



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/2/2024 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 January 2, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Drema Smith

Department: **Contact Number:** 7758470968

- **Staff Summary:** See attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head


Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

- **Recommended motion:** I (commissioner) motion to elect _____ as Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

- **Prepared by:** Austin Osborne

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** Elect Chair

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head


Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.
- **Recommended motion:** I (commissioner) motion to elect _____ as Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.
- **Prepared by:** Austin Osborne

Department: _____ **Contact Number:** 775.847.0968

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

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/2/2024 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 October 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

10/3/2023 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, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Keith Loomis

□ Assessor Jana Seddon
√ Justice of the Peace Eileen Herrington
□ Recorder Dru McPherson
√ Sheriff Mike Cullen
√ Fire Chief Jeremy Loncar
□ Comptroller Jennifer McCain
□ Business Development Manager Lara Mather
□ Community Development Director Pete Renaud
√ Community Relations Director Honey Coughlin
√ Emergency Management Director Adam Wilson

□ Human Resources Director Brandie Lopez
√ IT Director James Deane
√ Planning Manager Kathy Canfield
√ Public Works Director Jason Wierzbicki
√ Operations and Project Manager Mike Northan
√ Senior Center Director Stacy York
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 45

In-Person: 22

Zoom: 23

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

Chairman Carmona called the meeting to order at 10:03 a.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action)

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

County Manager Austin Osborne requested Item #20 under the Liquor Licensing Board be postponed until the next meeting on Oct. 17. Sheriff Mike Cullen said the applicant was out of town. Fire Chief Jeremy Loncar requested that Item #16 be postponed to another meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the modifications of continuing Items #16 and #20 and remove Items #15 and #19. as they are no longer needed.

Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

5. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Artisan Wallcovering LLC – Contractor / 15796 Fawn Ln ~ Reno, NV
- B. Brahma Group Inc. – Contractor / 1132 S. 500 ~ W. Salt Lake City, UT
- C. Clark Pacific – Contractor / 710 Riverpoint Ct. Ste. 100 ~ West Sacramento, CA
- D. Delta Saloon Inc. (Parking Lot) – General / 19 & 39 S. C St. ~ Virginia City, NV
- E. DIRECTV, LLC – Out of County / 140 Grand St. Ste 300 ~ White Plains, NY
- F. Dunn Rite Inc. – Contractor / 5400 Winnemucca Ranch Rd. ~ Reno, NV
- G. New Rise Renewables Reno – General / 611 Peru Dr. ~ Sparks, NV
- H. Symbia Logistics – General / 655 Waltham Way ~ Sparks, NV
- I. Tacos La Patrona LLC – Food Truck / 1800 E. Williams St. Ste 2 ~ Carson City, NV
- J. The Nevada Wolf Shop #8365 – Out of County / 120 Mountain View Blvd ~ Basking Ridge, NJ
- K. Wild Horse – Home Based / 195 N. B St. #2 ~ Virginia City NV

II. Corrections due to late submittal of Exemption Renewal Forms (after 7/1/23).

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent agenda as presented.

Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

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

Sheriff Mike Cullen

- Sheriff Cullen reported that Street Vibrations were very successful, with 32 calls for service, 42 officer-initiated calls, 4 DUI arrests, and only 3 crashes, with minor injuries and no fatalities.

Fire Chief Jeremy Loncar

- The NVEnergy grant was in jeopardy of being canceled due to a PUC issue, but are working to find a solution.
- Evaluations have been sent out to staff and should be back by Nov. 11
- The district will be using helicopters to remove downed logs from fire-risk areas.
- Staffing for Adequate Fire and Emergency Response grant is closing out this month, but it may be possible to get another shot at it.

Public Works Operations and Projects Coordinator Mike Northan

- The Taylor Street engineering is almost complete.
- The Senior Center breezeway project will be completed this week.
- The Lockwood Substation is in place and should be open by mid-October.

Grants Manager Honey Coughlin

- Staff attended the Vegas Chamber Fly-in and gained new connections, where she could discuss the lead siphon water project and zip code issue with Congressional representatives also in attendance.
- The Community Project Grant is closed, and applications will be presented on Oct. 17.
- Officials met with USDA at the NACO conference in Elko and learned about different grants that are available.

Grants Manager Honey Coughlin for St. Mary's Art Center Director Arika Perry

- St. Mary's Art Center is showing the movie, "Godmonsters of American Flat" which was made in Virginia City in the 1970s. There will be several shows and times on the center's web site. Cost is \$10 or \$7 for seniors, children, and St. Mary's members. There is an art reception on Oct. 14, an Exquisite Corpse Exhibition.
- St. Mary's will hold 2-D and 3-D mixed media collage classes on Oct. 19, and a basket-weaving class in October.
- A Celebration of Life will be held for former board member Don Bailey on Oct. 21.

Emergency Management Director Adam Wilson

- There will be a mass communications test on Oct. 4.
- On Oct. 14 there will be a solar eclipse, and those viewing it are warned not to look directly at the sun, but wear protective eyewear.
- On Oct. 19 will be the Great American Shakeout, to practice earthquake preparation and reactions.

Tourism Director Todd Tuttle

- Street Vibrations was a big success.
- On Sept. 30, McAvoy Layne sold out his final show with rave reviews.

- Oct. 7-8 will be the Outhouse Races, with 20 participants competing. The first race is at 11 a.m. to start in front of the Turquoise Kiva and ends in front of the Bucket of Blood.
- Hauntober will have paranormal tours, pumpkin patch trains and holiday themed bingo. Many of the paranormal tours are sold out.
- On Oct. 10 will be the Merchant Mix and Mingle at 7 p.m. at Piper's Opera House.
- The VCTC is in the middle of creating an RFP for a new marketing manager.

Staff Reports stopped for time-sensitive public hearing.

8. 10:30 a.m. PUBLIC HEARING: Public hearing on the lease of a portion of the County complex at 1705 Peru Drive in the TRI Center for the benefit of the Nevada Highway Patrol pursuant to Resolution 23-704. The lease is proposed for an initial term of five years with no rental charge. Any objections to the proposed lease may be made at the hearing.

Deputy District Attorney Keith Loomis said this resolution was passed at the last hearing, and this was the opportunity for the public to comment on leasing space at the industrial park for the benefit of the Nevada Highway Patrol. It had been advertised in the local newspaper.

Public Comment: None

Motion: I, Commissioner Mitchell, move to close the public hearing on Resolution 23-704.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

The Public Hearing complete, the Commission returned to Staff Reports

IT Director James Deane

- The IT Dept. is working on continuity of operations with Emergency Management, improving the microwave system.

Senior Services Director Stacy York

- The Senior Center will host its Recourse fair Oct. 4 from noon to 6 p.m. at Piper's Opera House. There will be raffle prizes, bingo cards, vendors, and a flu and Covid vaccine clinic from 12 to 4 p.m.
- On Oct. 21, a craft fair and spaghetti feed will happen at the Lockwood Senior Center, with the craft fair from 10 a.m. to 2 p.m. and the spaghetti feed from 5 to 8 p.m.
- The Lasagna Cookoff will return Nov 3.
- The senior centers passed an Aging and Disability Services audit.
- Flu shots on Oct. 11 from 9 to 11 a.m. and Oct. 17 in Mark Twain.

Planning Manager Kathy Canfield

- There will be a meeting Oct 12 at 6 p.m. on the Virginia City/Six Mile Canyon drainage study done by Lumos & Associates at Piper's Opera House in cooperation with the Carson Water Subconservancy District.

Justice Court Judge Eileen Herrington

- Judge Herrington said in the difficulties created by the civil infraction rules put in by the state, regularly caused 8-10 hours of overtime. Now the state is dismissing the vendor and are going back to the case management system they had previously. Civil infraction payments have picked up.

County Manager Austin Osborne

- The county is looking for part-time plow drivers.
- The NEOGOV system will help enhance recruiting, and will send applicants a flyer on what it is like to live in Storey County.

Clerk-Treasurer Jim Hindle

- The final testing for the voter registration election management system is being done. The target date is March 1.
- Filing for candidates in the presidential preference primary in February just opened. Ballots will go out to Military/Overseas in December and local voters in January. Early voting starts the third week of January, and the election is on Feb. 6.
- The second installment of real property taxes was due Oct. 2.

7. BOARD COMMENT (No Action - No Public Comment)

- Commissioner Lance Gilman announced the addition of *tract*, a master-planned data center, to TRIC, and said this will be a great addition to the industrial park. He praised the county staff for making things easier for companies, and noted the high prices Tract paid for the 2,200 acres of land, which it bought from Blockchains.
- Commissioner Clay Mitchell attended Reno's Startup Week.
- Commissioner Jay Carmona attended the veteran's memorial event in Sparks. Commission Chairman Carmona said NACO officials praised the work of county staff.

9. DISCUSSION/FOR POSSIBLE ACTION: To approve a lease of a portion of the County complex located at 1705 Peru Drive in the TRI Center for the benefit and use of the Nevada Highway Patrol. The lease is proposed for an initial term of five years with no rental charge.

Mr. Loomis said this is the counterpart to the earlier public hearing. This is the actual lease. He said at one point there was a provision that the sheriff could direct who occupied the space. The Attorney General's Office said it was unacceptable. The new lease has language that says the tenant will negotiate space. There is a provision for termination with 90 days' notice. It is a 5-year lease, with no rent and an option for renewal. The County supplies utilities and NHP will supply Internet and phone service.

Commissioner Gilman said he was pleased to support the Highway Patrol, as NDOT is starting to improve the situation on Interstate 80. Commissioner Mitchell suggested charging rent if the county must jump through hoops.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the lease of a portion of the County complex located at 1705 Peru Drive in the TRI Center for the benefit and use of the Nevada Highway Patrol for an initial term of five years and for no rental charge. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the DOWL County GIS Contract renewal.

County Manager Austin Osborne, speaking for Assessor Jana Seddon, said this is the renewal of task order in an \$80,000 contract, and each department contributes \$5,000 worth of mapping. This is one of the task orders on a master services agreement.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Task Order #56 under our professional services master task order agreement with DOWL, for the continuation of all departments to use DOWL for GIS services. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the Storey County Sheriff's Office to receive \$42,000 in grant funding from the State of Nevada Department of Public Safety's Office of Criminal Justice Assistance COVID Emergency Supplemental Funding Program (CESF), for the purchase of (4) virtual remote communications systems, and (1) Thermal scanner/metal detector.

Sheriff Mike Cullen said the grant was for virtual remote communication systems to be used in sheriff's substation and the jail, to reduce moving inmates around. It also will provide a thermal scanner/metal detector. He also said this is a reimbursement grant which will be paid out within five days. He said the Comptroller's Office told him funds are available.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the Storey County Sheriff's Office to receive \$42,000 in grant funding from the State of Nevada Department of Public Safety's Office of Criminal Justice Assistance COVID Emergency Supplemental Funding Driver

(CESF), for the purchase of (4) virtual remote communications systems, and (1) Thermal scanner/metal detector. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of 2023-028 Special Use Permit request. The applicant requests a Special Use Permit to operate an outdoor establishment. The applicant proposes to offer Off Highway Vehicle (OHV) rides and guided tours. The tours will start at the applicant's property at 311 South E Street (APN 001-132-29) and will follow rights-of-way through Virginia City to connect to Storey County public land and land managed by the Bureau of Land Management surrounding the Virginia City Area.

Planning Manager Kathy Canfield said the tours will commence at applicant's property and then move to public lands either owned by Storey County or BLM-controlled land, with trails crossing two small pieces of private property. Ms. Canfield said parking will be on-site or within the right-of-way for E Street. If routes change, they will not be creating new trails and will not go as far as the Basalite Mine. Findings can be located on Page 67 of the packet on the county's website under Agendas: Board of Commissioners. This has been approved by the Planning Commission.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I Commissioner Mitchell, move to approve Special Use Permit 2023-028 to operate an outdoor establishment. The applicant proposes to offer Off Highway Vehicle (OHV) rides and guided tours. The tours will start at the applicant's property at 311 South E Street (APN 001-132-29) and will follow rights-of-way through Virginia City to connect to Storey County public land and land managed by the Bureau of Land Management surrounding the Virginia City area. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Review, receive public comment, and approve the draft of Storey County RFP (Request for Proposal) seeking a successor to the Storey County Solid Waste Collection Services Franchise Agreement, and other properly related matters.

Mr. Osborne introduced Joe Sloan from Sloan Vazquez and Associates, the consultant on the RFP, to discuss the proposed solid waste management agreement.

Mr. Sloan covered recycling options, fees, construction and demolition options, exclusivity, and length of contract. The draft RFP is on Page 82 of the BOC packet, located on the Storey County website under Agendas: Board of Commissioners.

Recycling: Mr. Sloan said commercial recycling options were a fee, or no fee, with recyclers charging individual customers. Mr. Sloan recommended allowing third party recycling with no fee. The commissioners supported the no-fee option.

Construction and Demolition Services: Mr. Sloan said Storey County now has exclusivity with C&D Services except when a company can hire a contractor who agrees to handle disposals. Mr. Sloan said he recommended it stay exclusive, with that caveat. The commissioners agreed.

Term of Agreement: Mr. Sloan said the term could be anywhere from 5 to 10 years. He recommended a longer term. The commissioners agreed to a 10-year term.

Performance Bond: Mr. Sloan recommended a \$500,000 performance bond. The commissioners agreed.

Franchise fee: Mr. Sloan said the franchise fee did not have to be decided immediately, but he recommended a 5 percent franchise fee and a 3 percent road maintenance fee. The commission decided on an 8 percent total franchise fee.

Other items discussed were new cart requirements and Sunday services in Virginia City.

Public Comment:

George Eddie Lorton said his company prefers competition and said the bidder should be able to charge a fee for recycling. He supported a 10-year term and performance bond. He was concerned that the incumbent controls the landfill and can price smaller companies out of the market. He also felt that any company should be able to compete for construction and disposal services.

Terry Bently of Nevada Recycling and Salvage supported allowing non-franchised recyclers to charge for services, which will create more recycling, and promote a more competitive market for recyclables.

Tillio Olcese of Olcese Waste Services, asked for time to hammer this out. He said free pickup was acceptable to him. He admitted that he would not want recyclers coming in if he were the franchisee.

A final note by County Manager Austin Osborne: the county had an interlocal agreement with the Lockwood GID, and whoever was awarded the franchise, that interlocal agreement would still stand.

Motion: in accordance with the recommendations by staff, and in light of the discussion we have had in this meeting, I, Commissioner Mitchell, move to approve the draft Storey County RFP, or Request for Proposal, seeking a successor to the Storey County Solid Waste

Collection Services Franchise Agreement, and other properly related matters, specifically direct staff and our contractor to include Option 1, under recycling services which is the no fee service option, Option 1 under the construction and demolition services, which is franchise construction and demolition services, a 10-year term in the RFP, and accompanying agreement, will retain and 8 percent franchise fee, and increase the performance bond requirement to 500,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to change the Senior Center part-time kitchen aide position to a full-time position to handle the food demands of the kitchen operation at the same salary grade.

Senior Services Director Stacy York said there has been an increase in requests for meals on wheels, and the center is now providing school lunches, leading to an increase in the kitchen. Ms. York said she wanted to combine two part-time positions with possible augmentation down the road. She was working with Public Works to clean up the Mark Twain Center. Ms. York said last year 80 meals a day were provided to seniors, along with 40 frozen weekend meals. This year it has been 100 meals for seniors plus 70 frozen weekend meals. The plan is to combine 2 part-time positions with possible augmentation down the road. This will help staffing needs in the kitchen.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve move to approve the part-time Senior Center kitchen aide position to become a full-time kitchen aide position to handle the food demands in the kitchen at the same salary grade. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

17. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

18. DISCUSSION/FOR POSSIBLE ACTION: Report of Public Works Department regarding roads and highways in Storey County.

Public Works Director Jason Wierzbicki said that Electric Avenue was off to a great start; paving was halfway done. Tesla is paying \$2.7 million towards the cost. He also said the department was advertising for plow drivers, and the snowblower that had been ordered will be delivered at the end of January.

Mr. Wierzbicki also said his department was working on a drainage pipe on Cartwright Road in the Virginia City Highlands.

Public Comment: None

21. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

22. DISCUSSION/FOR POSSIBLE ACTION: Per Commissioner Mitchell's request, discussion and possible consideration providing direction to county staff and the planning commission to consider reducing minimum square-foot requirements for single-family residential structures in the R1 Single-Family, E Estate, and/or CR Commercial-Residential zones to 400 square-feet or less throughout Storey County.

Commissioner Mitchell said he read the staff summary, saying I'm requesting that the board consider giving direction to county staff and the planning commission to explore possible amendments to the Storey County Zoning Ordinance regulating minimum residential square-footage requirements in response to the current costs of housing. Direction to proceed on zone text amendments will require public discussions and hearings by the planning commission, a recommendation by the planning commission, and final consideration by the board in accordance with NRS 278 (planning and zoning).

Mr. Mitchell said there was some action taken in late 2020 or early 2021 to reduce the size of residences, previously, in all zones, the minimum was 800 square feet for a one-bedroom, 1,000 square feet for two bedrooms and 1,200 square feet for three bedrooms. Mr. Mitchell said that action was taken in January 2021 to reduce that to 401 square feet with conditions and restrictions in portions of the Estate zone for the 40-acre areas. He said he wanted to expand the reduction of the minimum to other zones. He did not want to go below 401 square feet. He wanted to send it to the planning commission and have the planning department guide them. Mr. Mitchell said he was not suggesting lowering lot sizes or increasing density. It would open the option for people to go between 401 and 800 square feet.

Commissioner Carmona said in areas where there is a homeowner's association, those rules will trump anything done by code. He noted that the only areas this would impact would be Virginia City, Gold Hill, Mark Twain and possibly Painted Rock.

Commissioner Gilman said he supported sending the issue to the Planning Commission.

Public Comment:

Hugh Gallagher asked where the 800 square foot rule originated, and where does the Comstock Historic District stand on the issue?

County Manager Osborne said it was a carryover from the 1999 zoning ordinance.

Mr. Carmona said he thought there were smaller houses already. Mr. Mitchell said he didn't think the Historic Commission considered size, just appropriateness.

Motion: I, Commissioner Mitchell, motion to direct county staff and the planning commission to consider reducing minimum square-foot requirements for single-family residential structures in in the R1 Single-Family, E Estate, and/or CR Commercial-Residential zones to 401 square-feet. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. DISCUSSION/FOR POSSIBLE ACTION: Set date for hearing of the Virginia City Gaming LLC/Vincent Malfitano, business/liquor license revocation proceedings for the Bonanza Saloon located at 27 S. C Street in Virginia City, Storey County, Nevada.

Deputy District Attorney Keith Loomis said a complaint has been filed to revoke the license for Bonanza Saloon, and a motion and an answer have been filed. Under Storey County code, now that a complaint has been filed and answered, there needs to be a vote to set the date. This is to set up the date, and Mr. Loomis suggested Nov. 13, a Monday, to set up a special meeting. Witnesses could be called, and the hearing could take some time.

Public Comment: None

Motion: I, Commissioner Mitchell, move to set the date of the hearing into the revocation of the Virginia City Gaming LLC/Vincent Malfitano, business/liquor license revocation proceedings for Monday, Nov. 13, 2023. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. A & P Painting – Contractor / 10120 W. Flamingo Rd. Ste 4-264 ~ Las Vegas, NV
- B. Big Iron Inc. – Contractor / 425 Western Rd. Ste # 108 ~ Reno, NV
- C. Floor Tech Inc. – Contractor / 8850 Terabyte Ct. # D ~ Reno, NV
- D. FW Carson Co. – Contractor / 1064 Tahoe Blvd ~ Incline Village, NV
- E. Ironclad Builders LLC – Contractor / 425 Western Rd. Ste. # 108 ~Reno, NV
- F. Nicholson Roofing LLC – Contractor / 2100 Poole Way ~ Carson City, NV
- G. River City Plumbing – Contractor / 1070 Marietta Way ~ Sparks, NV
- H. TEDco Construction LLC – Contractor / 5514 Hurricane Ct.~ Sun Valley, NV
- I. Walker Cellular Inc. – Contractor / 150 Flocchini Cir. ~ Lincoln, CA\

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's second readings of business licenses listed under Item 24 as A-I. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

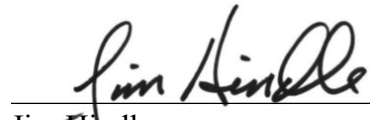
25. PUBLIC COMMENT (No Action)

None

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

Commission Chairman Jay Carmona adjourned the meeting at 12:56 p.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/2/2024 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 October 17, 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

10/17/2023 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, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Keith Loomis

□ Assessor Jana Seddon
□ Justice of the Peace Eileen Herrington
√ Recorder Dru McPherson
√ Sheriff Mike Cullen
□ Fire Chief Jeremy Loncar
√ Comptroller Jennifer McCain
□ Business Development Manager Lara Mather
√ Community Development Director Pete Renaud
√ Community Relations Director Honey Coughlin

√ Emergency Management Director Adam Wilson
√ Human Resources Director Brandie Lopez
□ IT Director James Deane
□ Planning Manager Kathy Canfield
√ Public Works Director Jason Wierzbicki
√ Operations and Project Manager Mike Northan
√ Senior Center Director Stacy York
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 45

In-Person: 22

Zoom: 23

1. CALL TO ORDER CLOSED SESSION MEETING COMMENCING AT 9:30 A.M.

2. CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD:

Call to Order Closed Session meeting pursuant to NRS 241.030 (1) for the purpose of conferring with the Storey County Liquor Board and legal counsel regarding the liquor license for the Firehouse Saloon-applicant Peter Lutz. The Board may consider Peter Lutz financial standing to expected satisfactory and profitable business operation for a liquor license and his experience in the saloon or liquor operating business. Meeting to commence at the beginning of the Liquor Board.

3. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

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

Commissioner Jay Carmona called the meeting to order at 10:02 a.m.

5. PLEDGE OF ALLEGIANCE

6. PUBLIC COMMENT (No Action)

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the October 17, 2023, meeting.

Public Comment: None

Motion: I, Clay Mitchell, move to approve today's agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the August 1st, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our August 1, 2023, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

9. CONSENT AGENDA/FOR POSSIBLE ACTION:

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

- A. Burnett Electric Inc. – Contractor / 1215 Kleppe Ln # 10 ~ Sparks, NV
- B. Dennis Miller Concrete & Construction LLC – Contractor / 595 W. A St. ~ Fallon, NV
- C. Gutter Perfection LLC – Contractor / 3415 Gulling Rd. ~ Reno, NV
- D. Joe's Roofing LLC – Contractor / 199 Kirman Ave. ~ Reno, NV
- E. Nevada Fence LLC – Contractor / 508 N. Curry St. Unit B ~ Carson City, NV
- F. Rabine Paving America LLC – Contractor / 900 National Pkwy. Ste. 260 ~ Schaumburg, IL
- G. Reno Green Landscaping LLC – Contractor / 190 Woodland Ave ~ Reno, NV
- H. Russell's Tree Service – Out of County / 3125 Snowberry St. ~ Silver Springs, NV

- I. Silver State Dirtworks – Contractor / 4800 Koenig Rd. ~ Reno, NV
- J. Spartan Companies – Contractor / 116 W. 100 S. ~ Richmond, UT
- K. Sun Mountain Micro Farm – Home Based / 120 S Howard St. ~ Virginia City, NV
- L. Westwoods Inc. – Contractor – 1160 Gator Way ~ Sparks, NV

II. Justice Court Quarterly Report to Commissioners.

III. Approval of claims in the amount of \$2,396,461.24.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent agenda as presented.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

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

Sheriff Mike Cullen

- Sgt. Dan Gaunt, who served Storey County until 2021, has returned. Is now nearly fully staffed.

Assistant Fire Chief Jim Morgan

- The Fire District was also working on staffing issues, with a captain's test next week and battalion chief testing Nov. 16.
- An ambulance ordered in 2020 will arrive in February of 2024.

Public Works Director Jason Wierzbicki

- Electric Avenue will be completed by Friday.
- The B Street waterline project started yesterday and should be completed by Christmas.
- The Public Works Department is still looking for two more people with CDL licenses for its winter staffing.

Operations and Projects Manager Mike Northan

- The work on the VC Senior Center kitchen is nearing completion, and the breezeway cover is proceeding.
- The Lockwood Sheriff's Station is nearing completion.
- At the Highlands Fire Station, NVEnergy will be on the scene tomorrow, and there may be temporary outages during their work.
- The Fairgrounds, TRI Public Works area, the Sheriff's Substation, A Street right-of-way, and the Mark Twain drainage plan.

Emergency Management Director Adam Wilson

- There will be an earthquake drill on Oct. 19.

Tourism Director Todd Tuttle

- The Outhouse Races, with 23 entries, were a success.
- Hauntober is getting a lot of media coverage, both local and national.
- On Friday, Oct. 20 at 9:45 a.m., the VCHS homecoming parade will go from the Fourth Ward School to Mill Street and back around. After that, C Street will be closed from Union to Sutton Streets for technical inspection for the Off-Road Vehicle race.
- On Friday, Oct. 27 is the Statehood Masquerade Ball at Piper's Opera House.
- On Saturday, Oct. 28 is the Spirits Made Me Do It Pub Crawl, starting at 1 p.m. rather than 11 a.m. also on Saturday, Oct. 28 is the All Hallows Eve ball.
- On Tuesday, Oct. 31, is the costume parade at 4:30 p.m. at the Virginia City Jerky Co., followed by trick-or-treating.
- On Dec. 1 will be the Christmas tree lighting at the Bucket of Blood parking lot.

Comptroller Jennifer McCain

- The annual fiscal audit is progressing and will be done on time.
- There will be pilot payroll processing for the new Executime program, which is to find any glitches. The main software will go live in December.
- The first quarter fiscal review will be given at the next BOC meeting.

Community Development Director Pete Renaud

- A test well in the Virginia City Highlands on Buckeye was dry, and another went down 1,000 feet, and another was getting deeper and yet to find water. The state requires a working well for residential lots. This is a trend to watch as it has implications for development.

Senior Services Director Stacy York

- Flu shots organized by the Senior Center will be Oct. 17 in Mark Twain from 4-6; Oct 18 in the Highlands from 4:30 to 6:30 p.m., and on Oct. 19 in Lockwood from 9 to 11 a.m.
- A craft fair from 10 a.m. to 2 p.m. and a spaghetti feed will be held at 5 p.m. Oct. 21 at the Lockwood Senior Center.

County Manager Austin Osborne

- IT Director James Deane is in the process of wiring the Community Chest's Community Center so it could be tied into the county system.
- The county is working on a draft for a water master plan to include the Highlands, Virginia City, Gold Hill and Mark Twain, and are looking at providing service to other communities. It would take \$100 million just to get a pipe to the Highlands.
- There are still vacancies for members of the Board of Appeals, looking for fire prevention and contractor's representatives, as well as an at-large representative. There were several letters from people interested in serving on the Cemetery Board, and the VCTC will have vacancies coming up.

Clerk-Treasurer Jim Hindle

- Oct. 16 was the closing for filing with the state to be on the ballot for the presidential preference primary set for Feb 6. 13 Democrats and 7 Republicans have filed. To vote in that primary, a voter must be a registered Democrat or a registered Republican.
- The only item on the Feb. 6 primary will be The Presidential Primary. There will still be a June Primary Election for state and local office nominations.

11. BOARD COMMENT (No Action - No Public Comment)

- Commissioner Clay Mitchell said visible changes on the outside of properties must be approved by the Comstock Historic District. The district does not allow placement of mobile homes or RVs, and he noted that some people are living in their RVs. He said the district plans to do public outreach before enforcing the laws.
- Commissioner Jay Carmona noted the passing of Lockwood residents Greg Ferry, Robert Golaher and Diana Vasquez.

12. RECESS TO RECONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

13. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading on On-Sale/Off Sale Liquor License. Applicant is Surjeet Singh Sohal, Vino Pizza located at 795 USA Parkway, McCarran, NV.

Assistant Sheriff Kern recommended approval of the liquor license.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading of an On-Sale/Off-Sale Liquor License. The applicant is Surjeet Singh Sohal, Vino Pizza, located at 795 USA Parkway, McCarran, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading on On-Sale/Off Sale Liquor License. Applicant is Peter Joseph Lutz, Firehouse Saloon located at 171 South C Street, Virginia City, NV 89440.

Assistant Sheriff Kern said the investigation is complete, the concerns the Office had were addressed and there are no further concerns.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading of an On Sale/Off-Sale Liquor License. The applicant is Peter Joseph Lutz, Firehouse Saloon, located at 171

South C Street, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-711, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Administrative Officer and clarification of pay for casual, intermittent, less than part-time Deputy Sheriffs.

County Manager Osborne said this will return the job of Administrative Officer to the county, a position which existed before. It would not be a human resources director as before, it would focus on administrative, managerial, analysis, public coordination, projects coordination, public services, and other matters of that caliber. Other administrative assistant positions will not be filled so this is within the scope of the budget.

Human Resources Director Brandie Lopez said the resolution was updated to clarify the pay for intermittent or part-time deputies in the Sheriff's Office.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-711, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Administrative Officer and clarification of pay for casual, intermittent, less than part-time Deputy Sheriffs. **Seconded by:** Lance Gilman. **Vote:** Motion passed anonymously.

17. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of DOWL's Task Order 62, for design services of the Virginia City Fairgrounds Upgrade project, in the amount of \$180,800.

Grants Manager Honey Coughlin said this is one of the appropriations for grants received in 2023. The county received approval to continue working with DOWL on the design, then the department will seek an RFQ for the building. The cost is in line with the 18 percent to 20 percent for design services. This is a \$993,000 total estimated cost.

Ms. Coughlin said the scope of this work is running electric to the ticket and vending areas, as well as running water and smoothing out the parking areas without paving.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve DOWL's Task Order 62, for design services of the Virginia City Fairgrounds Upgrade project, in the amount of \$180,800.

Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to declare November 6th through 12th, 2023, in support of Operation Green Light for Veterans.

Ms. Coughlin said the National Association of Counties (NACo) and the National Association of County Veteran Service Officers are encouraging counties to show their support for veterans by lighting county buildings green from November 6th through November 12th, 2023, and invite businesses and residents to do the same.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the declaration of November 6th through 12th, 2023, in support of Operation Green Light for Veterans. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously,

Ms. Coughlin read the proclamation, located on page 83 of the BOC packet on the Storey County website, under Agendas: Board of Commissioners.

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to award \$9,500.00 to the Virginia City Highlands in Area 2, Virginia City Highlands and Lagomarsino, of Storey County for the Community Project Grant to purchase electronic equipment for the Community Center and to paint the exterior and interior of both mail sheds and the 3-sided shed at the entrance of the Virginia City Highland and Highland Ranch Communities.

Ms. Coughlin said this is the only group that provided a grant submission. The Virginia City Highlands community requested funds to paint the two mail sheds and the additional shed at the entrance to the Highlands. The community seeks to enhance the visual appeal of the facility. Further requests include electronic equipment for the proposed community center, making it easier for meeting presenters. The equipment will be housed and permanently installed at the Community Center.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the award of \$9,500.00 to the Virginia City Highlands in Area 2, Virginia City Highlands and Lagomarsino, of Storey County for the Community Project Grant for the purpose of purchasing electronic equipment for the Community Center and to paint the exterior and interior of both mail sheds and the 3-sided

shed at the entrance of the Virginia City Highland and Highland Ranch Communities.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously,

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of Business Impact Statement regarding the effect of a proposed increase in sewer and water connection fees by the Board of County Commissioners set forth in Resolution 23-710 applicable in the Virginia City, Gold Hill and Silver City areas. The proposal does not affect user rates for water and sewer services. The business impact statement is available for public inspection at the Storey County Clerk/Treasurer's Office.

Deputy District Attorney Keith Loomis said the increase in connection fees is an action that requires a business impact statement, to determine if businesses will be substantially economically burdened by this. He said the only part of this is commercial fees. There will be a separate impact statement process for residential fees. He said the formal resolution will be brought at the next meeting. He added that the new fees would go into effect in 2024.

Public Comment: Robert Wilkes said his main concern was that he thought it would include residential. He said it would make a significant impact on the price of residential building, and the county should encourage home building.

Motion: I, Commissioner Mitchell, move to proceed with further consideration of the adoption of Resolution 23-710 by setting the possible approval of Resolution 23-710 for consideration at a subsequent meeting of the Board of County Commissioners of Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of a contract with RCG Economics to develop a Storey County Housing Needs Assessment to be part of the 2023/24 Storey County Master Plan Housing Element update in an amount not to exceed \$125,000. This is a budgeted and planned expense.

County Manager Austin Osborne said that this issue was discussed in the 2016 Master Plan as well as the update staff was working on. He said it was important to include a comprehensive needs assessment, including cost element, and potential PUD special assessments paid by new residents. Staff are making plans for the north end of the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve a contract with RCG Economics to develop a Storey County Housing Needs Assessment to be part of the 2023/24 Storey County Master Plan Housing Element update in an amount not to exceed \$125,000, in accordance with the FY23/24 budget. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Artisan Wallcovering LLC – Contractor / 15796 Fawn Ln ~ Reno, NV
- B. Brahma Group Inc. – Contractor / 1132 S. 500 ~ W. Salt Lake City, UT
- C. Clark Pacific – Contractor / 710 Riverpoint Ct. Ste. 100 ~ West Sacramento, CA
- D. Delta Saloon Inc. (Parking Lot) – General / 19 & 39 S. C St. ~ Virginia City, NV
- E. DIRECTV, LLC – Out of County / 140 Grand St. Ste 300 ~ White Plains, NY
- F. Dunn Rite Inc. – Contractor / 5400 Winnemucca Ranch Rd. ~ Reno, NV
- G. New Rise Renewables Reno – General / 611 Peru Dr. ~ Sparks, NV
- H. Symbia Logistics – General / 655 Waltham Way ~ Sparks, NV
- I. Tacos La Patrona LLC – Food Truck / 1800 E. Williams St. Ste 2 ~ Carson City, NV
- J. The Nevada Wolf Shop #8365 – Out of County / 120 Mountain View Blvd ~ Basking Ridge, NJ
- K. Wild Horse – Home Based / 195 N. B St. #2 ~ Virginia City NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses for Item 22 labeled A through K. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. PUBLIC COMMENT (No Action)

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

Commission Chairman adjourned the meeting at 11:01 a.m.


25. CLOSED SESSION

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

Respectfully submitted,



Jim Hindle
Clerk-Treasurer

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 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 November 7, 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

11/7/2023 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, √ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Chief Deputy District Attorney Keith Loomis

☐ Assessor Jana Seddon
☐ Justice of the Peace Eileen Herrington
√ Recorder Dru McPherson
√ Sheriff Mike Cullen
√ Fire Chief Jeremy Loncar
√ Comptroller Jennifer McCain
☐ Business Development Manager Lara Mather
√ Community Development Director Pete Renaud
☐ Community Relations Director Honey Coughlin
√ Emergency Management Director Adam Wilson

☐ Human Resources Director Brandie Lopez
√ IT Director James Deane
√ Planning Manager Kathy Canfield
√ Public Works Director Jason Wierzbicki
☐ Operations and Project Manager Mike Northan
√ Senior Center Director Stacy York
√ Tourism Director Todd Tuttle
Other:
√ St. Mary's Art Center Executive Director Arika Perry
√ Community Chest CEO Erik Schoen

Total Attendance: 44

In-Person: 22

Zoom: 22

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

Commission Chairman Jay Carmona called the meeting to order at 10:03 a.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action)

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

County Manager Austin Osborne asked to continue Sub-Item III on the Consent Agenda and Item #34 on the regular agenda.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the August 15th, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from the Aug. 15, 2023, 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. Andrei Mihheikin – Home Based / 240 S. M ~Virginia City, NV
- B. Asphalt Protectors Inc. – Contractor / 14010 Mt. Anderson St. ~ Reno, NV
- C. Aurum Construction Strategies, LLC – Contractor / 232 West St. ~ Reno, NV
- D. Florence Fence Inc. – Contractor / 2597 Nowlin Rd. ~ Minden, NV
- E. Johnson Plumbing – Contractor / 131 Coney Island Dr. ~ Sparks, NV
- F. Leading Out Loud, Inc. – Home Based / 2330 Enterprise Rd. ~ Reno, NV
- G. Seiwa Giken Co., LTD – Out of County / Toyonaka-shi, Japan
- H. Sierra Manor Bakery – Home Based / 6 N. D St. ~ Virginia City, NV
- I. Supreme Concrete LLC – Contractor / 5295 Coggins Rd. ~ Reno, NV
- J. Sutlug Inc. – Food Truck / 500 A Truck Inn ~ Fernley, NV
- K. Virginia City Off Road Experience LLC – Home Based / 311 S. E. St. ~ Virginia City, NV
- L. Ziglift Material Handling – Contractor / 12640 Allard St. ~ Santa Fe Springs, CA

II. Approval of claims in the amount of \$9,724,721.56.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent Agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Assistant Sheriff Eric Kern

- We are on track to fill all our vacant positions.
- We received a federal COVID grant for video, so people don't have to appear in person, and all equipment is in.

Fire Chief Jeremy Loncar

- Burn restrictions have been lifted; residents of the River District and Mark Twain can get burn permits at no cost. If residents see smoke, that is likely the reason.
- Snow season is coming soon, and we must burn-off the accumulated burn pile in Virginia City. Stay tuned for notice when that will be done.
- There is a test for a new Battalion Chief on Nov. 16.

Public Works Director Jason Wierzbicki

- Installed right-of-way banner near the Delta.
- We are working on replacing streetlights through C St. We are trying new lights, as the previous ones are not always available. We are testing LED configurations with the approval of the Comstock Historic District.
- The B Street water project is coming along.
- We are working on the Fire Station #72 project in the Highlands.
- We will start working with the IT department and Justice Court on their parking lot.

Mr. Wierzbicki For Operations and Projects Manager Mike Northan.

- The footings for the new Fire Station #71 are installed.
- Mike Northan is working on Lockwood Sheriff's Substation installation.

Emergency Management Director Adam Wilson

- The "Shakeout" drill on Oct. 19 was very successful. Communication was the biggest problem. We need to get people to sign up for Code Red and make sure their contact info is current and correct.
- The Emergency Operations Plan is done, and we saved \$30,000 by doing it in-house.

Tourism Director Todd Tuttle

- The passing of Deke DeMarzo was noted. Mr. DeMarzo was a docent and highly involved with the Virginia City Tourism Commission.
- The RFQ prepared for event management is out and the VCTC is looking to find qualified people to put on large events.
- We will also have presentations from Marketing candidates at our meeting on Thursday.
- There is a 3D Cultural Corridor plan with Carson City and the Carson Valley. The 3D cultural corridor is a \$2 million potential grant.
- Nearly every tour was sold out for the "Hauntober" event. We had media coverage on all major stations.

- The “Spirits Made Me Do it Saloon Crawl” had a high attendance.
- The Veteran’s Day parade is on Saturday, 11th at 11 a.m. Entries will be at the 4th Ward School at 10 a.m.
- Leah Kruse and I will attend a travel conference, so the normal Mix and Mingle for November is cancelled.
- For Christmas on the Comstock, the Tree lighting will be at 6 p.m. on Dec. 1 in the Bucket of Blood parking lot.
- 601 Christmas concert will be at 7 p.m. Dec. 1 at Piper’s Opera House.
- On Saturday, Dec. 2, will be the Grinch Made Me Do It pub crawl from 11 a.m. to 5 p.m.
- The Christmas Parade of Lights will be on Dec. 2 and another Dec. 9, with fireworks to follow both days.
- Piper's Players have put together a Mark Twain and Friends show set for 7 p.m. Dec. 9 at Piper’s Opera House.

Comptroller Jennifer McCain

- The Executime and attendance program installation test is going nicely and many bugs have been corrected. The conversion will take time, but eventually will eliminate all paper timecards.
- After meetings with the auditor, we found a bank records processing glitch and fixed it, and the audit will be on time.

Planning Manager Kathy Canfield

- The Planning Commission discussed the housing size question, which turned into discussions on nuisance, service, camping, and outdoor storage.
- At the end of the month, I will attend a source water protection plan with a contractor hired by the Nevada Department of Environmental Protection.
- There are three potential openings on the Planning Commission: representing Mark Twain, the River District, and an at-large member.

IT Director James Deane

- The Community Chest's “Pink House” has been connected to the county network.
- We have a new camera system at the freshwater treatment plant, and we are working on a system for the Public Works Road Yard.
- A major power system rebuild in Jason Wierzbicki's office was completed.

District Attorney Anne Langer

- Praised Pete Renaud's nuisance policy and that she has been seeing fewer cases that her office has to prosecute.

Assistant District Attorney Keith Loomis

- Judge Todd Russell in the First Judicial District Court approved the Order of Judicial Confirmation that gives clear title to the 5-acre lot where the community center in Mark Twain is located.

County Manager Austin Osborne

- The clear title for the Mark Twain Community Center site will allow us to transfer park resources and expand service.

Clerk & Treasurer Jim Hindle

- Announced the retirement of Judge James Wilson at the end of the year. The Office will go through a transition with a newly appointed judge. Judge Wilson was a tremendous friend to the county.
- The Office is preparing for elections and working on ballot printing, with Fort Orange Press, which was awarded the state-wide contract by the Secretary of State. We will save \$30,000 working with the state's contractor.
- The Office is working with the Comptroller's Office to support issues highlighted by the audit.

St. Mary's Art Center Director Arika Perry

- The shed in the front has been relocated, stabilized, and put on a concrete pad. It will protect water main access, be more functional, and help mitigate safety concerns on the front lawn. An upgrade is in the works.
- There are 3 art classes going on Nov. 16, Nov. 18, and Nov. 19. See St. Mary's Web site for information.

8. BOARD COMMENT (No Action - No Public Comment)

Commissioner Chairman Jay Carmona paid tribute to two Storey County residents who have passed; Deke DeMarzo of Virginia City and Larry Farthing, a Navy veteran of the Virginia City Highlands. He read an obituary for Mr. DeMarzo.

RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

- 9. 10:30 A.M. PUBLIC HEARING:** Public hearing on Resolution 23-710, a resolution authorizing increases in connection fees for water and sewer hookups within the Service area of the Divide GID i.e., Virginia City, Gold Hill, and Silver City. The resolution does not affect user fees.

Deputy District Attorney Keith Loomis said this was a hearing on a resolution involving connection fees in Virginia City, Gold Hill, Silver City and American Flat, to give the opportunity for the public to comment.

Public Comment: None

Motion: I, Commissioner Mitchell, move to close the hearing on Resolution 23-710.

Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

10. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS.

- 11. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution 23-710 increasing the commercial connection fees for water and sewer hook-ups in the Divide GID service area, i.e., Virginia City, Gold Hill, and Silver City. The Resolution does not propose an increase in user fees for water and sewer services.

Mr. Loomis said this is the resolution that comes out of Public Works to bring us even to all other local governments in terms of connection fees. This was the subject of the public hearing.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution 23-710. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of revisions to the County Manager job description.

Jeannie Green, Labor Relations Consultant, said that Human Resources continually reviews and updates Job Descriptions, in today's case the County Manager and Fire Chief, to make them more consistent. Most revisions are identical, and others are specific to the job. County Manager Austin Osborne was supportive of the changes.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the revised job description for county manager. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Storey County Proclamation for Flood Awareness Week, November 12 - 18, 2023.

Planning Manager Kathy Canfield said this is the 4th year we have participated in Flood Awareness Week with state and regional governments. This helps our rating through the Federal Emergency Management Agency's Community Rating System.

Public Comment: None

Motion: In accordance with the recommendation by Staff, I, Commissioner Mitchell, move to approve Storey County, Nevada, Proclamation for recognizing Flood Awareness Week November 12 - 18, 2023. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

Ms. Canfield read the proclamation, located on Page 52 of the Board of Commissioners packet on the web site under Agendas.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 23-712 requesting the assistance of the State of Nevada Attorney General in the prosecution of a criminal matter.

District Attorney Anne Langer said that a case that involves the Sheriff's wife as a victim, and the close working relationship between the District Attorney and the Sheriff requires her to ask for the case to be handled by the state Attorney General's Office.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution 23-712 requesting assistance of the Attorney General in prosecution of a criminal matter. **Seconded by:** Lance Gilman.

Vote: Motion passed unanimously.

- 15. DISCUSSION/FOR POSSIBLE ACTION:** First Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.

Ms. Canfield said this was a request by staff based on public meetings the Planning Department has had regarding public access to publicly zoned land. Staff suggests a changeable message sign, primarily in Mark Twain and Lockwood. When the department has a design, they will seek public input and bring it back to the board. She also asked that the two pages that were added incorrectly in the packet be eliminated. She said she will check on Comstock Historic District requirements.

Mr. Loomis read the bill into the record (see page 54 of the Board of Commissioner's meeting packet).

Public Comment: None

Motion: In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Mitchell, move to approve the first reading of Ordinance 23-324 and to hold a Public Hearing at 10:30 am at the Board of County Commissioners' meeting, on November 21, 2023 to consider Bill 136, Ordinance 23-324 amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto. Also, I modify my motion to exclude the final two pages from this motion. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

17. DISCUSSION ONLY: Fire District 2023-2024 First Quarter Budget vs Actual Review.

Comptroller Jennifer McCain said in the First Quarter, it is expected that 25 percent of revenues will be collected, and 25 percent of expenditures. Due to front-loaded property tax revenue, the Fire District's General Fund has collected 35 percent of revenues and expenditures are at 33 percent. One-time annual fees will cover anything over 25 percent. All first quarter numbers are on the Comptroller's web site.

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of revisions to the Fire Chief job description.

Ms. Green said this item is like Item 12 but concerns the fire chief job description.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the revised job description for fire chief. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of an extension of an agreement between the Storey County Fire Protection District and NV Energy, extending the contract for fuels management to December 31, 2023.

Fire Chief Jeremy Loncar said the fuels management contract with NV Energy had expired and an extension was needed to get the district to the point of negotiating a new contract.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the fire chief to sign an agreement for an extension with NV Energy for fuels management. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

20. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

21. DISCUSSION/FOR POSSIBLE ACTION: Report of Public Works Department regarding roads and highways in Storey County.

Public Works Director Jason Wierzbicki said that Electric Avenue had been completed ahead of schedule; a traffic study on Electric Avenue indicated that daily traffic was 13,000+

vehicles per day and the average speed is above the posted speed limit of 45 mph; USA Parkway traffic increased to 16,000 per day.

Mr. Wierzbicki said he is working with DOWL Engineering to come up with more robust projects in the future. He said engineering for Lousetown Road is in full swing and a drainage project is planned. He is also working on a drainage plan for Mark Twain.

In preparation for the winter season, Mr. Wierzbicki said that the county is without one snowplow. A new plow is still being built. The snowblower should arrive in January. The department is down 2 full-time and 2 seasonal plow workers.

Public Comment: None

- 22. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of Task Order #63 with DOWL Engineering for 2024 Road Rehabilitation Project in the amount of \$67,474.00. This includes design all the way through construction management and bid assistance on South E Street-Slurry Seal, East Sheldon Street-Slurry Seal, West Union Street-Slurry Seal, South D Street-Chip Seal, and Summit Street-Full Reconstruction.

Mr. Wierzbicki said that Task Order #63 with DOWL Engineering in the amount of \$67,474, will include design and construction management as well as construction. This will be last on the list of Road Capital Improvement Projects.

Commissioner Carmona said he received compliments from B Street residents on how they have been treated during the water line project.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Public Works Director to sign Task Order #63 with DOWL Engineering in the amount of \$67,474.00 for the 2024 Road Rehabilitation Project. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

- 24. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the second reading for On-Sale/Off Sale Liquor License. Applicant is Peter Joseph Lutz, Firehouse Saloon located at 171 South C Street, Virginia City, NV 89440.

Assistant Sheriff Eric Kern said there are no disqualifiers for this applicant.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the motion to approve the second reading On-Sale/Off-Sale Liquor License. The applicant is Peter Joseph Lutz, Firehouse Saloon, located at 171 South C Street, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 25. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the second reading On-Sale/Off-Sale Liquor License. The applicant is Surjeet Singh Sohal, Vino Pizza located at 795 USA Parkway, McCarran, Nevada.

Assistant Sheriff Eric Kern said there are no disqualifiers for this applicant.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading On-Sale/Off-Sale Liquor License. The applicant is Surjeet Singh Sohal, Vino Pizza, located at 795 USA Parkway, McCarran, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. RECESS TO RECONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

- 27. DISCUSSION ONLY:** Storey County Water-Sewer Funds 2023-2024 first quarter budgets to actual review.

Comptroller McCain said with 25 percent of the fiscal year over, 30 percent of revenues have been collected for Water and 28 percent for Sewer. This comes from ratepayers and is expected to compound. Regarding expenses, salary and benefits are higher than 25 percent due to staff changes and funds may have to be transferred. The Water Fund is at 20 percent usage of funds and the Sewer Fund is at 22 percent usage. The numbers are on the Comptroller's web site.

Public Comment: None

28. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

- 29. DISCUSSION ONLY:** Storey County first quarter 2023-2024 Budget vs Actual review.

Comptroller McCain said that General Fund Revenues were collected at 47 percent for July 1 through Oct. 26, 2023. The revenues are higher because ad valorem is front-loaded. Last year 280 percent was collected and don't expect that much this year. With department heads being conservative in their spending, though she didn't have exact numbers, she expected expenses

to be under 25 percent. Some funds were over because of supply shortages and price increases, and funds could be transferred to cover those expenses.

Public Comment: None

30. DISCUSSION ONLY/NO ACTION: Quarterly County Manager's update.

County Manager Austin Osborne said he is focused on the Strategic Plan, working with Linda Ritter, who took the Capital Improvement Plan (CIP) and integrated it into the Strategic Plan. He said post-Tesla funds would be coming in July, and he was looking at how to manage all the projects coming in. He would put out an RFP to look for a service to assist the county in managing the projects, for which regional planning was an important element. Mr. Osborne said that Washoe County wants Storey County to be a stakeholder in an east-west corridor plan and is now seeking a contractor to design a road and will work with Storey County. He also said that the Master Plan work is tying in with RCG Economics, to provide a housing needs assessment. He said he has active conversations with Washoe County, Washoe Regional Transportation Commission, the Western Nevada Development Authority to dovetail our Master Plan into regional planning. He said he is working with the ABBI Agency, which has a draft action report, and he is working with department heads to get us back to a Civics Plus web site. Commercial with Sam Shad Productions are in the works. Human Resources are working on nationwide searches for staff with NEOGOV, which will take 6 months and make job postings more attractive. We have had a record number of town halls as part of our public outreach. The Strategic Plan will be ready in December.

Public Comment: None

31. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Storey County Emergency Operations Plan and Annexes by the Storey County Board of county Commissioners.

Emergency Management Director Adam Wilson said he wrote the county Emergency Operations Plan and saved \$30,000 by doing it in-house. Other counties have looked at it and will use some of the plan for their own documents. Demographics, geography, NRS, county codes and federal guidelines were among the updates.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Emergency Operations Plan and Annexes. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

32. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Storey County Safety Committee's Safety Manual by the Storey County Board of County Commissioners.

Mr. Wilson said that as County Safety Director, he was presenting the safety manual, which he wrote with the help of Grants Manager Honey Coughlin.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Safety Committee's safety manual. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

33. DISCUSSION/FOR POSSIBLE ACTION: Approval for unbudgeted item in the amount of \$5,750.00 to renew a contract with Civic Plus to enhance website hosting and provide more timely content updates and functionality.

IT Director James Deane said that after reviewing feedback, the county can improve its services with Civic Plus. He has a comprehensive review from the ABBI Agency. He would like to re-engage Civic Plus.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the unbudgeted amount of \$5750.00 to return County website hosting and services to Civic Plus pending final legal review. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Burnett Electric Inc. – Contractor / 1215 Kleppe Ln # 10 ~ Sparks, NV
- B. Dennis Miller Concrete & Construction LLC – Contractor / 595 W. A St. ~ Fallon, NV
- C. Gutter Perfection LLC – Contractor / 3415 Gulling Rd. ~ Reno, NV
- D. Joe's Roofing LLC – Contractor / 199 Kirman Ave. ~ Reno, NV
- E. Nevada Fence LLC – Contractor / 508 N. Curry St. Unit B ~ Carson City, NV
- F. Rabine Paving America LLC – Contractor / 900 National Pkwy. Ste. 260 ~ Schaumburg, IL
- G. Reno Green Landscaping LLC – Contractor / 190 Woodland Ave ~ Reno, NV
- H. Russell's Tree Service – Out of County / 3125 Snowberry St. ~ Silver Springs, NV
- I. Silver State Dirtworks – Contractor / 4800 Koenig Rd. ~ Reno, NV
- J. Spartan Companies – Contractor / 116 W. 100 S. ~ Richmond, UT
- K. Sun Mountain Micro Farm – Home Based / 120 S Howard St. ~ Virginia City, NV
- L. Westwoods Inc. – Contractor – 1160 Gator Way ~ Sparks, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item 35 listed A-L. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

36. PUBLIC COMMENT (No Action)

37. CORRESPONDENCE/NO ACTION:

- I. Posting for Virginia City Tourism Commission vacancies 2024.
- II. Carson Water Subconservancy District vacancy posting.


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

Commission Chairman Carmona adjourned the meeting at 11:47 a.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 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 November 21, 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

11/21/2023 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 Chair Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman, √ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Keith Loomis

☐ Assessor Jana Seddon
☐ Justice of the Peace Eileen Herrington
√ Recorder Dru McPherson
√ Sheriff Mike Cullen
√ Fire Chief Jeremy Loncar
√ Comptroller Jennifer McCain
√ Business Development Manager Lara Mather
√ Community Development Director Pete Renaud
√ Community Relations Director Honey Coughlin
√ Emergency Management Director Adam Wilson
√ Human Resources Director Brandie Lopez

√ IT Director James Deane
☐ Planning Manager Kathy Canfield
☐ Public Works Director Jason Wierzbicki
√ Operations and Project Manager Mike Northan
√ Senior Center Director Stacy York
√ Tourism Director Todd Tuttle
Other:
√ Labor Relations Consultant Jeanne Green
√ Newly Appointed Comstock Cemetery
Foundation Member Caitlin Best

Total Attendance: 43

In-Person: 23

Zoom: 20

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action)

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the November 21, 2023, meeting.

Motion: I, Commissioner Mitchell, move to approve today's Agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the September 5, 2023, meeting.

Motion: I, Commissioner Mitchell, move to approve the minutes for our September 5, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

6. CONSENT AGENDA FOR POSSIBLE ACTION:

I. For consideration and possible approval of business license first readings:

- A. Gray Construction Inc. – Contractor / 10 Quality St. ~ Lexington, KY
- B. JJ's Chuckwagon LLC – Food Truck / 1005 Ruby Avenue ~ Silver Springs, NV
- C. The Bug Guy Pest Control – 1706 Harvest Creek Way ~ Fernley, NV
- D. XVIIisions Productions – Home Based – 29 S. B St #3 ~ Virginia City, NV

II. Approval of claims in the amount of \$6,131,259.61.

III. Annual Tax Roll Resolution.

IV. Personal Exemption Corrections.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent Agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

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

Public Works Operations and Projects Coordinator Mike Northan

- The B. St. waterline project is progressing well; the main line will finish today.
- Christmas lights have been tested and are ready for C Street.
- Final steel inspection for Highlands Station 72 soon.
- The Lockwood substation has been turned over to the Sheriff's Office.
- The Taylor Street RFP is out, and Sierra Nevada Construction has responded. The bid meeting will be held 12/12/2023 at 2 p.m. in the Slammer.
- The Lockwood Senior Center project work is continuing.

- Met with DOWL and Honey Coughlin on the Fairgrounds project.
- On Dec. 12, we will speak at the next mix and mingle on snow removal and plowing.

Business and Community Development Director Lara Mather

- After many rumors that the Virginia City Post Office would close, Lara Mather reached out to Rep. Mark Amodei's office and was informed that the post office would not be closed.
- A letter should arrive shortly from the U.S. Postal Service officially informing the county that the McCarran, NV region along with the 89437 zip code, encompassing the Tahoe Reno Industrial Center was approved.
- The department is working on a branding plan for TRIC, Storey County complex, and working on putting an entrance sign on the project. It is also working with Kris Thompson, general manager for TRIC, to have Storey County added to their signs.
- Progress has been made with the Department of Housing and Urban Development on the Lockwood Senior Center project. The approval is with the director for a signature and once it is signed, construction can begin.

Grants Manager Honey Caughlin

- Met with DOWL on the Fairgrounds project and are on track with the progress that is needed. U.S. Department of Agriculture, which is funding the project, will obligate the funds soon.
- On the Lockwood Senior Center project, things are moving along with the Department of Housing and Urban Development. The approval is with the director for a signature and once it is signed, construction can begin.

Emergency Management Director Adam Wilson

- The Federal Emergency Management Agency projects from the 2023 storm damage are progressing, but because FEMA is short-staffed, it is delayed. Reimbursement is hoped for after the New Year, probably in the amount of \$500,000.
- The department is working with companies at TRIC on hazardous materials issues.
- The department is working with the clerk on increased election security, including the possibility of tainted mail.
- Adam Wilson will go with Stacy York to the National Health Preparedness Conference next week.

Tourism Director Todd Tuttle

- The director and staff participated in an event with the National Travel Exchange and talked to bus operators.
- The director is in the middle of negotiations for an RFP to hire a new marketing manager.
- There is an RFQ out for an event manager. Liquid Blue has responded already.
- There was a good response to Hauntober and the same is expected for Christmas on the Comstock.

- The Tree Lighting Ceremony will be on Friday, Dec. 1 in the Bucket of Blood Parking Lot, followed by the 601 Christmas concert at Piper's Opera House at 7 p.m.
- The Grinch Made Me Do It pub crawl will be from 1 to 5 p.m. Saturday, Dec. 2.
- The Parade of Lights will begin at 5 p.m. Saturday, Dec. 2 from Silver Street heading north, followed by fireworks at 6 p.m.
- The Mark Twain and Friends Holiday Spectacular will be at 7.p.m. on Saturday, Dec. 2 at Piper's Opera House.
- Another Parade of Lights will be at 5 p.m. Dec. 9, same place, also followed by fireworks.

Community Development Director Pete Renaud

- The boardwalks effort has paid off and the boardwalk is being fixed.

Senior Center Stacy York

- Director Stacy York thanked the Sheriff's Office, who provided a flag in honor of Don Perry of Lockwood, a veteran, who passed away.
- Don Gilman and the Mustang Ranch donated turkeys for Thanksgiving baskets. Redwood Materials donated side dishes.
- There will be craft faire and bake sale in Virginia City Dec. 2-3.

District Attorney Anne Langer

- Deputy District Attorney Keith Loomis is retiring. He will be replaced by Brian Brown.

County Manager Austin Osborne

- The Town Hall meeting on the Storey County Lands Act will be postponed for more study on the issue.
- The county Holiday Party will be at 5:30 p.m. Friday, Dec. 15 at the Historic Fourth Ward School.

Clerk-Treasurer

- With marriage license applications on the decline, the department is working with the Nevada Commission on Tourism to get a formal promotion of Nevada as a wedding destination.
- The Presidential Preference primary is on Feb. 6, and it is only to pick presidential candidates, not those seeking other offices. To opt out on getting a mail-in ballot, voters must do that by next week. This is only for Republicans and Democrats. If a non-partisan voter would like to change their registration to vote in the preference primary, they must re-register by the end of the year.

8. BOARD COMMENT (No Action - No Public Comment)

- Commissioner Clay Mitchell thanked the staff and residents who attended the town hall to discuss snow removal.

- Commission Chairman Jay Carmona noted the passing of Jan “Swede” Broman.

9. 10:30 A.M. PUBLIC HEARING: Public Hearing for second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.

County Manager Austin Osborne asked that this item be continued for a Dec. 5 hearing, also at 10:30 a.m.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue the public hearing for the second Reading of Bill 136, Ordinance 23-324, to tentatively be held on Dec. 5, 2023. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

10. DISCUSSION ONLY: County staff has reviewed the responses to the Requests for Qualifications (RFQ) for the Construction Management portion of the Lockwood Senior Center Rebuild Project. County staff intends to pursue cost and contract negotiations with the selected respondent, Construction Materials Engineers, Inc.

Grants Manager Honey Coughlin said that on Nov. 6 review committee met and there were four responses to the RFQ. The firm that best met the needs of the county was Construction Materials Engineers Inc. and Ms. Coughlin said they will begin negotiations for costs and begin work when a full agreement with the Housing and Urban Development grant agreement is obtained.

Public Comment: None

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for County Staff to apply for grant funding in the amount of \$700,000 for ADA compliant restroom facilities for the Virginia City Fairgrounds through Conserve Nevada’s Nevada Conservation and Recreation fund, with a 20% match of \$140,000 being required of the county.

Ms. Caughlin said that due to rapidly increasing costs for the goods and services, the ADA restrooms for the Fairgrounds project had to be removed from the scope of work. The grant is an FY23 appropriations request award, and includes installation of electricity and water to the Fairgrounds, both of which are to be installed with the consideration of the future build of the ADA compliant restrooms. The application submittal grant for the Conserve Nevada grant is Dec. 28, and award announcements will be made in February of 2024. If awarded, the project will begin in FY 24/25, and will be budgeted accordingly. Board approval is required to complete the application.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve County Staff to apply for grant funding in the amount of \$700,000 for ADA compliant restroom facilities for the Virginia City Fairgrounds through Conserve Nevada's Nevada Conservation and Recreation fund, with a 20% match of \$140,000 being required of the county. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 23-714, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Undersheriff at grade 148 and reallocation of Assistant Sheriff from grade 148 to grade 144.

Labor Relations Consultant Jeannie Green said there are two revisions to this request. The sheriff has reorganized and created an undersheriff; the two assistant sheriffs will report to the undersheriff. She said the undersheriff would be at grade 148 and the two assistant sheriffs will be at grade 144.

Sheriff Mike Cullen said the office had 50 employees, instead of the previous 20, so reorganization was necessary.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-714, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Undersheriff at grade 148 and reallocation of Assistant Sheriff from grade 148 to grade 144. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for County Staff to proceed with a Letter of Intent to Apply for a Principal Forgiveness Loan through the Nevada Division of Environmental Protection (NDEP) for Phase 1 of the Lead Siphon Transmission Replacement Project in the amount of \$2,504,666.16.

Ms. Caughlin said the commissioners' approval is required to obtain the grant for the lead siphon project. Staff are working with NDEP to apply, with the due date being Dec. 1, 2023. The total amount is over \$11 million, though funding is not available at that level. Phase One is the architectural and environmental reports, which will cost \$2,504,666.16. This is a

principal forgiveness loan, and now it is available. She said she already sent a letter of intent, but has not put in the application without BOC approval.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve County Staff to proceed with a Letter of Intent to Apply for a Principal Forgiveness Loan through the Nevada Division of Environmental Protection (NDEP) for Phase 1 of the Lead Siphon Transmission Replacement Project in the amount of \$2,504,666.16. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and approval of appointing a county resident to serve as a voting member on the Comstock Cemetery Foundation Board of Directors as the Storey County representative. She is a county resident.

Lara Mather said the county sought members for this board, and found Caitlin Best had experience working with a nonprofit, fundraising and public grants.

Public Comment: None

Motion: I, Commissioner Mitchell, move to appoint Caitlin Best to serve as a voting member on the Comstock Cemetery Foundation Board of Directors as the Storey County representative. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

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

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and discussion regarding the Storey County Fire Protection District 2024-2029 Capital and Operational improvement plan.

Fire Chief Jeremy Loncar said there have been a lot of changes in how the district obtains equipment. Delays are a problem, so it is important to not just look at current needs and projects. The Type 1 engine takes three years to obtain, and the Type 2 engines take two years to obtain. For this year, Chief Loncar said a Type 1 engine is needed as the existing one was not in service. There is a three-year wait and a heavy price tag, \$1.2 million, fully equipped.

Chief Loncar said the Fire Marshal vehicle is old and dated, and he is hoping for fleet order availability. He also said the district needed a prevention vehicle. An ambulance ordered in 2021 was expected to arrive in 2024. The transport and trailer equipment were part of an agreement with NVEnergy, but that program is changing. Part of that contract is no more equipment purchases. The district also needs a side-by-side for Virginia City Highlands Station 72, and he wants to keep the major engine on the plan. No deposit is required. Chief

Loncar said he was still building on the radio system, and once the new base at 72 is done, needs to connect it to the existing home where the firefighters stay.

Chief Loncar said that Virginia City Station 71 was the second busiest station, and the district has built up staffing to a four-person station in the industrial park. He said there was a need to bring the two-person stations up to four. He also said he has a heavy equipment operator thanks to the NVEnergy grant, but may have to seek county funding for that position. Chief Loncar also said the Wildland Division firefighters were paid under the NVEnergy grant, but he would like them on the district's payroll so they could have the confidence that they will have steady employment. He said the district would still receive the grant.

The commissioners asked for a written report with a higher level of detail.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to direct the fire chief to make the recommended changes to the SCFPD 2024-2029 Capital and Operational Improvement Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

17. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the purchase of a command vehicle approved and ordered within the 2022/2023 budget and received within the 2023/2024 that is unbudgeted.

Chief Loncar said this item was about getting equipment in time. This vehicle arrived a month ago and it was carried over to the Capital fund.

Comptroller Jennifer McCain said this vehicle was not budgeted for this year – not rolled over – but the extra purchase could be accommodated. Chief Loncar said he just assumed it was rolled over. Commissioner Gilman said he approves so long as Ms. McCain was comfortable with it. Commissioner Mitchell asked about making it standard operating procedure to roll things over. Chief Loncar replied that he checked the fund balance in the CIP, and there is funding. Ms. McCain said that items are rolled over if it is anticipated the equipment will arrive after the end of the fiscal year.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the purchase of a command vehicle approved and ordered within the 2022/2023 budget and received within the 2023/2024 budget. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

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

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration of the board's position responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding an application to GOED for Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement for Arcadia Cold Reno, LLC. planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement".

County Manager Austin Osborne said this was a standard abatement offered by GOED. These companies receive a letter of acknowledgement from the county. This agreement means the company would make a \$2.8 million in investment, and in return would receive about \$170,000 in sales and use tax abatement and about \$66,000 in personal property tax abatement. Property tax abatement is not part of this agreement.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff to submit a letter to GOED acknowledging an application for Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement for Arcadia Cold Reno, LLC., planned in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to adopt the 2023 Storey County Water Resources Plan for south and central Storey County including Comstock (Virginia City, Gold Hill, Silver City, and American Flat), Highlands, and Mark Twain. This item is being considered in accordance with the 2016 Storey County Master Plan.

County Manager Osborne asked that this item be continued to the Dec. 5 BoCC meeting for more time for public review and comment. It is posted on the county website. The Planning Commission heard this on Nov 7.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue this item, Item #20, to the Dec. 5 tentative commissioner's meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible approval of first reading of Bill No. 137, Ordinance No. 23-325, an ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters.

Mr. Osborne said the county maintains a list of approved appraisers when the county intends to buy, sell, rent, or lease property. There is a requirement in code to be on the list the appraiser must maintain errors and omissions insurance, even if the appraiser is not conducting appraisals. This would allow the language to be amended to only require them to have insurance at the time they are conducting business with the county. At the second reading Attorney Brian Brown recommended an amendment to take the language that was stricken and just maintain the language that was added.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve to approve first reading of Bill No. 137, Ordinance No. 23.325, an ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters. This motion includes a finding that a special hearing and business impact statement are not required because the proposed action does not impose a direct or significant economic burden upon a business, or directly restrict the formation, operation, or expansion of a business in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

Mr. Osborne said there would be a written motion for the chairman to sign.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval accepting property appraiser Anthony J. Wren and Associates as a qualified appraiser from the list of Storey County appraisers to provide appraisal of properties located at 175 North C Street and 208 North D Street, Virginia City, Storey County, Nevada, of which the county has expressed potential interest in purchase and/or trade for the purpose of constructing and/or expanding Fire Station 71.

Mr. Osborne said that he was working with the fire protection district on this appraisal. He said the land is owned by Storey County, and the county has procured a federal grant of \$3.57 million, which is partially contingent on the acquisition of land, and will be managing the process. Appraisals are required on that land. There are two people on the list, and we ask that they be certified. Anthony J. Wren and Associates.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve accepting property appraiser Anthony J. Wren and Associates as a qualified appraiser from the list of Storey County appraisers to provide appraisal of properties located at 175 North C Street and 208 North D Street, Virginia City, Storey County, Nevada, of which the county has expressed potential interest in

purchase and/or trade for the purpose of constructing and/or expanding Fire Station 71.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

- 23. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval accepting property appraiser Mark Stafford Real Estate Appraisers as a qualified appraiser from the list of Storey County appraisers to provide appraisal of properties located at 175 North C Street and 208 North D Street, Virginia City, Storey County, Nevada, of which the county has expressed potential interest in purchase and/or trade for the purpose of constructing and/or expanding Fire Station 71.

Mr. Osborne said the same facts apply to this request as the request in Item #22. Staff are asking this board to certify Mark Stafford Real Estate Appraisers to perform an appraisal of one or both properties.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve accepting property appraiser Mark Stafford Real Estate Appraisers as a qualified appraiser from the list of Storey County appraisers to provide appraisal of properties located at 175 North C Street and 208 North D Street, Virginia City, Storey County, Nevada, of which the county has expressed potential interest in purchase and/or trade for the purpose of constructing and/or expanding Fire Station 71. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 24. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible approval of first reading of Bill No. 138, Ordinance No. 23-326, an ordinance amending Storey County Code Chapter 5 Business License Required, Section 5.04.200 Fees and Exemption from Fees, to revise the list of certain base in-county business license fees from their current amount to a reduced amount being \$25.00 annually, Section 5.04.190 deleting conflicting language regarding fees set by resolution, and other properly related matters.

Mr. Osborne said after several workshops the Board of Commissioners indicated the desire to reduce business fees. There are two proposals, one to update the Storey County Code to reduce business license fees from current listed amounts to \$25, and only affects the base business license fees for in-county business. The other was to remove conflicting language. A Title 5 overhaul is proposed for next year. We have been advised by attorneys that no business license impact fee is required. A presentation with the Virginia City Tourism Commission to discuss impacts will occur on Dec. 14 and a second reading will come before this board on Dec. 19.

Commissioner Mitchell asked if the application fee will match the annual business license fee.

Mr. Osborne said we have advised Community Development as well as Tourism to make sure they are complying with the existing ordinance as it is. That action has been taken.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve first reading of Bill No. 138, Ordinance No. 23-326, an ordinance amending Storey County Code Chapter 5 Business License Required, Section 5.04.200 Fees and Exemption from Fees, to revise the list of certain base in-county business license fees from their current amount to a reduced amount being \$25.00 annually, Section 5.04.190 deleting conflicting language regarding fees set by resolution, and other properly related matters. This motion includes a finding that a special hearing and business impact statement are not required because the proposed action does not impose a direct or significant economic burden upon a business, or directly restrict the formation, operation, or expansion of a business in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Andrei Mihheikin – Home Based / 240 S. M ~Virginia City, NV
- B. Asphalt Protectors Inc. – Contractor / 14010 Mt. Anderson St. ~ Reno, NV
- C. Aurum Construction Strategies, LLC – Contractor / 232 West St. ~ Reno, NV
- D. Florence Fence Inc. – Contractor / 2597 Nowlin Rd. ~ Minden, NV
- E. Johnson Plumbing – Contractor / 131 Coney Island Dr. ~ Sparks, NV
- F. Leading Out Loud, Inc. – Home Based / 2330 Enterprise Rd. ~ Reno, NV
- G. Seiwa Giken Co., LTD – Out of County / Toyonaka-shi, Japan
- H. Sierra Manor Bakery – Home Based / 6 N. D St. ~ Virginia City, NV
- I. Supreme Concrete LLC – Contractor / 5295 Coggins Rd. ~ Reno, NV
- J. Sutlug Inc. – Food Truck / 500 A Truck Inn ~ Fernley, NV
- K. Virginia City Off Road Experience LLC – Home Based / 311 S. E. St. ~ Virginia City, NV
- L. Ziglift Material Handling – Contractor / 12640 Allard St. ~ Santa Fe Springs, CA

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses listed under Item #25 as A-L. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. [Blank Item]

27. PUBLIC COMMENT (No Action) Deputy District Attorney Keith Loomis affirmed his retirement, thanked the county for the opportunity, and he had enjoyed his work.


28. CORRESPONDENCE/NO ACTION:

Correspondence: Letter from member of the public regarding Taylor Street.

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

Commission Chairman Jay Carmona adjourned the meeting at 11:27 a.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For possible action and approval of business license first readings:
- A. 1Solar – Contractor / 2391 S. 1560 W, Ste C ~Woods Cross, UT
- B. A.J.S. Construction Inc. – Contractor / 20 Myrtlewood Cir. ~ Reno, NV
- C. Allied Universal Technology Services – Contractor / 9320 Hazard Way Ste A1 ~ San Diego, CA
- D. Cooney Enterprises LLC – Contractor / 1480 Fairview Rd. ~ Fernley, NV
- E. CP Construction Group – Contractor / 864 SR427 ~ Wadsworth, NV
- F. ENGEO Incorporated – Out of County / 9475 Double R Blvd. B-22 ~ Reno, NV
- G. Fast Signs of Reno & Carson City – Contractor / 4750 Longley Ln. # 103 ~ Reno, NV
- H. Finders Keepers – General / 160 S. C St. Ste. B ~ Virginia City, NV
- I. Lost No More – Home Business / 1790 Lousetown Rd. ~ Reno, NV
- J. McCarthy Building Companies Inc. – Contractor / 12851 Manchester Rd. ~ St. Louis, MO
- K. MEI Rigging & Crating LLC – General / 1280 Alexandria Ct. ~ Sparks, NV
- L. Northern Nevada High Speed LLC – Out of County / 1490 Albite Rd. ~Wellington, NV
- M. Project One Nevada LLC – Out of County / 490 Hot Springs Rd. ~ Carson City, NV
- N. Taster’s Paradise Mobile Café & Bakery Inc. – Food Truck / 1332 E. 10th St. ~ Reno, 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: 775-847-0966

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

- **Legal review required:** False

- **Reviewed by:**

_____Department Head

Department Name:

_____County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

December 26, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 2nd, 2024**

COMMISSIONERS Consent Agenda:


FIRST READINGS:

- A. 1Solar** – Contractor / 2391 S. 1560 W, Ste C ~Woods Cross, UT
- B. A.J.S Construction Inc.** – Contractor / 20 Myrtlewood Cir. ~ Reno, NV
- C. Allied Universal Technology Services** – Contractor / 9320 Hazard Way Ste A1 ~ San Diego, CA
- D. Cooney Enterprises LLC** – Contractor / 1480 Fairview Rd. ~ Fernley, NV
- E. CP Construction Group** – Contractor / 864 SR427 ~ Wadsworth, NV
- F. ENGEO Incorporated** – Out of County / 9475 Double R Blvd. B-22 ~ Reno, NV
- G. Fast Signs of Reno & Carson City** – Contractor / 4750 Longley Ln. # 103 ~ Reno, NV
- H. Finders Keepers** – General / 160 S. C St. Ste. B ~ Virginia City, NV
- I. Lost No More** – Home Business / 1790 Lousetown Rd. ~ Reno, NV
- J. McCarthy Building Companies Inc.** – Contractor / 12851 Manchester Rd. ~ St. Louis, MO
- K. MEI Rigging & Crating LLC** – General / 1280 Alexandria Ct. ~ Sparks, NV
- L. Northern Nevada High Speed LLC** – Out of County / 1490 Albite Rd. ~Wellington, NV
- M. Project One Nevada LLC** – Out of County / 490 Hot Springs Rd. ~ Carson City, NV
- N. Taster's Paradise Mobile Café & Bakery Inc.** – Food Truck / 1332 E. 10th St. ~ Reno, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 0 min	
Agenda Item Type: Consent Agenda		

- **Title:** Approval of claims in the amount of \$3,480,741.01.
- **Recommended motion:** Approval of claims as submitted.
- **Prepared by:** Cory Y Wood

Department: **Contact Number:** 7758471133

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

_____Department Head

Department Name:

_____County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY

Payroll Check Register

Report Summary

Pay Period: 11/20/2023-12/3/2023

Packet: PRPKT01916 - 2023-12-08 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks		753.49
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	160	356,232.80
Total	160	356,985.99

County Commissioners approval is reported in the

Kyac B of County Commissioners Meeting Minutes
Processed & Submitted to 102.01/Un
Date

Approved By: [Signature] 1
Date

Comptroller [Signature] 1
Date

Treasurer [Signature] 12
Date

Deputy [Signature] 12
Date



STOREY COUNTY

!Payroll Check Register Report Summary

Pay Period: 11/20/2023-12/3/2023

Packet: PRPI<T01939 - 2023-12-08:FIRE- Payroll tp
Payroll Set: Storey County - 01

Type	Count	P,11"1014
Regular Checks	1	j,573,63
Manual Checks	0	0 00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	171,844 OS
Total	43	175,417.68

County Commissioners approval is reported in the

Board of County Commissioners Meeting Minutes

Ryal W 2-b\1-0/
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved by:

James MC 12-6-23
Comptroller Date

R. J. Morgan t1-, U, -v
Treasurer Date

Adelle J. J. J. ,,-/1a/



STOREY COUNTY

Vendor History Report

By V2ndor Name

Posting Date Range	12/08/2023 - 12/08/2023
Payment Date Range	12/08/2023 - 12/08/2023

	Payable Number	Description	Post Date	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
	Item Description	Units	Price	Account Number	Account Name	Dist Amount					
Vendor Set: 01 - Storey County Vendors 405424 - OPTUM BANK, MEMBER FDIC	INV0018294	HSA Contributions	12/8/2023	DFT0001630	12/8/2023	22,043.43	0.00	0.00	0.00	22,043.43	22,043.43
						2,825.00	0.00	0.00	0.00	2,825.00	2,825.00
	HSA Contributions	0.00	0.00	250-29506-000	File-Infs	2,575.00					
				290-29506-000	Fire-Infs	250.00					
	INV0018318	HSA Contributions	12/8/2023	DFT0001534	12/8/2023	19,058.43	0.00	0.00	0.00	19,058.43	19,058.43
	HSA Contributions	0.00	0.00	001-29506-000	Insurances	17,543.43					
				020-29506-000	Rds-Infs	565.00					
				090-29506-000	Wfr-Hrs	300.00					
				30-295CS-OGO	Misc-Infs	250.00					
				230-295US-OJC	1/crcc(1)	2).G.00					
				231-295GG-OJC	1/crcc(2)-Infs	(90.8)					
JUNV0018319	HSA Contributions	12/8/2023	DFTD001635	12/8/2023	160.00	0.00	0.00	0.00	160.00	160.00	
ISCV Contribub0015		0.00	0.00	160.00	JSJ VO						
	V1 :ctors: (=)	T1-t3:nt - S ore / Country	s-s-d:rst			22.00	0.00	0.00	0.00	22.00	22.00
	Ve:tions: (1)	Report Totall:				12,043.43	G.O.V	0.00	0.00	22,043.43	22,043.43

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

Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin

Date _____

Apprenticeful

1'22. (5-23

Date _____

asurer



STOREY COUNTY

Sy Vendor Name

Posting Date Range 12/08/2023 - 12/08/2023

Payment Date Range 12/08/2023 - 12/08/2023

[illegible]

County Commissioners approval is reported in the

Board of County Commissioners Meeting Minutes

Board of County Commissioners Meeting Minutes
 processed & Submitted to Treasurer by Comptroller Admin Date 2022 JULY 14

Appendix

1p:io:&

Wj. 7a3

Date _____



STOREY COUNTY

Check Register

Packet: APPKT06032 - 2023-12-08 PR Payment

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	12/03/2023	ffl	0.00	126,605.25	10478
404639	VOYA INSTITUTIONAL TRUST COMP.	12/08/2023	ffr	0.00	8,340.48	10479
300003	AFLAC	12/08/2023	P.c2ular	0.00	1,205.06	112355
300008	AFSCME LOCAL4041	12/08/2023	legulcir	0.00	598.11	112356
405610	CALIFORNIA STATE DISBURSEMENT	12/08/2023	regular	0.00	395.50	112357
405519	CIGNA HEALTH & LIFE INSURANCE C	12/08/2023	Hr gulcir	0.00	193,176.61	112358
300001	COLONIAL LIFE & ACCIDENT INS CO	12/08/2023	Regular	0.00	103.38	112359
404704	DVMINSURANCEAGENCY	12/03/2023	Regular	0.00	95.64	112360
405264	FIDELITY SECURITY LIFE INSURANCE	12/03/2023	Regular	0.00	1,356.99	112361
405263	KANSAS CITY LIFE INS CO	12/08/2023	Regular	0.00	918.97	112362
406598	MICHIGAN STATE DISBURSEMENT L	12/08/2023	Regular	0.00	393.79	112363
300011	NEVADA STATE TREASURER	12/03/2023	H12gular	0.00	4.00	112364
406600	NORTHWEST FIRE FIGHTER BENEFIT	12/03/2023	H gula1	0.00	37,985.80	112365
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	12/01/2023	Regular	0.00	378.97	112366
300010	STATE COLLECTION & DISBURSEMENT	12/08/2023	Regular	0.00	1,147.52	112367
300006	STOREY CO FIRE FIGHTERS ASSOC	12/08/2023	Regular	0.00	1,740.00	112368
300005	WASHINGTON NATIONAL INS	12/08/2023	Regular	0.00	1,933.70	112369
300002	WESTERN INSURANCE SPECIALTIES	12/08/2023	Hegulai	0.00	258.10	112370

Bank Code AP Bank Summary

Payment Type	Count	Count	Discount	Payment
Regular Checks	32	16	0.00	241,692.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	7	2	0.00	134,945.70
	3	1	0.00	376,637.87

County Commissioners approval is reported in the

Board of County Commissioners Meeting Minutes

Kyle 202 01 07
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved by:

[Signature] 12-28-23
Comptroller Date

[Signature] 7 Dec 2023
Treasurer Date

[Signature] 12/12/23
Deputy

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2023	376,637.87
			376,637.87



STOREY COUNTY

Check Regester

Packet: APPI<T06034 - 2023-12-08 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT 8(12/08/2023	EFT	0.00	72,943.75	10480

Bank Code AP Bank Summary

Payment Type	Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	72,943.75
	2		0.00	72,943.75

County Commissioners approval is reported in the

Storey County Commissioners Meeting IV Minutes

Process & Submitted to Treasurer by Comptroller Admin

12-31-23

Date

Approved By:

Comptroller

12-20-23

Date

Treasurer

12/12/23

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2023	72,943.75
			72,943.75



STOREY COUNTY

Check Register

Packet: APPKT06065 - 2023-12-15 AP PAYMENTS cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406777	DOWL LLC	12/15/2023	EFT	0.00	145,485.27	10481
404671	PORTER GROUP LLC	12/15/2023	EFT	0.00	20,000.00	10482
406785	SPARKS BLACK RIFLE	12/15/2023	Regular	0.00	2,736.95	112371
100135	ALSCO INC	12/15/2023	Regular	0.00	436.97	112372
406619	AMAZON BUSINESS	12/15/2023	Regular	0.00	6.51	112373
403651	ARC HEALTH AND WELLNESS	12/15/2023	Regular	0.00	7,820.00	112374
407032	REA LAW	12/15/2023	Regular	0.00	4,039.80	112375
406683	SIERRA MEAT CO	12/15/2023	Regular	0.00	1,114.71	112376
100073	AUTO & TRUCK ELECTRIC,INC	12/15/2023	Regular	0.00	2,841.00	112377
101605	SIERRA ELECTRONICS	12/15/2023	Regular	0.00	7,451.92	112378
405077	MACKAY MANSION	12/15/2023	Regular	0.00	130.00	112379
100471	MOUNDHOUSE TRUE VALUE HARD'	12/15/2023	Regular	0.00	372.94	112380
404634	SIX MILE CANYON MINI STORAGE	12/15/2023	Regular	0.00	60.00	112381
403671	THE WASHOE CLUB MUSEUM	12/15/2023	Regular	0.00	167.50	112382
100486	CAPITOL REPORTERS	12/15/2023	Regular	0.00	2,499.80	112383
404500	CARSON DODGE CHRYSLER INC	12/15/2023	Regular	0.00	1,131.25	112384
405831	CARSON NOW LLC	12/15/2023	Regular	0.00	200.00	112385
99720	CASELLE INC	12/15/2023	Regular	0.00	1,112.00	112386
100505	CITY OF CARSON TREASURER	12/15/2023	Regular	0.00	40.00	112387
404434	CIVICPLUS, LLC	12/15/2023	Regular	0.00	5,750.00	112388
406406	COMSTOCK PROPANE	12/15/2023	Regular	0.00	7,592.12	112389
404801	CREATIVE CONSULTING SOLUT	12/15/2023	Regular	0.00	5,550.00	112390
103220	ON THE SIDE GRAPHICS & SIGNS	12/15/2023	Regular	0.00	320.00	112391
404466	FIRST CHOICE COFFEE SRV	12/15/2023	Regular	0.00	893.64	112392
406010	DEITZ MEDIA & MARKETING, LLC	12/15/2023	Regular	0.00	20,830.94	112393
100717	DELTA FIRE SYSTEMS INC	12/15/2023	Regular	0.00	1,209.98	112394
405128	DEVNET, INC	12/15/2023	Regular	0.00	5,418.52	112395
404507	DOUGLAS COUNTY & UNICORP	12/15/2023	Regular	0.00	400.00	112396
406831	DREILING, DEREK CHARLES	12/15/2023	Regular	0.00	108.75	112397
407027	DUVALL, DANIEL	12/15/2023	Regular	0.00	1,350.00	112398
407011	F. W. CARSON CO	12/15/2023	Regular	0.00	823,432.89	112399
405986	RESOURCE DEVELOPMENT COMPM	12/15/2023	Regular	0.00	6,500.00	112400
404509	FASTENAL COMPANY	12/15/2023	Regular	0.00	3,193.17	112401
101485	FERGUSON ENTERPRISES INC	12/15/2023	Regular	0.00	1,312.79	112402
405969	FLEETPRIDE, INC	12/15/2023	Regular	0.00	437.58	112403
406817	FOLEY, HELEN A	12/15/2023	Regular	0.00	4,000.00	112404
100826	FOURTH WARD SCHOOL MUSEUM	12/15/2023	Regular	0.00	27.50	112405
407036	FREEMAN MATHIS & GARY LLP	12/15/2023	Regular	0.00	320.00	112406
407035	GANNETT NEVADA/UTAH LOCALIQ	12/15/2023	Regular	0.00	2,458.24	112407
404640	GLADDING, EDWARD A.	12/15/2023	Regular	0.00	4,455.00	112408
103470	GREAT BASIN TERMITE & PEST CON'	12/15/2023	Regular	0.00	75.00	112409
405784	LAKOTA HRM, LLC	12/15/2023	Regular	0.00	5,287.50	112410
406103	MISBEHAVEN FARMS, LLC	12/15/2023	Regular	0.00	171.00	112411
102983	USABUEBOOK	12/15/2023	Regular	0.00	122.65	112412
407020	HENRIKSEN BUTLER NEVADA LLC	12/15/2023	Regular	0.00	6,656.06	112413
405460	MELODY HOOVER PHOTOGRAPHY	12/15/2023	Regular	0.00	200.00	112414
406603	HUSTLER HYDRAULICS LLC	12/15/2023	Regular	0.00	26.52	112415
406707	AT&T ILLINOIS, AT&T WHOLESALE	12/15/2023	Regular	0.00	160.89	112416
404328	INTERCEPT INC	12/15/2023	Regular	0.00	3,013.00	112417
100978	INTERSTATE OIL CO	12/15/2023	Regular	0.00	4,377.71	112418
100885	IRON MOUNTAIN	12/15/2023	Regular	0.00	981.62	112419
403655	ISI SERVICES CORP	12/15/2023	Regular	0.00	575.60	112420
403834	III SOURCE LLC	12/15/2023	Regular	0.00	7,558.46	112421
103317	SILVER STATE INTERNATIONAL TRU(12/15/2023	Regular	0.00	1,630.84	112422

Vendor Number	Vendor OBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103032	JOHN DEERE FINANCIAL POWERPLA	12/15/2023	Regular	0.00	1,705.55	112423
404950	KADLIC, JOHN J.	12/15/2023	Regular	0.00	390.00	112424
406964	FIRE APPARATUS SOLUTIONS	12/15/2023	Regular	0.00	447.45	112425
101040	L N CURTIS & SONS	12/15/2023	Regular	0.00	299.50	112426
101030	LIFE-ASSIST INC	12/15/2023	Regular	0.00	772.98	112427
404102	LIQUID BLUE EVENTS LLC	12/15/2023	Regular	0.00	2,400.00	112428
405548	LUMOS & ASSOCIATES, INC	12/15/2023	Regular	0.00	14,417.50	112429
404363	MA LABS INC	12/15/2023	Regular	0.00	5,288.60	112430
40S455	MACLEOD WATTS, INC.	12/IS/2023	Regular	0.00	8,600.00	112431
406639	NV DISTRIBUTORS, LLC	12/15/2023	Regular	0.00	2,240.00	112432
407028	MCGOVERN, AMANDA	12/15/2023	Regular	0.00	500.00	112433
406484	LAST RESORT DJ SERVICE	12/15/2023	Regular	0.00	150.00	112434
406050	CAFE' DEL RIO	12/15/2023	Regular	0.00	3,000.00	112435
101226	NEV COMPTROLLER	12/15/2023	Regular	0.00	6,049.00	112436
101226	NEV COMPTROLLER	12/15/2023	Regular	0.00	8,666.00	112437
403317	NEV DEPT PUBLIC SAFETY	12/15/2023	Regular	0.00	1,569.75	112438
404940	NEV HUMAN RESOURCES, LV	12/15/2023	Regular	0.00	1,442.26	112439
407021	NEVADA EXHAUST CLEANING INC	12/15/2023	Regular	0.00	425.00	112440
101269	NEVADA LEGAL SERVICES INC	12/15/2023	Regular	0.00	740.93	112441
102295	NTU TECHNOLOGIES INC	12/15/2023	Regular	0.00	4,315.20	112442
406417	OOSOSHARP, LLC	12/15/2023	Regular	0.00	2,881.00	112443
405127	O'REILLY AUTO PARTS	12/15/2023	Regular	0.00	1,333.41	112444
404556	OUTFRONT MEDIA LLC	12/15/2023	Regular	0.00	718.00	112445
103417	GCO CARPET	12/15/2023	Regular	0.00	3,217.68	112446
407030	PACIFIC RECORDS MANAGEMENT/P	12/15/2023	Regular	0.00	351.85	112447
403895	WAY IT WAS MUSEUM	12/15/2023	Regular	0.00	39.50	112448
404629	PIASECKI, MELISSA MD PC	12/15/2023	Regular	0.00	1,200.00	112449
404845	PILOT THOMAS LOGISTICS LLC	12/15/2023	Regular	0.00	2,587.82	112450
101435	PITNEY BOWES GLOBAL FINANCIAL:	12/15/2023	Regular	0.00	84.12	112451
101435	PITNEY BOWES GLOBAL FINANCIAL:	12/15/2023	Regular	0.00	84.12	112452
406493	PRIVACY TECHNICIAN INC	12/15/2023	Regular	0.00	1,890.00	112453
403329	PROTECTION DEVICES INC	12/15/2023	Regular	0.00	474.55	112454
103221	PEBP	12/15/2023	Regular	0.00	1,766.93	112455
406993	EIGHTS STUDIOS	12/15/2023	Regular	0.00	2,200.00	112456
404398	RAD STRATEGIES INC	12/15/2023	Regular	0.00	7,575.00	112457
102388	REDWOOD TOXICOLOGY LABORATC	12/15/2023	Regular	0.00	102.16	112458
403944	RENO TAHOE SPECIALTY INC	12/15/2023	Regular	0.00	102.00	112459
404605	FIRETRUCKS UNLIMITED LLC	12/15/2023	Regular	0.00	1,148.98	112460
404516	RFI COMMUNICATIONS & SECURITY	12/15/2023	Regular	0.00	546.00	112461
405459	LINDA RITTER CONSULTING	12/15/2023	Regular	0.00	1,732.50	112462
406536	SAPIENCE PRACTICE	12/15/2023	Regular	0.00	5,293.75	112463
406778	SILVER STATE ANALYTICAL LABORAI	12/15/2023	Regular	0.00	1,297.00	112464
406776	SHAKESPEARE UNLIMITED	12/15/2023	Regular	0.00	95,977.20	112465
405081	SHERMARK DISTRIBUTORS INC	12/15/2023	Regular	0.00	1,768.00	112466
404187	SAWDUST TRAILS	12/15/2023	Regular	0.00	17.50	112467
406945	SILVER STATE JANITORIAL SERVICES	12/15/2023	Regular	0.00	480.00	112468
403957	SILVERLAND INN AND SUITES	12/15/2023	Regular	0.00	2,000.00	112469
406796	SLOAN VAZQUEZ MCAFEE	12/15/2023	Regular	0.00	10,000.00	112470
403234	TAHOE SUPPLY COMPANY LLC	12/15/2023	Regular	0.00	356.36	112471
101658	SPB UTILITY SERVICES INC	12/15/2023	Regular	0.00	5,939.90	112472
405989	TSA CUSTOM CAR AND TRUCK	12/15/2023	Regular	0.00	1,315.05	112473
101717	ST CO SCHOOL DISTRICT	12/15/2023	Regular	0.00	65,246.25	112474
101745	ST CO WATER SYSTEM	12/15/2023	Regular	0.00	539.89	112475
405475	STAPLES BUSINESS ADVANTAGE	12/15/2023	Regular	0.00	180.73	112476
101229	STATE OF NEVADA	12/15/2023	Regular	0.00	338,841.12	112477
101229	STATE OF NEVADA	12/15/2023	Regular	0.00	3,153.00	112478
101335	STATE OF NEVADA, DEPT OF TAXAT	12/15/2023	Regular	0.00	190.37	112479
403892	PONDEROSA MINE TOURS	12/15/2023	Regular	0.00	474.00	112480
405244	SUTTON HAGUE LAW CORP	12/15/2023	Regular	0.00	172.00	112481
407025	SWIFT TRANSPORTATION CO OF AR	12/15/2023	Regular	0.00	457,922.52	112482
406915	TECTONICS DESIGN GROUP	12/15/2023	Regular	0.00	4,850.00	112483

Check Register

Packet: APPKT06065-2023-12-15 AP PAYMENTS cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405705	TELEFLEX LLC	12/15/2023	Regular	0.00	1,115.00	112484
405124	CHOLLAR MINE 1859 LLC	12/15/2023	Regular	0.00	84.00	112485
405185	THATCHER COMPANY OF NEVADA,,	12/15/2023	Regular	0.00	2,527.10	112486
407029	THE ABBIE AGENCY	12/15/2023	Regular	0.00	54,195.00	112487
404615	THE ANTOS AGENCY	12/15/2023	Regular	0.00	2,575.00	112488
405997	THE DIVIDE LLC	12/15/2023	Regular	0.00	10.50	112489
407013	TRANSUNION RISK AND ALTERNATI'	12/15/2023	Regular	0.00	377.00	112490
406083	TUFF SHED, INC	12/15/2023	Regular	0.00	7,771.00	112491
406083	TUFF SHED, INC	12/15/2023	Regular	0.00	7,361.60	112492
407026	TUSSEY CUSTOM	12/15/2023	Regular	0.00	200.00	112493
406725	JOHNSON CONTROLS SECURITY SOL	12/15/2023	Regular	0.00	519.82	112494
405112	TYLER TECHNOLOGIES, INC	12/15/2023	Regular	0.00	17,490.00	112495
102195	ULINE	12/15/2023	Regular	0.00	1,312.36	112496
403728	UNITED SITE SERVICES OF NEVADA,	12/15/2023	Regular	0.00	180.00	112497
406623	US FOODS INC	12/15/2023	Regular	0.00	11,666.85	112498
405479	US IMAGING INC	12/15/2023	Regular	0.00	10,256.25	112499
404828	V & T ROCK, INC	12/15/2023	Regular	0.00	29.43	112500
402820	WALKER & ASSOCIATES, INC.	12/15/2023	Regular	0.00	4,000.00	112501
406756	WASHOE COUNTY SENIOR SERVICE:	12/15/2023	Regular	0.00	2,936.00	112502
405574	WASHOE COUNTY FORENSIC SCIENC	12/15/2023	Regular	0.00	647.00	112503
103080	WATERS VACUUM TRUCK SERVICE	12/15/2023	Regular	0.00	320.00	112504
406850	WATSON, CHARLES	12/15/2023	Regular	0.00	97.30	112505
101920	WESTERN NEVADA SUPPLY CO	12/15/2023	Regular	0.00	5,573.60	112506
406763	WINTER EQUIPMENT COMPANY INC	12/15/2023	Regular	0.00	7,387.60	112507
405184	UNIFORMS2YOU / RENO UNIFORM:	12/15/2023	Regular	0.00	4,045.81	112508
404295	WELLS ONE COMMERCIAL CARD	12/15/2023	Bank Draft	0.00	21,622.72	DFT0001639

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	328	138	0.00	2,190,707.52
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	35	1	0.00	21,622.72
EFT's	13	2	0.00	165,485.27
	376	141	0.00	2,377,815.51

G:IT

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


Cory H. Hoge 12/14/2023
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: d

/JJ/!/:23

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2023	<u>2,377,815.51</u>
			2,377,815.S1

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Consent Agenda		

- **Title:** Possible approval of appointments to serve on state, county, and regional boards, and committees for the 2024 calendar year.
- **Recommended motion:** I (commissioner) motion to approve the appointments recommended by staff in the enclosure herewith to serve on state, county, and regional boards and committees for the 2024 calendar year.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** The attached reflects recommendations for appointments to committees and boards for the 2024 calendar year. Some recommendations are pending further review of multiple applicants for the vacancies. Recommendations for the remaining appointments will be brought to the board for consideration at its next public meeting.
- **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

List of Storey County Board and Committee Appointments for 2024

1. Legislative Representative – Clay Mitchell, *Jay Carmona*, and Austin Osborne, including department heads, elected officials, lobbyists, and staff as needed.
2. Nevada-NACO – Jay Carmona with Lance Gilman as alternate.
3. Nevadaworks – Lance Gilman with Lara Mather as alternate
4. Friends of Storey County Senior Center Board – Lance Gilman
5. Storey County Safety Committee Chair – Bryan Sandoval
6. Comstock Cemetery Foundation Board – Caitlin Best
7. Carson Water Subconservancy District – Jim Hindle with Austin Osborne as alternate
8. State Land Use Planning Advisory Council (SLUPAC) – Kathy Canfield
9. Natural Resources Conservation Services (NRCS/USDA) – Kathy Canfield
10. Washoe-Storey Conservation District – Kathy Canfield
11. Truckee River Flood Management Authority, Technical Advisory Committee – Lance Gilman with Kathy Canfield as alternate
12. Comstock Historic District Commission – Clay Mitchell
13. Nevada Commission for the Reconstruction of the V&T Railway – Clay Mitchell
14. Saint Mary’s Art Center – Jay Carmona
15. Historic Fourth Ward School and Museum Board – Clay Mitchell
16. Economic Development Authority of Western Nevada (EDAWN) – Austin Osborne
17. Western Nevada Development District (WNDD) (Elected official seat) – Clay Mitchell
18. Western Nevada Development District (WNDD) (Appointed official seat) – Honey Menefee
19. Nevada Governor’s Workforce Development Board (Rural representative) – Lara Mather
20. Northern Nevada Development Authority (NNDA) (elected official seat) – Clay Mitchell
21. Northern Nevada Development Authority (NNDA) (appointed official seat) – Lara Mather
22. Northern Nevada Transportation Management Association – Lara Mather
23. Storey County Wildlife Advisory Board – Rob DuFresne, Greg Hess Sr., Greg “Bum” Hess, Casey Kelly, and ~~Rich Baucus~~ Todd Hess.
24. Virginia City Tourism Commission: (pending), hotel representative; Deborah Haward, at-large representative, 1-year term*; (pending), business district merchant representative, 1-year term*; A. Perry, motel representative; and Jay Carmona, county commission representative.

Notes:

1. Friends of Storey County Senior Center, a non-profit 501(C)(3), will accompany and provide grant assistance and other support to Storey County Senior Services.
2. Before a County Manager position was created in Storey County, the board members would oversee certain departments of the county directly. This oversight may no longer be necessary with a County Manager now overseeing all appointed departments, and, therefore, a board member representative for Public Works is not assigned at this time. Also, the Fire District is overseen by the Fire District Chief, and that appointed Chief is overseen by the Fire District Board. Therefore, the same applies to the Fire District list.
3. *Two seats will be considered for a 1-year term for the purpose of creating staggered board terms. These positions will be considered by the Storey County Commissioners at the first board meeting in 2025 for appointment to 2-year terms.



ST. MARY'S ART CENTER

Arika Perry
Executive Director
St. Mary's Art Center
aperry@stmarysartcenter.org

November 7, 2023

Storey County
Attention: Human Resources & Storey County Commissioners

RE: Virginia City Tourism Commission Letter of Interest

Dear Storey County Commissioners and Human Resources,

As you know, I currently serve as the Chairperson for the Virginia City Tourism Commission and fill the motel seat. It has been my privilege to support and help further develop the mission of the VCTC and work to elevate tourism and support of our business community. I am a proud twelve-year Storey County resident and have been the Executive Director of St. Mary's Art Center for eight years, bringing an arts, culture, tourism attraction, and historic preservation skillset and strong relationships to the board and community.

During my tenure with the VCTC, the board has navigated many changes, challenges, and opportunities, including:

- Implementation of a formal Strategic Plan with clearly defined goals and deliverables
- Execution of an Interlocal Agreement with Storey County clarifying roles and responsibilities between organizations
- Hired and onboarded a new Tourism Director
- Restructure of the organization to better meet today's needs and goals
- Positively increased the budget and expanded the marketing program and reach, including through the challenges of the COVID-19 pandemic
- Worked with staff to launch the current Marketing RFP process
- Upcoming board discussion and possible approval on November 9th of an event organizer RFQ for VCTC-owned events, among other initiatives.

Further, I am also working with the team and Storey County to finalize a VCTC Board Manual developed to ensure consistent and high-quality board service for all existing and future board members and a stable platform of support for the VCTC staff moving forward.

We are in the early stages of defining the special 3D Grant Project through Travel Nevada, one of only six awarded across the state, which will create an important arts and culture corridor between Virginia City, Gold Hill, Carson City, and Carson Valley. I am pleased to have been heavily involved with this tourism grant application and project from the beginning, and am excited to see it succeed and focus on elevating arts and culture tourism in our community.

Looking back, the progress has been a remarkable ongoing effort by many and I am proud to have been able to offer my support and skillsets in support of the hard work. With upcoming board member, marketing firm, and potential event organizer changes, I believe it would benefit the staff, board, and county to retain some consistency and existing leadership knowledge of the VCTC. I would be honored to continue serving on the VCTC board during this time of transition and important initiatives, including relationship-building and role development with the new Storey County Chamber of Commerce.

Thank you for your consideration and opportunity to continue supporting Storey County and the Virginia City Tourism Commission.

Best Regards,

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

Arika Perry

Cc: St. Mary's Art Center Board of Trustees

Deborah E. Hayward

4005 Quail Rock Lane
Reno, NV 89511



October 28, 2023

Storey County Human Resources Office
Storey County Courthouse
26 South B Street
P.O. Box 176
Virginia City, NV 89440

Letter of Interest - Representative of Virginia City Tourism Commission

Storey County Commissioners,

I am writing to express my interest in being selected as a representative on the (VCTC) Virginia City Tourism Committee. As a dedicated property owner of several historical buildings and an advocate for promoting our local tourism industry, I'd like to contribute my skills, time and passion to help drive the continued growth and success of Virginia City.

Over the years, I have witnessed the many positive changes and developments that have occurred in Virginia City, making it an attractive destination for tourists. I strongly believe the potential as a tourism destination has yet to be fully realized, and I am committed to playing an active role in this endeavor.

I bring to the table a unique blend of qualifications and experiences that make me an ideal candidate for this role:

Strong Community Engagement: My family and I have been members of the community since the acquisition of our first historical building in 2018, the Enterprise Territorial Building. Followed by our second acquisition in 2021 of the Red light District building (former Mustang Ranch Steakhouse). We have been thoughtful and dedicated in the restoration of these buildings which has given me a deep understanding of the needs and aspirations of residents, businesses and visitors. In addition, we are committed to participate in local events and initiatives.

Collaborative Skills: I am a strong advocate for collaboration and partnership building. I have experience working with diverse groups of people and organizations, which is crucial for fostering connections and achieving the committee's objectives.

Commitment to Tourism: I am passionate about promoting tourism that protect our environment and cultural heritage. I believe in the importance of responsible tourism and am dedicated to ensuring that the historical, natural beauty and cultural aspects of Virginia City are preserved for future generations.

Innovative/Critical Thinking: I am known for my creative problem-solving skills and innovative thinking. I am ready to brainstorm and implement fresh ideas to boost tourism.

I've included a copy of my biography with more detailed information on my background and my family's connection to Northern Nevada and Virginia City.

Thank you for your consideration to serve as a representative on the VCTC.

Regards,

A handwritten signature in black ink, reading "Deborah E. Hayward". The signature is fluid and cursive, with the first name "Deborah" being more prominent and the last name "Hayward" following in a similar style.

Deborah E. Hayward
650.279.0102 Mobile
dehaywardnv@gmail.com

Biographical Information - DEBORAH E. HAYWARD

Deborah Hayward has been a licensed commercial real estate professional in Nevada since 2021. She focuses primarily on her families development and investment company, which includes commercial, historical and residential properties in Northern Nevada.


Prior to joining the family business in 2021, she was in the Semiconductor Industry at UCT a global multi-billion dollar manufacturing company headquartered in Hayward, California (NASDAQ: UCTT). Deborah was one of the founding members and was in strategic and leadership roles from 1995 until 2021; most recently served as UCT's Senior Vice President of Global Account Management.

Deborah attended University of California-East Bay where she studied Business Administration. She has volunteered with several Northern Nevada non-profit organizations focused on children programs, including Sky Tavern Junior Ski Program, RennerVation Foundation and Big Brother-Big Sisters.

Deborah and her family have been residents of South Reno for 20+ years raising their son Thomas who is a graduate of University of Nevada-Reno. She and her husband Tom continue to invest in redevelopment projects in Storey County, Washoe County and downtown Reno Keystone Commons projects.

She and her husband Tom are owners of the Red Light District Building (former Mustang Ranch Steakhouse) and Territorial Enterprise Building in Virginia City, Nevada. The self-funded million dollar restoration and renovations on the Red Light District is targeted to be completed by end of 2023. The design concept for the building will add a restaurant, bakery, coffee shop, Nevada made spirits Tasting Room, separate event/party space and a short-term rental apartment to the community. The Territorial Enterprise will reopen in late 2024 with retail, flexible pop up/event space, short-term rental apartment and the beloved and popular Mark Twain Museum.

Her husband is a well-known National Auctioneer, who has been featured on Storage Wars, Auction Hunters and Hollywood Treasures. He is a graduate of University of Indiana with a CAI (Certified Auctioneer Institute). He remains an active auctioneer and conducts auctions throughout the U.S. for corporate, bankruptcy trustors, estates and charities.

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 20	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Public hearing to consider public comments on proposed lease of that portion of Pipers Opera House known as the Old Comer Bar to VC Ponderosa Saloon LLC for a monthly rental amount of \$1800.00 until December 31, 2025, with a two-year renewal term.
- **Recommended motion:** No motion or action required other than to consider comments regarding the proposed lease.
- **Prepared by:** Jennifer McCain for Brian Brown

Department: **Contact Number:** 7758471133

- **Staff Summary:** It is proposed that the Old Comer Bar located within Piper's Opera House be leased to VC Ponderosa Saloon LLC for a monthly rental of \$1,800.00 until December 31, 2025, and that the lease be renewable for an additional two-year term. A lease of this nature is authorized by NRS 244.2833 but requires that there be a public hearing after public notice is published in a newspaper to consider comments regarding the proposed lease from members of the public. This agenda item provides for the required public hearing. Notice of the public hearing was published in the Comstock Chronicle on December 22, 2023.
- **Supporting Materials:** See attached
- **Fiscal Impact:** yes
- **Legal review required:** False
- **Reviewed by:**

_____Department Head

Department Name: _____

_____County Manager

Other Agency Review: _____

- **Board Action:**

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

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between VC Ponderosa Saloon LLC; (dba Old Corner Bar) ("Lessee"), and Storey County, a political subdivision of the State of Nevada ("Lessor") this ____ day of December, 2023 (its effective date).

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Landlord is leasing to Lessee, the following premises named the "*Old Corner Bar*" located *Piper's Opera House 12 North B St Virginia City, NV 89440*. Specifically, Lessee is leasing: (1) The bar area; (2) Storage area in back of bar; (3) Restrooms; and (4) Utility room

Section 1.02. Demise of Leased Premises. LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, the Leased Premises, on the terms and conditions set forth in this Lease.

ARTICLE II - TERM

Section 2.01. Effective Date. The effective date of the Lease ("Effective Date") will be as set forth above under Lease Agreement.

Section 2.02. Term. The term of this Lease will be for a period of up to two years subject to earlier termination by Lessee upon 30 days notice to Lessor and commencing on the Effective Date and ending two years from the Effective Date; The lease is renewable for an additional 2 years and is automatically renewed unless a notice of termination in writing is provided at least 90 days prior to the expiration of the initial term. Either party may terminate this lease at any time upon providing written notice of the termination 90 days in advance of the termination.

ARTICLE III - RENTAL AND RELATED CHARGES

Section 3.01. Rent. LESSEE shall pay to LESSOR as rent for the Leased Premises, the sum set of ONE THOUSAND EIGHT HUNDRED DOLLARS (\$1,800.00) per month. Rent is due the first day of every month for the upcoming month. A late fee of 5% of the monthly rental will be charged for all rental payments made later than the 15th day of any month.

All rent and other sums payable to LESSOR under this Lease shall be paid to LESSOR at LESSOR's address for notices under this Lease or to such other person or at such other place as LESSOR may from time to time designate in writing.

Section 3.02. Utilities. LESSEE will pay \$50.00 per month for water directly to LESSOR. LESSEE will pay no propane. LESSEE will pay 35% of electric bill. LESSEE shall pay for bar phone service. cable and satellite radio for bar use.

Article IV - USE AND MAINTENANCE

Section 4.01 Use of Property. LESSEE'S use of the property shall be to provide bar services, liquor sales, snack and food services and music and entertainment in and about Piper's Opera House. LESSEE must request in writing and obtain prior approval to use the Lobby area of the property using a form provided by LESSOR.

Section 4.02 Improvements. LESSEE may make alterations and improvements to the premises after obtaining LESSOR'S written consent. At any time before this lease ends, LESSEE may remove any of LESSEE'S alterations and improvements, as long as LESSEE repairs any damage caused by attaching the items to or removing them from the premises. At the conclusion of the lease, the LESSOR, at its discretion, may require the LESSEE to remove any alterations and/or improvements LESSEE made to the property. Written consent is not required for decorating purposes i.e.: pictures.

Section 4.03 Maintenance. LESSOR will maintain and make all necessary repairs to the following parts of the building in which the leased premises are located: Roof; Foundation and structural components; Exterior walls; Interior walls; Exterior doors and windows; Plumbing system; Sewage disposal; and electrical system. LESSEE will maintain the leased premises and keep in good condition except those specified above as being LESSOR'S responsibility.

ARTICLE V – INSURANCE

Section 5.01 INSURANCE REQUIREMENTS. Lessee shall procure and maintain for the duration of the Lease, insurance against claims for injury to persons or damage to property which may arise from or in connection with this Lease.

The insurance requirements herein are minimum requirements for this Lease and in no way limit the indemnity covenants contained in this Lease. The LESSOR in no way warrants that the minimum limits contained herein are sufficient to protect the LESSEE from liabilities that might arise out of this Lease. LESSEE is free to purchase such additional insurance as Lessee determines necessary.

Section 5.02 MINIMUM SCOPE AND LIMITS OF INSURANCE. Lessee shall provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a "following form" basis.

A. Commercial General Liability – Occurrence Form

Policy shall include bodily injury, property damage and broad form contractual liability coverage.

• General Aggregate	\$2,000,000
• Products – Completed Operations Aggregate	\$1,000,000
• Personal and Advertising Injury	\$1,000,000

- Each Occurrence \$1,000,000
- Fire Damage (Damage to Rented Premises) \$100,000

The policy shall be endorsed to include the following additional insured language:
 "Storey County shall be named as an additional insured with respect to liability arising out of the use and/or occupancy of the property subject to this Lease."

B. Property Insurance

Coverage for Lessee's tenant improvements Replacement Value

Coverage on building (required if Lessee is sole occupant) Replacement Value

- a. Property insurance shall be written on an all risk, replacement cost coverage, including coverage for flood and earth movement.
- b. The State of Nevada shall be named as a loss payee on property coverage for tenant improvements.
- c. If property coverage on the building is required, "Storey County shall be named as a loss payee".
- d. Policy shall contain a waiver of subrogation against the Storey County.

Section 5.03 ADDITIONAL INSURANCE REQUIREMENTS: The policies shall include, or be endorsed to include, the following provisions: 1) On insurance policies where the Storey County is named as an additional insured, the Storey County shall be an additional insured to the full limits of liability purchased by the Lessee even if those limits of liability are in excess of those required by this Lease. 2) The LESSEE's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.

Section 5.04 NOTICE OF CANCELLATION. Any contract for insurance for each insurance policy required by the insurance provisions of this Contract shall not be suspended, voided or canceled except after providing thirty (30) days prior written notice been given to the Storey County, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice shall be sent directly to LESSOR. Should LESSEE fail to provide State timely notice, LESSEE will be considered in breach and subject to cure provisions set forth within this contract.

Section 5.05 ACCEPTABILITY OF INSURERS. Insurance is to be placed with insurers duly licensed or authorized to do business in the state of Nevada and with an "A.M. Best" rating of not less than A- VII. Storey County in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

Section 5.06 VERIFICATION OF COVERAGE. LESSEE shall furnish the LESSOR with certificates of insurance (ACORD form or equivalent approved by the LESSOR) as required by this Lease. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the State before the Lease commences. Each insurance policy required by this Lease must be in effect at or prior to commencement of this Lease and remain in effect for the duration of the Lease. Failure to maintain the insurance policies as required by this Lease or to provide evidence of renewal is a material breach of contract.

All certificates required by this Lease shall be sent directly LESSOR. The State reserves the right to require complete, certified copies of all insurance policies and endorsements required by this Lease at any time.

Section 5.07 APPROVAL. Any modification or variation from the insurance requirements in this Lease must have prior approval from the LESSOR, whose decision shall be final. Such action will not require a formal lease amendment, but may be made by administrative action.

VI. MISCELLANEOUS

Section 6.01 Taxes. LESSEE will pay all personal property taxes levied and assessed against Tenant's personal property as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275. LESSOR is responsible for all personal and real property taxes levied and assesses against LESSOR's personal property and real property.

Section 6.02 Damage to Premises. If the premises are damaged through fire or other cause not the fault of LESSEE, LESSEE will owe no rent for any period during which LESSEE is substantially deprived of the use of premises. Loss of revenue by LESSEE will be subtracted from monthly rent until loss is repaid to tenant in full. If LESSEE is substantially deprived of the use of the premises for more than 90 days because of such damage, LESSEE may terminate lease by written notice of termination to LESSOR. Upon termination of the lease by either LESSEE or LESSOR no further obligation for loss of use is required.

SECTION 6.03 Quiet Enjoyment. As long as LESSEE is not in default under the terms of this lease. LESSEE will have the right to occupy the premises peacefully and without interference.

Section 6.04 Disputes. If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected. The parties will share the costs of the mediator equally. Each Party will cooperate fully and fairly with mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to arbitration before an arbitrator mutually selected by the parties .

Section 6.05 Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Section 6.06 Notices: All notices must be in writing. A notice may be delivered to a party at the address that follows a Party's signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by all the parties.

Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this _____ day of _____, 2023.

Tamara Migan, Managing Member

William Migan Jr. Managing Member

Dated this _____ day of _____, 2023

Jay Carmona, Chairman Storey County Board of Commissioners

Attest:

Jim Hindle Storey County Clerk/Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve lease of Old Corner Bar to VC Ponderosa Saloon LLC for a monthly rental of \$1,800.00 per month until December 31, 2025, with a possible two-year renewal.
- **Recommended motion:** I (Commissioner) move to approve the proposed lease between Storey County and VC Ponderosa Saloon LLC.
-
- I, _____(Commissioner) move to approve the proposed lease between Storey County and VC Ponderosa Saloon LLC.
- **Prepared by:** Jennifer McCain for Brian Brown

Department:

Contact Number: 7758471133

- **Staff Summary:** It is proposed that the Old Comer Bar within Piper's Opera House be leased to VC Ponderosa Saloon LLC, the exiting tenant, for a monthly rent of \$1,800.00 and that the lease last until December 31, 2025 subject to a 2 year renewal. The lease is authorized pursuant to NRS 244.2833.
- **Supporting Materials:** See attached
- **Fiscal Impact:** yes
- **Legal review required:** False
- **Reviewed by:**

____Department Head

Department Name:

____County Manager

Other Agency Review: _____

- **Board Action:**

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

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between VC Ponderosa Saloon LLC; (dba Old Corner Bar) ("Lessee"), and Storey County, a political subdivision of the State of Nevada ("Lessor") this ____ day of December, 2023 (its effective date).

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Landlord is leasing to Lessee, the following premises named the "*Old Corner Bar*" located *Piper's Opera House 12 North B St Virginia City, NV 89440*. Specifically, Lessee is leasing: (1) The bar area; (2) Storage area in back of bar; (3) Restrooms; and (4) Utility room

Section 1.02. Demise of Leased Premises. LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, the Leased Premises, on the terms and conditions set forth in this Lease.

ARTICLE II - TERM

Section 2.01. Effective Date. The effective date of the Lease ("Effective Date") will be as set forth above under Lease Agreement.

Section 2.02. Term. The term of this Lease will be for a period of up to two years subject to earlier termination by Lessee upon 30 days notice to Lessor and commencing on the Effective Date and ending two years from the Effective Date; The lease is renewable for an additional 2 years and is automatically renewed unless a notice of termination in writing is provided at least 90 days prior to the expiration of the initial term. Either party may terminate this lease at any time upon providing written notice of the termination 90 days in advance of the termination.

ARTICLE III - RENTAL AND RELATED CHARGES

Section 3.01. Rent. LESSEE shall pay to LESSOR as rent for the Leased Premises, the sum set of ONE THOUSAND EIGHT HUNDRED DOLLARS (\$1,800.00) per month. Rent is due the first day of every month for the upcoming month. A late fee of 5% of the monthly rental will be charged for all rental payments made later than the 15th day of any month.

All rent and other sums payable to LESSOR under this Lease shall be paid to LESSOR at LESSOR's address for notices under this Lease or to such other person or at such other place as LESSOR may from time to time designate in writing.

Section 3.02. Utilities. LESSEE will pay \$50.00 per month for water directly to LESSOR. LESSEE will pay no propane. LESSEE will pay 35% of electric bill. LESSEE shall pay for bar phone service. cable and satellite radio for bar use.

Article IV - USE AND MAINTENANCE

Section 4.01 Use of Property. LESSEE'S use of the property shall be to provide bar services, liquor sales, snack and food services and music and entertainment in and about Piper's Opera House. LESSEE must request in writing and obtain prior approval to use the Lobby area of the property using a form provided by LESSOR.

Section 4.02 Improvements. LESSEE may make alterations and improvements to the premises after obtaining LESSOR'S written consent. At any time before this lease ends, LESSEE may remove any of LESSEE'S alterations and improvements, as long as LESSEE repairs any damage caused by attaching the items to or removing them from the premises. At the conclusion of the lease, the LESSOR, at its discretion, may require the LESSEE to remove any alterations and/or improvements LESSEE made to the property. Written consent is not required for decorating purposes i.e.: pictures.

Section 4.03 Maintenance. LESSOR will maintain and make all necessary repairs to the following parts of the building in which the leased premises are located: Roof; Foundation and structural components; Exterior walls; Interior walls; Exterior doors and windows; Plumbing system; Sewage disposal; and electrical system. LESSEE will maintain the leased premises and keep in good condition except those specified above as being LESSOR'S responsibility.

ARTICLE V – INSURANCE

Section 5.01 INSURANCE REQUIREMENTS. Lessee shall procure and maintain for the duration of the Lease, insurance against claims for injury to persons or damage to property which may arise from or in connection with this Lease.

The insurance requirements herein are minimum requirements for this Lease and in no way limit the indemnity covenants contained in this Lease. The LESSOR in no way warrants that the minimum limits contained herein are sufficient to protect the LESSEE from liabilities that might arise out of this Lease. LESSEE is free to purchase such additional insurance as Lessee determines necessary.

Section 5.02 MINIMUM SCOPE AND LIMITS OF INSURANCE. Lessee shall provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a "following form" basis.

A. Commercial General Liability – Occurrence Form

Policy shall include bodily injury, property damage and broad form contractual liability coverage.

• General Aggregate	\$2,000,000
• Products – Completed Operations Aggregate	\$1,000,000
• Personal and Advertising Injury	\$1,000,000

- Each Occurrence \$1,000,000
- Fire Damage (Damage to Rented Premises) \$100,000

The policy shall be endorsed to include the following additional insured language:
 "Storey County shall be named as an additional insured with respect to liability arising out of the use and/or occupancy of the property subject to this Lease."

B. Property Insurance

Coverage for Lessee's tenant improvements Replacement Value

Coverage on building (required if Lessee is sole occupant) Replacement Value

- a. Property insurance shall be written on an all risk, replacement cost coverage, including coverage for flood and earth movement.
- b. The State of Nevada shall be named as a loss payee on property coverage for tenant improvements.
- c. If property coverage on the building is required, "Storey County shall be named as a loss payee".
- d. Policy shall contain a waiver of subrogation against the Storey County.

Section 5.03 ADDITIONAL INSURANCE REQUIREMENTS: The policies shall include, or be endorsed to include, the following provisions: 1) On insurance policies where the Storey County is named as an additional insured, the Storey County shall be an additional insured to the full limits of liability purchased by the Lessee even if those limits of liability are in excess of those required by this Lease. 2) The LESSEE's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.

Section 5.04 NOTICE OF CANCELLATION. Any contract for insurance for each insurance policy required by the insurance provisions of this Contract shall not be suspended, voided or canceled except after providing thirty (30) days prior written notice been given to the Storey County, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice shall be sent directly to LESSOR. Should LESSEE fail to provide State timely notice, LESSEE will be considered in breach and subject to cure provisions set forth within this contract.

Section 5.05 ACCEPTABILITY OF INSURERS. Insurance is to be placed with insurers duly licensed or authorized to do business in the state of Nevada and with an "A.M. Best" rating of not less than A- VII. Storey County in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

Section 5.06 VERIFICATION OF COVERAGE. LESSEE shall furnish the LESSOR with certificates of insurance (ACORD form or equivalent approved by the LESSOR) as required by this Lease. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the State before the Lease commences. Each insurance policy required by this Lease must be in effect at or prior to commencement of this Lease and remain in effect for the duration of the Lease. Failure to maintain the insurance policies as required by this Lease or to provide evidence of renewal is a material breach of contract.

All certificates required by this Lease shall be sent directly LESSOR. The State reserves the right to require complete, certified copies of all insurance policies and endorsements required by this Lease at any time.

Section 5.07 APPROVAL. Any modification or variation from the insurance requirements in this Lease must have prior approval from the LESSOR, whose decision shall be final. Such action will not require a formal lease amendment, but may be made by administrative action.

VI. MISCELLANEOUS

Section 6.01 Taxes. LESSEE will pay all personal property taxes levied and assessed against Tenant's personal property as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275. LESSOR is responsible for all personal and real property taxes levied and assesses against LESSOR's personal property and real property.

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SECTION 6.03 Quiet Enjoyment. As long as LESSEE is not in default under the terms of this lease. LESSEE will have the right to occupy the premises peacefully and without interference.

Section 6.04 Disputes. If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected. The parties will share the costs of the mediator equally. Each Party will cooperate fully and fairly with mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to arbitration before an arbitrator mutually selected by the parties .

Section 6.05 Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Section 6.06 Notices: All notices must be in writing. A notice may be delivered to a party at the address that follows a Party's signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by all the parties.

Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this _____ day of _____, 2023.

Tamara Migan, Managing Member


William Migan Jr. Managing Member

Dated this _____ day of _____, 2023

Jay Carmona, Chairman Storey County Board of Commissioners

Attest:

Jim Hindle Storey County Clerk/Treasurer

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 3 & 6 (Lockwood/River District) on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Donny Gilman to represent Precinct 3 & 6 (Lockwood/River District) on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: **Contact Number:** 7758471144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. Precinct 3 & 6 (Lockwood/River District) on the Storey County Planning Commission expired on 12-31-23. The position was posted according to policy and NRS. One letter of interest was received for Precinct 3 & 6. An interview was conducted by staff for the position. Based on qualifications, knowledge of Storey County issues and experience, staff recommend the appointment of Donny Gilman to serve Precinct 3 & 6 representative on the planning commission for a term of four years.
- **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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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STOREY COUNTY PUBLIC NOTICE
PLANNING COMMISSIONER VACANCIES
Precincts 3 & 6 (Lockwood/River District)
Precinct 4 (Mark Twain District)
At Large

Positions: Storey County Planning Commissioner to represent Precincts 3 & 6 (Lockwood/River District); Storey County Planning Commissioner to represent Precinct 4 (Mark Twain District); and Storey County Planning Commissioner to represent the county At Large.

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

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

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

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

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County Commissioners will consider letters of interest at an upcoming regularly scheduled meeting. Applicants may be asked to speak and should attend if possible. **Term begins 1/1/2024.**

Storey County is an Equal Opportunity Employer.

Posting dates: 10/24/23 – Open Until Filled

Donny Gilman 1009
Wild Horse Canyon Drive
McCarran NV 89437

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

November 29, 2023

Subject: Application for Open Planning Commission Seat

Austin,

The purpose of this letter is to apply for the seat on the Planning Commission being vacated at the end of Kris Thompson's term - December 31, 2023. I am a Storey County resident.

I have a 25 year history of working in Storey County. The vast majority of my adult life has been spent working for my father at Lance Gilman Commercial Real Estate Services and for the Mustang Ranch resort - both of which I now manage. Except for a few years break when I operated my own offroad racing business, I have routinely worked every day of the work week at our Resort and in Tahoe-Reno Industrial Center.

During those 25 years I have travelled just about every single road and trail in the County, including the "outback" areas of the County. I think I would bring a fresh perspective to the Planning Commission. I would bring a Storey County business perspective to the Planning Commission, but because of my connections to the residents of the County I am very attuned to the issues and challenges facing our residents. I want to focus on solutions that make the day to day lives of our residents better.

Thank you for your consideration.

Very truly yours,

Donny Gilman

From: Adrienne Baugh <adriennebaugh@charter.net>
Sent: Thursday, November 30, 2023 9:01 AM
To: Austin Osborne; Kathy Canfield; Lyndi Renaud
Subject: Seat on planning commission

Mark
Twain

Dear Austin, and the Planning Commission board,

This is a letter of intent to stay on the board intermediately until my replacement can be found.

Thank you!

"Adrianne
[REDACTED]

Joseph Charmasson
PO BOX 608
Virginia City NV 89440-0608



9th November 2023

Human Resources Office
Storey County
26 South 8 St
1st Floor
Virginia City, NV 89440

**Letter of Interest
Planning Commissioner at Large**

To whom it may concern,

I am interested in serving as a Planning Commissioner, in the advertised position of 'At Large'

I am a retired General Building Contractor, and Master Electrician. I have throughout my career worked on residential, commercial, industrial manufacturing, and government projects ranging in value from a few thousand dollars to well over sixty million. In these duties I have had to become familiar with building and zoning regulations, land use development, and Master Planning. I am also versed in land surveying, mapping, and easement rights.

Alongside my building career, I have proudly served twenty two years as a Volunteer Reserve for the County of San Diego Sheriff. My duties necessitated having the ability to read, interpret, and apply criminal and civil codes, have understanding of the balance between individual liberties and public good, and provide courtroom witness and testimony.

My personal love of history has led me to settle in Virginia City where I can pursue my hobbies of blacksmithing and vehicle restoration. I have a strong desire to be an active member of the community and serving on the Planning Commission will be an honor.

Sincerely,

M-----

Joseph (Joe) Charmasson

NI'

Planning Commissioner Vacancies

Storey County Precincts 3, 6, and 4 Letter of Interest

December 17, 2023

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Storey County Planning Commissioner,

Please accept this Letter of Interest with regards to the At Large position that is currently open for the above listed precincts.

Throughout my career and personal life, I enjoyed being part of the businesses and communities that I've worked for and resided in, especially the VC Highlands community, and would take pride in helping to uphold and provide input to existing and new planning initiatives within our precinct. Some of my experience has come from being involved with serving on several Board of Directors in both California and Nevada and the advancement of my career within the business community. I've held several Board member positions that include Secretary, Treasurer, Vice President, and President.


In my business career, I've moved up through several levels of responsibility, from my first position with Hewlett Packard in a manufacturing environment to my current position today as Vice President of Advanced Technologies. Throughout my career, I've focused on communication from both a listening standpoint and offering my insights on recommendations to help maintain and meet our goals and objectives to grow the business. One of my business career goals, as an entrepreneur, was to own my own business for a realized goal of three years. This experience provided me with a well rounded understanding of all aspects of communications and team work.

It is with the above mentioned experience and interest that I would like to be considered for this vacancy so that I can assist the community that my wife and I reside in.

Respectfully,

Carlos Negrete
360 Panamint Road
VC Highlands, NV 89521



	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration of re-appointment of Adrienne Baugh to serve as a planning commissioner representing Precinct 4 (Mark Twain District) on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to re-appoint Adrienne Baugh to represent Precinct 4 (Mark Twain District) on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: **Contact Number:** 7758471144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. Precinct 4 (Mark Twain District) expires on 12-31-23. The positions were posted according to policy and NRS and one letter of interest for re-appointment has been received for Precinct 4. Based on qualifications, experience and excellent past performance staff recommends the reappointment of Adrienne Baugh to serve Precinct 4 on the planning commission for a term of four years.
- **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

From: Adrienne Baugh <adriennebaugh@charter.net>
Sent: Thursday, November 30, 2023 9:01 AM
To: Austin Osborne; Kathy Canfield; Lyndi Renaud
Subject: Seat on planning commission

Dear Austin, and the Planning Commission board,

This is a letter of intent to stay on the board intermediately until my replacement can be found.

Thank you!

~Adrienne
775-297-2392

STOREY COUNTY PUBLIC NOTICE
PLANNING COMMISSIONER VACANCIES
Precincts 3 & 6 (Lockwood/River District)
Precinct 4 (Mark Twain District)
At Large

Positions: Storey County Planning Commissioner to represent Precincts 3 & 6 (Lockwood/River District); Storey County Planning Commissioner to represent Precinct 4 (Mark Twain District); and Storey County Planning Commissioner to represent the county At Large.

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

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


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

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

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County Commissioners will consider letters of interest at an upcoming regularly scheduled meeting. Applicants may be asked to speak and should attend if possible. **Term begins 1/1/2024.**

Storey County is an Equal Opportunity Employer.

Posting dates: 10/24/23 – Open Until Filled

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing the At Large position on the Storey County Planning Commission.
- **Recommended motion:** I (commissioner) motion to continue this item to the next Board of County Commissioners meeting.
- **Prepared by:** Lyndi Renaud

Department: _____ **Contact Number:** 7758471144

- **Staff Summary:** Interviews for the At Large planning commissioner position are still being conducted at this time.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for the Board to authorize the Storey County Sheriff's Office to reallocate \$6,141.10 of budgeted funds, from \$10,000.00 in Capital outlay to purchase (10) patrol shotguns.
- **Recommended motion:** Consideration and possible approval for the Board to authorize the Storey County Sheriff's Office to reallocate \$6,141.10 of budgeted funds, from \$10,000.00 in Capital outlay to purchase (10) patrol shotguns.
- **Prepared by:** Dore Nevin

Department:

Contact Number: 7758470959

- **Staff Summary:** The Storey County Sheriff's Office has increased staffing substantially over the past 11 months. As a result, we do not have sufficient duty shotguns to issue our staff. The Storey County Sheriff's Office would like the Commission to authorize us to relocate \$6,141.10 from \$10,000.00 that was originally allocated for an awning in our current budget. The \$6,141.10 would purchase (10) Remington Model 870P LE 12gauge shotguns.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Approval and proclamation of January 2024, as "National Radon Action Month" in Storey County, Nevada by the Board of County Commissioners.
- **Recommended motion:** I (commissioner), move to proceed with approval and proclamation of January 2024, as "National Radon Action Month" in Storey County, Nevada.
- **Prepared by:** Adam Wilson

Department:

Contact Number: 7756347443

- **Staff Summary:** The U.S. Environmental Protection Agency (EPA) estimates 21,000 Americans die each year from lung cancer caused by indoor radon exposure. The great State of Nevada, known for its natural beauty and diverse landscapes, is home to a unique geological feature - an abundance of surface uranium, making it the leading state in the United States with this natural resource. Radon gas occurs naturally when Uranium breaks down, silently seeping into the homes of our residents causing lung cancer. In Nevada, test results show that radon is present at elevated concentrations in about one in four tested homes. A proclamation from the leaders in Nevada cities, counties, and statewide entities will help bring awareness to residents in Nevada that radon is a health risk. Your proclamation would be in conjunction with cities and states around the country who, in partnership with the EPA, are taking the lead in observing National Radon Action Month. Nevada had 48 proclamations throughout the state last year and are working to multiply our efforts this NRAM.
- **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

	<h2 style="text-align: center;">Board of Storey County Fire Commissioners</h2> <h3 style="text-align: center;">Agenda Action Report</h3>	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5 minutes	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of an extension of an agreement between the Storey County Fire Protection District and NV Energy, extending the contract for fuels management from December 21, 2023, to January 31, 2024.
- **Recommended motion:** I (Fire Commissioner) move to approve the Fire Chief to sign an extension to the agreement with NV Energy for fuels management to January 31, 2024.
- **Prepared by:** Jeremy Loncar

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

- **Staff Summary:** Due to possible delays in executing our newly approved contract with NV Energy, we have been provided with an extension to ensure that we continue to maintain our existing agreement until the new one can go into effect.
- **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: 1/2/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Election of Secretary to the Board of Storey County Highway Commissioners for the term of one year.
- **Recommended motion:** I (highway commissioner) motion to elect _____ as Secretary to the Board of Storey County Highway Commissioners for the term of one year.
- **Prepared by:** Austin Osborne

Department: _____ **Contact Number:** 775.847.0968

- **Staff Summary:** Highway Commission Secretary.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Report pf the Public Works Department regarding roads and highways in Storey County.
- **Recommended motion:** Discussion only
- **Prepared by:** Jason Wierzbicki

Department: **Contact Number:** 17758470958

- **Staff Summary:** Discussion of roads and projects throughout the County.
- **Supporting Materials:** See attached
- **Fiscal Impact:** no
- **Legal review required:** False
- **Reviewed by:**

_____Department Head

Department Name:

_____County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min

Agenda Item Type: Discussion/Possible Action

- **Title:** To award the Taylor Street Repair Project to the lowest responsive bidder - Armac Construction - for a bid amount of \$202,750.00 and authorize the County Manager to execute a contract for construction with Armac Construction and to budget an amount not to exceed \$222,750.00 to include a 10% contingency.
- **Recommended motion:** I, [commissioner], move to award the Taylor Street Repair Project to the lowest responsive bidder - Armac Construction - for a bid amount of \$202,750.00 and authorize the County Manager to execute a contract for construction with Armac Construction and to budget an amount not to exceed \$222,750.00 to include a 10% contingency.
- **Prepared by:** Mike Northan

Department: **Contact Number:** 775 230 4255

- **Staff Summary:** Staff report, bid result analysis, and raw bid tabulation sheets attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:** 202,750.00
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY PUBLIC WORKS

100 Toll Road
P.O. Box 435 Virginia City, Nevada 89440
Phone (775) 847-0958 Fax (775) 847-0947
mnorthan@storeycounty.org

December 20, 2023

Storey County Board of Commissioners
26 South B Street
Virginia City NV 89440

RE: Taylor Street Repair Project
PWP ST-2024-066
23-10

Staff Report:

On December 19, 2023 at 3:00 PM, sealed bids were received by Storey County Public Works. A total of eight bids were received indicating much interest and good competition in this project.

Of the eight bids received, six were responsive, two were disqualified due to missing required data. Of the six responsive bids, three applied their Bidder's Preference which entitles them to a 5% reduction in the bid amount for the purposes of consideration. In each case, the reduced amount was still higher than the three lowest bidders.

Armac Construction has the lowest bid at \$166,650.00 for the base scope and \$36,100 for the bid alternate. Their combined scope amount is \$202,750.00.

All of Armac's documentation was submitted as required by the issued Request for Proposals and NRS 338.

The Engineer's Cost Estimate as provided by Lumos and Associates had a base scope amount of \$180,623.00 (including a 10% contingency) and a bid alternate amount of \$56,735.00 for a combined scope estimated cost of \$237,358.00.

An analysis of all submitted bids is attached herewith.

It is the recommendation of staff that the Storey County Board of Commissioners award the project to Armac Construction and authorize the County Manager to execute a contract with Armac for their bid price and to budget an amount not to exceed \$222,750.00.

End of Staff Report

Taylor Street Repair Project

PWP ST-2024-066

Bid results and analysis

Bid Date 19DEC23

		Raw	Combined	Bid Pref
Shakespeare Unlimited	Base	\$195,681.00	\$248,615.00	
	Alt	\$52,934.00		
Justin Wilson Construction	Base	\$177,416.17	\$224,120.17	
	Alt	\$46,704.00		
Sierra Nevada Construction	Base	\$226,407.00	\$240,007.00	
	Alt	\$13,600.00		
MKD	Base	\$289,743.70	\$362,777.00	\$344,638.15
	Alt	\$73,033.30		
HoustonSmith	Base	\$181,000.00	\$229,000.00	
	Alt	\$48,000.00		
FW Carson	Base	\$209,219.92	\$262,259.04	\$249,146.09
	Alt	\$53,039.12		
Armac	Base	\$166,650.00	\$202,750.00	
	Alt	\$36,100.00		
SSC	Base	\$293,880.00	\$343,500.00	\$326,325.00
	Alt	\$49,620.00		

Base Average	\$217,499.72 raw
Median	\$202,450.46 raw
Spread'	\$127,230.00 raw

Combined Average	\$258,075.18 adjusted for bid pref
Median	\$244,311.00 adjusted for bid pref
Spread	\$141,888.15 adjusted for bid pref

Low	\$202,750.00
-----	--------------

Bidder	Bid Form	Qualifications	State Bus	Cont. Lie	Bond	Price	Bidders Preference	5% Adjusted Price
1)								
1>Ds								
StM-tLf-	V			V'	/	Base Alt 5" 97t		
..iN-C...		V	5	1		Base 1'77 41(, 1...J Alt 44. 1d''' n''' 2'2.(... 401		
SNC	V	V--				Alt 1'3 6:00 ea		
MI<.:D				t/	V	Base 2.89 745 1' Alt t8j 3,03 . t8j ,01v --e.	V	
HOVSJO"N - SW L,U	V	V	V		V	Alt -48, Dznj''''		
FWCA	-_/'	V	V		l/	Base -Z.d-1, 21 C) I!- Alt '53; O:PJ'-z.		
AAVMC-				V	V	Base V, G5 ... Alt 3/4, l©''''		
55c_		V	1/	V		Base 'ZH5, t180- Alt 19 tt,J.O	I---	
						Base Alt		
						Base Alt		

Bid Tabulation

Taylor Street Repair Project

PWP ST 2024-066

23-10

Bid date 19DEC23

Bidder	Bid Form	Qualifications	State Bus	Cont. Lie	Bond	Price	Bidders Preference	5% Adjusted Price
.Shell.K..t.p r.ar-t-						Base 1q,, 01 Alt 21-1 q3'1		
JWC						Base /171 "1/R.J"t Alt '-1W,7P/		
S...J:(00) ,J<v ofq_<Jn fnA c n on		V		/		Base "1..11.0 Alt 12,, C,00		
MILD				ti	.I	Base t.. "1, 74 3 .:ft> Alt 73,01"3, 0		
HD1A..IJJ,,)xIU...				/	/	Base IftJJ 1 000 Alt 4B, 0u0		
-fw (Jo yI			V	/		Base J.o'Y, Z-1'1. qI. Alt 63, oJ</IJ		
R(MM)C..		V	/	/		Base ffit,, usfJ Alt 3It,/00		
v;5C..						Base v;:T 1 0 0 Alt '-f&f {gz_0		
						Base Alt		
						Base Alt		



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/2/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of approval of Amendment No. 1, Task Order 56 to the Storey County-Dowl Master Service Agreement causing reimbursement to Dowl for Geographic Information Systems (GIS) services on a percent completion basis instead of hourly basis, with no increase in the cost of services from what is already budgeted for FY24, and not to exceed \$80,000 for FY24 as budgeted.
- **Recommended motion:** I (commissioner) motion to approve Amendment No. 1, Task Order 56 to the Storey County-Dowl Master Service Agreement causing reimbursement to Dowl for Geographic Information Systems (GIS) services on a percent completion basis instead of hourly basis, with no increase in the cost of services from what is already budgeted for FY24, and not to exceed \$80,000 for FY24 as budgeted.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** Dowl currently provides Geographic Information Systems (GIS) mapping and other services to Storey County per Task Order 56 approved in 2023 (attached). Services rendered to Storey County are billed on an hourly basis. This method of billing for services is proving to be inefficient and may be causing unnecessary costs to the county. Storey County and Dowl worked out a proposed pilot program by which GIS-related projects will be estimated in advance and will be billed on a percent completed basis. This pilot program, if approved, will run from January 2, 2023, through June 30, 2024. A permanent change to this method of billing will be proposed to the board for FY25 if the pilot program proves to be successful. This amendment causes no increases or changes to the FY24 budget for GIS services in Storey County.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Already Budgeted FY24
- **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



**AMENDMENT TO MASTER SERVICE AGREEMENT
FOR PROFESSIONAL SERVICES**

AMENDMENT NO. 01

DOWL Project Number / Agreement Number: 30004.56

Client: Storey County

Project Name: Task Order 56 – FY 24 GIS Services

Effective Date of Master Service Agreement for Professional Services March 15, 2023

The above Agreement is hereby amended as follows:

1. SCOPE OF SERVICES/SCHEDULE:

No changes to the Scope of Services currently authorized to be performed by DOWL are proposed by this amendment.

2. COMPENSATION:

Per this amendment, DOWL shall be reimbursed on a Percent of Completion basis. DOWL shall invoice no more often than monthly for services provided in the prior month.

Compensation to DOWL for the additional services agreed to and set forth in Task Order 56 shall be increased by \$0.00 to a not-to-exceed total of \$80,000.00.

All other terms and conditions of the original Agreement not modified by this or previous Amendments remain in effect and unchanged.

IN WITNESS WHEREOF, the parties of the original Agreement have executed this Amendment as of the date of the last signature below.

Accepted for Client:

By: _____
Printed _____
Name: _____
Title: _____
Date: _____

Accepted for DOWL:

By: _____
Printed _____
Name: **Luke Tipton**
Title: _____
Date: _____

Digitally signed by
Luke Tipton
DN: CN=Luke Tipton,
OU=Standard,
OU=Users, OU=Staff,
DC=DOWL, DC=COM
Date: 2023.12.21
13:03:22-08'00'

JASKORQER

Task Order No.: 56

Issued under the authority of Professional Services Master Task Order Agreement

dated: March 15 2023

Task Order Title: FY 24 GIS Services

Effective Date: July 1, 2023

This Task Order is issued under the provisions of the above Professional Services Master Task Order Agreement dated March 15, 2023 between Storey County (CLIENT) and DOWL (DOWL).

The following representatives have been designated for the work performed under this Task Order:

CLIENT: DOUGLAS YOUNG

DOWL: Lukey T. Thompson

SCOPE OF WORK:

See Exhibit A- DOWL's Services for Task Order

COMPENSATION:

See Exhibit B - DOWL's Compensation for Task Order

DOWL shall be reimbursed on a Time & Materials basis. DOWL shall invoice no more often than monthly for services provided in the prior month.

The provisions of the Professional Services Master Task Order Agreement and any Special Terms and Conditions and/or Exhibits or Attachments to this Task Order shall govern the Work.

IN WITNESS WHEREOF: Persons authorized to commit the resources of the Parties have executed this Task Order and this Task Order may be signed in any number of counterparts, each of which is an original, and all of which taken together constitute one single document:

Storey County
By: [Signature]

Title: C. D. Tully & Associates

Date: July 14, 2023

DOWL

By: [Signature]

Title: Water & Wastewater Business Leader

Date: July 11, 2023

Fed. ID. No. 92-0166301

EXHIBIT A - DOWL'S SERVICES FOR TASK ORDER

Task Order No.: ..&.

Task Order Title: FY 24 GIS

Services

Issued under the authority of Professional Services Master Task Order Agreement
Number: 7363.30004

Task 1: Project Management

Objective

To plan, organize, direct, control, and communicate all relevant activities set forth in this Scope of Work within the approved budget and schedule.

Approach

DOWL will routinely review project progress and communicate project status on a regular basis. Communication will be through email and telephone or with occasional project coordination meetings with the County. This **task** will include the following activities:

- Project administration includes scheduling maintenance, cost control, monthly invoicing, filing, resource allocation, subconsultant management, and routine communications.
- Team coordination, including conference calls and internal meetings.
- Monitoring changes to the scope, budget, or schedule and developing change management strategies with the County.

Deliverables

The following will be delivered under this task:

- Monthly status reports, as required.

Assumptions

The following assumptions apply:

- Monthly reports will be provided with timely invoices.

Project-related issues will be identified, communicated, and resolved.

Task 2: Transition to ArcGIS Online (AGOL) from DOWL's Enterprise

Objective

Work performed to transition Storey County, NV from DOWL's Enterprise GIS to their own ArcGIS Online (AGOL). The work costs to perform this transition will not exceed \$3,200. The finished product will allow County staff to interact with the GIS through a web browser on either desktop or mobile devices. It will additionally allow third party vendors access to the GIS.

Approach

This task will include the following activities:

- Work performed by DOWL to transfer the County's GIS from DOWL's Enterprise to their own AGOL. The cost of this work will not exceed \$3,200. It will include the data transfer, creation and publishing of any web maps, and creation of any web applications.
- Support for any third-party web map service consumption (i.e. Eagleview's Pictometry)
- All named user accounts will be purchased from ESRI as part of your AGOL contract. County currently uses six (6) Viewer named user accounts. One (1) Creator named user account will be

DOWL

provided by the County for DOWL's use. This account will allow DOWL the ability to create, publish, and maintain the County's AGOL.

Public and/or private web maps and apps will be developed and customized on the County's direction or preference.

Deliverables

The following deliverables will be submitted under this task:

- A County ArcGIS Online (AGOL) with access for all user accounts associated with the organization.

Assumptions

The following assumptions apply:

- The ArcGIS Online (AGOL) and all named user accounts will be purchased by the County from ESRI.
- The County will provide a Creator named user account for DOWL's use
- Internet access, not provided under this scope of work, will be required to access the web viewer.

Task 3: Assessor's Office

Objective

To provide professional GIS services to the Assessor's office.

Approach

This task will include the following activities:

- Monthly parcel change updates to the GIS land database.
- Monthly updates to Pictometry.
- Update Map Book 5 as needed.
- Complete Assessor Map Book 3 in digital format.
- .. Revise Map Books per Assessor direction.

Deliverables

The following deliverables will be submitted under this task:

- Monthly updates to the County's Pictometry web viewer.
- GI Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- 111 GIS updates to any software platform maintained by others will not require any additional licensing from ESRI or cloud-based services not currently being provided by DOWL.
- Map books will be revised according to redlines provided by the Assessor's Office.
- 11 Storey County Assessor approval is required for any services totaling more than \$6,000 per month or to re-commence work on new Assessor books.

Task 4: Emergency Management/Response

Objective

To provide professional GIS services related to Emergency Management/Response services.

Approach

This task will include the following activities:

- Meet with the Director of Emergency Management to develop list of needs.
- Improvements and updates to the e911 GIS.

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- ° Incident mapping for future use and analysis.
- ., WebGIS viewer training and updates for Emergency Services personnel.

Deliverables

The following deliverables will be submitted under this task:

- ., Additional maps and exhibits (as requested).
- ., Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- ., DOWL will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 5: Public Works

Objective

To provide professional GIS services for the Public Works Department.

Approach

This task will include the following activities:

- Update utility and roadway GIS, as requested.
- Provide updated utility map books.
- " Provide WebGIS viewer training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Map books.
- G Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- DOWL will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 6: Planning

Objective

To provide professional GIS services for the Planning Department.

Approach

This task will include the following activities:

- Update County GIS with new zoning and land use codes as requested.
- o Maintain the DVADMP layers for use by the County as requested.
- Keep FEMA flood zone layer data current as requested.
- Maintain the WebGIS viewer with the most recent BLM PLSS data as requested.
- Update and maintain the Planning Department app on the WebGIS viewer as requested.
- Provide WebGIS training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- o) Maps and exhibits, as requested.
- " Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- o) DOWL will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 7: Community Development

Objective

To provide professional GIS services for the Community Development Department.

Approach

This task will include the following activities:

- Develop a GIS for development areas: Planned, Existing, and Expired.
- Provide WebGIS training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

DOWL will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

Task 8: Communications

Objective

To provide professional GIS services for Communications.

Approach

This task will include the following activities:

- e Continue to work with the County to enable the e911 dispatch system to consume the updated address information in the GIS.
- GI Update County street centerline data with address range information as requested.
- o Continue to update and maintain point address information for geocoder.
- Develop business model for routine dispatch update procedures.
- Provide WebGIS training and technical support, as requested.

Deliverables

The following deliverables will be submitted under this task:

- Maps and exhibits, as requested.
- Monthly updates to the County's GIS.
- Monthly updates to the County's WebGIS viewer.

Assumptions

The following assumptions apply:

- o DOWL will complete the items listed above prior to the end of the fiscal year unless budget conditions do not allow for services to be completed or in response to specific direction from the County.

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Objective

To input and attribute all patented and un-patented mining claims within Storey County into the existing Storey County's GIS.

Approach

This task will include the following activities:

- ., Receive all existing CAD data from county containing the county's mining claims
- ., Convert existing CAD data into GIS and attribute information with claim unique identifier.
- Use existing data tables provided by county to join claim attributes to the polygon GIS claim
- Perform quality control checks to ensure all claims from the data tables have been create in the GIS

Deliverables

- GIS feature class within the existing Storey County's GIS
- Updated GIS web application

Assumptions

The following assumptions apply:

- c Storey County will provide all the CAD mapping data of existing mining claims
- ci Storey County will provide all mining claim data tables that will be used within the GIS

Task 10: Owner Directed Services/Special Projects

Objective

Similar to previous fiscal year SOWs, this task can be used for special figures required for reports, department support, GIS data requests, or any other unforeseen projects that may require work in addition to the tasks presented previously.

Approach

This task will include the following activities:

- GIS Services, as requested
- ¹¹ If possible, projects or services will be performed within the budget allotted for the department which is requesting the work or will be incorporated into the next fiscal year annual contract base budget.

Deliverables

There are no formal deliverables associated with this task.

Assumptions

The following assumptions apply:

- Work will not be performed as part of this task without the written direction of Austin Osborne or Jana Seddon.

Task 11: On-Call Services

This task includes all on-call or emergency services which could be requested following a natural disaster such as a wildfire, flood or earthquake. These services have the potential to be requested when the County

needs immediate assistance in spatially depicting areas or properties which have been impacted by the emergency event. Approval to commence work on this task shall only come from Austin Osborne and the terms of compensation for these services shall be negotiated between Storey County and DOWL after the immediacy of the event has passed. For example, the individual task budgets presented below may be re-allocated so that resources become available for the on-call services or DOWL's billing periods and standard rates may be revised to meet the needs of the County.

Objective

Provide on-call or emergency services which could be requested following a natural disaster such as a wildfire, flood or earthquake. These services have the potential to be requested when the County needs immediate assistance in spatially depicting areas or properties which have been impacted by the emergency event.

Approach

This task will include the following activities:

- Approval to commence work on this task shall only come from Austin Osborne and the terms of compensation for these services may be negotiated between Storey County and DOWL after the immediacy of the event has passed

Deliverables

There are no formal deliverables associated with this task.

Assumptions

The following assumptions apply:

- Work will not be performed as part of this task without the written direction of Austin Osborne.

DD\N\L

Exhibit 1B - DOWL's Compensation (Q) Bill Task Order 1r

Task Order No.: § §

Task Order Title: FY 24 GIS Services

Issued under the authority of Professional Services Master Task Order Agreement

Number: 7363.30004

Task 1	Project Management	\$3,000
Task 2	DOWL Enterprise to AGOL Transition	\$3,200
Task 3	Assessor's Office	\$37,200
Task 4	Emergency Management / Response	\$5,000
Task 5	Public Works	\$5,000
Task 6	Planning	\$5,000
Task 7	Community Development	\$5,000
Task 8	Communications	\$5,000
Task 9	Recorder	\$5,000
Task 10	General Services / Special Projects	\$6,600
Task 11	On-Call Services	Time and Expense
	TOTAL:	\$80,000

NEVADA FEE SCHEDULE

Personnel Billing Rates

Personnel are identified on our invoices by name and/or labor category.

Description	Rate	Description	Rate
Accounting Manager	\$180.00	Engineer IX	\$245.00
Accounting Technician	\$115.00	Engineer X	\$260.00
Administrative Assistant	\$90.00	Engineering Technician I	\$95.00
Administrative Manager	\$120.00	Engineering Technician II	\$110.00
Biologist I	\$125.00	Engineering Technician III	\$120.00
Biologist II	\$135.00	Engineering Technician IV	\$135.00
Biologist III	\$145.00	Engineering Technician V	\$150.00
Biologist IV	\$155.00	Engineering Technician VI	\$170.00
Biologist V	\$200.00	Environmental Specialist I	\$115.00
CAD Drafter I	\$100.00	Environmental Specialist II	\$130.00
CAD Drafter II	\$115.00	Environmental Specialist III	\$135.00
CAD Drafter III	\$125.00	Environmental Specialist IV	\$145.00
CAD Drafter IV	\$135.00	Environmental Specialist V	\$150.00
CAD Drafter V	\$145.00	Environmental Specialist VI	\$185.00
Senior CAD Drafter	\$165.00	Environmental Specialist VII	\$205.00
Civil and Transportation Designer	\$130.00	Environmental Specialist VIII	\$220.00
Senior Civil and Transportation Designer	\$165.00	Environmental Specialist IX	\$240.00
Contract Administrator I	\$155.00	Environmental Specialist X	\$260.00
Contract Administrator II	\$180.00	Field Project Representative I	\$125.00
Corporate Development Manager	\$225.00	Field Project Representative II	\$140.00
Cultural Resources Specialist I	\$115.00	Field Project Representative III	\$150.00
Cultural Resources Specialist II	\$135.00	Field Project Representative IV	\$165.00
Cultural Resources Specialist III	\$140.00	Geologist I	\$130.00
Cultural Resources Specialist IV	\$175.00	Geologist II	\$140.00
Cultural Resources Specialist V	\$190.00	Geologist III	\$150.00
Document Production Supervisor	\$145.00	Geologist IV	\$170.00
Engineer I	\$125.00	Geologist V	\$200.00
Engineer II	\$135.00	GIS Technician	\$100.00
Engineer III	\$150.00	GIS Specialist	\$120.00
Engineer IV	\$170.00	GIS Coordinator	\$170.00
Engineer V	\$190.00	GIS Manager	\$175.00
Engineer VI	\$200.00	Graphics Designer	\$125.00
Engineer VII	\$210.00	Senior Graphics Designer	\$160.00
Engineer VIII	\$220.00	Hydrogeologist I	\$135.00

Description	Rate	Description	Rate
Hydrogeologist II	\$160.00	Professional Land Surveyor V	\$155.00
Hydrogeologist III	\$190.00	Professional Land Surveyor VI	\$160.00
Senior Hydrogeologist	\$220.00	Professional Land Surveyor VII	\$170.00
Intern I	\$80.00	Professional Land Surveyor VIII	\$180.00
Intern II	\$100.00	Professional Land Surveyor IX	\$205.00
Laboratory Supervisor	\$100.00	Professional Land Surveyor X	\$215.00
Laboratory Manager	\$120.00	Professional Land Surveyor XI	\$240.00
Landscape Architect I	\$125.00	Project Assistant I	\$110.00
Landscape Architect II	\$140.00	Project Assistant II	\$125.00
Landscape Architect III	\$155.00	Project Administrator	\$130.00
Landscape Architect IV	\$170.00	Project Controller	\$160.00
Landscape Architect V	\$185.00	Senior Project Controller	\$180.00
Landscape Architect VI	\$195.00	Project Manager I	\$155.00
Landscape Architect VII	\$205.00	Project Manager II	\$170.00
Landscape Designer I	\$90.00	Project Manager III	\$185.00
Landscape Designer II	\$110.00	Project Manager IV	\$200.00
Marketing Assistant	\$100.00	Project Manager V	\$215.00
Marketing Coordinator	\$130.00	Project Manager VI	\$230.00
Marketing & Administrative Manager	\$220.00	Project Manager VII	\$245.00
Materials Technician	\$90.00	Proposal Manager	\$135.00
Materials Technician II	\$100.00	Senior Proposal Manager	\$205.00
Lead Materials Technician	\$110.00	Public Involvement Assistant	\$110.00
Senior Materials Technician	\$120.00	Public Involvement Planner	\$130.00
Materials Manager	\$125.00	Public Involvement Coordinator	\$150.00
Planner I	\$115.00	Public Involvement Program Manager	\$195.00
Planner II	\$140.00	Real Estate Services Manager	\$175.00
Planner III	\$155.00	Right of Way Assistant	\$110.00
Planner IV	\$170.00	Right of Way Agent I	\$120.00
Planner V	\$185.00	Right of Way Agent II	\$135.00
Planner VI	\$195.00	Right of Way Agent III	\$150.00
Planner VII	\$205.00	Right of Way Agent IV	\$165.00
Planner VIII	\$220.00	Right of Way Agent V	\$180.00
Planner IX	\$235.00	Right of Way Agent VI	\$210.00
Planner X	\$275.00	Risk Manager	\$195.00
Planning Technician	\$105.00	Senior Manager I	\$235.00
Professional Land Surveyor I	\$115.00	Senior Manager II	\$255.00
Professional Land Surveyor II	\$125.00	Senior Manager III	\$265.00
Professional Land Surveyor III	\$135.00	Senior Manager IV	\$300.00
Professional Land Surveyor IV	\$145.00	Senior Manager V	\$310.00

Descnption	Rate	Description	Rate
Senior Manager VI	\$330.00	Systems Administrator	\$150.00
Survey Technician I	\$85.00	Technical Coordinator	\$175.00
Survey Technician II	\$90.00	Utility Operator	\$140.00
Survey Technician III	\$95.00	Water Resource Specialist	\$190.00
Survey Technician IV	\$110.00	Water Rights Specialist I	\$145.00
Survey Technician V	\$115.00	Water Rights Specialist II	\$165.00
Survey Technician VI	\$125.00	Water Rights Specialist III	\$200.00
Survey Technician VII	\$140.00	Water Rights Technician I	\$100.00
Survey Technician VIII	\$155.00	Water1- Rights Technician II	\$110.00
Survey Technician IX	\$165.00	Water Rights Technician III	\$120.00
Survey Technician-Supervisor	\$150.00		

Survey Crews

One-Person Survey Crew	= \$155.00 / hour
One-Person Survey Crew GPS/Robotics	= \$175.00 / hour
Two-Person Survey Crew	= \$220.00 / hour
Two-Person Survey Crew (PLS + LSIT)	= \$255.00 / hour
Two-Person Survey Crew GPS/Robotics	= \$230.00 / hour
Three-Person Survey Crew	= \$305.00 / hour

Travel, Mileage, and Miscellaneous

Lodging	=	Cost per night
Airfare	=	Cost
Vehicle Usage - Passenger Cars	=	\$1.05/mile
Vehicle Usage - Trucks & SUV's	=	\$1.25/mile
Printing/Supplies/Phone/Fax/Postage	=	Note 3
In-House Usage Charges	=	Note 4

Per Diem

Unless otherwise specified contractually, per diem will be billed when travel is more than 50 miles from the office during a meal allowance period of three or more consecutive hours or involves an overnight stay. The three meal allowance periods are breakfast (midnight to 10 am), lunch (10 am - 3 pm) and dinner (3 pm to midnight).

	Breakfast	Lunch	Dinner	Incidentals	1 st and Last Day	DOD Per Diem Rate
Elko	\$13.00	\$15.00	\$26.00	\$5.00	\$44.25	\$59.00
Reno	\$16.00	\$17.00	\$31.00	\$5.00	\$51.75	\$69.00

For all other cities not listed above and meal breakdown, use the following link: <https://www.gsa.gov/travel/plan-book/per-diem-rates>

Notes

1. DOWL's Professional Services Fee Schedule is subject to adjustment each year or at the end of a contract period, whichever is appropriate. Should adjustments be anticipated or required, such adjustments will not affect existing contracts without prior agreement between Client and DOWL.
2. Straight-time rates are given. Multiply by 1.5 for overtime rates. Overtime rates will be applied at the rate prescribed by applicable state law.
3. Direct reimbursable expenses such as travel, freight, subcontractors, and request beyond those requests considered reasonable by the Project Manager for phone/fax/postage, office supplies, reproduction and photography, and laboratory analysis will be billed at cost plus the negotiated markup.
4. In-house equipment usage charges or specialized software/equipment that are not separately stated on the fee schedule will be negotiated at rates deemed fair and reasonable.
5. Late charges will be assessed on the unpaid balance of all accounts not paid within 30 days of the billing date, at a rate of 1.0 percent per month (12% per year).



Boaird. of Storey County C(l))mmnssiomeirs

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Meeting date: 10/3/2023

Meeting time: 10:00 AM - 11:00 AM

Estimate of Time Required: 1 hour

BOCC Meeting

Agenda Item Title: Discussion/Possible Action

• **Title:** Consideration and possible approval of the DOWL County GIS Contract renewal.

• **Recommended motion:** Approval.

• **Prepared by:** Jana Seddon

Department:

Contact Number: 775-847-0961

• **Staff Summary:** This contract is the yearly contract for all departments that use DOWL for GIS.

• **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

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/2/2024 10:00 AM - BOCC Meeting		Estimate of Time Required: 60 min.
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and consideration to select one of three respondents to the Request for Proposal to provide solid waste collection and recycling services in Storey County, and to direct county staff, with assistance of Sloan Vazquez McAfee, to enter into negotiations with the chosen respondent and to bring a competitively procured, last, best, and final service contract to the board for consideration for approval.
- **Recommended motion:** In accordance with the findings and recommendations in the enclosed RFP Evaluation Analysis by Sloan Vazquez McAfee, I (commissioner) motion to approve conditional selection of _____(choose from respondents below)_____ to provide solid waste and recycling collection services in Storey County, and to direct county staff, with assistance of Sloan Vazquez McAfee, to enter into negotiations with this respondent and to bring a competitively procured, last, best, and final service contract to the board for consideration for approval. Final determination to select the respondent for this service is conditioned upon board approval of the negotiated service contract.
- Respondents:
 - 1. Nevada Recycling & Salvage, LTD
 - 2. Olcese Waste Services
 - 3. Waste Management, Inc.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** Storey County initiated the Franchise Collection Services Request for Proposals (RFP) process to enter into a new contract for collection services. The RFP process involves planning, soliciting, and evaluating proposals; selecting and negotiating with the selected contractor; and an implementation period leading to commencement of services on December 1, 2024.
- The county solicited proposals for the collection, transfer, processing, and marketing of all solid waste and recyclable materials, and the transfer station management. The county was interested in receiving proposals from companies that have demonstrated experience in providing collection services, and drop- off/transfer station management services, comparable to those described in this RFP and the agreement and that place a high priority on customer service and safety.
- The planning phase leading up to the RFP process included the review of numerous programs, services, procurement processes and contracting issues to provide insight and

formulate recommendations for consideration by the County Commissioners. During this phase, input was sought from stakeholders regarding current and potential programs and services. The resulting draft Scope of Services was presented to the commissioners for input and direction. An RFP document was prepared and presented to the board and ultimately approved for release in October 2023.

- The successful collector will be required to execute a franchise agreement with the county. The franchise agreement will be based on the draft agreement included with the RFP and may be modified to reflect the final negotiated terms and conditions of service. (e.g., the optional programs selected; agreed upon exceptions to the draft agreement, etc.). Services under the new agreement will commence on December 1, 2024.

- **Supporting Materials:** See attached

- **Fiscal Impact:** Yes

- **Legal review required:** TRUE

- **Reviewed by:**

_____Department Head

Department Name:

_____County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County, Nevada
Request for Proposals
for
Franchise Collection Services

Evaluation and Scoring of Proposals
FINAL DRAFT

Prepared by:

*Sloan***VAZQUEZ****McAFEE**
MUNICIPAL SOLID WASTE ADVISORS

Municipal Solid Waste & Recycling Advisors

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Irvine, CA 92623

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December 2023

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1.0 OVERVIEW

Storey County initiated the Franchise Collection Services Request for Proposals (RFP) process to enter into a new contract for collection services. The RFP process involves planning, soliciting and evaluating proposals; selecting and negotiating with the selected Contractor; and, an implementation period leading to commencement of services on December 1, 2024.

The County solicited proposals for the collection, transfer, processing and marketing of all solid waste and recyclable materials, and the transfer station management. The County was interested in receiving proposals from companies that have demonstrated experience in providing collection services, and drop-off/transfer station management services, comparable to those described in this RFP and the Agreement and that place a high priority on customer service and safety.

The planning phase leading up to the RFP process included the review of numerous programs, services, procurement processes and contracting issues in order to provide insight and formulate recommendations for consideration by the County Commissioners. During this phase, input was sought from stakeholders regarding current and potential programs and services. The resulting draft Scope of Services was presented to the Commissioners for input and direction. An RFP document was prepared and presented to the Board and ultimately approved for release in October 2023.

The successful collector will be required to execute a franchise agreement with the County. The franchise agreement will be based on the Draft Agreement included with the RFP and may be modified to reflect the final negotiated terms and conditions of service. (e.g., the optional programs selected; agreed upon exceptions to the draft agreement, etc.). Services under the new agreement will commence on December 1, 2024.

1.1 RFP Goals

As part of the development of the RFP, the County established key process and program goals. These goals incorporate the feedback from stakeholders and reflect the priorities and expectations of the County for the implementation of the RFP process, and the County's goals and objectives for future collection services.

Process Goals: Integrity, Competition in Selection Process, and Industry-Standard Contract Terms

- Conduct the RFP process with integrity and transparency.
- Set high performance standards.
- Ensure value for ratepayers.
- Enter into contract with fair terms and conditions.

The RFP process conducted by the County achieved the Process Goals for integrity, competition in selection process, and industry-standard contract terms. The County's approach and the Commissioners' direction resulted in a process that was conducted with integrity and transparency. The County's RFP

attracted a strong level of competition and resulted in the submission proposals from a solid roster of participating companies, which stimulated the desired level of competition among proposers.

Program Goals: Quality, High-Value Programs

Each company's demonstrated ability and proposed plans to achieve the following program goals were evaluated as part of the RFP process.

- Consistent, reliable and quality service
- Efficient service delivery that provides a strong value to the ratepayers
- Responsive customer service system
- Well-planned and professionally-executed transition to any new programs and services
- Quality outreach and education

While each of the participating proposers is an established solid waste company with the resources and experience necessary to provide services for the County, there were differences in the thoroughness of the transition plans, commitment to providing the County's desired level of customer service and quality of the proposed outreach and education. Ultimately, the achievement of the Program Goals listed above is dependent on which proposer is ultimately selected.

Participating Proposers

Proposals were submitted by three (3) reputable companies with the financial stability necessary to initiate and conduct services for the County. The following is an alphabetical list of the proposers, and a brief description of each company.

Nevada Recycling & Salvage, LTD (NRS): NRS is a Nevada-based company founded in 2006. The company has 17 years of experience and is based in Reno, Nevada. The management team has 90 years of combined experience in the waste and recycling industry. The drivers and operation staff have 150 years of combined experience managing and collecting waste.

Olcese Waste Services: Olcese Waste Services is a local company established in 1996. With over 33 full-time employees, the company currently provides subscription solid waste services in unincorporated Churchill County, the City of Fernley and the City of Sparks.

Waste Management, Inc. (WM): WM is the largest company in the environmental services industry. The legal entity that would execute the Franchise Collection Services Agreement is Waste Management of Nevada, Inc.

2.0 PROPOSAL EVALUATION PROCESS

2.1 Evaluation & Selection Process

The Franchise Collection Services RFP prescribed a process for evaluation of proposals. The evaluation process set forth in the RFP required consultants to analyze and score the proposals in order to formulate

a recommendation for the Board of Supervisors. The evaluators, Joe Sloan, Enrique Vazquez and Charissa McAfee of Sloan Vazquez McAfee (the Evaluation Team) conducted an analysis and evaluation of the three (3) RFP responses and based the scoring and ranking upon the written proposals submitted by each company on November 21, 2023.

The Evaluation Team followed the prescribed process to evaluate the three (3) proposals submitted in response to the RFP. The Evaluation Team reviewed and scored the proposals based on a maximum score for each evaluation criteria as set forth in the RFP and also included below as **Table 1: Evaluation Criteria and Maximum Evaluation Score**.

Table 1: Evaluation Criteria and Maximum Evaluation Score

Evaluation Criteria	Maximum Evaluation Score	Percent of Total
Responsiveness to the RFP	Pass/Fail	n/a
Company Experience	150	15%
Company Financial Ability	100	10%
Service Approach	250	25%
References	100	10%
Cost Proposal	400	40%
Number and Materiality of Exceptions to Draft Agreement	Noted	n/a

Note: n/a = not applicable

2.2 Evaluation Criteria

The proposals were numerically scored and ranked using the criteria and weighting described in the RFP. The evaluation criteria, maximum score and scoring results are presented in Table 2: Proposer Evaluation Score. Four of the main categories and their corresponding subcategories are described below.

Responsiveness (Pass/Fail)

Proposer must be fully compliant with the RFP and procurement procedures as demonstrated by submittal of all elements required by Sections 3 and 5 of this RFP; full completion of all cost proposal forms; compliance with process guidelines presented in Section 4; and adherence to the code of conduct signed by the proposer.

Company Experience

1. Collection Experience. Demonstrated experience of company providing the requested or similar services to other jurisdictions. If the Proposer is a joint venture, demonstrated experience of parties working together.
2. Service Initiation Experience. Demonstrated experience of company's ability to implement new collection services and new franchise agreements and obligations that are like the County services in comparable sized communities.

3. Management and Customer Service Systems. Demonstrated capabilities of the company's existing management and customer service systems' abilities to track and monitor contract compliance, quality of collection service, and call center responsiveness and to report data required (see Article 8 of the Agreement). In the event the company proposes use of a new or modified system, the extent to which such system has the potential to meet the County's needs and contract requirements will be evaluated.
4. Key Personnel Qualifications. Extent and relevance of the qualifications and experience of key personnel proposed for the transition team and on-going management of the County's collection operations.
5. Past Performance Record. Review of company's history with litigation and regulatory action (including, by way of example, but not limited to nature of past and pending civil, legal, regulatory, and criminal actions; history and nature of payments of liquidated damages); regulatory compliance related to equipment and facilities including compliance with land use permits, storm water discharge permits, state highway requirements, etc.).

Company Financial Ability

1. Financial Stability. Financial strength and ability of company to acquire equipment and provide financial assurance of performance based on review of its audited financial statements and its proposed financing plan and the relationship of the County's Agreement to the company's total annual revenues.

Service Approach

1. Collection Approach. Reasonableness and reliability of the proposed collection methods (including, by way of example, but not limited to technology, equipment, and containers); reasonableness of productivity and operating assumptions including, by way of example, but not limited to number of routes, route drivers, route hours, stops per route, and other operating statistics), if applicable; and reasonableness of assumptions.
2. Transfer Station Management. Plan for Transfer Station management as required by the County.
3. Collection Facilities. Plan for providing the facilities needed for equipment storage and parking, maintenance, and administration. Level of assurance provided, if any, about site acquisition and timely development of necessary facilities if not proposing an existing, operational and permitted facility.
4. Public Education and Promotion Program. Compatibility of the proposed education program, staffing level, and program ideas with the needs of the County and the requirements of Article 5.10 of the Agreement; and, the quality of public education samples relative to other Proposers.
6. Employee Retention Plan. Whether or not Proposer intends to offer an employee retention plan to maintain employment of current Contractor's employees providing service to Storey County.
7. Implementation Plan. Reasonableness of implementation schedule and ability to meet deadlines (including, by way of example, but not limited to reasonableness of any equipment procurement

schedules, implementation staffing levels, public education program, container/cart distribution, new corporation or maintenance yard development, contingency plans, etc.).

8. Capacity. Reasonableness and reliability of the proposed facilities for transfer, disposal and/or processing of solid waste and recyclable materials, including documentation of existing facility permitting/approvals and/or guarantee of sufficient capacity for tonnage from the County service area, and the reasonableness of proposed material transport plans.
9. Customer Service. Customer service approach, staffing levels, and County-specific training programs.
10. Billing System. Billing approach, and procedures for handling customer billing activities.

References

1. Jurisdiction Satisfaction. Satisfaction of company's references with the services received in the past 10 years (including, but not limited to, implementation, customer service, call center, billing, payment of fees, reporting, and the handling of contractual issues).

Cost Proposal

1. Reasonableness of Cost Proposals. Logical relationship between proposed costs and operational assumptions for the base cost proposal.
2. Competitiveness of Cost Proposals. Cost competitiveness relative to other proposals.

Evaluators allocated points on a percentage basis after analyzing the responses of each proposer in each of the aforementioned evaluation sub-categories. The scores assigned to each of the proposals reflect the extent to which the company fulfilled the requirements of the evaluation criteria and the extent to which each criterion was fulfilled relative to other proposals. For example, with the exception of the "Cost Proposal" category, the response that evaluators deemed to be the most thorough, complete, responsive, and/or effective was awarded the highest rating of 100%. Then, the remaining proposals were scored based upon the evaluator's determination of divergence (decline) from the best rated response. Several factors were measured in each evaluation category. In some cases, responses were deemed to be equal and were allotted the same scores.

Additionally, the RFP included requests for information regarding any exceptions that the proposer may have taken to the Draft Agreement which was included as a part of the County's RFP. Proposers were also allowed to present options that were not requested by the County. As indicated in the RFP, responses to these items are noted for the County's consideration, but they are not scored in the evaluation score sheet.

3.0 PROPOSAL EVALUATION RESULTS

3.1 Evaluation and Scoring

The proposer's evaluation scores are presented in Table 2: Proposer Evaluation Score. Based on the comprehensive analysis and evaluation of each proposal, Waste Management earned the highest overall evaluation score of 955.5 points and Nevada Recycling & Salvage came in a very close second with an evaluation score of 955.0, a 5/10ths of 1% difference.

Table 2: Proposer Evaluation Score

Evaluation Criteria	Maximum Points Available	Proposer and Score		
		NRS	Olcese	WM
Company Experience: 15%	150	127.5	100	150
Company Financial Stability: 10%	100	90	85	100
Service Approach: 25%	250	237.5	125	212.5
References: 10%	100	100	100	100
Cost Proposal: 40%	400	400	-	393
Total Points Awarded	1000	955	-	955.5
Score		95.50%	-	95.55%
Ranking		2	-	1

The Olcese proposal lacked the detailed planning necessary to validate the company's ability to execute a municipal service contract. The company's proposal did not match the quality demonstrated by the other companies in their proposals. Additionally, their cost proposal presented operating costs that were significantly higher than the projected service fee revenues. Because of these factors, the evaluators cannot recommend Olcese to provide the requested services to Storey County's residents and businesses.

3.2 Summary of Proposer Evaluation Highlights

The following is a summary highlighting the evaluation results of the three (3) proposers:

NRS

NRS submitted a comprehensive, high-quality proposal that was tailored to the input of community stakeholders and Supervisor direction.

- The company has sufficient commercial collection experience and offers the necessary experience in service initiation and implementation.
- The key personnel bring years of local expertise and have the availability to effectively service Storey County.
- The company's performance record, financial capabilities and customer satisfaction are sufficient to assure that the company can provide stable, high-quality service in the County.
- NRS's proposal included a novel approach to providing weekly recycling service for residential customers.
- Their proposed programs would deliver excellent customer service, with a focus on diversion, public education, and customer service.
- The proposal included an implementation plan with realistic schedules. The company also demonstrated their capability to provide all of the services required, including local customer service and billing services.

NRS submitted the second-highest rated proposal, demonstrating excellent capabilities, service offerings and programs, and is the only proposer offering weekly residential Recycling services as a component of standard residential service.

Olcese

Olcese is a well-managed company that provides personalized solid waste collection services to residential and commercial customers in northern Nevada. The company has established a well-staffed operation and has positioned itself for continued growth. However, Olcese submitted the least comprehensive proposal.

- The company's management team is well-qualified and provides direct management of operations.
- While the company's submittal offered straightforward information, the proposal earned lower ratings due to the limited detail. The collection approach, public education and promotion program and implementation plans did not feature the level of specificity or examples necessary to demonstrate the experience, qualifications and capabilities needed for a contract of this size and complexity.
- The company's service rate proposal was not reviewed because the company failed to properly complete the cost proposal forms that were provided to all prospective proposers. While Olcese is a reputable, well-managed company with respected operations, their proposal did not provide the level of detail or planning necessary for a contract of this size and complexity.

Waste Management

Waste Management submitted the most comprehensive proposal that demonstrated their knowledge of the service area.

- The company has extensive collection expertise, a highly experienced management team and the resources necessary for reliable program implementation and service delivery.
- Waste Management's key personnel bring years of local expertise and have the ability to effectively service Storey County. The company's performance record and financial capabilities ensure that the company is able to provide stable, high-quality service to the County.
- Their proposed programs would deliver excellent customer service. The company provides excellent data management systems and public education materials.

Waste Management prepared an excellent proposal that was responsive to the County's feedback and direction. Additionally, Storey County customers will enjoy a reduction in rates, with Waste Management offering the lowest rates to both residential and commercial customers.

3.3 Summary of Findings

The following summary of findings provides highlights of the key details that were considered to be significant differentiators between proposers and key attributes or shortcomings of the proposals.

Company Experience

Waste Management received the highest rating for company qualifications and experience. As the long-term incumbent service provider, it would be difficult for another proposer to exceed WM's experience in Storey County. The company provided the most thorough and extensive information regarding the company's qualifications and experience. NRS and Olcese each have considerable local service experience, but neither company compares to WM in this regard.

Company Financial Ability

Waste Management is the world's largest municipal solid waste service provider and offers unparalleled financial resources. However, this evaluation category concerns the financial ability to service Storey County and provide the proposed services throughout the term of the contract. To that end, both the other proposers, NRS and Olcese, demonstrated the ability to service the capital and cash-flow requirements of their proposed services.

Service Approach

NRS was awarded the highest rating for Proposed Collection Services, scoring 237.5 out of the available 250 points. Both NRS and Waste Management provided proposals that were responsive to the feedback from community stakeholders and the direction of the Commissioners. However, NRS also proposed the addition of two, full-time Customer Service Representatives exclusively dedicated to Storey County, and small, lightweight residential collection vehicles that will be deployed in the County year around, offered the compelling prospect of improved service throughout the County. However, either of their proposed collection services programs would render excellent service for the County.

References

Each proposer provided references as required. All referred customers that responded to SVM inquiry offered favorable reviews of the respective companies.

3.4 Cost Proposal Evaluation

The following is the cost proposal evaluation of Waste Management and Nevada Recycling & Salvage. Olcese's service rate proposal was not reviewed because the company scored significantly lower than the other two proposers in the Service Approach category and cannot be recommended by the evaluators to the County for consideration. Additionally, Olcese failed to properly complete the cost proposal forms that were provided to all prospective proposers. While Olcese is a reputable, well-managed company with respected operations, their proposal did not provide the level of detail or planning necessary for a contract of this size and complexity and thus cannot be recommended for consideration.

Cost Proposal Evaluation Components

The RFP included criteria for evaluation of the Cost Proposal component of the proposals. The criteria are described in detail under **Section 2.0, Proposal Evaluation Process** and are included here in summary form for ease of reference:

Competitiveness of Cost Proposals: Cost competitiveness relative to other proposals.

Reasonableness of Cost Proposals: Logical relationship between proposed cost and operation assumptions. Proposals will be evaluated on total first-year revenue requirement.

Proposers were required to provide detailed financial information by completing the Cost Proposal Forms issued with the RFP. In addition, proposers were required to prepare a Cost Detail Form to provide cost projections by service sector such as residential and commercial. The projected revenue requirements include an 8% franchise fee. The amount of the franchise fee is always at the County's discretion.

Cost Proposal Competitiveness

Each cost proposal's competitiveness was determined using a formulaic approach. First, the rates quoted in the rate sheets by each proposer were used to project first-year revenue requirement. Proposers provided rates in three distinct service categories: residential, commercial and on-call roll off. In both the residential and commercial categories, proposers provide their estimated number of customers (residential) or services (commercial), and the number of customers or services is multiplied times their proposed rate to calculate the revenue requirement. The larger the number of customers or services, the greater the revenue requirement.

Rate Revenue Comparison

The proposed first-year residential rate revenue for each proposer is shown in Table 3 from lowest total revenue requirement to highest for ease of comparison.

Table 3: First Year Rate Revenue

Proposer	WM	NRS	Difference from Lowest	% Difference from Lowest
Residential Rate Revenue*	\$452,184	\$487,896	(\$35,712)	-7.3%
Commercial	\$653,047	\$579,588	\$73,489	12.7%
Total	1,105,231	\$1,067,454	(\$37,777)	3.5%
Cost Competitiveness Evaluation Points Awarded	193	200		

*First year residential rate revenue requirement includes the franchise fee.

The proposal with the lowest combined revenue requirement was given a rating of 100% for Cost Competitiveness. The remaining proposals were rated based on the percentage deviation from the proposal with the lowest revenue requirement.

It should be noted that to achieve a fair comparison, a normalization of customer subscription assumptions has been applied to WM's proposed residential revenue requirement. The rate revenue is projected by multiplying quantity of subscribers by the quoted rate. By using a reduced number of subscribers, WM's projected revenue requirement was understated. To allow for an "apples-to-apples" comparison, WM's project revenue was recast by multiplying their quote rates by the same quantity of subscribers as NRS.

Cost Proposal Reasonableness

In addition to evaluating cost proposal competitiveness, the reasonableness of the cost proposals was reviewed. The proposer's financial proformas are provided in

Table 4. This provides a side-by-side comparison of the projected revenues, costs and profit allowance based on each proposer's proposed rates and operating costs. The percentage of revenue by costs category for each proposer vary only by a few percentage points with an operating cost projection of 78.5% for WM and 75.1% for WRS. This indicates that the proposals are very much in line with required costs and revenue requirements.

It should be noted that to achieve a fair comparison, a normalization of tonnage assumptions has been applied to WM's proposed disposal and processing cost. This cost is projected by multiplying quantity of tons by the quoted gate fees. By using a reduced number of tons, WM's projected disposal and processing cost was understated. To allow for an "apples-to-apples" comparison, WM's disposal and processing cost was recast by multiplying their quote gate fees by the same tonnage as NRS.

Table 4: Cost Reasonableness Evaluation

	WM	% of Revenue	NRS	% of Revenue
Rate Revenue				
Residential	\$452,184		\$487,896	
Commercial	\$653,047		\$579,558	
Total Rate Revenue	\$1,105,231		\$1,067,454	
Franchise Fees	88,418	8.0%	\$85,396	8.0%
Net Revenue	\$1,016,812	92.0%	\$982,058	92.0%
Operating Cost	\$438,819	39.7%	\$342,887	32.1%
Management & Admin	\$105,171	9.5%	\$143,183	13.4%
Disposal & Processing	\$323,183	29.2%	\$315,832	29.6%
Total Operating Costs	\$867,173	78.5%	\$801,902	75.1%
Operating Profit	\$149,639	13.5%	\$180,156	16.9%
Interest Expense	\$0	0.0%	\$20,328	1.9%
Profit Allowance	\$149,639	13.5%	\$159,828	15.0%

Another way to look at this is to compare the percentage of operating costs from overhead costs including management and administrative costs, interest expense, and profit allowance as provided in Table 5. A comparison of direct costs to overhead indicates that both proposals are financially reasonable with WM showing 74.9% in direct costs and 25.1% in overhead, and NRS showing 67.1% in direct costs and 32.9% in overhead.

Table 5: Overhead Cost as Percent of Net Revenue

	WM		NRS	
Direct Costs	\$762,002	74.9%	\$658,719	67.1%
Overhead & Profit ¹	\$254,811	25.1%	\$323,339	32.9%
Total	\$1,016,812		\$982,058	

¹ Includes management and administration, interest expense, and profit.

Table 6 provides the combined Cost Proposal evaluation score.

Table 6: Cost Proposal Evaluation

Proposer	WM	NRS
Cost Competitiveness Points	193	200
Cost Reasonableness Points	200	200
Total Cost Proposal Points Awarded	393	400

4.0 RECOMMENDATION

The County Commissioners conducted a thorough procurement process that included extensive outreach to the public and the identification of new and enhanced services to benefit the residents and businesses of Storey County.

As a result, three proposers responded to the request for proposals and offered innovative programs and services for the County's consideration. Based upon the evaluation criteria set forth and approved by the Commissioners, there is an extremely small separation in scoring between the two highly rated companies, which may be summarized as follows:

- Waste Management brings unmatched financial strength, unparalleled service experience, and a responsive service offering.
- Nevada Recycling & Salvage offers the necessary financial capability, extensive local service experience, an excellent approach to residential service and customer service, and additional recycling opportunities.
- Waste Management earned the highest evaluation score among the proposers, receiving 955.5 points out of 1,000 (95.5%) in the combined categories of Company Experience, Company Financial Ability, Service Approach, References and Price Proposal.
- Nevada Recycling & Salvage earned nearly the same score, with 955.0 points out of 1,000 (95.0%) in the combined categories of Company Experience, Company Financial Ability, Service Approach, References and Price Proposal.
- Waste Management noted fifteen (15) Exceptions to the Draft Service Agreement. If WM is selected, these exceptions would have to be resolved during negotiation.
- Nevada Recycling & Salvage took zero (0) Exceptions to the Draft Service Agreement.

- Nevada Recycling & Salvage proposed to provide year-round residential service using smaller, much lighter collection vehicles so as not to subject County roads to the impact of much larger, heavier vehicles.
- Nevada Recycling & Salvage proposed to keep all customer service local with the addition of two (2) full-time customer service representatives dedicated exclusively to the Storey County contract.

Given the small separation in scoring between the two proposals, the evaluators recommend that the Commissioners select between Waste Management and Nevada Recycling & Salvage and direct County staff, assisted by Sloan Vazquez McAfee, to enter into negotiations to finalize the service contract and bring it back to the Commissioners for final approval.

The negotiation will include updating the Draft Service Agreement to include the programs and services specifically proposed by the selected proposer. Additionally, the exceptions taken to the draft agreement would have to be negotiated prior to a final agreement being presented to the County Commissioners for final approval.

5.0 PROPOSAL SUMMARY TABLES

Table 7 provides an overview of the proposed residential rates.

Table 7: Residential Solid Waste Services

Service Level	WM	NRS
Basic Service (1-96 Gal or 1- 64 Gal)	\$28.47	\$30.34
Basic Service (1-32 Gal)	\$26.17	\$27.50
Each Addl Cart in Addition to Basic Service (64-Gal or 96-Gal)	\$10.05	\$12.50
Senior (32-Gal or 64-Gal)	\$24.20	\$25.79
Low Income Senior (32-Gal or 64-Gal)	\$21.35	\$22.76
Bear Shed Service (In addition to base service)	\$14.30	\$14.20
Bear Cart Service (Customer owned cart in addition to base service)	\$0.00	\$0.00
Bear Cart Service (Contractor provided cart in addition to base service)	\$8.87	\$11.50

A selection of commercial rates is provided in Table 8 below and Table 9 on the following page. The selected services are the most common service levels currently used by Storey County commercial customers. While most tables provide proposer information in alphabetical order, in this table the proposed commercial rates are shown from lowest to highest for ease of comparison.

Table 8: Commercial & Multi-Family Service Rates (Solid Waste)

Service Level	WM	NRS
96 Gallon Cart, 1 time per week	\$41.62	\$46.63
2 yard bin, 1 time per week	\$185.74	\$200.63
2 yard bin, 2 times per week	\$371.52	\$401.28
3 yard bin, 1 time per week	\$220.19	\$237.83
3 yard bin, 2 times per week	\$440.35	\$475.64
4 yard bin, 1 time per week	\$256.52	\$282.41
4 yard bin, 2 times per week	\$513.04	\$564.82
6 yard bin, 1 time per week	\$379.84	\$468.24
6 yard bin, 2 times per week	\$759.68	\$936.60

Table 9: Commercial & Multi-Family Service Rates (Recycling)

Service Level	NRS	WM
96-Gal Cart	\$37.30	Not provided
4 cubic yard bin	\$225.93	\$237.93
6 cubic yard bin	\$374.59	\$394.48
8 cubic yard bin	\$437.76	\$461.00

The following table compares the proposed rate-per-pull for drop box service, as well as the rate-per-ton for the material collected in the drop box to be disposed of or processed. Under the new agreement, customers will only be charged for the actual amount of material disposed of or processed. The information in Table 10 is provided in alphabetical order because each proposer offered lower rates in different categories.

Table 10: Drop Box Services

Service Level	NRS	WM
Removal and Delivery - Per Haul (Company Owned)	\$290.00	\$279.77
Solid Waste Disposal – Per Ton	\$42.70	\$51.37
Recycling Materials	\$43.64	\$107.47
Temp Bin: 4 Yard – Pickup and one dump	\$260.00	\$144.68
Temp Bin: 6 Yard – Pickup and one dump	\$460.00	\$167.65

Exceptions

The following are the exceptions to the draft agreement submitted by each proposer. While the number and type of exceptions are not scored as part of the evaluation process, they are provided for consideration by the County. Items submitted as corrections to typos are not included as exceptions.

NRS: No exceptions to the agreement.

Olcese: No exceptions to the agreement.

Waste Management: 15 exceptions to the agreement (listed below).

1. Section 1.19.1 (new):

- a. Suggested change: Add definition of “Collection Services”. We believe it should be something like “Collection of Discarded Materials from Commercial, Residential and County Service Units in the County.”
- b. Reason: Avoid ambiguity in agreement.

c. Dollar change if accepted by County: N/A

2. Section 1.22

a. Suggested change: Remove “organizations”, because that could include a wide range of entities, some of which should be included in the franchise (e.g., non-profit entities such as hospitals, etc.).

b. Reason: Avoid ambiguity in agreement.

c. Dollar change if accepted by County: N/A

3. Section 1.32.1 (new):

a. Suggested change: Add definition of “Discarded Materials.” We believe it should be something like “All Solid Waste, Recyclable Materials and Bulky Items generated or coming to exist at a Commercial, Residential or County Service Unit in the County, except as provided in Section 4.2.”

b. Reason: Avoid ambiguity in agreement.

c. Dollar change if accepted by County: N/A

4. Section 1.42.1 (new):

a. Suggested change: The Agreement uses the capitalized term “Gross Receipts”, but we did not notice a definition. We suggest adding a definition, and assume Gross Receipts will be payments received from customers, and not what is billed.

b. Reason: Avoid ambiguity in agreement.

c. Dollar change if accepted by County: N/A

5. Section 1.52:

a. Suggested change: Clarify that non-collection notices may be sent electronically.

b. Reason: Adds efficiency to our collection operations.

c. Dollar change if accepted by County: N/A

6. Section 4.4:

a. Suggested change: Add to the agreement that customers may not hire third parties to compact materials in WM-provided containers.

b. Reason: That compaction process generally causes damage to containers and should be prohibited.

c. Dollar change if accepted by County: N/A

7. Sections 5.7(B)(1) (MFD) and 5.8(A)(3) (Commercial)

a. Suggested change: We would like to define “overflow” to include overloaded containers (lid lifted by at least 10 inches) as well as waste material laying on the ground beside containers.

b. Reason: Avoid ambiguity in the agreement.

c. Dollar change if accepted by County: N/A

8. Section 8.2

a. Suggested change: Clarify that WM may discontinue subscription-based services to SFD, MFD and Commercial customers if they are past due on invoices. This change would not include solid waste collection services, but instead only include subscription services such as recycling.

b. Reason: Reduce bad debt.

c. Dollar change if accepted by County: N/A

9. Section 8.9.B

a. Suggested change: If WM has photographic or other evidence (which would be provided to the County and customer upon request) that a customer did not place their container out by the time of scheduled collection, then WM will not be required to collect until the next scheduled collection day. Alternatively, the customer may schedule a return collection for a fee.

b. Reason: Fairness and efficiency in collection operations.

c. Dollar change if accepted by County: N/A

10. Sections 8.9.E and 8.9.F

a. Suggested change: WM uses the latest customer service technology designed to resolve customer issues as quickly and efficiently as possible (e.g., online chat). Consequently, some of the traditional call center metrics, such as average time to answer and on-hold times, are not applicable. During contract negotiations, WM will more fully explain its customer service system so we can prepare meaningful contract language that will hold WM accountable to a high level of customer service.

b. Reason: Relevant contract language.

c. Dollar change if accepted by County: N/A

11. Section 11.8

a. Suggested change: Delete "sole".

b. Reason: Other indemnification provisions in the draft agreement impose liability based on a party's negligence, not sole negligence, so we believe this change is appropriate.

c. Dollar change if accepted by County: N/A

12. Section 11.11

a. Suggested change:

i. A: Remove "07/04" in both places

ii. B: Regarding the second paragraph, WM's policy is written on ISO form CA 0020.

iii. G.2: Remove "certified mail, return receipt requested", "non-renewal or material

change”, and “non-renewal or material change”.

iv. I: Remove “suspended, voided”, “reduced in coverage or limits”, and “by certified mail, return receipt requested”.

b. Reason: Make contract language consistent with WM policies.

c. Dollar change if accepted by County: N/A

13. Section 12.6

a. Suggested change:

i. Item 1: Remove “or failure to initially respond to any other type of Customer complaint within one (1) Work Day”. The reason for this change is that some customer complaints may be received through a channel that makes it difficult to respond within 1 day or even track the time of a WM response.

ii. Item 8: Under Amount, change to “\$100 per Customer to a maximum of \$500 per day under Agreement”. The reason for this change is we believe the language, as drafted, would be overly punitive and therefore unenforceable under NV law.

iii. Item 9: Under Amount, change to “\$100 per Customer to a maximum of \$500 per day under the Agreement” The reason for this change is we believe the language, as drafted, would be overly punitive and therefore unenforceable under NV law.

iv. Item 12: Under Amount, change to “\$1,000 per route”. The reason for this change is we believe the language, as drafted, would be overly punitive and therefore unenforceable under NV law.

v. Item 14: Remove the \$25,000 amount, as we do not believe this is a reasonable estimate of actual harm (would be an unenforceable penalty under NV law).

b. Dollar change if accepted by County: N/A

14. Section 12.7

a. Suggested change: Change 30 calendar days to 90 calendar days and clarify that a County termination would be for convenience, not for breach.

b. Reason: If there is a partial interruption of discontinuance of services due to a force majeure event, we believe termination after 90 days is more appropriate than 30 days. Also, since such termination would not be based on a breach by WM, it should be considered “for convenience”, not from a WM default.


c. Dollar change if accepted by County: N/A

15. Exhibit 2

a. Suggested change: Regarding footnote 1, we believe it should reference the “CPI: Urban Consumer - Garbage and trash collection” index.

b. Reason: Avoid ambiguity in the Agreement.

c. Dollar change if accepted by County: N/A

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/2/2024 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. American Arborists LTD – Contractor / 3515 Airway Dr. # 205 ~ Reno, NV
- B. Anytime Fitness – General / 727 USA Parkway Ste. 103-104 ~ Sparks, NV
- C. Arcadia Cold Reno, LLC – General / 1900 Peru Dr. ~ Sparks, NV
- D. Buddy Boys – Out of County / 960 Auction Rd. Ste. C ~ Fallon, NV
- E. Nevada Drywall, Stucco & Stone – Contractor / 850 Maestro Dr. # 100 ~ Reno, NV
- F. Saber Robotics & Vision Systems Inc. – Out of County / 1542 Industrial Dr. ~ Auburn, CA
- G. Sign on Signs Inc. – Contractor / 1607 Greg ~ Sparks, NV
- H. SME Steel Contractors, Inc. – Contractor / 5801 West Wells Park Rd. ~ West Jordan, UT
- I. The Pizza Boc LLC – Food Truck / 286 Redwall Ct. ~ Dayton, NV
- J. Toss Your Greens – Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV
- K. Travelin’ Toms of N. Sparks – Food Truck / 4690 Longley Ln. # C-126 ~ Reno, NV
- **Recommended motion:** Approval
- **Prepared by:** Ashley Mead

Department: **Contact Number:** 775-847-0966

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

_____Department Head

Department Name:

_____County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

December 26, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 2nd, 2024**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. American Arborists LTD** – Contractor / 3515 Airway Dr. # 205 ~ Reno, NV
- B. Anytime Fitness** – General / 727 USA Parkway Ste. 103-104 ~ Sparks, NV
- C. Arcadia Cold Reno, LLC** – General / 1900 Peru Dr. ~ Sparks, NV
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Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office