie Green of Lakota HRM, LLC, will answer to the Human Resources Director, and will provide consultation as there has been additional staff and new elected officials. She will work on labor relations cases and work with staff on labor issues.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to sign a 12-month contract between Storey County and Lakota HRM, LLC, a Nevada limited liability company to provide labor relations guidance and administration; interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies. The contract is for \$75.00/hr. not to exceed 600 hours in a one-year period. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 26. DISCUSSION/FOR POSSIBLE ACTION:** A possible augmentation to 001-117-53014-000 Dues & Subscriptions for an additional \$48,803.00 to include Year 2 of the Motorola contract that was signed and approved on January 7, 2020, at the Commissioners meeting and the adjustment of 001-117-64010-000 Capital Outlay of \$26,095.00 for the dispatch recorder that was approved on May 4, 2021, during the Commissioners meeting and was paid for in July of 2022.

Communications Director Becky Parsons said the items were overlooked in the budget review of 2022/23 and she wanted to get them into her budget for this year.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the augmentation to 001-117-53014-000 Dues & Subscriptions for an additional \$48,803.00 and the adjustment to 001-117-64160-000 Capital Outlay of \$26,095.00. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 27. DISCUSSION/FOR POSSIBLE ACTION:** Quarterly report by County Manager on matters of the county including, but not limited to, plans and programs, strategic planning, staffing and resources, capital improvements, community engagement, and other matters of county importance.

County Manager Osborne said the abatement for Tesla is coming to an end next year and staff is working with lobbyists to protect the funds and also working to allocate them for county needs. The gigafactory expansion will be \$3.5 billion, but we don't know what abatements might be given. Redwood Materials is going for an SB2 abatement for \$1

billion investment with 75 percent abatement of property tax, 100 percent of sales tax. The special funds for VCTC, infrastructure and rail fund, quarter cent sales taxes, would not be abated. He said negotiations were continuing with GOED and Redwood for roads and fire equipment and buildings.

He said the fiscal report is posted at the County Manager's website. It covers the fiscal outputs TRIC is providing to Washoe County, as well as Capital Improvement Projects and fiscal responsibilities of Storey County.

He said Linda Ritter is still working on the strategic plan and will do one more community outreach on it. In the Capital Improvement Plan, she is working with department heads and Comptroller McCain.

In the area of human resources/personnel, he said we have hired a Human Resources Director, Emergency Management Director, and an administrative assistant split between the county manager and comptroller's office. The VCTC chose a director who was being vetted by Human Resources. In Public Works, we are working to come up with incentives to stop people leaving to go to other jurisdictions. Same for Sheriff's Office staffing. We will go to bid to have someone rewrite the administrative policies and non-HR policies, and will bring it to the board.

Public Comment: None

28. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Storey County's Plan of Corrective Action in response to the Schedule of Findings and Responses on pages 101-102 of the Storey County Financial Audit fiscal year ending June 30, 2022.

Comptroller McCain said this item covers something done annually after the audit is approved acknowledging the findings and define how issues will be rectified. The corrective action includes additional training and work with Tyler Technologies to better conform with GASB 87.

Public Comment: None

Motion: I, Commissioner Mitchell, approve Storey County's Plan of Correction Action in response to the Schedule of Findings and Responses on pages 101-102 of the Storey County Financial Audit fiscal year ending June 30, 2022. **Seconded by:** Lance Gilman.
Vote: Motion carried unanimously.

29. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of FY2024-2029 Storey County Capital Improvement Plan following the Board's public workshop on 01/17/23.

County Manager Osborne said he didn't have anything new since the last workshop. Looking at how many contractors would be needed to manage grants, contracts and

projects. The costs would be over 5 years. Mr. Osborne and Commissioner Carmona praised the staff for their input.

Public Comment: None

Motion: In accordance with the recommendation by county staff, and comments received at the 01/17/23 non-action public workshop, I, Commissioner Mitchell, move to approve the presented FY2024-2029 Storey County Capital Improvement Plan. Seconded by
Vote: Motion passes unanimously.

30. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

- 31. DISCUSSION ONLY:** Second quarter financial review; overall the Water and Sewer Funds are trending at or near the expected 50% usage for the end of the 2nd quarter in the current fiscal year.

Comptroller McCain said the Water and Sewer Funds were trending at about 50% half-way through the fiscal year. The rate increase set several years ago is catching up with operational supplies and the funds are being monitored closely.

Public Comment: None

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

- 32. DISCUSSION ONLY:** Second quarter financial review; as of the end of the 2nd quarter, Dec 31, 2022,

Comptroller McCain opened by stating, I am happy to report I don't have much to say. Revenues and expenses are trending as planned and the bottom lines are looking good. Line-item overages can be explained, and while some revenue items lag behind, overall revenues look good and the General Fund is at 80%. Spending by staff has been conservative. The Sheriff's Office is overbudget on travel due to training deputies. Community Development refunds for permits is up. Communications will be augmented for things that were missed. IT was over budget due to moving into SWITCH. New positions have burdened the Commissioner's budget. There is money in other areas to accommodate these deviations. TRIC Payback Fund will come in overbudget and will have to be augmented. The excess in the Indigent Accident line item is related to an over budget revenue.

Public Comment: None

- 34. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of business license second readings:

A. DOWL, LLC – Professional / 5526 Longley Lane ~ Reno, NV

B. Spectrum Services – Contractor / 4850 West Oquendo ~ Las Vegas, NV\


Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the business license second readings under item 34 noted as A and B. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

35. PUBLIC COMMENT (No Action): Richard Bacus expressed concerns on a down payment on county retirement medical insurance, as well as life insurance for his late wife, Doreen

36. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA. Meeting was adjourned at 12:47 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/7/2023 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. ADInvestigations – Home Based / 197 S. L St. ~ Virginia City, NV
 - B. BLC Builders LLC – Contractor / 1000 Riverberry Dr. ~ Reno, NV
 - C. Lendrum Consulting – Out of County / 210 Tangerine Dr. ~ Buda, TX
 - D. Leonard Electrical Industries LLC – Contractor / 3444 Careggi Ct. ~ Sparks, NV
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
- **Prepared by:** Ashley Mead

Department: **Contact Number:** 7758470966

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

February 27, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **March 7, 2023**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. ADInvestigations** – Home Based / 197 S. L St. ~ Virginia City, NV
- B. BLC Builders LLC** – Contractor / 1000 Riverberry Dr. ~ Reno, NV
- C. Lendrum Consulting** – Out of County / 210 Tangerine Dr. ~ Buda, TX
- D. Leonard Electrical Industries LLC** – Contractor / 3444 Careggi Ct. ~ Sparks, 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: 3/7/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Consent Agenda

- **Title:** First reading for approval of a Home Based Business License - Viper Family Security located at 3200 Cartwright Rd. Reno, NV 89521. Applicants are Annette Woollard & Steve O'neil.
- **Recommended motion:** I (commissioner) motion to approve the first reading of a Home Based Business License - Viper Family Security located at 3200 Cartwright Rd. Reno, NV 89521. Applicants are Annette Woollard & Steve O'neil.
- **Prepared by:** Brandy Gavenda

Department: **Contact Number:** 775-847-0959

- **Staff Summary:** First reading for approval of a Home Based Business License - Viper Family Security located at 3200 Cartwright Rd. Reno, NV 89521. Applicants are Annette Woollard & Steve O'neil.
- **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 Highway Commissioners Agenda Action Report

**Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Public Hearing on the proposed Resolution No. 23-669, a Resolution proposing the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The affect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** I (commissioner) move to close the public hearing on the proposed Resolution 23-669.
- **Prepared by:** Lyndi Renaud

Department:

Contact Number: 7758471144

- **Staff Summary:** A public hearing is required to consider public input on the proposed Resolution 23-669 to consider establishing the road identified as Ophir, County Road Number 910145, as a minor county road per Nevada Revised Statutes 403.170 and 405.191.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 7, 2023

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

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-669, proposes the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and

bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Ophir Segment

This section of roadway begins approximately at the Storey County water treatment facility on South Street and extends southwest approximately 2.21 miles to end at the Storey County/Washoe County border. The roadway follows the western hillside above the Gold Hill area. The majority of this road is located on public land, with a portion near the county line on private land owned by a mining company. Although there may be research to indicate the entirety of the roadway meets the definition of NRS 405.191, this recognition and resolution is only addressing the portion of roadway on public land.

Attached to this staff report is a map of the Federally owned land within Storey County, a map of the Ophir roadway segment, a legal description of the segment and photographs of the roadway. A Resolution establishing the segment of roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-669, proposing the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey

County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

EXHIBIT 1

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: OPHIR

County: Storey

County Road Number: 910145

Beginning Latitude/Longitude: 39.299926 N, -119.656834 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 32

Ending Latitude/Longitude: 39.287261 N, -119.677551 W

Ending Legal Description: Township 16 N, Range 21 East, Within Section 6

Total Road Segment Length (in Horizontal Distance): 11,667' (2.21
Miles) Overall Average Disturbed Width: Approximately
thirty four (34) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

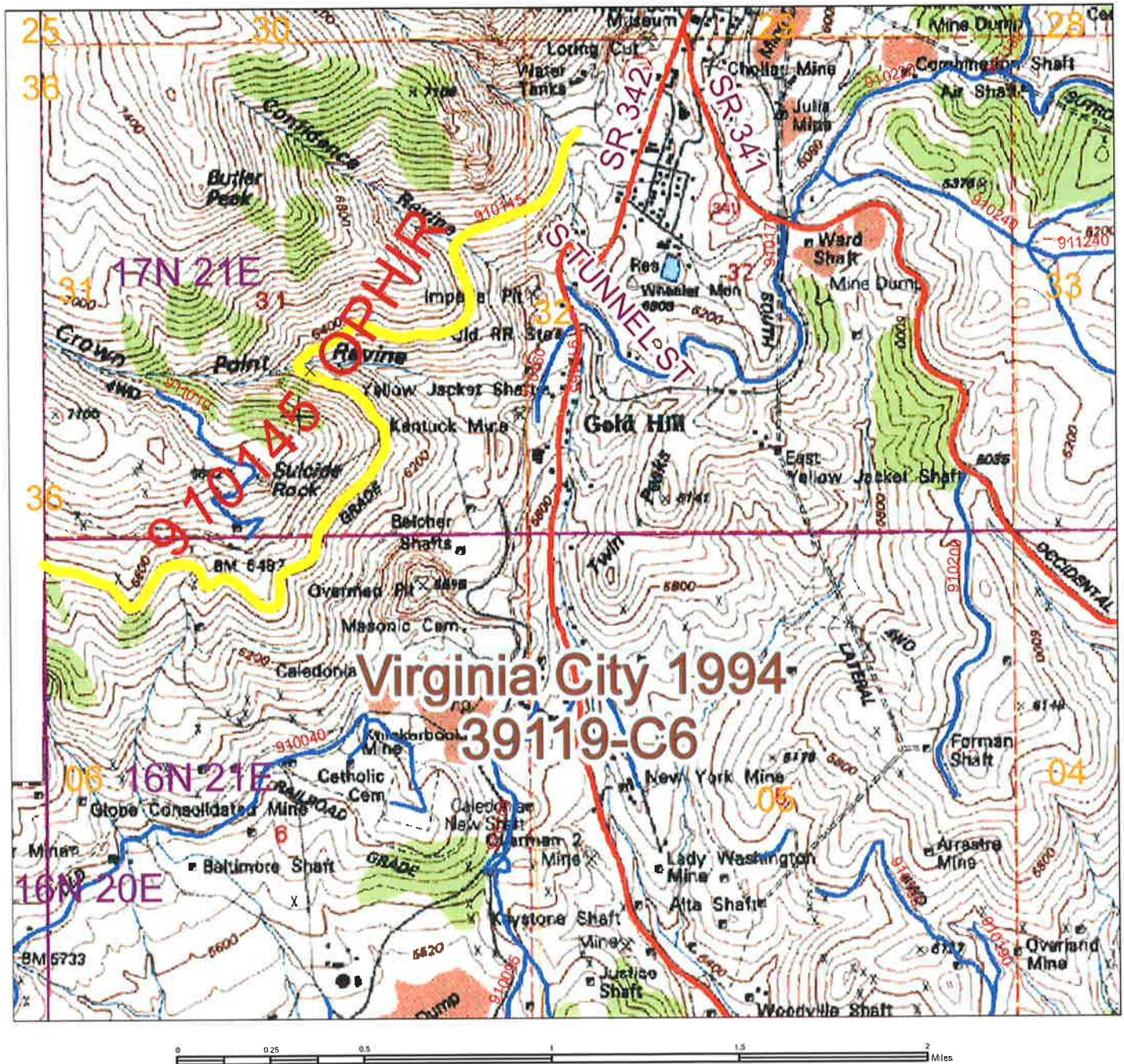
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

Subject Road

RS2477 Roads

Road in Process

State and County Roads

SIX MILE CANYON RD

SR 341

SR 342

SR 439

USGS Quadrangle Grid

910145 (1)



910145 (2)



910145 (3)



910145 (4)

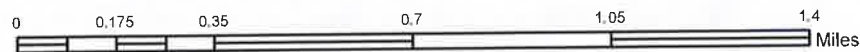
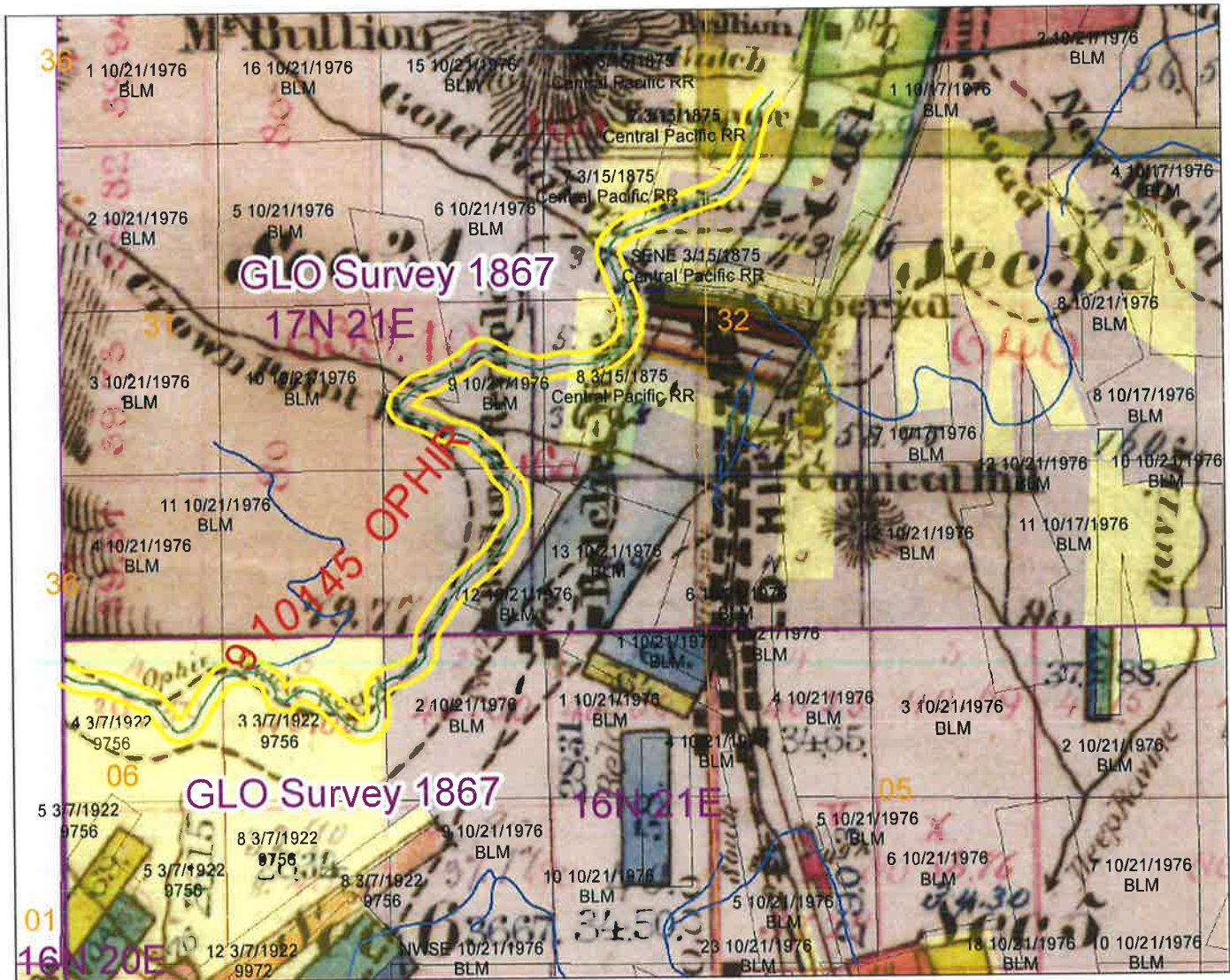


910145 (5)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)

Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.

RS2477 Roads – Digitally collected by CNGIS

Date: 9/15/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership

RESOLUTION 23-669

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS OPHIR, COUNTY ROAD NUMBER 910145, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 7, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor county road commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that the county minor road known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor county road known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the county minor road known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Report of Public Works Department regarding roads and highways in Storey County.
- **Recommended motion:** None needed.
- **Prepared by:** Keith Loomis

Department: **Contact Number:** 775-847-0964

- **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:**
- **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 Highway Commissioners Agenda Action Report

**Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible adoption of RESOLUTION 23-669, proposing the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The affect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** I (commissioner) move to adopt RESOLUTION 23-669, proposing the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.
- **Prepared by:** AGENDA_SUBMITTER

Department: **Contact Number:** 7758471144
- **Staff Summary:** Following a public hearing on proposed Resolution 23-669, this request is to adopt Resolution 23-669 to establish the road identified as Ophir, County Road Number 910145, as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 7, 2023

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

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-669, proposes the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and

bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Ophir Segment

This section of roadway begins approximately at the Storey County water treatment facility on South Street and extends southwest approximately 2.21 miles to end at the Storey County/Washoe County border. The roadway follows the western hillside above the Gold Hill area. The majority of this road is located on public land, with a portion near the county line on private land owned by a mining company. Although there may be research to indicate the entirety of the roadway meets the definition of NRS 405.191, this recognition and resolution is only addressing the portion of roadway on public land.

Attached to this staff report is a map of the Federally owned land within Storey County, a map of the Ophir roadway segment, a legal description of the segment and photographs of the roadway. A Resolution establishing the segment of roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-669, proposing the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey

County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

EXHIBIT 1

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: OPHIR

County: Storey

County Road Number: 910145

Beginning Latitude/Longitude: 39.299926 N, -119.656834 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 32

Ending Latitude/Longitude: 39.287261 N, -119.677551 W

Ending Legal Description: Township 16 N, Range 21 East, Within Section 6

Total Road Segment Length (in Horizontal Distance): 11,667' (2.21
Miles) Overall Average Disturbed Width: Approximately
thirty four (34) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

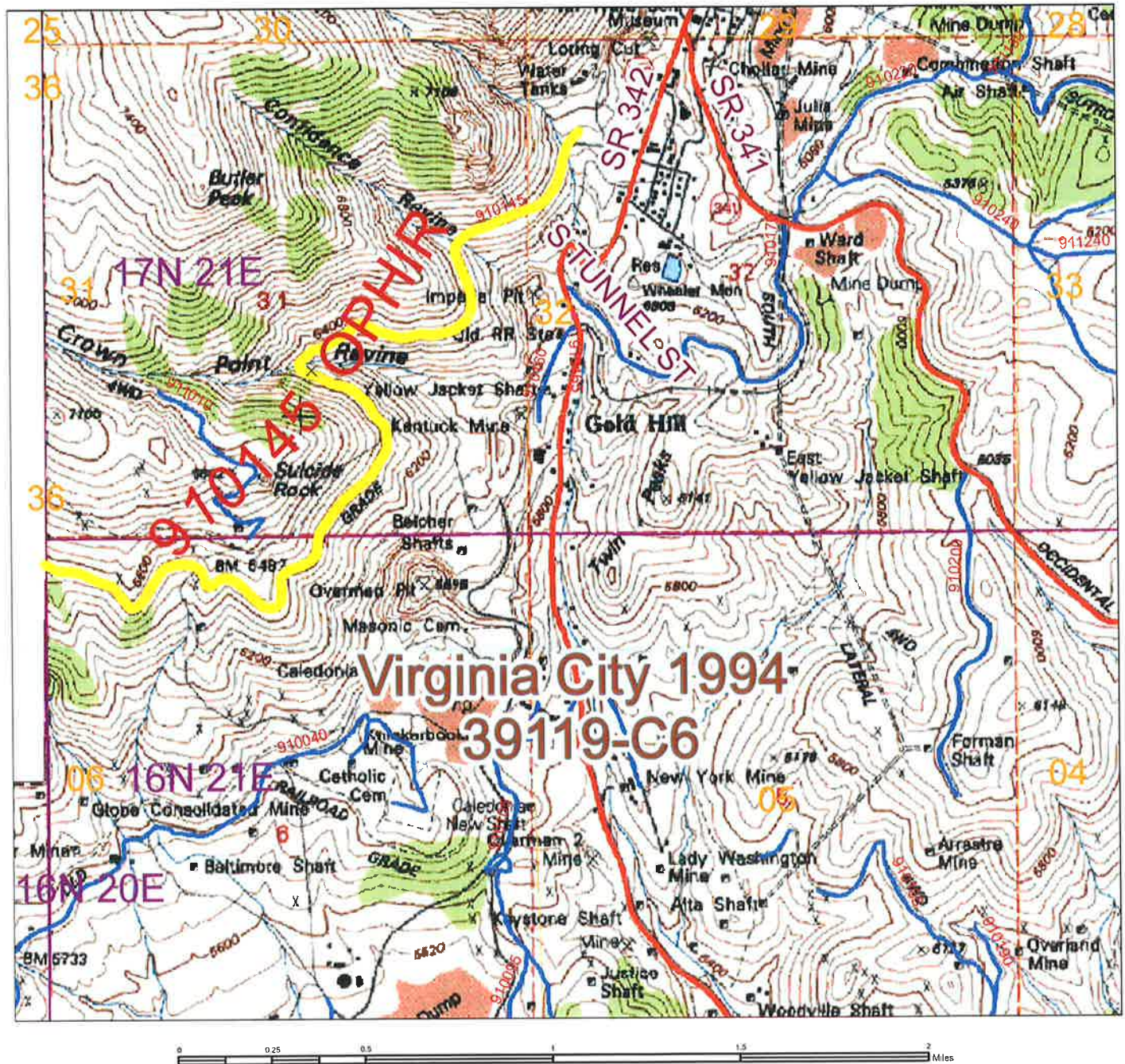
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

Subject Road

RS2477 Roads

Road in Process

State and County Roads

SIX MILE CANYON RD

SR 341

SR 342

SR 439

USGS Quadrangle Grid

910145 (1)



910145 (2)



910145 (3)



910145 (4)

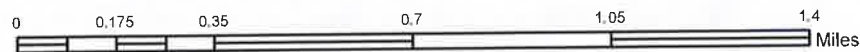
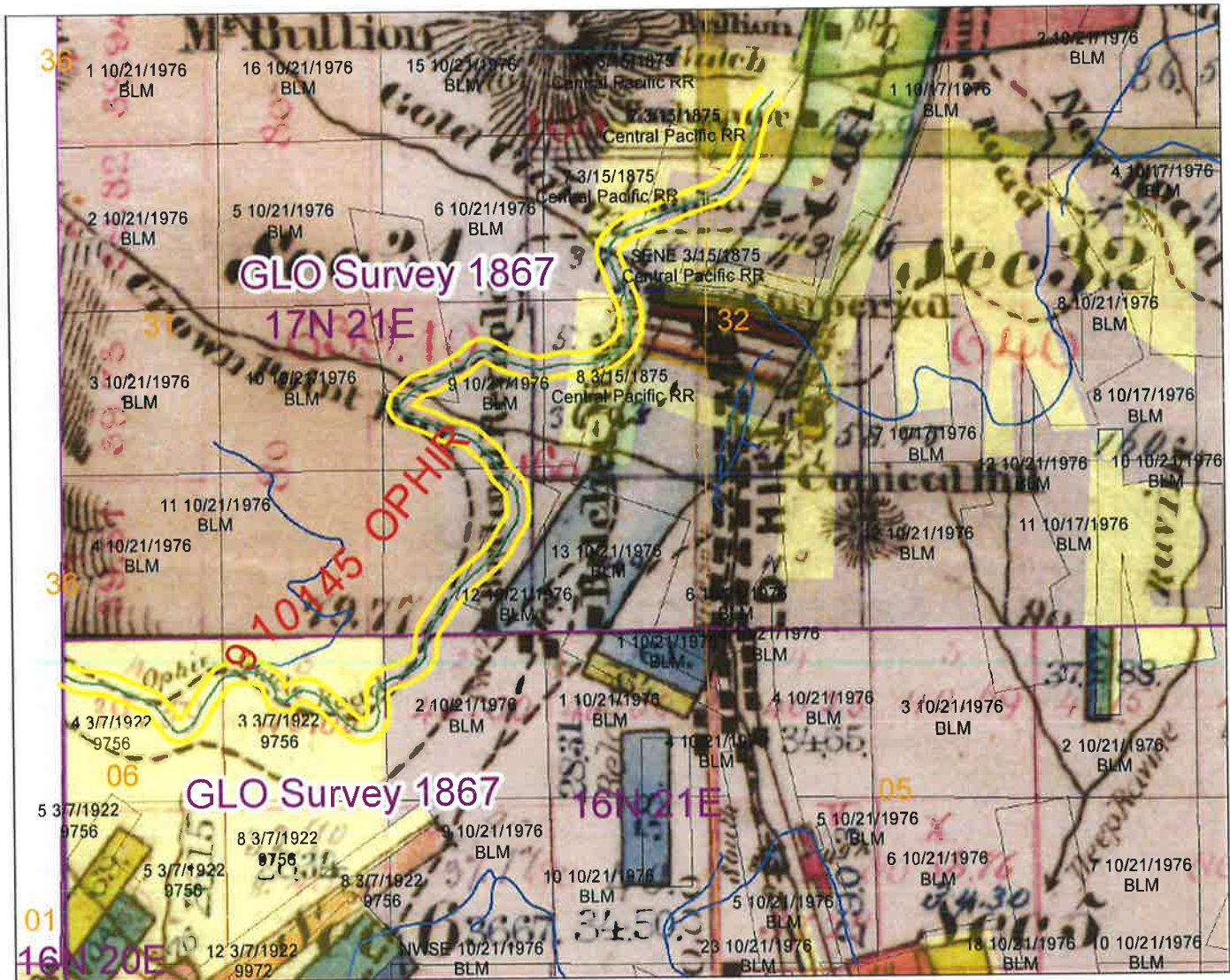


910145 (5)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777
Data Source: *Base Map* – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/15/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership

RESOLUTION 23-669

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS OPHIR, COUNTY ROAD NUMBER 910145, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 7, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor county road commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that the county minor road known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor county road known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the county minor road known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road commonly known as Ophir; Storey County Road Number 910145; road length 11,667 feet long (2.21 miles); road width approximately 34 feet as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board



Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 20

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for St. Mary's Art Center to replace the ADA Ramp and Parking Spot and Outbuildings Stabilization projects, which were approved by the Storey County Board of County Commissioners for St. Mary's Art Center Fiscal Year 22/23 Nonprofit Building Restoration grant fund request, with two new urgent projects: 1. Purchase and Installation of Three Solar Field Inverters, 2. Fire Riser Room Backflow Equipment Upgrade and Fire Riser Room and Access Driveway Repairs.
- **Recommended motion:** I (commissioner), move to approve to allow St. Mary's Art Center to replace the ADA Ramp and Parking Spot and Outbuildings Stabilization projects, which were approved by the Storey County Board of County Commissioners for St. Mary's Art Center Fiscal Year 22/23 Nonprofit Building Restoration grant fund request, with two new urgent projects: 1. Purchase and Installation of Three Solar Field Inverters, 2. Fire Riser Room Backflow Equipment Upgrade and Fire Riser Room and Access Driveway Repairs.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 7758470986

- **Staff Summary:** The approved grant award amount for the FY22/23 ADA Ramp and Parking Spot and Outbuildings Stabilization projects was \$51,850 and the estimated cost of the two new projects, 1. The Purchase and Installation of Three Solar Field Inverters and 2. Fire Riser Room Backflow Equipment Upgrade and Fire Riser Room and Access Driveway Repairs, is \$46,739. If the exchange of projects is approved, the ADA Ramp and Parking Spot and Outbuildings Stabilization projects will move to St. Mary's Art Center FY23/24 Building Restoration Grant fund application to be completed during FY23/24. Also, if approved, the Solar Field Inverters and Fire Riser Room and Access Driveway Repair projects will be completed by June 1, 2023, to have all invoices submitted and paid prior to new Fiscal Year 23/24 which begins July 1, 2023.
- **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



ST. MARY'S ART CENTER

February 23, 2023

Dear Storey County Commissioners,

St. Mary's Art Center requests your consideration to approve exchanging two current fiscal year approved and funded projects, the ADA Ramp and Parking Spot and the Outbuildings Stabilization scopes of work, with two new important projects, for maximum cost efficiency and risk mitigation.

As I am sure you are keenly aware, electric rates have gone up considerably in recent months. This has significantly impacted St. Mary's Art Center recently because our three solar field inverters have reached the end of their lifespan and the solar field has stopped working. Due to the significant \$38,550 expense to replace the equipment, we instead had it repaired in the fall at a cost of \$1,173.67 and included the replacement in our upcoming building grant application. They have since failed again due to age, as Briggs Electric had warned could happen.

Electric utility prices have since gone up even more, to the tune of \$971 last month, when we were not even open for season or creating any significant electrical draw. This does not bode well for the summer season when we need to run spot coolers to support rental revenue, host large retreats, etc. For comparison, our 2021 electric costs were \$375.35 (when the solar field was operable), our 2022 electric costs were \$4,839.33 (when the solar field was partially operable), and we now project them to be \$13,800+ in 2023 without a working solar field.

Also, in November 2022, the Fire Riser Room had a backflow equipment failure, resulting in damage to the drywall and insulation of that room, flooding of the property, including the solar field and boiler room access driveway, and the 1st floor of the main building. We repaired the equipment, but it has also reached the end of its lifespan and still poses risk of an additional failure and flooding. The equipment upgrades will cost \$5,689, fire riser room repairs estimated at \$2,500 (including moving equipment panels to replace damaged insulation and drywall), and \$2,000 to add base and grade the solar field/boiler room access driveway (unless completed by Public Works).

While we had submitted both above projects in our FY23-24 building grant application, we propose a solution to reprioritize the St. Mary's Art Center project lists to mitigate additional equipment failures and save unnecessary electric bill payments. We seek approval to postpone the previously approved FY22-23 ADA ramp and parking spot project, and the outbuilding stabilization project, until the upcoming 2023-24 fiscal year. These two projects would be moved together as they had been estimated by the contractor to be completed at the same time for cost and labor efficiency.

In place of that ADA and outbuilding work during the current budget year, we would apply \$46,739 of the \$51,850 budget you graciously approved, toward the purchase and installation of the three solar field inverters (\$38,550), and the fire riser room backflow equipment upgrade, fire riser room and access driveway repairs (\$8,189).

This would be the most fiscally responsible way to avoid paying unnecessary and extremely expensive electric bills. The solar field inverters investment would pay for itself in less than three years, and would save approximately \$4,800 in anticipated electric bills before the next fiscal year budget is available (plus inverter lead time).

It would also be prudent to minimize the risk of another fire riser room backflow equipment failure (and subsequent leaks/flooding) by replacing the equipment sooner than the next fiscal year, if possible. While we could potentially wait until July, this would use up a portion of the remaining previously approved budget from the current budget cycle rather than add to next year's budget. This would return approximately \$5,111 of the current fiscal year building grant funds to Storey County, unless you grant approval to invest it in our other building improvements and repairs (boiler equipment, roof hatch leak repair, as examples).

St. Mary's Art Center truly appreciates your ongoing support and consideration. Please do not hesitate to contact me with any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Arika Perry', with a stylized, flowing script.

Arika Perry
Executive Director
St. Mary's Art Center

Cc: St. Mary's Art Center Board of Trustees
Honey Menefee, Community Relations



Briggs Electric, Inc.

5111 Convair Drive, Carson City, Nevada 89706 (775) 887-9901 Fax 887-9454 NV C2-41943, B2-65201 C5-78260 CA C10-297836

PROPOSAL

February 20, 2023

St. Mary's Art Center
55 North R Street
Virginia City, NV

Re: EXISTING RESIDENTIAL SOLAR SYSTEM

Briggs Electric, Inc. (BEI) respectfully submit the following proposal replace existing solar inverters, based upon site visit September, 2023.

CLARIFICATIONS

GENERAL:

- This proposal includes normal working hours only.
- Price is based on current metal prices and tariffs as of the date of this proposal. If during the performance of the contract the price of material or tariffs significantly increase, through no fault of BEI we retain the right to reasonably adjust our price to recover those costs.
- Specific components may be replaced with like components due to availability restrictions at the installer's discretion.
- Photography and video will be taken of the installation

ELECTRICAL GEAR:

- Replace 3 existing inverters with new non-optimizer inverters

BASE BID.....\$ 38,550.00

THIRTY-EIGHT-THOUSAND FIVE-HUNDRED FIFTY DOLLARS

EXCLUSIONS

- Bonding cost, permit fees, plan check fees, and utility company fees.
- Overtime, shift work, accelerated schedule
- Cutting, excavation, patching, painting, roofing, sealing, and roof jacks
- Repair to adjacent structure, landscaping, equipment, wiring

Briggs Electric has an Unlimited License. This proposal is valid for thirty (30) days.

Sincerely,

Corey Fox-Mudge
Renewable Energy Manager
C: 775.430.1974
coreyf@briggselectric.com

I acknowledge by accepting this proposal that I own this solar system, it is not under a power purchase agreement and/or owned by a third party, and payment terms are Net 30 upon substantial completion.

Name: _____ Signature: _____

Date: _____



PROPOSAL 8276

Contractor's License: NV# 0083088

Contractor's License: CA# 1070711

Trophy Peak Fire Protection

License #0083088

Date of Proposal: Mon Jan 30, 2023

Billing Address

St Mary's Art Center
55 R St
Virginia City, NV 89440
775-847-7774

Job Site

St Mary's Art Center
55 R St
Virginia City, NV 89440
775-301-7307 C
PO #

Trophy Peak Fire Protection would like to provide you with a quotation on the above referenced property.

Qty	Name	Description	Rate	Amount
		Scope of work:		
		-- Furnish & Install New RPA Backflow Preventer		
		-- Wilkins 375 ASTR w/ Spool		
		-- Furnish & Install New Flange Gaskets		
		-- Furnish & Install New Bolt Kit.		
		-- Re-configure drain.		
		-- Pressurize system & check for leaks.		
		-- Certify Backflow.		
1	Service: Repair	-- Send updated paperwork to the Water Department.	\$5,689.00	\$5,689.00
		-- Workmanship & materials come with a (1) one year warranty.		
		Excluded:		
		-- Working other than normal business hours.		
		-- Painting or Patching of any material.		
		-- Specialty Bonding and/ or associated fees.		
		-- Underground work and / or Backfill.		
		-- Locating underground shut off main.		
		-- Anything not specifically included herein.		

PROPOSED TOTAL

\$5,689.00

PROPOSAL NOTES

Trophy Peak Fire Protection would like to Thank you for allowing us to submit our proposal for your approval. We look forward to working with you on this project.

EXCLUSIONS

Scissor lift, duct detectors, paint and patch, bid performance bonds, specialty insurance, PE Damping, UL Certifications, fire stopping, CI cable, door holders, FSD, ECC 120V breakers, NICT3, overtime labor, fire watch

Trophy Peak Fire Protection proposals will remain in effect for 30 days.

Printed
Name: Beth Day

Signature

Date

MASTER TERMS AND CONDITIONS

- 1) These Terms and Conditions (hereafter referred to as "Master Agreement") constitutes a Master Agreement between Trophy Peak Fire Protection (hereafter referred to as "Company") and Customer. THE TERMS AND PROVISIONS OF THIS AGREEMENT SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, SUCCESSORS, EXECUTORS, ADMINISTRATORS, TRUSTEES AND ASSIGNS OF THE PARTIES HERETO.
- 2) If Work to be performed is an inspection, the inspection services provided by Company pursuant to this Master Agreement are limited to an evaluation of the functionality of the equipment identified in this Master Agreement. Company will not evaluate or express any opinion as to whether the design and or installation of the system are suitable for the property of the operations at the property.
- 3) If Work to be performed is an inspection, Company's inspection is limited to an inspection of external readily accessible parts of the system (except when pertained to 5-year inspections) and will not include every component including but not limited to sprinkler heads, pipes, hangers, valves or other devices and equipment in their current position, unless explicitly described in the specific scope of work. THEREFORE, BY CONDUCTING ITS SERVICE UNDER THIS MASTER AGREEMENT, COMPANY DOES NOT GUARANTEE OR WARRANT THE CONDITION OR OPERATION OF EVERY PIPE, SPRINKLER HEAD OR OTHER PART OF THE FIRE PROTECTION AND/OR FIRE ALARM/SECURITY SYSTEM ON THE PROPERTY.
- 4) TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS COMPANY AND ITS AFFILIATES, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES AND INJURIES OR LIABILITIES, OF ANY KIND, RESULTING FROM OR IN ANY MANNER RELATED TO OR CONNECTED WITH THE WORK PERFORMED BY COMPANY UNDER THIS AGREEMENT (WHETHER ARISING DURING OR FOLLOWING THE PERFORMANCE OF THE WORK) AND ALL ACTIVITIES RELATED THERETO, OR OCCURRING, OR RESULTING FROM THE USE BY THE COMPANY OR THIRD PARTIES, EXCEPT FOR AND TO THE EXTENT OF CLAIMS AND LIABILITIES ARISING SOLELY OUT OF THE COMPANY'S NEGLIGENT ACTS OR OMISSIONS.
- 5) AS A MATERIAL INDUCEMENT FOR COMPANY TO PROVIDE THE SERVICES SPECIFIED IN THIS MASTER AGREEMENT AT THE INSPECTION/SERVICE FEE QUOTED IN THIS MASTER AGREEMENT, CUSTOMER AGREES TO COMPANY'S LIABILITY TO CUSTOMER AND ALL THIRD PARTIES WITH RESPECT TO ANY CLAIM UNDER THIS MASTER AGREEMENT, ARISING FROM THE SERVICES FURNISHED BY COMPANY. SHALL BE LIMITED TO THE LESSER OF \$5000.00 OR THE TOTAL CONSIDERATION ACTUALLY RECEIVED BY COMPANY UNDER THIS MASTER AGREEMENT. THE FOREGOING LIMITATION SHALL APPLY TO ALL CLAIMS REGARDLESS OF THE NATURE THEREOF, INCLUDING CLAIMS ASSERTED AS A BREACH OF CONTRACT, A BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE. IN NO EVENT SHALL COMPANY BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, INDIRECT OR PUNITIVE DAMAGES, OR DAMAGES FOR LOST PROFITS. If Customer desires Company to accept an increased limit of liability for the services provided under this Master Agreement, Company will provide an alternative inspection/service fee quote reflecting such increased limit, however, that the increased limit shall be effective only upon Company's and Customer's execution of a replacement Master Agreement.
- 6) Company, following each contracted inspection, will provide a written "Report of Inspection" (Report). Company may at its discretion, or as required by law, code, or standard provide copies of the Report to the local or state authority having jurisdiction on behalf of customer. If requested by customer, a copy will also be forwarded to Customer's insurance company. The Report and recommendations, if any, by Company are only advisory in nature and are intended to assist Customer in reducing the possibility of loss to the Property by indicating obvious defects or impairments to the system(s) which were discovered by Company's inspection and which should receive prompt attention.
- 7) Customer agrees to obtain and shall be solely responsible to maintain property and casualty insurance for the Property, all contents therein, and operations performed within or around the Property. No insurance company, insurer or bonding company or their successors or assigns shall have any right of subrogation or otherwise against Company arising out of this Master Agreement or the services provided by Company pursuant to this Master Agreement.
- 8) Customer agrees to indemnify, defend and hold harmless Company, its agents, and employees from and against any and all claims, demands, suits, liabilities, damages, judgments, losses and expenses (including, without limitation, attorneys' fees) which may be asserted against Company by any third party arising out of the services provided by Company pursuant to this Master Agreement.
- 9) Company will make every reasonable effort to prevent the discharge of water into or onto the areas of landscaping, decorative pavement, etc., as the Property, however, it is the Customer's responsibility to provide sufficient and readily accessible means to accept the full flow of water that may be required by tests as determined by the type of inspection and to take measures to eliminate the formation of ice in any area where a slip and fall hazard could occur.
- 10) The Master Agreement does not provide any warranty. Any warranty for workmanship must clearly be defined separately in writing and agreed to by both Customer and Company. Any warranty, if separately provided in writing, SHALL BE VOID IF: any negligence by the owner to maintain their systems (including but not limited to cleaning smoke detection, draining low points, auxiliary drains, and drum drips, replacing faulty material, keeping system clear of troubles, fulfilling all testing/inspections and maintenance at the frequencies required in the respective NFPA, IBC, IFC or other applicable standard or code adopted by the AHJ, (including but not limited to fire marshal, city, state, federal government, manufacturer, or insurance company) or any work or inspection is performed on such applicable system(s) or equipment by any individual, contractor, owner, or other entity, other than Company.
- 11) This Master Agreement may be signed in counterparts, a signed facsimile, photocopy, and/or electronic mail of this Master Agreement shall be as binding on both parties just as though this Master Agreement were executed in its original, pre-printed form.
- 12) This Master Agreement constitutes the entire Master Agreement between Company and Customer regarding the subject matter hereof and supersedes all prior Master Agreements and understandings relating thereto. Although Customer for its convenience or in furtherance of its internal procedures may issue to Company a purchase order, order acknowledgement or similar form in connection with the services provided by the Company pursuant to this Master Agreement, no term or condition in any such form that is different from or in addition to the terms set forth in this Master Agreement shall be applicable, and all such different or additional terms shall be ineffective and void. This Master Agreement cannot be amended or modified except by a writing signed by Customer and Company.
- I acknowledge that I: Have read the above Conditions in their entirety; understand the terms of this agreement; have had the opportunity to consult with independent legal counsel in connection with this agreement; have the authority to sign on behalf of Customer; and sign this agreement voluntarily.**

Printed Name: Beth Day

Signature _____

Date _____

Trophy Peak Fire Protection
P.O. Box 51537, Sparks, NV 89435
775-331-6655 office@trophypeakfire.com



Company: St Mary's Art Center
Attention: B Day

Date 1/19/2023
Estimate # R230027

Sierra Boiler Service, Inc, is pleased to offer, for your consideration the following:

RE: PUMP SEAL REPLACEMENT AND BOILER FUSE

- * Provide and install two new Grundfos mechanical seals and casing gaskets
- * Provide and install one (1) new fuse for boiler
- * Fire boiler and tune

Lead Time: 2-3 Weeks

Our price, including labor, materials, applicable taxes and freight..... \$1,970.00

Thank you for your consideration, we look forward to receiving your response.

Terms: Orders in excess of \$25,000 will require payment of 25% Down, 50% upon Shipping and 25% on Completion.

If payment is made via credit card a 4.5% non-cash transaction fee will apply on all orders over \$5,000.00.

Candice George

If this quotation meets with your approval please sign, date and indicate its purchase order number below and fax back to (775) 210-1757
or email candice@sierraboiler.com

Quote Valid for 30 Days

Acceptance: _____ Date: _____

Purchase Order # _____



Board of Storey County Commissioners Agenda Action Report

Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible consideration of the board's position and draft letter responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a "Letter of Acknowledgement regarding [Omni Cable, LLC's and Sparks NV, LLCs'] application to the Governor's Office of Economic Development for Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement for their operations planned in Storey County." The tax abatements are subject to GOED approval per NRS 360 as "standard partial abatements", not 100% abatements, under NRS 360.
- **Recommended motion:** I (commissioner) motion to approve to direct county staff to submit a letter to the Governor's Office of Economic Development (GOED) a letter(s) acknowledging the proposed "standard abatement" as specified in the attached letters from GOED for Omni Cable, LLC and Sparks NV, LLC.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** This item is subject to NRS 360 and the application to the Governor's Office of Economic Development to receive standard GOED abatements for meeting certain full-time employment, investments, and capital equipment investments. The abatement impacts are estimated as follows: (a) Omni Cable, LLC, Sales and Use Tax \$72,678; State MBT \$10,989; and Personal Property \$24,795 over ten years; and (b) Sparks NV, LLC, Sales and Use Tax \$55,951; State MBT \$3,859; and Personal Property \$35,570 over ten years. GOED will consider the abatements at its March 16, 2023, meeting.
- **Supporting Materials:** See attached
- **Fiscal Impact:** See staff summary.
- **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

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

555 E. Washington Avenue, Suite 5400, Las Vegas, NV 89101
702.486.2700 • www.diversifynevada.com

2/14/2023

Mr. Austin Osborne
P.O. Box 176
Virginia City, NV 89440

RE: Sales & Use Tax, Modified Business Tax and Personal Property Tax Abatement
Omni Cable, LLC

Dear Mr. Osborne,

This is a notification of and a request for a Letter of Acknowledgment regarding Omni Cable, LLC's application to the Governor's Office of Economic Development for Sales & Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement for their operations planned in Storey County.

This will result in at least 25 new full-time jobs for at least five years. The company is planning to invest \$2,422,612 in capital equipment. The ten-year total economic impact is estimated to be \$98,021,431 and new tax revenue generated over ten years is estimated to be \$2,640,629.

We are under a statutory requirement to notify affected local governments prior to the public hearing where the application will be considered (NRS 360.757). We estimate the total Sales & Use Tax Abatement to be \$72,678; the total Modified Business Tax to be \$10,898; and the Personal Property Tax Abatement is estimated to be \$24,795 over 10 years.

A board meeting is scheduled to review this application on March 16, 2023, at 1:00 p.m. If you'd like to provide feedback about this project, we encourage you to attend this meeting and come forward during public comment.

Thank you for your attention and consideration of this request. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,



Melanie Sheldon
Director of Business Development

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

555 E. Washington Avenue, Suite 5400, Las Vegas, NV 89101
702.486.2700 • www.diversifynevada.com

2/14/2023

Mr. Austin Osborne
P.O. Box 176
Virginia City, NV 89440

RE: Sales & Use Tax, Modified Business Tax, Personal Property Tax, and Real Property Tax
Abatement
Sparks NV, LLC

Dear Mr. Osborne,

This is a notification of and a request for a Letter of Acknowledgment regarding Sparks NV, LLC's application to the Governor's Office of Economic Development for Sales & Use Tax Abatement, Modified Business Tax Abatement, Personal Property Tax Abatement, and a potential Real Property Tax Abatement for their operations planned in Storey County.

This will result in at least 10 new full-time jobs for at least five years. The company is planning to invest \$1,914,430 in capital equipment. The ten-year total economic impact is estimated to be \$93,371,607 and new tax revenue generated over ten years is estimated to be \$694,105.

We are under a statutory requirement to notify affected local governments prior to the public hearing where the application will be considered (NRS 360.757). We estimate the total Sales & Use Tax Abatement to be \$107,208; the total Modified Business Tax to be \$9,273; the total Personal Property Tax Abatement to be \$68,157, and the potential Real Property Tax Abatement to still be determined.

A board meeting is scheduled to review this application on March 16, 2023, at 1:00 p.m. If you'd like to provide feedback about this project, we encourage you to attend this meeting and come forward during public comment.

Thank you for your attention and consideration of this request. If you have any questions, please feel free to contact this office at your convenience.

Sincerely,



Melanie Sheldon
Director of Business Development



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/7/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following, and other properly related matters: AB63 I80 Safety Corridors; SB81 Regional Orderly Growth; AB143 Lands Transfer Bill; AB47 OHV Bill; SB92 Sidewalk Vendors; any legislative BDR, bill, resolution, or other action of the legislature causing post-SB1 tax abatement revenues from the existing Tesla Gigafactory to be canceled, diverted away from Storey County, postponed, or extended, and other bills as brought forth at the meeting.
- **Recommended motion:** I [county commissioner] motion to direct county staff and lobbyists to represent Storey County on each bill as follows () and to proceed on other bills as directed:
 - 1. AB63 I80 Safety Corridors – Amend bill per upcoming hearing, continue working with neighboring jurisdictions to gain support and participation on this bill, and work with legislative leaders for its support, and proceed with other legislative action as needed.
 - 2. SB81 Regional Orderly Growth – Oppose as drafted and direct staff and lobbyists to oppose bill entirely.
 - 3. AB143 Lands Transfer Bill – Continue supporting.
 - 4. AB47 OHV Bill – Support allowing OHVs on state and local highways as proposed.
 - 5. SB92 Sidewalk Vendors – Oppose the bill as written.
 - 6. Any legislative BDR, bill, resolution, or other action of the legislature causing post-SB1 tax abatement revenues from the existing Tesla Gigafactory to be canceled, diverted away from Storey County, postponed, or extended.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** The board at each meeting directs county staff and lobbyists to take certain positions on bills of significance to 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 Fire Commissioners Agenda Action Report

**Meeting date: 3/7/2023 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. Murray Company – Contractor / 18414 S. Santa Fe Ave. ~ Rancho Dominguez, CA
- B. Nate’s Concrete Service – Contractor / 121 W. Bell St. ~ Winnemucca, NV
- C. Northstar Electric Inc. – Contractor / 4640 S. Decatur Blvd. ~ Las Vegas, NV
- D. Powur PBC – Contractor / 2683 Via De La Valle Ste. 321G ~ Del Mar, CA
- E. Reno Solar – Contractor / 240 S. Rock Blvd. Ste 101 ~ Reno, NV
- F. Timberline Pools and Spas Inc. – Contractor / 1521 La Mirada St. ~ Carson City, 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:**

☐ Approved

☐ 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

February 27, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **March 7, 2023**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Murray Company** – Contractor / 18414 S. Santa Fe Ave. ~ Rancho Dominguez, CA
- B. Nate's Concrete Service** – Contractor / 121 W. Bell St. ~ Winnemucca, NV
- C. Northstar Electric Inc.** – Contractor / 4640 S. Decatur Blvd. ~ Las Vegas, NV
- D. Powur PBC** – Contractor / 2683 Via De La Valle Ste. 321G ~ Del Mar, CA
- E. Reno Solar** – Contractor / 240 S. Rock Blvd. Ste 101 ~ Reno, NV
- F. Timberline Pools and Spas Inc.** – Contractor / 1521 La Mirada St. ~ Carson City, 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: 3/7/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 60 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227 and the Storey County Sheriff's Office Employees' Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.
- **Recommended motion:** No action.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** Pursuant to NRS 288 and the existing bargaining agreements between the Storey County Firefighters' Association and the Storey County Fire Protection District, and the Storey County Sheriff's Office Employees' Association and Storey County are proposed to be modified pursuant to tentatively agreed successor agreements.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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