



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 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 16, 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: 1/16/2024 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 December 5th, 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

12/5/2023 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 Brian Brown

☐ 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: 65

In-Person: 45

Zoom: 20

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

Commission Chairman Jay Carmona called the meeting to order at 10:02 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 December 5, 2023, meeting.

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 September 19, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from the Sept. 19, 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. Cooper Steel – Contractor / 503 N. Hillcrest Dr. ~ Shelbyville, TN

B. New Earth Concepts LLC – Out of County / 801 Belfair Ave. ~ SW Orting, WA

C. Protective Industrial Products Inc. – General / 2625 USA Parkway Ste. 111 ~ Sparks, NV

II. Approval of claims in the amount of \$4,958,759.95.

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. BOARD COMMENT (No Action - No Public Comment)

- Commissioner Mitchell thanked the VCTC for last weekend's successful Christmas on the Comstock event.
- Commissioner Carmona noted the passing of Mark Twain resident Hal Bailer.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-715 recognizing and commending a Storey County employee who has served 15 - 20 years of service to the county.

Human Resources Director Brandie Lopez recognizes and commends Jessie Fain for her years of service to the county. Photo was taken.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-715 recognizing and commending a Storey County employee who has served 15 - 20 years of service to the county. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

10. DISCUSSION/FOR POSSIBLE ACTION: Presentation of commendation to Fire Captain Daniel St. Clair, Firefighter Derek Giurlani, Firefighter Michael Leland, and Firefighter Jonathon Petersen for their actions on August 13th, 2023.

Fire Chief Jeremy Loncar said on August 13 at 2321 hours, these men went to a structure fire and were notified of a person inside the home. They entered the building, extracted the victim and began lifesaving care. They received the Lifesaving Award for their efforts. Photos were taken of the presentation,

Public Comment: None

No vote by the board.

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

12. DISCUSSION/FOR POSSIBLE ACTION: Presentation, consideration, and possible action to adopt the Area Drainage Master Plan for Virginia City and Six Mile Canyon. A presentation of the plan will be provided by Lumos and Associates, in conjunction with JE Fuller and the Carson Water Subconservancy District. To view complete copy of this plan/report including appendixes, please email planning@storeycounty.org or call 775-847-1144 or see [storeycounty.org/Planning/Updates/Virginia City Area Drainage Master Plan](http://storeycounty.org/Planning/Updates/Virginia%20City%20Area%20Drainage%20Master%20Plan).

The link to the full report is:

https://www.storeycounty.org/government/departments/planning/planning_updates.php

The complete report is too large to attach in this packet.

Planning Manager Kathy Canfield was joined by Michelle Gamble and Ian Mahaffey with Lumos and Associates.

Ms. Gamble offered a PowerPoint presentation outlining where the drainage problems existed, and offering strategies to combat flooding. She said this is part of a Federal Emergency Management Agency grant and was done in cooperation with the Carson Water Subconservancy District. She said two public outreach meetings in Storey County were held.

The presentation showed drainage down Six Mile Canyon, as well as various ravines that sent water through Virginia City, including drainage down Six Mile Canyon. Treating sub water sheds that come into town. Several ravines were looked at, including the Cedar, Ophir, Spanish, and Elko ravines. She noted that Six Mile Canyon was severely impacted with closings causing problems for Virginia City and Dayton residents, as well as emergency vehicles.

Ms. Gamble said that in Virginia City, curb and gutter problems cause significant flooding, and that the models showed that water flowing quickly, caused problems even in small events. The study also looked at sediment. All studies were for a 25-year event.

Ms. Gamble said that the mitigation plans include diverting to basins to lessen impact to Six Mile Canyon, improving curbs and gutters in Virginia City and culverts in Six Mile Canyon, as well as relocating dirt roads around the basins. Another plan was to bring water down Carson Street through piping. Mr. Mahaffey said the mitigation plans could result in an 80 percent reduction in flows.

Public Comment: None

Motion: I, Commissioner Mitchell, move to move to adopt the Area Drainage Master Plan for Virginia City and Six Mile Canyon. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 13. 10:30 A.M. PUBLIC HEARING:** Public Hearing for the 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.

Ms. Canfield said this hearing was continued from the 11/21 meeting as published in the newspaper. No comments have been received.

Public Comment: None

Motion: I, Commissioner Mitchell, move to move to close the public hearing for the second reading of 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. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** 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.

Ms. Canfield said this is what the public hearing was about, to include changeable signs on public roads.

Public Comment: None

Motion: In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Mitchell, move to approve the second reading of 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. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

Ms. Canfield read the title to the Resolution. Findings are located on page 44 of the meeting packet on the Storey County website, under Agendas: Board of Commissioners,

15. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

- 16. 11:00 A.M. PUBLIC HEARING:** Public Hearing on proposed Resolutions 23-707, and 23-708 and 23-709 as described: RESOLUTION 23-707, which proposes identification of Old Stagecoach; Storey County Road Number 920390 (2 segments; commonly known as Old Stagecoach; road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. RESOLUTION 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. RESOLUTION 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying a road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this is a public hearing on resolutions that provide for identification of county roads on public, or Bureau of Land Management-controlled lands.

Public Comment: None

Motion: I, Highway Commissioner Mitchell move to close the public hearing on the proposed Resolutions 23-707, 23-708 and 23-709. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-707, which proposes identification of Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, this applies only to the segments of the road that traverse land managed by the Bureau of Land Management. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this resolutions are the same as in the public hearing. This road is located on BLM-controlled land and just south of Geiger Grade in the Summit area.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 23-707, which proposes identification of Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, this applies only to the segments of the road that traverse land managed by the Bureau of Land Management. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that

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

Ms. Canfield said this is another segment of road in the same general area west of Geiger Grade. All is BLM-controlled land.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this is the third piece of that road system, south of Seven Mile Canyon, and is on BLM-controlled land.

Public Comment: None

Motion: I, Commissioner Mitchell, move move to adopt Resolution 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 20. DISCUSSION ONLY:** Report of the Public Works Department regarding roads and highways in Storey County.

Public Works Director Jason Wierzbicki gave a report on roads in Storey County.

- Electric Avenue almost fully complete.
- Lousetown Road is in the final stages of engineering.
- The B Street waterline is coming along. The pipe is done, and crews are now doing meter tie-ins, which is expected to be completed the first week of January.
- Opening bids for the Taylor Street project are out and a decision should be made on Dec. 12
- On Thursday, Dec. 7, Lumos and Associates will drill and sample B Street behind the Red Dog Saloon to fix the failed wall section.
- Offers have been extended to two full-time road workers and one seasonal road worker.

Public Comment: None

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

22. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading for On-Sale/Off-Sale Liquor License. The applicant is Carol Maley, Silverland Inn & Suites located at 100 North E Street, Virginia City, NV 89440.

Undersheriff Eric Kern said there were no issues with this applicant.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading On-Sale/Off-Sale Liquor License. Applicant is Carol Maley, Silverland Inn & Suites, located at 100 North E Street, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

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

Public Works Director Jason Wierzbicki

- The Highlands fire station concrete slab should be poured shortly. There is a 7-day cure time and then the erection of the steel building will begin.
- IT and Buildings and Grounds are working on data ports, telephones and handrails for the Lockwood Sheriff's substation,
- Work is progressing on the Virginia City Senior Center breezeway project and the cover should be completed next week.

Tourism Director Todd Tuttle

- There was a large turnout on Dec. 2 for the Parade of Lights and the fireworks. Mark Twain and Friends holiday show at Piper's was busy, as was the Grinch Made Me Do It Pub Crawl.
- On Friday, Dec. 8, the Mark Twain show will be at 7 p.m., with another 7 p.m. show Saturday, Dec. 9 and two matinees, 2 p.m. Saturday and 2 p.m. Sunday, all at Piper's Opera House.
- On Saturday, Dec. 9 there will be another Parade of Lights at 5 p.m. and fireworks at 6 p.m. C Street will be closed from 4:30 p.m. to 6 p.m. at 5 p.m. road will be closed from 4:30 to 6. Actor Jeremy Renner will be bringing 250 people to enjoy the event.
- The next Mix and Mingle at Piper's Opera House will be at 6 p.m. Dec. 12. Mike Northan will speak about snow issues, and the 2024 Events Calendar will be discussed.
- The VCTC is finishing the RFQ for event management and a decision is expected at the Dec. 7 meeting.
- The VCTC is in final negotiations with Ardentum Partners, to replace RAD Strategies to provide marketing for Virginia City.

Comptroller Jennifer McCain

- The audit is being reviewed.
- The move to Executime for county employees is moving forward. It has not been activated because some employees put in volunteer time, which is not expected or appropriate.

Planning Manager Kathy Canfield

- Jan. 25 is the tentative date for a community meeting in Lockwood to discuss the Long Valley Creek Project.

25. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of second 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.

County Manager Austin Osborne said this was discussed at the last board meeting. There is a written finding to go with this that the chairman will sign. He read the title of the ordinance.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve second 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.

26. DISCUSSION/FOR POSSIBLE ACTION: Consideration of letter of interest for the Appointment of a board member to the Board of Directors of the Carson Water Subconservancy District representing Storey County to serve a four-year term, expiring December 31, 2027, with possible re-appointment following expiration of the term.

Ms. Canfield said the county joined the CWSD more than 2 years ago, with two spots on the board, one occupied by Jim Hindle. Staff recommended the appointment of Lee Sterrett, who is also a planning commissioner, to be appointed to the other seat, with the positions to be staggered.

Public Comment: None

Motion: In accordance with the recommendation by Staff, I, Commissioner Mitchell, move to appoint Lee Sterrett to serve as a board member on the Carson Water Subconservancy District representing Storey County for a four-year term expiring December 31, 2027, with possible re-appointment following expiration of term. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

27. 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 Austin Osborne was joined by Steve Walker from Walker and Associates, to present the water resources plan, which was commissioned in 2000, and was done by Farr West Engineering, now called DOWL, and Walker and Associates.

Mr. Osborne said that a water master plan deals with water resources, rather than infrastructure, though it touches on infrastructure, but mostly is about water rights, groundwater, surface water, and paper rights vs. real water. The plan looks at available land and parcels and what the buildout would look like. The focus was on Virginia City,

Gold Hill, American Flat and Silver City. The plan also looks at needs in the Virginia City Highlands and Mark Twain, if interconnections can be made. Other areas of the county have their own GIDs, and already have plans. Mr. Osborne said this document will help negotiate with the State of Nevada for the amount of water that the county receives. He said Carson City and others are also looking at their water resources master plans.

Mr. Walker said that currently the Virginia City water system, which includes Virginia City, Gold Hill and Silver City, and uses 210 acre-feet from Marlette Lake. For buildout, that would have to be increased by 450 acre-feet. The Marlette system allows 7,000 acre-feet for both the Comstock and Carson City, according to the Franktown Creek agreement. Mr. Walker said that Storey County has an ample water resource but not the infrastructure to deliver. This plan identified the available lots that could be built, the number now at 293, with many being industrial parcels. Mr. Walker said Franktown Creek is said to run at 10 cubic feet per second, though he expressed doubt at that number. He said it would cost about \$12.4 million to put a redundant adjacent pipeline to the Divide, to increase the capacity, including \$6 million to upgrade the current system. As far as using water for the Virginia City Highlands and Mark Twain, Mr. Walker estimated it would cost more than \$100 million. He also noted that there is also leak loss to be considered, and right now the system has a 30 percent leak level, with the recommended level being no more than 5 percent.

In response to questions from the commissioners, Mr. Walker said that if the county and Carson City were not using its water, other areas could request the state engineer to change the place of water use. He said getting water to the Virginia City Highlands would require a 5.5-mile pipeline, booster pump, distribution main, a 600-gallon water storage tank and 588 water meters. He said Mark Twain and American Flat are additional challenges.

Public Comment: None

Motion: In accordance with the recommendation by staff, and in conformance with the 2016 Storey County Master Plan and NRS 278.0228, I, Commissioner Mitchell, move to adopt the enclosed 2023 Storey County Water Resources Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 28. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of amendment to rental agreement with Nova Geotechnical and Inspection Service Northern Nevada, LLC (Nova) for the purpose of performing geological, geotechnical, environmental (Phase I and Phase II), engineering and related due diligence studies, analyses, surveys and activities on the site of the Gooseberry Mine. The amendment is to extend the current rental agreement by approximately an additional 195 days.

District Attorney Anne Langer said this was to extend a rental agreement that was entered into on Dec. 16, 2022, and the company needs additional time to complete their studies.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the amendment of the rental agreement between the Storey County Treasurer and Nova for a site evaluation at the location of the Gooseberry mine for approximately an additional period of 195 days and authorize the Storey County Treasurer to sign. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item 29 listed as A-D. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

30. PUBLIC COMMENT (No Action)

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

Commission Chairman Jay Carmona adjourned the meeting at 11:54 a.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 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 December 19th, 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

12/19/2023 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 Brian Brown

□ 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: 61

In-Person: 33

Zoom: 28

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

Commission Chairman Jay Carmona called the meeting to order at 10:04 a.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action): Lee Sterrett complimented the county for the Christmas Party thrown on Friday, December 15th.

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the December 19, 2023, meeting.

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: Presentation of commendation to Deputy Eli Kerr and Trevor Welch for their lifesaving actions during the Summer of 2023.

Sheriff Mike Cullen said that on Aug. 13 Deputy Kerr responded with the fire dept. to a fire. He saved the life of the subject. He also assisted the Fire Department in fighting the fire.

On July 26, Trevor Welch, working as a lifeguard, found a child unconscious. He saved the life of the child and assisted with support until the Fire Department arrived and transported the child to the hospital. Jessie Fain said Trevor Welch had been a great lifeguard for three years.

Photos were taken.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

I. For possible action, approval of business license first 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

II. Approval of claims in the amount of \$1,154,174.48.

III. Approval of an administrative policy titled Vehicle Use Policy.

IV. Approval of an administrative policy titled Vehicle Stipend Policy.

V. Approval of an administrative policy titled Smartphone Stipend Policy.

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

Fire Chief Jeremy Loncar

- Bryce Montoya has been promoted to Battalion Chief, which has created an opening for a Captain.
- He credited the Volunteer Fire Department with working on the antique fire equipment and the Fireman's Museum.
- Firefighters are training more in Carson City at the training academy, recently working on live burns.

Operations and Projects Manager Mike Northan for Public Works

- Public Works is getting ready for winter with two additional full-time and one part-time road workers.
- Footings and slabs on the Virginia City Highlands Fire Station are done and are doing more dirt work and preparation before a start to construction.
- Bidding for the Taylor Street repair project will close at 2 p.m. There were eight bids.
- The snow removal plan for major snow events is in process, and the department has had a good response from local contractors and residents.
- The Virginia City Senior Center roof for the breezeway is in process, but delayed by the rain.

Business Development Director Lara Mather for Senior Services Director Stacy York

- Generous donations from Redwood Materials and Don Gilman and the Mustang Ranch allowed Senior Services to give out 172 meal kits, feeding 406 people.

Business Development Director Lara Mather

- The department is conducting a survey for small businesses as well as home-based businesses. Small business will be approached, but rather than go to residential neighborhoods, home-based business owners are asked to contact the director at lmather@storeycounty.org or call 775-847-0986 ext. 1. It is designed to find out how the county can be more beneficial to businesses.

Administrative Officer and Grants Manager Honey Coughlin

- Grants with the Fairgrounds Upgrade Project, funded by the U.S. Department of Agriculture, have been obligated. The county match must be completed first. DOWL is

working on the actual design and next week plans to submit designs for Americans with Disability Act-compliant restrooms.

- The grant for the Lockwood Senior Center, funded by the Department of Housing and Urban Development, is moving forward.
- The Lead Siphon project grant application has progressed, but only preliminary environmental reports and preliminary designs can be done.

Emergency Management Director Adam Wilson

- The Integrated Preparedness Plan, a FEMA recommended plan for multi-year training and exercises, is completed.

Tourism Director Todd Tuttle

- Ron Gallagher and Angelo Petrini have retired from the Virginia City Tourism Commission board, and both were thanked for their long-term contributions.
- The last days of the contract with Rad Strategies are soon approaching, and the VCTC is looking forward to working with Argenta Partners on marketing and promotion..
- Christmas on Comstock was a big success, with 400 entries in the saloon crawl, two parades, fireworks, and successful media for the Jeremy Renner event on Dec. 9.
- On Friday, Dec. 22 the movie “Polar Express” will be shown at Piper’s Opera House at 5 p.m. On Saturday, Dec 23, the last performance of Mark Twain and Friends will be at Piper’s at 7 p.m., and it is nearly sold out.
- The Christmas lighting was judged by the local scout group with first place going to the Virginia & Truckee Depot, second place to the Sugarloaf Mountain Motel, Third place to the Mark Twain Saloon and honorable mention to the Virginia City Gallery of the West
- Staff will attend an American Bus Association meeting and a Go West meeting.

IT Director James Deane

- The Department has purchased a password management software program for countywide use.
- The Department is working with the Fire District and Community Development Department to improve inspection systems.
- The Department is engaged with Civic Plus and the Abbi Agency on website updates.

Justice Eileen Herrington

- The Justice Court is phasing out the new traffic management system that didn’t work.
- The Court is also working with the sheriff’s office to expand pre-trial services.

Deputy District Attorney Brian Brown

- Replacing the retired Keith Loomis, he said it is a pleasure to be here and he met with the department head team.

County Manager Austin Osborne

- The Solid Waste Management RFP will be before the commissioners at the Jan. 2, 2024, meeting.
- The county is planning do workshops for the new Master Plan, which will include information on regional issues from Washoe County, Lyon County and Carson City, addressing transportation, housing, and economic development.
- Congratulated Honey Coughlin on becoming the county's new Administrative Officer. She will wear both hats until a new Grants Manager is hired.

Clerk-Treasurer Jim Hindle

- The Department of Motor Vehicle office in Storey County is closed until further notice due to staffing issues. The Office will work to bring someone in, but it won't be quick because the person hired will have to be trained by the DMV. It is hoped to have a person there by the second quarter of next year; and will also work with DMV for temporary staffing.
- The Presidential preference primary for Democrats and Republicans will be held Feb. 6. Overseas ballots will go out this weekend. The Office is working to get poll workers trained, and working with election boards.
- The Office will transition to an armored car service for bank deposits that can't be made online. The staff is working with Wells Fargo on details.
- With the changes in the Clerk's Office, credit was given to Heather Faircloth and Alicia Duke, who were praised for the job they were doing. The Clerk Treasurer was looking at office operations and working with the Comptroller's Office and State Elections Office.

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

- Commissioner Mitchell was getting word out about the DMV closure. He said the Douglas County DMV is also closed, and to use Yerington's, people must get there early. DMV has announced that they will make Tuesday and Thursday walk-in days for Storey County residents. There is a kiosk at the Carson City DMV.
- Commissioner Carmona noted the passing of Jeff Rockstrom and Pamela Barker of Mark Twain, and Rick Draper of the Virginia City Highlands.

9. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of Storey County Audited Financial Statements for the year ending June 30, 2023, completed by DiPietro and Thornton.

Comptroller Jennifer McCain said the audit showed the county ended fiscal year 2023 with \$16 million. She said \$4.5 million was transferred for projects, some of which could not start and will roll into the budget next year. The Fire District Grant Fund ended with a deficit due to timing of billing and expenses.

Joe Costanza of DiPietro and Thornton, who performed the audit, said that unmodified statements show the county in very good financial standing. He said there was \$16 million in county right now. The increased cost of PERS and the market economy hit the county, but it

still turned a bigger profit than the year before. Mr. Costanza said every expense came in at or under budget. Financial statements are in very good shape. Assets are \$16 million over liabilities. He said taxes looked in line, though there was a mistake with real estate taxes being a bit low and personal property taxes being high, but it didn't affect the numbers, though it could affect planning in the future. The total numbers were accurate.

Improvements include being clearer about each bank deposit, though Mr. Costanza said after examination the deposits were accurate. He said everything was 100 percent correct. He said he was happy with the way the comptroller's office has continued to improve.

Commissioner Mitchell pointed out typographical errors in the report, as well as noting that the Senior Center was no longer separate from the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Audited Financial Statements for the year ended June 30, 2023. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

10. DISCUSSION/FOR POSSIBLE ACTION: A Request for Storey County to participate in the State of Nevada Integrated Source Water Protection Program (ISWPP), a voluntary program to prevent the pollution of drinking water sources.

Planning Manager Kathy Canfield said this was a request for us to participate, at no cost to the county, to come up with a voluntary plan for source water protection. She met with the contractor, Resource Concepts, and the Tahoe Reno Industrial Center and Canyon General Improvement District boards, which are participating. She said there will be no cost to the county other than staff time.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, hereby move to approve the letter of request for Storey County to participate in the State of Nevada Integrated Source Water Protection Program. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-716, 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 reestablishment of Senior Planner at grade 140 and retitle and reallocation of Tourism and Event Manager, grade 135 to Events and Assistant Tourism Director at grade 140.

Human Resources Director Brandie Lopez said the position of Senior Planner had been budgeted for, but staff are requesting it be re-established. She said the VCTC was going through reorganization and has given more duties to the Tourism and Events Manager.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-716, 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 re-establishment of Senior Planner at grade 140 and retitle and reallocation of Tourism and Event Manager, grade 135 to Events and Assistant Tourism Director at grade 140. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval, at the request of Commissioner Carmona, the modification to policy 504, providing for a pay step increase for county employees to help with recruitment and retention purposes and addressing salary considerations when hiring new county employees in difficult to recruit positions.

Commission Chairman Jay Carmona pointed out that Storey County, like other counties, struggles with hiring and employee retention, especially for people who had to travel to Virginia City. He said the county took steps to recognize employees and has worked to attract qualified staff, but that departments are tight and lean, and the county needed to get more staff. He said adding a step would let existing employees know how much they are appreciated and would attract qualified employees needed to fill positions. He also said the county would find a way to compensate employees who have no more step increases coming.

Commissioner Gilman and Commissioner Mitchell both supported the added step.

Comptroller McCain said this increase in no way increased our budget. She said most departments could handle it and those which can't get help from the contingency fund.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the modification to policy 504, providing for a pay step increase for county employees to help with recruitment and retention purposes and addressing salary considerations when hiring new county employees in difficult to recruit positions. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

14. CONSENT AGENDA FOR POSSIBLE ACTION: Discussion for possible action on following policy P504 Rates of Pay.

Chief Jeremy Loncar said the language was a bit vague, and added that regular rates are the same as base rates.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the newly created Personnel Policy P504 Rates of pay. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to enter into a modified Agreement for fuels reduction with NV Energy.

Chief Loncar said the county has been in a cooperative agreement with NVEnergy for fuels reduction around their infrastructure, but there were problems with the old contract. Rather than have equipment paid for by the grant, the county will be paid for the use of the existing equipment and staff use. Other than billing rates and equipment purchase, he said the contract is the same in its intent, and better than the old one. Chief Loncar said this is a 3-year agreement.

Chief Loncar said this contract means the county must lock down funds for employees, but NVEnergy pays the county for the work that they do.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Fire Chief to enter into a modified Agreement for fuels reduction with NV Energy. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

17. CONSENT AGENDA FOR POSSIBLE ACTION: For consideration and possible approval of the first reading for On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart located at 580 East Sydney Drive, McCarran, NV.

Commissioner Carmona took the word "Consent" off this item.

Undersheriff Eric Kern said there were no disqualifiers for approval of this application.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the first reading of the On-Sale/Off-Sale Liquor License. The applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart, located at 580 East Sydney Drive, McCarran, NV. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 18. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. The applicant is Carol Maley, Silverland Inn & Suites located at 100 North E Street, Virginia City, NV 89440.

Undersheriff Kern said there were no disqualifiers for this item and the applicant is in good standing.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of the On Sale/Off-Sale Liquor License. Applicant is Carol Maley, Silverland Inn & Suites, located at 100 North E Street, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration and direction regarding initiatives, tactics, and capital improvements in the draft Storey County Strategic Plan. This information will be used to update the draft plan and bring it back to the board for consideration in January 2024.

County Manager Osborne said staff have been working on the Strategic Plan for quite some time, with many meetings and workshops. He compared it to building a house, and it is time for the house plans. CIP is based on the Strategic Plan, which will help next year when budgeting is discussed.

Commissioner Mitchell asked for more recreation facilities, including hiking trails and a tennis court. He also wanted something to promote business growth and entrepreneurship.

Public Comment: None

Motion: I, Commissioner Mitchell, move to accept the proposed initiatives, tactics, and capital improvements in the draft Storey County Strategic Plan to include the items discussed on the record. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously,

21. DISCUSSION/FOR POSSIBLE ACTION: Workshop, review, and provide direction for the draft FY25 Storey County Capital Improvement Plan.

County Manager Osborne said the Capital Improvement Plan will be integrated into the Strategic Plan. In 2025, the list is much shorter. He said the post-Tesla abatement funds are earmarked for critical infrastructure. Anything going up to 2030 might be listed but will not be budgeted. The draft CIP can be found on page 273 of the commissioners' packet, located on the Storey County website under Agendas: Board of Commissioners.

Comptroller Jennifer McCain said she reviewed the CIP and some items had already been sent to the state Department of Taxation.

Commissioner Mitchell asked about plans for the Black and Howell property for the Virginia City Tourism Commission, which Tourism Director Todd Tuttle said was very important. He also wanted to see the county take over maintenance of the boardwalks; Mark Twain drainage; intersections in the industrial park; county leases on private properties for cell towers; infrastructure for a county build-out, particularly in Virginia City; more fiber optic options; a business incubator or start-up center; paving part of Long Valley Road in the Highlands; and several other items Mr. Osborne said would have to be discussed in advance of a meeting.

In response, Mr. Osborne said boardwalks have not been mentioned in the past, however the county plans to replace the ones from the Presbyterian Church to the Fourth Ward school. He also suggested that when a chamber of commerce is ready, they could be involved in this type of project. He suggested archiving boardwalks into the CIP to work with a chamber of commerce. Commissioner Gilman noted that there is infrastructure under the boardwalks in some cases, so any initiative must be undertaken carefully.

On Mark Twain Drainage, Mr. Osborne said Public Works is already working on that. Planning Manager Kathy Canfield said that is already in process through the Mark Twain Drainage Master Plan, and a cost-benefit analysis would have to be done to apply for funding. She is working with the Carson Valley Subconservancy District to implement it. She said land must also be acquired to create drainage areas.

On TRIC intersections, Mr. Osborne said that most are Nevada Department of Transportation rights-of-way, and the county was working with them. He said the county will look at intersections that come up in the future, and possibly include that in development agreements.

On cell and fiber optic issues, James Deane said a 100-foot tower was just placed on NDOT land on USA Parkway. He said part of the problem with additional towers in some areas of the county is the topography.

On extending infrastructure for the build-out of different areas, Mr. Osborne said he would talk to the Public Works Director about that. He noted that the idea could apply to the entire county and there are other agencies to do that, such as creating special assessment districts.

On Long Valley Road, Mr. Osborne said it was important to see if it was appropriate due to the costs related to the number of residents it would impact. He said costs for Lousetown were \$4-6 million and based on the number of residents impacted, paving Long Valley Road could be quite costly. Commissioner Carmona suggested that would cause issues if other areas wanted their roads paved.

Mr. Osborne said the CIP was always a work in progress, with ideas submitted regularly. He said the Administrative Officer was working with Lumos and Associates to provide a staffing plan for projects. Some projects can bring pushback from residents and lead to lawsuits. Commissioner Carmona agreed, noting that lawsuit threats are what makes projects harder to accomplish quickly.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct staff as follows discussed here on the record on the presented FY25 Storey County Capital Improvement Plan, and for the plan to be brought to this board for consideration at a future meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of second 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.

County Manager Osborne said that the issue was taken to the Virginia City Tourism Commission and that the VCTC board had no objection. It would have a \$5,400 impact on the VCTC.

Findings are located on page 285 of the commissioners' packet, located on the Storey County website under Agendas: Board of Commissioners

Mr. Osborne said the reason this wasn't done by resolution is there is a conflict in the ordinance, and we were advised to get rid of the resolution part because it is embedded in the code. He said he anticipates a complete rewrite of Title 5.

Mr. Osborne read the title into the record.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second 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.

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

- A. Cooper Steel – Contractor / 503 N. Hillcrest Dr. ~ Shelbyville, TN
- B. New Earth Concepts LLC – Out of County / 801 Belfair Ave. ~ SW Orting, WA
- C. Protective Industrial Products Inc. – General / 2625 USA Parkway Ste. 111 ~ Sparks, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses listed under Item 23 as A-C. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

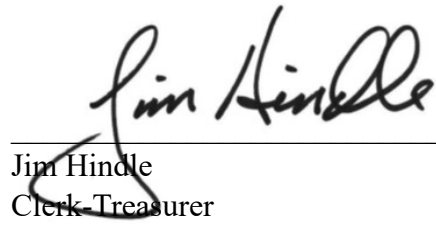
24. PUBLIC COMMENT (No Action)

25. CORRESPONDENCE/NO ACTION: Letter to Washoe County Regarding AB240 Submittal.

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

Commission Chairman Jay Carmona adjourned the meeting at 12:19 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Jim Hindle". The signature is written in a cursive style with a large, looping initial "J".

Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Consent Agenda

- **Title:** Justice Court Quarterly Report to the County Commissioners.
- **Recommended motion:** Approve.
- **Prepared by:** EF Herrington

Department: **Contact Number:** 17758470962

- **Staff Summary:** Justice Court Quarterly Report to the Commissioners.
- **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

Virginia Township Justice Court ~ Storey County, Nevada

800 South C Street – PO Box 674
Virginia City, Nevada 89440

775-847-0962 • Facsimile: 775-847-0915
www.storeycounty.org

2024 JAN -5 PM 2:58

STOREY

BY

ADuke

January 5, 2024

QUARTERLY REPORT

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for October, November, and December, 2023.

I, E.F. Herrington, Virginia Township Justice of the Peace, Storey County, Nevada, do hereby certify that to the best of my knowledge and belief, the attached information is a full, true, and correct statement of NRS 4.100.

E.F. Herrington

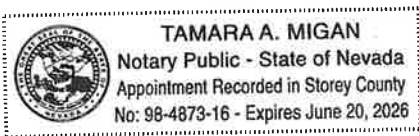
E.F. Herrington, Justice of the Peace
Virginia Township Justice Court

Subscribed and sworn before me

This 4th day of January, 2024

T. Migan

Justice Court Deputy Clerk



CV
DEC

Disbursed Total

EOM DECEMBER 2023

40,814.00

Account	Payee Name	Check Number	Check Status Code	Disbursed Amount	Number of Cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	943.00	130
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	268.00	129
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	8,554.00	130
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	387.00	126
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	200.00	1
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	390.00	19
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	131.25	7
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	356.25	6
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,779.00	13
1F CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	240.00	4
1F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	4.00	0
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	17,425.00	114
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,275.00	126
1F MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	45.00	0
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	4.00	1
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	4,737.00	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	903.00	127
1F SMALL CLAIMS FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	112.50	2
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	2,877.00	33
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	8.00	6
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	175.00	7

255
7/24

CMS360

Run Date: 01/03/2024 08:04:00

Account Activity Summary

Page 1 of 2

Court: Virginia Township Justice Court

From: 12/02/2023 00:00:00 To: 12/29/2023 23:59:00

Payment For: Court Costs, Bond

Include Accounts with \$0: Yes

Account Type: Disbursement, Holding

Accounts: AA Fee - Justice, AA Fee - Juvenile, AA Fee - State, AA Fee - State, AA Fee - State, Blackjack Fee, Civil Bond Holding, Civil Fees - Court Account, Civil Fees - Court Account, Civil Fees, Civil Fees, Civil Penalties County, Collection Fee, Community Service Fee, Court Facility Fee, Genetic Marker Analysis, Late Fee, NSF Fee, Overpayment, Overpayment Holding, Payment Plan Fee, Specialty Court Fee, Stop Payment Fee

Court Fee	Account Number	Amount
AA Fee - Justice	187-000-35104	\$518.00
AA Fee - Juvenile	001-000-35103	\$148.00
AA Fee - State (AOC)	170-000-34206	\$0.00
AA Fee - State (General)	170-000-35114	\$4,704.00
Blackjack Fee	187-35126-000	\$0.00
Civil Bond Holding	001-29709-000	\$540.00
Civil Fees	001-000-34204	\$0.00
Civil Fees	N/A	\$0.00
Civil Fees - Court Account	187-000-35125	\$0.00
Civil Fees - Court Account	N/A	\$0.00
Civil Penalties County	001-000-35109	\$8,782.00
Collection Fee	N/A	\$0.00
Community Service Fee	187-35126-000	\$40.00

Version: 1.1

Run Date: 01/03/2024 08:04:00

Court Facility Fee	187-000-35111	\$725.00
Genetic Marker Analysis	180-000-35101	\$216.00
Late Fee	187-35126-000	\$0.00
NSF Fee	N/A	\$0.00
Overpayment	001-000-35109	\$5.00
Overpayment Holding	N/A	\$0.00
Payment Plan Fee	187-35126-000	\$25.00
Specialty Court Fee	170-000-34217	\$509.00
Stop Payment Fee	N/A	\$0.00
		\$16,212.00

CV
Nov

Disbursed Total

EOM NOVEMBER 2023 26,775.00

Account	Payee Name	Check Number	Check Status Code	Disbursed Amount	Number of Cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	637.00	86
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	182.00	86
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	5,363.00	90
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	263.00	84
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	410.00	20
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	56.25	3
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	131.25	1
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,393.50	4
1F CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	120.00	2
1F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	1.50	0
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	9,491.00	69
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	890.00	87
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	5.00	2
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	3,991.50	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	611.00	84
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	3,153.00	46
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	1.00	1
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	75.00	3

255 No ✓

CMS360

Run Date: 12/01/2023 14:23:58

Account Activity Summary

Page 1 of 2

Court: Virginia Township Justice Court

From: 10/27/2023 00:00:00 To: 12/01/2023 23:59:00

Payment For: Court Costs, Bond

Include Accounts with \$0: Yes

Account Type: Disbursement, Holding

Accounts: AA Fee - Justice, AA Fee - Juvenile, AA Fee - State, AA Fee - State, Blackjack Fee, Civil Bond Holding, Civil Fees - Court Account, Civil Fees - Court Account, Civil Fees, Civil Fees, Civil Penalties County, Collection Fee, Community Service Fee, Court Facility Fee, Genetic Marker Analysis, Late Fee, NSF Fee, Overpayment, Overpayment Holding, Payment Plan Fee, Specialty Court Fee, Stop Payment Fee

Court Fee	Account Number	Amount
AA Fee - Justice	187-000-35104	\$875.00
AA Fee - Juvenile	001-000-35103	\$250.00
AA Fee - State (AOC)	170-000-34206	\$0.00
AA Fee - State (General)	170-000-35114	\$7,785.00
Blackjack Fee	187-35126-000	\$0.00
Civil Bond Holding	001-29709-000	\$305.00
Civil Fees	001-000-34204	\$0.00
Civil Fees	N/A	\$0.00
Civil Fees - Court Account	187-000-35125	\$0.00
Civil Fees - Court Account	N/A	\$0.00
Civil Penalties County	001-000-35109	\$14,815.00
Collection Fee	N/A	\$0.00
Community Service Fee	187-35126-000	\$40.00

Version: 1.1

CMS360

Run Date: 12/01/2023 14:23:58

Account Activity Summary

Page 2 of 2

Court Facility Fee	187-000-35111		\$1,250.00
Genetic Marker Analysis	180-000-35101		\$384.00
Late Fee	187-35126-000		\$30.00
NSF Fee	N/A		\$0.00
Overpayment	001-000-35109		\$5.00
Overpayment Holding	N/A		\$0.00
Payment Plan Fee	187-35126-000		\$20.00
Specialty Court Fee	170-000-34217		\$881.00
Stop Payment Fee	N/A		\$0.00
			\$26,640.00

Version: 1.1

End of Period Billing - Actual
VIRGINIA TOWNSHIP JUSTICE COURT
From 09/29/2023 08:50:25.54
To 10/26/2023 18:00:54.41

Page:

EOM OCTOBER 2023

Disbursed Total

Account	Payee Name	Check Number	Check Status Code	Disbursed Amount	Number of Cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	462.00	56
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	132.00	56
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	4,051.00	59
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	209.00	57
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	350.00	2
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	510.00	24
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	75.00	4
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	375.00	5
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,297.75	10
1F CHEMICAL ANALYSTS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	120.00	2
1F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	2.25	1
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	7,910.00	46
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	675.00	56
1F MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	20.00	0
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	5.00	1
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	3,441.00	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	486.00	59
1F STATE PERMANENT SCHOOL FINE/FORE/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	2,780.00	39
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	6.00	5
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	100.00	4

*** End of Report ***

CMS360

Run Date: 12/07/2023 12:58:29

Account Activity Summary

Court: Virginia Township Justice Court

From: 10/01/2023 00:00:00 To: 10/31/2023 23:59:00

Payment For: Court Costs, Bond

Include Accounts with \$0: Yes

Account Type: Disbursement, Holding

Accounts: AA Fee - Justice, AA Fee - Juvenile, AA Fee - State, AA Fee - State, AA Fee - State, Blackjack Fee, Civil Bond Holding, Civil Fees - Court Account, Civil Fees - Court Account, Civil Fees, Civil Fees, Civil Penalties County, Collection Fee, Community Service Fee, Court Facility Fee, Genetic Marker Analysis, Late Fee, NSF Fee, Overpayment, Overpayment Holding, Payment Plan Fee, Specialty Court Fee, Stop Payment Fee

Court Fee	Account Number	Amount
AA Fee - Justice	187-000-35104	\$1,176.00
AA Fee - Juvenile	001-000-35103	\$336.00
AA Fee - State (AOC)	170-000-34206	\$0.00
AA Fee - State (General)	170-000-35114	\$9,903.00
Blackjack Fee	187-35126-000	\$0.00
Civil Bond Holding	001-29709-000	\$1,830.00
Civil Fees	001-000-34204	\$0.00
Civil Fees	N/A	\$0.00
Civil Fees - Court Account	187-000-35125	\$0.00
Civil Fees - Court Account	N/A	\$0.00
Civil Penalties County	001-000-35109	\$17,546.00
Collection Fee	N/A	\$0.00
Community Service Fee	187-35126-000	\$0.00

CMS360


Run Date: 12/07/2023 12:58:29

Account Activity Summary

Page 2 of 2

Court Facility Fee	187-000-35111	\$1,685.00
Genetic Marker Analysis	180-000-35101	\$495.00
Late Fee	187-35126-000	\$30.00
NSF Fee	N/A	\$0.00
Overpayment	001-000-35109	\$0.00
Overpayment Holding	N/A	\$0.00
Payment Plan Fee	187-35126-000	\$20.00
Specialty Court Fee	170-000-34217	\$1,170.00
Stop Payment Fee	N/A	\$0.00
		\$34,191.00

Version: 1.1

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 min	
Agenda Item Type: Consent Agenda		

- **Title:** Consideration to reappoint Jason Wierzbicki to serve on the Nevada Rural Water Association Board for the 2024 calendar year.
- **Recommended motion:** I (commissioner) motion to approve the reappointment of Jason Wierzbicki to serve on the Nevada Rural Water Association Board for the 2024 calendar year.
- **Prepared by:** Honey Coughlin

Department: **Contact Number:** 7755463183

- **Staff Summary:** Jason Wierzbicki has done a wonderful job serving on the Nevada Rural Water Association board over the past several years and it is staff's recommendation that he be reappointed to serve on this board for the 2024 calendar year.
- **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: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 24-717 recognizing and commending Storey County employees who have served 10 or more years of service to the county.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 24-717 recognizing and commending Storey County employees who have served 10 or more years of service to the county.
- **Prepared by:** Brandie Lopez

Department: **Contact Number:** 775-847-09686

- **Staff Summary:** The proposed resolution recognizes and commends Storey County employees who have served 10 or more years of service to Storey County. We appreciate and thank these employees for their service to the citizens, businesses, and stakeholders of the county.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION NO. 24-717

**A RESOLUTION HONORING
10 OR MORE YEARS OF SERVICE
TO STOREY COUNTY**

WHEREAS, the aforementioned members of the Storey County team have provided 10 or more years of service to the community of Storey County.

WHEREAS, the aforementioned are dedicated to their job and duties to the community of Storey County; and

WHEREAS, the aforementioned are gracious and giving of their time and expertise.

THEREFOR LET IT BE KNOWN to all that the Board of County Commissioners of Storey County do hereby commend and honor the aforementioned members of the Storey County team for dedication and service to the people of Storey County, Nevada this 16th day of January, 2024.

PASSED and ADOPTED the 16th day of January, 2024, by the following:

Jay Carmona
Chairman

Clay Mitchell
Vice-Chairman

Lance Gilman
Commissioner

Attested: _____
Jim Hindle, Clerk-Treasurer

THE FOLLOWING HAVE SERVED 10 OR MORE YEARS OF SERVICE:

Anne Langer
Doreayne Nevin



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 24-718 recognizing and commending a Storey County employee who has served 15 years of service to the county.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 24-718 recognizing and commending a Storey County employee who has served 15 years of service to the county.
- **Prepared by:** Brandie Lopez

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

- **Staff Summary:** The proposed resolution recognizes and commends a Storey County employee who has served 15 years of service to county. We appreciate and thank this employee for his service to the citizens, businesses, and stakeholders of the county.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION NO. 24-718

**A RESOLUTION HONORING
15 YEARS OF SERVICE
TO STOREY COUNTY**

WHEREAS, the aforementioned member of the Storey County team has provided 15 years of service to the community of Storey County.

WHEREAS, the aforementioned is dedicated to his job and duties to the community of Storey County; and

WHEREAS, the aforementioned is gracious and giving of his time and expertise.

THEREFOR LET IT BE KNOWN to all, that the Board of County Commissioners of Storey County do hereby commend and honor the aforementioned member of the Storey County team for dedication and service to the people of Storey County, Nevada this 16th day of January, 2024.

PASSED and ADOPTED the 16th day of January, 2024, by the following:

Jay Carmona
Chairman

Clay Mitchell
Vice-Chairman

Lance Gilman
Commissioner

Attested: _____
Jim Hindle, Clerk-Treasurer

THE FOLLOWING HAVE SERVED 15 YEARS OF SERVICE:

Daniel Gaunt



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to authorize Storey County Business Development to reallocate \$2,000 of budgeted and available funds from the Capital Outlay account to host regional attendees at the National Association of Counties annual Legislative conference.
- **Recommended motion:** I _(commissioner), move to approve the authorization for Storey County Business Development to reallocate \$2,000 of budgeted and available funds from the Capital Outlay account to host regional attendees at the National Association of Counties annual Legislative conference.
- **Prepared by:** Lara Mather

Department: **Contact Number:** 17758470986

- **Staff Summary:** Lara Mather and Commissioner Clay Mithcell will be attending the National Association of Counties annual Legislative Conference in February 2024. They would like to host elected officials from the surrounding counties to discuss county and regional planning.
- **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: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 10	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and possible consideration approving payment to DP Operating Partners, L.P. on July 1, 2024, pursuant to TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe-Reno Industrial Center development agreement.
- **Recommended motion:** I (commissioner) motion to approve payment to DP Operating Partners, L.P. on July 1, 2024, pursuant to TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe-Reno Industrial Center development agreement.
-
- I (commissioner) motion to approve payment to DP Operating Partners, L.P. on July 1, 2024, pursuant to TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe-Reno Industrial Center development agreement.
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 7758471133

- **Staff Summary:** Pursuant to the development agreement (February 2000) between Storey County, DP Operating Partners, L.P., (Dermody) and Tahoe-Reno Industrial Center, LLC, Dermody's owned entity, DP Operating Partnership, caused certain railroad improvements to occur at the Patrick Business Park (early phase of TRI-Center).
-
- This item was originally brought to the Storey County Commission on August 1, 2023, this request is to approve or reapprove the payment and instruct the Comptroller to include the payment in the budget for FY25 and process said payment July 1, 2024.
- Storey County is in agreement with Dermody to process the payment on July 1, 2024.
-
- The original voucher request submitted on or about May of 2009 was for \$1,896,894. Records show that \$781,101.26 of the total voucher request was approved by the Storey County Building Official, who was at that time assigned as the TRI-Center voucher administrator. The remainder of the voucher request was denied by the Building Official

as not conforming to the development agreement reimbursement program for reasons shown in enclosed Exhibit B of this report.

- The records show that the Building Official advanced the pre-approved vouchers to the County Manager's office on or about 2016 to be placed on a board agenda for consideration. The vouchers, however, were never placed on an agenda or considered by the board until August 1, 2023, at which time the Board of County Commission approved the voucher.

- **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

TRI Reimbursement Voucher - #2 PATRICK BUSINESS PARK RAIL PROJECT				ALL Vouchered invoices must reflect proof of payment.	
	CONTRACTOR	INVOICE #	AMOUNT	STOREY COUNTY REVIEW Approved / Denied / Adjusted	TRI Sign-Off
A	APPLICATION				
B	Permitting				
	Storey County	ck #10651	\$5,412.00	Development Agreement 5.2(b) allows Building permit fees to be charged. These fees cover the cost of inspection and are not refundable.	Denied
C	Design Contract				
	UCC Phase I Design - Contract Sec. 7 Sub-Section (H)	PO #30305	12,600.00	11,970.00	ADJ
	Overhead & Profit @ 5%		630.00	Storey cannot pay overhead & profit.	Denied
	RCO #9A Final Design for Rail Spur		7,245.00	6,900.00	
	CO #13 Install Dust Palliative		7,718.00	This is DP land; railspur has No. 2 road base.	Denied
	"C" Sub-Total		28,193.00	18,870.00	Approved
D	Construction Contract				
	UCC Phase II Construction Contract	PO # 36760	1,677,545.00	682,214.25	ADJ
	CO # 1	(NO profit or OH)	119,304.00	102,420.00	ADJ
	CO # 2		15,492.00	8,536.00	ADJ
	CO # 3		(4,850.00)	(4,850.00)	OK
	CO # 4		(3,582.00)	(3,582.00)	OK
	"D" Sub-Total		1,803,909.00	784,738.25	Approved

TRI Reimbursement Voucher - #2				ALL Vouchered invoices must reflect proof of payment.	
PATRICK BUSINESS PARK RAIL PROJECT					
	CONTRACTOR	INVOICE #	AMOUNT	STOREY COUNTY REVIEW	TRI Sign-Off
				Approved / Denied / Adjusted	
E	Construction Invoices				
		1003700005 5/31/00	281,213.48		
		1003700006 6/30/00	553,152.00		
		1003700007 7/31/00	524,119.00		
		1003700008 8/31/00	339,945.86		
		1003700009 9/30/00	93,779.71		
		Close Out Invoice 11/20/00	(13,835.52)		
	"E" Sub-Total		1,778,374.53	778,442.73	ADJ
	Shared savings (overage) - Returned to owner (-25,534.47)		28,193.00	2,658.53	ADJ
		DP Management Fee @ 5%	90,328.00	Storey cannot pay overhead & profit.	Denied
TOTAL VOUCHER REQUEST			1,896,895.53	781,101.26	SC Appvd

I have completed my review of this TRI Reimbursement Voucher Request #1 as requested and have notated the applicable approval, denial or adjustments next to their summary data above. I hereby submit my review and comments along with a full copy of said Voucher Request to the Storey County Comptroller.

Reviewed

by:

Dean Maymore - Community Development

Received

by:


Hugh Gallagher, Comptroller

Date:

18 MAY 2009

Date:

18 may 2009

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration of letters of interest and the appointment of a planning commissioner to represent At-Large position on the Storey County Planning Commission.

- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Carlos Negrete to represent At-Large position on the Storey County Planning Commission.

- **Prepared by:** Kathy Canfield

Department: **Contact Number:** 775-847-1144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. An At-Large position on the Storey County Planning Commission expired on 12-31-23. The position was posted according to policy and NRS. Three letters of interest were received for the At-Large position. Interviews were conducted by staff for the position. Based on qualifications, knowledge of Storey County issues and experience, staff recommends the appointment of Carlos Negrete to serve as representative At-Large on the planning commission for a term of four years.

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

 _____ County Manager

Department Name:

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

Joseph Charmasson

PO BOX 608
Virginia City, NV 89440-0608

[REDACTED]
joe@charmason.net

9th November 2023



Human Resources Office

Storey County
26 South B 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,


Joseph (Joe) Charmasson

Planning Commissioner Vacancies

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

December 17, 2023

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.

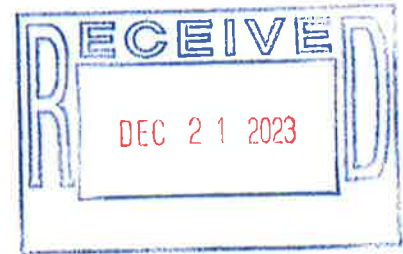
Respectfully,

Carlos Negrete
360 Panamint Road
VC Highlands, NV 89521



David S. Yenne
1820 Harte Rd
Reno, NV 89521

[REDACTED]
David.yenne@gmail.com



December 14, 2023

County of Storey
Human Resources
26 South B Street, 1st Floor
Virginia City, NV 89440

RE: Letter of Interest, Planning Commissioner, At Large

Board of Commissioners,


I am submitting my letter of interest for the upcoming planning commissioner vacancy (at large). I currently reside and own and co own two residences in Storey County (VCH and VC), living here since 2018. I have a desire to see that the growth and livelihood of Storey County is a positive experience for our current and future residents, to include our working and tourist population.


I served in the US Army for 29 years first as an enlisted Soldier, then received my commission and retiring as a Major. I also served as a Law Enforcement Officer for 28 years, serving in every division until my retirement as a Sergeant in 2018. My significant assignments which I feel are relevant to this position are: Provost Marshal (Camp Roberts), Deputy Provost Marshal (State of California), Company Commander (270th MP CO), and Senior Advisor EOD K9 Program – Iraqi Police services. These positions were in addition to my assignments during my law enforcement career, in which I supervised the Court Services division, department training program, and Patrol Services.

During my career(s) I received thousands of hours of informal military and law enforcement education. My formal education includes a Bachelor's of Arts, Criminal Justice, Master of Arts – Business Administration, and a Master of Law – Legal Studies.

Thank you for your consideration.

Respectfully,


David S. Yenne

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration of letter of interest and the appointment of a planning commissioner to serve a term 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 appoint Denise Thrower Victorine to represent Precinct 4 (Mark Twain District) on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: **Contact Number:** 775-847-1144

- **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) expired on 12-31-23. The positions were posted according to policy and NRS and one letter of interest for re-appointment had been received for Precinct 4. Adrienne Baugh agreed to be reappointed to the Planning Commission and serve until a new commissioner is appointed to represent her district. Staff received a letter of interest, but it was not received in time to present to the Board at the January 2, 2024 meeting. Based on qualifications and experience, staff recommends the appointment of Denise Thrower Victorine to serve Precinct 4 on the planning commission for a term of four years (expiring on 12-31-27) and accepts the resignation of current Planning Commissioner Adrienne Baugh.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PUBLIC NOTICE
PLANNING COMMISSIONER 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

Denise Thrower Victorine
237 Wagon Wheel Way
Dayton, NV 89403

Storey County Courthouse
26 South B Street
Virginia City, NV 89440

Dear Storey County Planning Commissioner,

I am writing to express my sincere interest in the Storey County Planning Commissioner to represent either Precinct 4 (Mark Twain District); or Storey County Planning Commissioner to represent the county At Large as advertised.

I have been a resident of Storey County for 31 years and I have always been passionate about community service. I believe my skills, dedication, and experience align perfectly with the goals and objectives of your organization and our beloved Storey County.

Having been an active member of our community for several years, I have witnessed firsthand the positive impact that the Commission Board has had on our county. I am inspired by the board's commitment to fostering a sense of unity, addressing local concerns, and implementing initiatives that enhance the overall well-being of our residents.

Throughout my volunteer experience with various community organizations, I have developed strong leadership skills, effective communication abilities, a proactive approach to problem-solving, and strong decision-making skills. These qualities, combined with my genuine passion for our community, make me well-suited for the responsibilities associated with the Storey County Planning Commissioner role.

In my previous roles, I have successfully organized community events, coordinated volunteer teams, collaborated with local businesses and government agencies to achieve common objectives. I am confident that my experience and skills will contribute to the continued success of the Storey County Commission Board in addressing the needs of our community.

Thank you for considering me for this position. I am enthusiastic about the possibility of contributing my skills to the Commission Board and I am available at your earliest convenience for an interview. I look forward to the opportunity to discuss how I can contribute to the ongoing success of your organization.

Sincerely,

Denise Thrower Victorine

Denise Throver Vicknair

Storey County Planning Commissioner

Objective

Enthusiastic and passionate long-time community member seeking to serve as a Storey County Planning Commissioner.

Address

237 Wagon Wheel Way
Dayton, 89403

Phone

[REDACTED]

Email

[REDACTED]

Experience

Chapter Leader of Nevada Fire Safe Council at Volunteer Position, Mark Twain, NV

January 2009 — June 2011

- Coordinate various community activities of the Fire Safe Council volunteers.
- Foster a sense of community engagement and teamwork among volunteers.
- Conduct outreach programs to raise awareness about wildfire risks and the importance of community preparedness.
- Maintain clear and effective communication channels within the Fire Safe Council and with the broader community.
- Ongoing attendance to annual Fire Summit through UNR cooperative extension.
- Played a vital role in building a resilient and prepared community in the face of wildfire threats.

Skills & Attributes

Emotional Intelligence
Interpersonal Skills
Strong Time Management
Collaboration
Active Listening
Investigative Thinker
Creative
Analytical Skills
Strives for Excellence
Passionate
Sense of Humor
Friendly
Effective Oral and Written Communications
Organized

Election Official Team Leader at Storey County Clerks Office, Storey County

June 2002 — Present

- Responsible for the proper and orderly voting at polling stations.
- Prepare change of address affidavits.
- Sign in and assist registered voters.
- EOD Balance Statements.
- Opening and closing of polls following rules, regulations, and guidelines.
- Explain voting procedures and use of voting equipment and monitor the conduct of the election.
- Kiosk set-up and tear down.
- Equipment testing.
- Swear in election staff.

Storey County Field Representative at RSVP, Storey County

January 2013 — January 2020

- Assist at the National Night Out RSVP booth/table.
- Coordinate Senior Awareness Picnic and National Night Out.
- Visit the VC Senior Center 2-3 times monthly and disseminate brochures and information to staff and residents.
- Recruit volunteers.
- Attend weekly women's group in VC at Community Chest to discuss RSVP program and recruit volunteers.
- PR with SC Sheriff's Office and Fire Department.
- Meet with Lifeline clients and update them on RSVP services.
- Coordinate community activities.

Food Pantry Volunteer at Mark Twain Food Program, Storey County

January 2010 — February 2013

- Coordinate volunteers.
- Assist unloading delivered food and set up stations.
- Assisit in filling bags and distributing donated food directly to eligible participants.
- Assist with the clean, safe, and effcient operation of the Mustang Cares Food Program.
- Interface with local residents.
- Maintain safe working conditions and follow all saftely rules.
- Demonstrate professional conduct.
- Ready food for distribution by sorting edible food products and repackaging bulk food items.
- Other duties as assigned. Sweeping, trash pick-up, cleaning as needed.

Awards


Volunteer Award, Dean Heller, 2012

Volunteer Award, Storey County Sheriff Department, 2012

Honor Award, Food Assistance Program, CCI, 2012

References

References available upon request

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 10	
Agenda Item Type: Discussion/Possible Action		

- **Title:** File no. 2023-049 Zone Map Amendment. The applicant is requesting a Zone Map Amendment to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, [commissioner], move to approve Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.
- **Prepared by:** Kathy Canfield

Department: **Contact Number:** 775-847-1144

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: January 16, 2024

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

Staff Contact: Kathy Canfield

File: 2023-049

Applicant: NVLCO Storey County, LLC

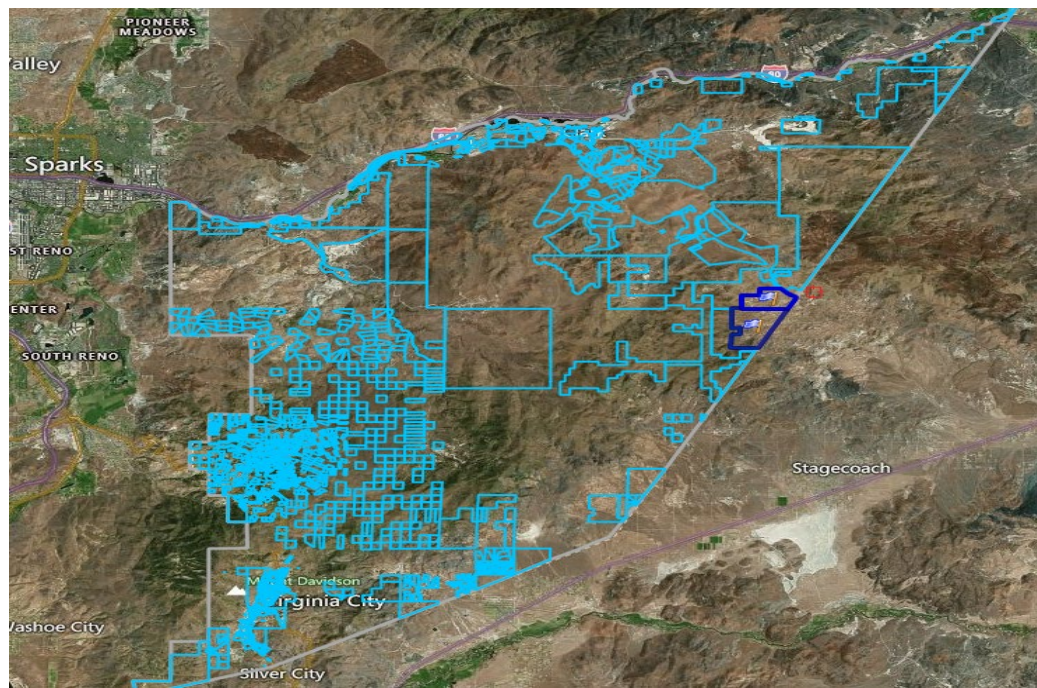
Property Owner: NVLCO Storey County, LLC

Location: Two parcels of land located west of USA Parkway at the Storey County/Lyon County boundary, identified as Assessor Parcel Numbers (APNs) 004-171-20 and 004-181-10, Storey County, Nevada.

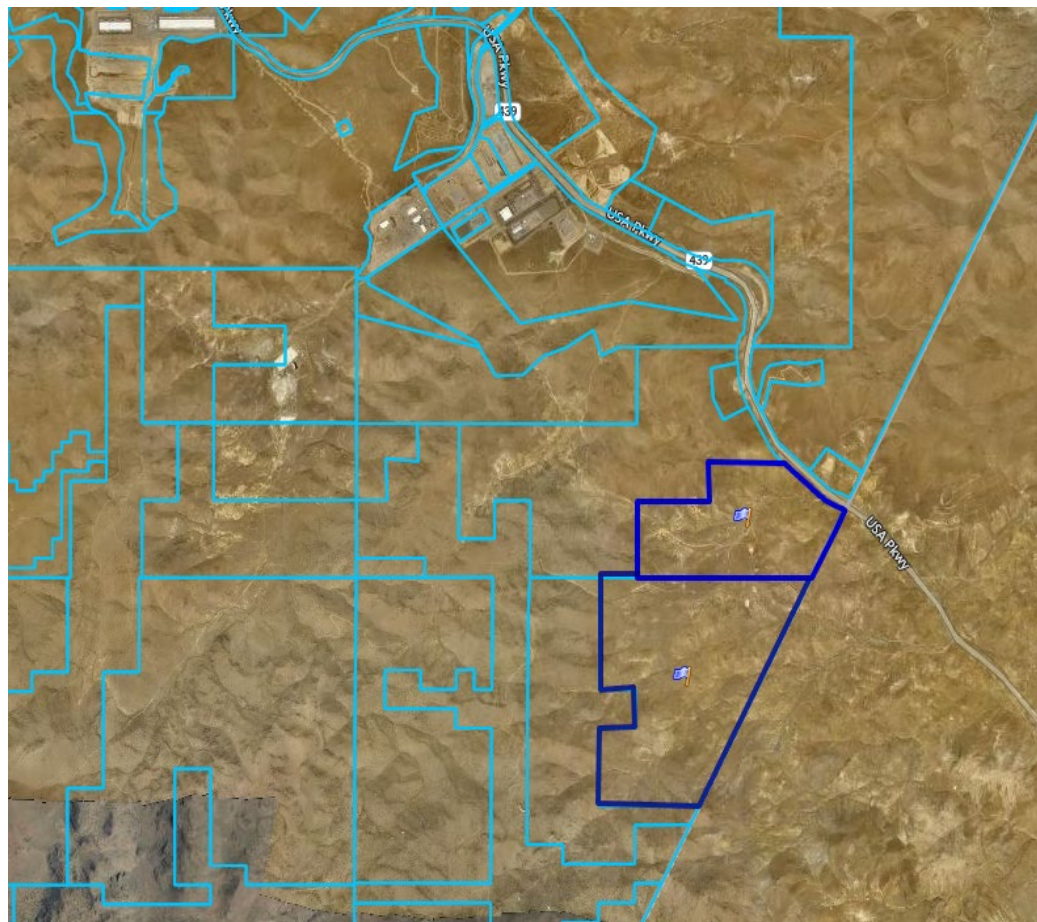
Request: This request is for a Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

1. Background & Analysis

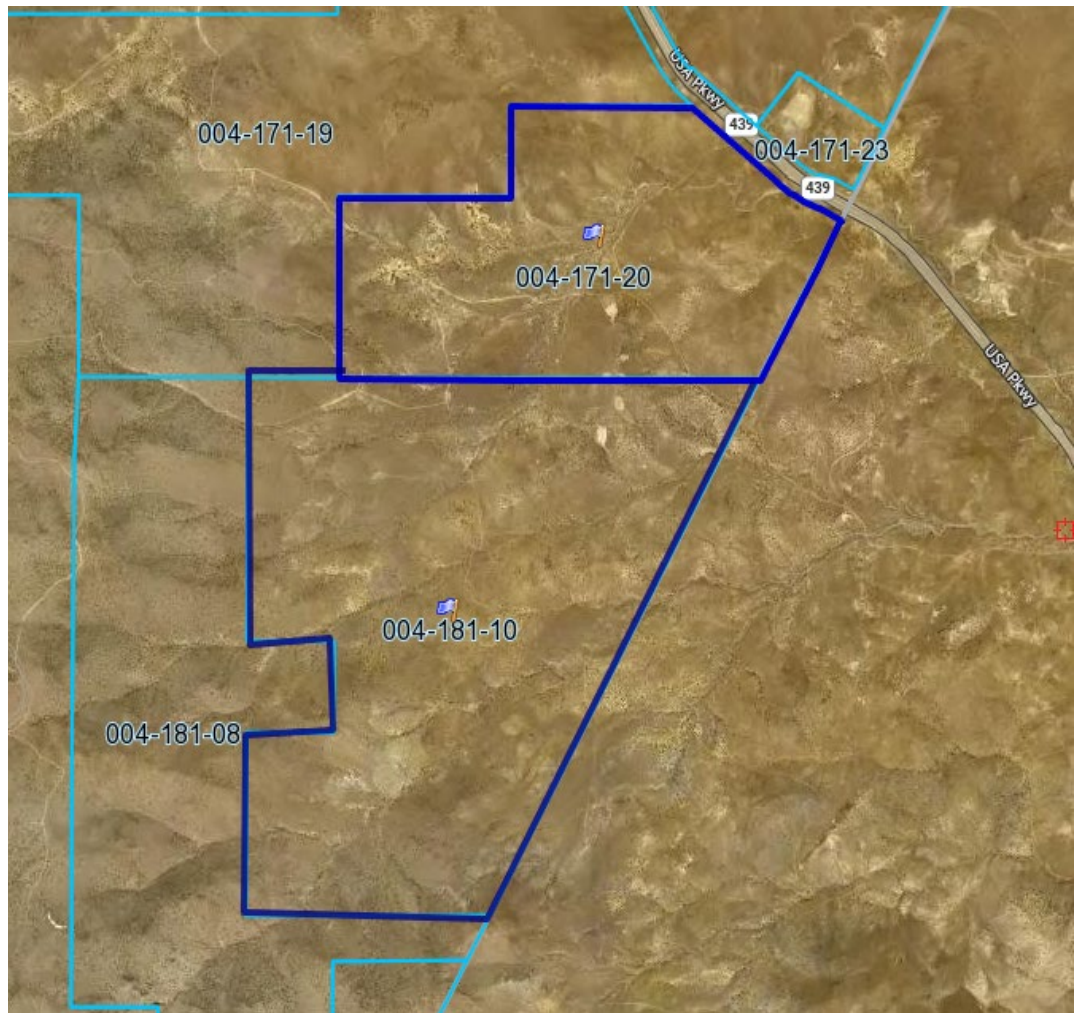
- A. Purpose.** The property owner is requesting to rezone two parcels of land from Forestry zoning to I2 Heavy Industrial zoning. APN 004-171-20 is an approximate 533.46 acre parcel and APN 004-181-10 is an approximate 997.22 acre parcel. The applicant proposes to develop future industrial land uses on both properties. This land is not subject to the Tahoe Reno Industrial Center Development Agreement; however, this land is within the established service area of the TRI-GID. The Storey County Master Plan identifies this land to transition from Forestry to Industrial zoning when desired by the property owner.



Vicinity Map



Location Map



Identification of APN 004-171-20 and 004-181-10

- B. Zoning.** This request for the zoning district change is to allow for future industrial land use development on the properties. The two properties are currently zoned Forestry. The Purpose and Intent of the Forestry Zoning is:

17.32.015 Purpose and Intent

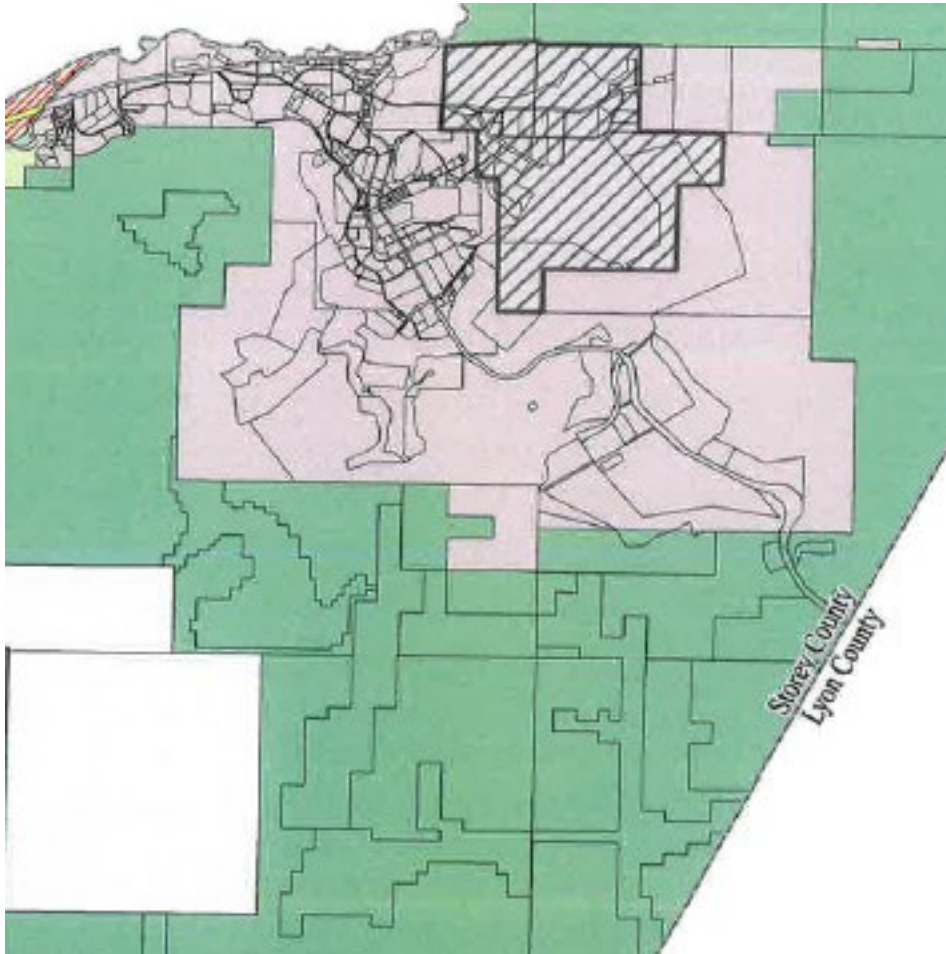
The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

Forestry zoning is consistent with many properties that are located on the outskirts of town and the more rural areas of the county. Forestry zoning has a minimum 40 acre parcel requirement and many of the land uses require a special use permit.

The Purpose and Intent for the I2 zoning district is:

17.35.010 Purpose and Intent

The I2 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses that, by nature of their intensity, may be incompatible with other types of land use activities.



Green is Forestry zoning, gray is I2 Industrial zoning, properties are located where "Storey County" is written on the map above.

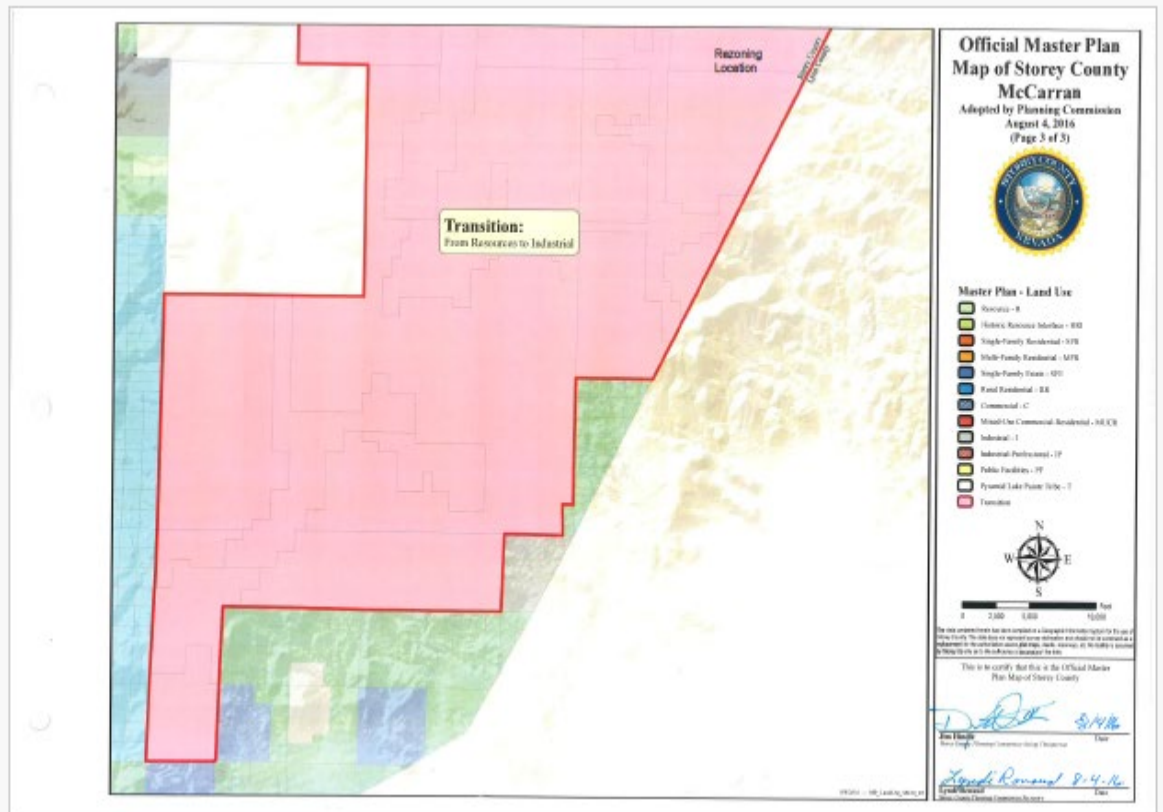
Assessor's Parcel Map

C. Abutting properties.

	Land Use	Zoning	Master Plan Designation
APN 004-171-23	vacant	Forestry	Transition – Resources to Industrial
APN 004-171-22	vacant	Forestry	Transition – Resources to Industrial
APN 004-171-19	vacant	Forestry	Transition – Resources to Industrial
APN 004-181-08	vacant	Forestry	Transition – Resources to Industrial

2. Compliance with Storey County's Guiding Documents.

- A. **Storey County 2016 Master Plan.** The Storey County Master Plan identifies the two properties as having a Transition from Resources to Industrial land use designation.



Transition areas identify the zoning of the land at the time of the master plan adoption and then the zoning that is appropriate based on the Master Plan evaluation. The transition from one zoning district to another is to be owner-driven.

- B. **Storey County Code.** Section 17.03.220 Zone map amendments and zone text amendments states:

Before a zoning map amendment may be recommended for approval, the Applicant must provide evidence to the Board and Planning Commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five year time period. The applicant has submitted a written response to the questions below which can also be found in Exhibit A of this staff report.

- (1) How the proposal will impact the immediate vicinity.

Response: The subject property is in very close proximity to the I-2 zoned land encompassed by the Tahoe-Reno Industrial Center ("TRIC") and is also adjacent to other large tracts of undeveloped land zoned Forestry. The intent of the rezoning proposal is to facilitate the development of a master-planned data center campus with development standards similar to those established in TRIC. The development envisioned for the subject property will result in an almost seamless transition of land uses trending south from TRIC. With the same zoning as those properties within TRIC, all of the permitted uses on the subject property and the adjacent properties to the north within the TRIC will be the same.

- (2) How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Response: The subject property is within the McCarran Planning area as identified in the Storey County Master Plan "Master Plan". As specified in the Master Plan, the McCarran Planning Area is home to TRIC and adjacent heavy industrial uses existing outside of annexed portions of the industrial park. Per the Master Plan, this area "has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries". According to the "Official Master Plan Map of Storey County", the subject property is identified as "Transition: from Resources to Industrial". A primary goal established by the Master Plan for the McCarran Area is to "Diversify Uses", and a primary Objective is "To implement zoning, regulations, and practices which diversify commercial and industrial uses". The rezoning of this property to I-2 will be the catalyst for development in this location and result in attracting new high-technology uses, including data centers.

- (3) If the proposed amendment will impact properties within that use district.

Response: No impacts on properties in this area are anticipated. As noted, with the proposed I-2 Zoning Designation, uses allowed in this district will be the same as those allowed in TRIC and thus complimentary. At this time, all other surrounding properties are undeveloped.

- (4) Impacts on public services and facilities, and availability of water resources.

Response: A Traffic Impact Analysis (TIA) was submitted to Region 2 of Nevada's Department of Transportation (NDOT) for approval of a new 'High-T' intersection at the new point of entry onto USA Parkway. NDOT reviewed and approved the TIA and issued a 'TIA Acceptance Letter' acknowledging a new access on USA Parkway as illustrated in the Concept Plot Plan. A new access road will be built in incremental phases to provide circulation and access to each of the parcels within the development as well as provide access to a new NV Energy Substation located at either the southern or western edges of the project (the ultimate location of which is being determined by the applicant in consultation with NV Energy). This access road will be built to County standards as a 2-lane roadway with a center median and is intended to be dedicated to Storey County once complete and in-place acceptance testing has been approved. Right-of-Way will be dedicated to increase the width of this access road to 2 travel lanes in each direction with a center median to match similar roadway sections within TRIC.

As indicated above, the applicant has been working with NV Energy to site a new NVE owned substation within the development to provide the power demands for the South Valley Property and increase the reliability of the existing transmission network. This substation will interconnect to NVE's Comstock Meadows, West Tracy and Fort Churchill substations in its final built out configuration. It will also connect to NVE's proposed Greenlink Transmission project which provides renewable energy sources from southern Nevada.

The South Valley Property currently falls within the TRI General Improvement District's ("TRI GID") point of use service area. The applicant plans to be served by TRI GID by extending TRI GID infrastructure south to the new point of access onto USA Parkway. The applicant currently has a design contract in place with local consultants to extend domestic and process water and wastewater main lines from their current locations south to the new drive entrance at the South Valley Property. The 18-inch process water main will be extended approximately 4.5 miles from the current location at USA Parkway and Innovation Way to the new access location at the South Valley Property. This includes the booster pump(s) and water storage tank necessary for reliable process water delivery to the site.

Similar to the process water main line extension, the domestic water main will be extended approximately 3 miles south from its current location at the intersection of Battery Boulevard and USA Parkway to the new point of access onto USA Parkway. This system too will have booster pumps and a water storage tank to comply with TRI GID's Zone 6 Master Plan. Each of the water storage tanks will be located on a Storey County owned parcel on the east side of USA Parkway adjacent to existing emergency response radio and cell towers located on this parcel.

Sanitary wastewater generated on site will gravity flow to the north side of the site and be pumped via a new TRI GID lift station and force main to the high point beneath the USA Parkway right of way where it will then transition from a new pressurized line into a new gravity main extension. The gravity line will be extended south from the current location beneath Battery Boulevard and USA Parkway.

3. Findings of Fact

The Storey County Board of County Commissioners shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested zone map amendment must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Planning Commission may include additional Findings in their decision.

A. Motion for Approval. The following Findings of Fact are the minimum to be cited for a motion of approval or approval with conditions. The following Findings are evident with regard to the requested zoning map amendment. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) The proposed Zone Map Amendment complies with all Federal, Nevada State, and Storey County regulations;
- (2) The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;
- (3) The conditions of approval of the Zone Map Amendment require compliance with the applicable codes;

- (4) The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in Chapter 17.35 I2 Heavy Industrial Zone or Chapter 17.03.220 Zone map amendments and zone text amendments;
- (5) The uses allowed by the new zone do not appear to cause substantial adverse impacts to the uses allowed in abutting zones;
- (6) The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the 2016 Storey County Master Plan;
- (7) The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
- (8) The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;
- (9) The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setbacks distances or minimum parcel area and width requirements.

B. Motion for Denial. Should a motion be made to deny the Zone Map Amendment request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Zone Map Amendment may conflict with the purpose, intent, and other specific requirements of Chapter 17.35 I2 Heavy Industrial Zone or Chapter 17.03.220 Zone Map Amendments and zone text amendments or other Federal, Nevada State, or Storey County regulations;
- (2) The conditions of approval under the Zone Map Amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses;
- (3) No reasonable level of conditions of approval imposed on this Zone Map Amendment would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.
- (4) The proposed Zone Map Amendment is not in substantial compliance with and does not support the goals, objectives and recommendations of the master plan;
- (5) The proposed Zone Map Amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity;

- (6) The proposed Zone Map Amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety and welfare.

4. Recommended Conditions of Approval

- A. Approval.** This approval is for a Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.
- B. Official Storey County Zoning Map.** The Official Storey County Zoning Map must be amended to depict the Zone Map Amendment approved by the Storey County Board of Commissioners (the Board) with the recommendation by the Storey County Planning Commission (the Planning Commission). The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk (the Clerk) under the following words: "This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada" together with this date of adoption.
- C. Changes Made Promptly.** The changes approved by the Board with the recommendation by the Planning Commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable Area Zoning Map) promptly after the zone map amendment has been approved with an entry indicating the date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may from time to time be made or published, the Official Zoning Storey County Map and the Area Zoning Maps are to be located in the offices of the Clerk and Recorder and are the final authority as to the currently zoning status of land and water area, buildings and other structures in the County.
- D. Signed and sealed copies of the Official Storey County Zoning Map.** Signed and sealed copies of the Official Zoning Storey County Map and the Area Zoning Maps must be available in both the Storey County Clerk and Recorder's office.
- E. No Other Map Actions.** No parcel map, consolidation, or other map action may occur until the Official Storey County Zoning Map is officially adopted pursuant to SCC 17.08.040.
- F. Requirements.** The Zone Map Amendment must comply with and remain in compliance with all provisions set forth by this Zone Map Amendment and all Federal, Nevada State and Storey County Codes and Regulations.

5. Public Comment

Staff have notified adjacent Storey County property owners, Lyon County, and has published this Zone Map Amendment in the December 29, 2023, edition of the Comstock Chronicle. As of January 2, 2024, staff have not received any public comments for this application.

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended motion

In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, [*commissioner*], move to approve Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

B. Alternative motion

Against the recommendation by staff and the Planning Commission, but in accordance with the findings of fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I, [*commissioner*], move to deny Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

Exhibit A



Storey County Planning Department
Attn: Kathy Canfield
26 South B Street, PO Box 176
Virginia City, NV 89440

November 22, 2023

Re: South Valley Rezoning Application Narrative
APN: 004-181-10 & APN: 004-171-20

Dear Ms. Canfield,

Tract Management Company, LP on behalf of NVLCO Storey County, LLC, a Delaware limited liability company (the "applicant"), requests a Zoning Map Amendment to rezone 1,530.68 acres from Forestry(F) to Heavy Industrial (I-2) for the real property associated with the Parcel Numbers referenced above (collectively, the "South Valley Property").

The rezoning is requested in order to facilitate the development of a technology park in this region of Storey County. Primary uses will consist of data centers, which are permitted by-right pursuant to the "warehouse" zoning use category, but we would like to retain the option of developing with any of the uses permitted under the I-2 Zoning Designation.

To demonstrate compliance with the Findings for a Zone Map Amendment as set forth in Section 17.03.220 of the Storey County Code of Ordinances, we note the following:

1. Before a zoning map amendment may be recommended for approval, the applicant must provide evidence to the board and planning commission concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five-year time period, and describe:

- a. How the proposal will impact the immediate vicinity.

Response: The subject property is in very close proximity to the I-2 zoned land encompassed by the Tahoe-Reno Industrial Center ("TRIC") and is also adjacent to other large tracts of undeveloped land zoned Forestry. The intent of the rezoning proposal is to facilitate the development of a master-planned data center campus with development standards similar to those established in TRIC. The development envisioned for the subject property will result in an almost seamless transition of land uses trending south from TRIC. With the same zoning as those properties within TRIC, all of the permitted uses on the subject property and the adjacent properties to the north within the TRIC will be the same.

- b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Response: The subject property is within the McCarran Planning area as identified in the Storey County Master Plan "Master Plan". As specified in the Master Plan, the McCarran Planning Area is home to TRIC and adjacent heavy industrial uses existing

3330 E. 1st Avenue, Suite 600
Denver, CO 80206
www.tract.com

outside of annexed portions of the industrial park. Per the Master Plan, this area "has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries". According to the "Official Master Plan Map of Storey County", the subject property is identified as "Transition: from Resources to Industrial". A primary goal established by the Master Plan for the McCarran Area is to "Diversify Uses", and a primary Objective is "To implement zoning, regulations, and practices which diversify commercial and industrial uses". The rezoning of this property to I-2 will be the catalyst for development in this location and result in attracting new high-technology uses, including data centers.

- c. If the proposed amendment will impact properties within that use district.
Response: No impacts on properties in this area are anticipated. As noted, with the proposed I-2 Zoning Designation, uses allowed in this district will be the same as those allowed in TRIC and thus complimentary. At this time, all other surrounding properties are undeveloped.
- d. Any impacts on public services and facilities, and availability of water resources.
Response: A Traffic Impact Analysis (TIA) was submitted to Region 2 of Nevada's Department of Transportation (NDOT) for approval of a new 'High-T' intersection at the new point of entry onto USA Parkway. NDOT reviewed and approved the TIA and issued a 'TIA Acceptance Letter' acknowledging a new access on USA Parkway as illustrated in the Concept Plot Plan. A new access road will be built in incremental phases to provide circulation and access to each of the parcels within the development as well as provide access to a new NV Energy Substation located at either the southern or western edges of the project (the ultimate location of which is being determined by the applicant in consultation with NV Energy). This access road will be built to County standards as a 2-lane roadway with a center median and is intended to be dedicated to Storey County once complete and in-place acceptance testing has been approved. Right-of-Way will be dedicated to increase the width of this access road to 2 travel lanes in each direction with a center median to match similar roadway sections within TRIC.

As indicated above, the applicant has been working with NV Energy to site a new NVE owned substation within the development to provide the power demands for the South Valley Property and increase the reliability of the existing transmission network. This substation will interconnect to NVE's Comstock Meadows, West Tracy and Fort Churchill substations in its final built out configuration. It will also connect to NVE's proposed Greenlink Transmission project which provides renewable energy sources from southern Nevada.

The South Valley Property currently falls within the TRI General Improvement District's ("TRI GID") point of use service area. The applicant plans to be served by TRI GID by extending TRI GID infrastructure south to the new point of access onto USA Parkway.



The applicant currently has a design contract in place with local consultants to extend domestic and process water and wastewater main lines from their current locations south to the new drive entrance at the South Valley Property. The 18-inch process water main will be extended approximately 4.5 miles from the current location at USA Parkway and Innovation Way to the new access location at the South Valley Property. This includes the booster pump(s) and water storage tank necessary for reliable process water delivery to the site.

Similar to the process water main line extension, the domestic water main will be extended approximately 3 miles south from its current location at the intersection of Battery Boulevard and USA Parkway to the new point of access onto USA Parkway. This system too will have booster pumps and a water storage tank to comply with TRI GID's Zone 6 Master Plan. Each of the water storage tanks will be located on a Storey County owned parcel on the east side of USA Parkway adjacent to existing emergency response radio and cell towers located on this parcel.


Sanitary wastewater generated on site will gravity flow to the north side of the site and be pumped via a new TRI GID lift station and force main to the high point beneath the USA Parkway right of way where it will then transition from a new pressurized line into a new gravity main extension. The gravity line will be extended south from the current location beneath Battery Boulevard and USA Parkway.

- e. How the application for a PUD will conform to the findings in Section 17.03.230.C.
Response: A PUD is not proposed and therefore this criteria is not applicable.

We look forward to receiving comments regarding this application and we are available to answer any questions as they arise. Thank you for your time and consideration of this Zone Map Amendment application for the South Valley Property.

Sincerely,

Kristin Dean, AICP
Director of Entitlements

	<h1>Board of Storey County Fire Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 mins	
Agenda Item Type: Discussion/Possible Action		

- Title:** Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2022 through December 21, 2023. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- Recommended motion:** I, (Fire Commissioner), motion to take whatever action the Board deems appropriate.
- Prepared by:** Brandie Lopez

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

- Staff Summary:** In the Board's deliberations, the character, competence, and performance of the Fire Chief may be discussed and the Board may consider the job description, job duties, and other matters connected to this agenda item. The Fire Chief may be present at the meeting and may present evidence relating to his character, alleged misconduct, professional competence, or physical or mental health. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- 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

Annual Evaluation of the Storey County Fire Chief		
Date of Evaluation:		
Fire Chief Being Evaluated:		
Self-Evaluator:		
Evaluation Period - From:	To:	(month/day/year)

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administrates policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the Fire Chief's self-evaluation.

- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
- d. Affective advocate of county fire programs
- e. Communicates clearly with board, staff, and county manager and county departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, county departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives
- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professionally manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably
- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

Evaluation Period: _____

Evaluator: _____

9. **Code of Ethics:** The Fire Chief has exhibited excellent conformance with the Code of Ethics.

_____ *Conformed to the Code of Ethics*

_____ *Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)*

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

Storey County Fire Protection District Job Description

Fire Chief

Class Title:	Fire Chief
Reports to:	Storey County Board of Fire Commissioners
FLSA Status:	Exempt
Represented Status:	Non-Represented
Created:	05/06/2008
Last Revised	12/28/2016 02/04/2020 11/07/2023

JOB SUMMARY

Under administrative direction of the Storey County Board of Fire Commissioners (Board), the incumbent serves as the Storey County Fire Protection District Fire Chief (Chief) and performs the duties and responsibilities outlined within NRS. In addition to those statutory responsibilities, the Chief shall ensure that the District runs as a modern and progressive District. The Board considers and sets goals and policies, and the Chief is tasked with implementing these goals and policies.

DISTINGUISHING CHARACTERISTICS

The Chief is appointed by the Board and reports to and serves at the pleasure of the Board in an at-will capacity. The Chief is responsible for the leadership, supervision, and management of District staff, and management of District resources consistent with the administrative and policy direction of the Board. The position is a critical component of furthering the District's goals and efforts toward economic development and vitality.

The Chief will be given an annual evaluation by the Board on the Chief's annual anniversary. The Board may evaluate the Chief at other times as deemed appropriate. The Board may consider an increase in salary, including a merit increase consistent with the amount given to non-represented personnel, and a possible performance-based bonus. The HR Director (Director) is responsible for placing the review on the Board's agenda, providing any legal notice, and providing material for the agenda package including any material requested by the Board. In accordance with the District's personnel policy, if a performance evaluation is not completed within 30 days of the employee's anniversary date it shall be considered a satisfactory performance evaluation, and the Director shall authorize a step advancement retroactive to the employee's anniversary date.

EXAMPLES OF ESSENTIAL FUNCTIONS

The Chief duties are authorized by action of the Board and NRS. The Board may take action to include or eliminate duties for the Chief. The duties listed below are examples of the work typically performed by an employee in this position. The performance of these functions is the reason the job exists. An employee may not be assigned all duties listed and may be assigned duties that are not listed below.

1. Develops, coordinates, and oversees all standard operating procedures, rules and regulations, policies and procedures, and general guidelines involved with a modern and progressive full-service District; develops and implements long and short range goals, objectives, policies, procedures, and work standards for the District.
2. Oversees and is actively involved in developing and administering the District budget; estimates costs and budget needs for staffing, maintenance, operations, capital improvement, purchases, and repairs; prepares funding justification requests; monitors expenditures for budget conformance; prepares and presents information in oral and written form to the Board, state, and the public.
3. Manages and directs the activities of District staff; coordinates, prioritizes, and assigns tasks and projects; tracks and reviews work progress and activities; develops effective work teams and motivates individuals to meet District goals, objectives, and policies; directs the recruitment and selection of staff; undertakes disciplinary action as required; conducts performance evaluations; ensures appropriate scheduling of staff to ensure proper operational coverage; trains staff and provides for their professional development.
4. Confers with the Board, advisory boards, commissions, citizen groups, and other agencies to formulate policies and plans related to the District's functions, community development, facilities, and other areas where needed.
5. Subject to limitations of law, directs the procurement of professional contract services in accordance with NRS 332; negotiates professional services contracts; reviews the performance of contract professionals; takes and recommends corrective action to the Board as appropriate.
6. Manages the preparation of requests for proposals and bid requests for a wide variety of projects, equipment, and other purchases and expenditures; oversees project and purchase agreements and the monitoring of projects and purchases for conformance with specifications and authorization of payments.
7. Represents the District in local, state, and national forums; makes presentations before various advisory committees, legislative, regulatory, and community groups; confers with departments and agencies regarding departmental or District wide operational matters; facilitates problem resolutions and coordinated policies.
8. Directs and develops analytical studies; reviews reports, findings, alternatives, and recommendations; directs the maintenance of accurate records and files; prepares and

- directs the preparation of a variety of written correspondence, reports, procedures, and other written materials.
9. Provides advice and consultation to the Board, and other agencies, and contractors; investigates and resolves complaints and concerns; acts as liaison with other Districts and regional, state, and federal agencies.
 10. Acts on behalf of the District in meetings with developers, general contractors, engineers, architects, planners, land surveyors, prospective private companies, local and state entities, and companies; maintains active involvement and coordination with attracting, enhancing, and improving private enterprise and private-public partnerships; liaises with community groups, property and homeowners associations, general improvement districts, and other community groups.
 11. Stays abreast of all local, state, and federal laws, guidelines, trends, regulations, and any external policies and procedures that may have a direct impact on the District; uses this information to meet the District goals and objectives as well as to protect the District against being non-compliant with any one of these external agencies laws.
 12. Ensures that the District's progressive training systems and quality assurance programs meet the highest performance levels in accordance with District goals, objectives, and policies.
 13. Determines staffing requirements, including the number of required positions, and other personnel to assure the appropriate levels of response; considers public safety needs and economies in determining staffing levels.
 14. Oversees the District human resource programs, policies, and strategic plan.
 15. Liaises with other jurisdictions and organizations; develops and manages mutual aid, memorandums of understanding, and inter-local agreement programs that meet the Board's goals, objectives, and policies.
 16. Plans, develops, administers, and directs programs and plans, meeting the goals, objectives, and policies of the District.
 17. Maintains consistent communication with the public about District plans, programs and community concerns.
 18. Ensures that the District knows, understands, and strives to meet and exceed the ISO structure and community rating systems; strives to reduce the county's ISO rating when making administrative, operational, and other decisions.
 19. Oversee and ensures that there are sufficient staff, equipment, a medical director, policies and procedures, standing orders, protocols, hospital support, communications, training and supplies to operate a full-service advanced life support ambulance and engine company, intermediate life support ambulance and engine company and basic life support ambulance/engine company; works closely with the base station hospital, medical

advisory board, department of health (EMS division) medical director, and adjoining ambulance series to ensure that citizens and visitors receive the highest level of treatment possible; oversees the functions of ambulance billing and quality assurance reporting.

20. Develops and administers the District ambulance subscription program; ensures that citizens within the county are given the ability to pay an annual subscription and in turn not be responsible for any co-payments to their private health care provider; coordinates with other agencies in the region to assure that all possibilities of reciprocal agreements are obtained with other non-Storey County Fire District ambulance providers.
21. Identifies, publishes, and directs levels of response to technical rescue efforts including, but not limited to, rope rescue, motor vehicle rescue and extrication, water rescue, mine rescue, confined space rescue, and hazardous materials rescue; establishes whether or not the District will respond to the awareness level, operations level, or technical rescue; enters into mutual agreements with surrounding jurisdictions to facilitate the identified level of response; identifies and manages these agreements as required to fulfill its identified level of response.
22. Oversees all emergency planning within the county relative to fire; actively ensures District participation in the Local Emergency Planning Committee.
23. Ensures that all equipment is well maintained and in a state of readiness at all times; ensures that redundant equipment is in place as needed; coordinates the maintenance of District fleets.
24. Purchases, write specifications for, and schedules replacement of apparatus; evaluates existing equipment to determine usable lifespan; determines appropriate type of equipment needed; estimates cost-to-benefit for new apparatus; maintains five to twenty-year equipment replacement plan and presents findings and recommendations to the Fire Board.
25. Maintains and oversees public education outreach programs including, but not limited to, CPR training, fire awareness and prevention courses, EMS education courses, hazardous materials facility information, and all other public education of the district. These courses may include but are not limited to, water safety, car seat programs, school safety training, drug/alcohol awareness, and other such courses.
26. Drafts changes to laws and ordinances; lobbies and assists in lobbying efforts at the Nevada State Legislature and other bodies, provides supporting testimony as required.
27. Ensures the acquisition, maintenance, and repair of facilities including, but not limited to, records of equipment, fire hydrants, self-contained breathing apparatus, hoses, ladders, equipment, and other such items.
28. Maintains required certifications and licenses; attends and participates in professional group sessions; engages in continuous education, training, and other professional development; stays abreast of new trends and innovations related to the field.

29. Demonstrates a positive attitude and progressive actions through the display of professionalism, courtesy, tact, punctuality, attendance, and discretion in all interactions with coworkers, supervisors, and the public; use common sense discretion with limited supervision; remain safe, socially moral, lawful, affective, adaptive, and efficient.
30. Facilitates team management approach for decision making and promotes opportunities for employee involvement in collaborative and participatory problem solving.
31. Represents the District with dignity, integrity, and a spirit of cooperation in all relationships with staff and the public.
32. Uses common sense discretion with no supervision, remains safe, socially moral, lawful, affective, adaptive, and efficient.

QUALIFICATIONS FOR EMPLOYMENT

Knowledge of

- Public administration and public finance principles, practices, procedures, and methods.
- Organizational principles and relationships.
- Administrative principles and practices, including goal setting, program development, implementation and evaluation, and the management of employees through multiple levels of management.
- Functions, authority, responsibilities, and limitations of an elected Board.
- Principles and practices of developing teams, motivating employees, and managing in a team environment.
- Principles of strategic planning.
- Principles and practices of budget development and administration.
- Applicable legal guidelines and standards effecting District government.
- Social, political, economic, environmental, and related issues influencing local government functions and activities.
- Techniques for dealing with a variety of individuals from various socio-economic, ethnic, and cultural backgrounds.
- Principles and techniques of making effective oral presentations.
- Nevada public finance laws, regulations, and practices
- Conflict resolution techniques
- Principles and practices of supervision and employee development.
- Operations, services, and activities of a comprehensive fire district including fire suppression, fire prevention, fire investigation, emergency medical service including advanced life support services, disaster preparedness, hazardous materials response, and associated programs, services, and operations.
- Fire science theory, principles, and practices and their application to a wide variety of emergency service operations including fire suppression, fire prevention, and fire investigation.

- Policies, procedures, laws, and regulations governing fire control, prevention, and investigation.
- Advanced methods and techniques of emergency medical response.
- Operational characteristics of fire apparatus and equipment; current safety practices as they related to equipment and procedures involved in the fire service.
- Hazardous materials and chemical spill response techniques.
- Mechanical, chemical, and related characteristics of a wide variety of flammable and explosive materials and objects.
- Principles of building construction and fire protection systems.
- Emergency medical care and basic life support techniques.
- Occupational Safety and Health Administration (OSHA) regulations applicable to the workplace.

Ability to

- Synthesize, interpret, and evaluate large volumes of data.
- Exercise initiative, ingenuity, independent analysis, and judgment in solving difficult and complex administrative, managerial and technical problems.
- Understand, interpret, apply, and explain complex regulations, laws, codes, and policies.
- Demonstrate executive leadership and management skills.
- Plan, organize, administer, coordinate, review, and evaluate a wide variety of District programs and services.
- Develop effective work teams and motivate individuals to meet goals and objectives and provide customer services in the most cost effective and efficient manner.
- Establish and maintain effective community relations.
- Make effective oral and written presentations, including instruction of emergency services.
- Advocate effectively for the benefit of the District's interest.
- Gain and maintain the confidence and cooperation of elected and appointed officials and the public.
- Demonstrate regular, reliable, and punctual attendance.
- Manage and direct a comprehensive fire program including fire suppression, fire prevention, fire investigation, emergency medical service, disaster preparedness, hazardous materials response, and associated programs, services, and operations.
- Effectively use specialized fire suppression tools and equipment including safety equipment.
- Retain the presence of mind and act quickly and calmly in emergency situations.
- Operate all fire and emergency equipment and apparatus; operate telecommunications equipment; administer medical care and life support procedures; establish and maintain effective working relationships.

LICENSING, EDUCATION, AND OTHER REQUIREMENTS

- Any combination of training, education, and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:
 - High school diploma or equivalent (An Associate's or Bachelor's Degree in fire science, business administration, public administration, or other closely related fields may be preferred); and
 - Graduation from an approved EMT or higher training program; and
 - At least six (6) years of progressively responsible experience in firefighting and emergency medical services, three (3) of which must have been served as a chief officer such as a Battalion Chief level; and
 - At least five (5) years as a company officer such as line Fire Captain.
- IFSAC or State of Nevada Firefighter II.
- IFSAC or State of Nevada Fire Officer II or higher
- IFSAC or State of Nevada Fire Service Instructor II or higher
- Completion of ICS 100, 200, 300, 400, 700, and 800, is required. Up to two of the required certifications, except 100 and 200, may be obtained within 6 months of hire.
- Hazardous Materials Incident Commander, required.
- Must possess and maintain a Nevada Driver's License with F Endorsement or a Nevada Class A or B Commercial Driver's License.
- Must be certified as an NFPA Incident Safety Officer; ICT 4 minimum.
- Must demonstrate current or past certification as a Nevada Emergency Medical Technician, and current knowledge of the ALS system.
- Must be a resident of and reside within Storey County.
- Military experience applicable to the duties of this position may be preferred.
- Must possess a valid Nevada Class C Driver License.
- Ability to pass a criminal background investigation.

PHYSICAL REQUIREMENTS & WORK ENVIRONMENT


The requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job.

- **Physical Requirements.** Strength, stamina, and dexterity to sit in a vehicle operating on rough roads, wildland areas, and off-road terrains; walk on uneven or slippery surfaces;

repeatedly bend, stand, or sit; occasionally lifting items weighing up to 50 pounds; reach for items above the head and below the feet; climb up and down ladders; enter confined spaces and other areas; visual acuity for field inspections; strength, dexterity, coordination, and vision to use keyboard and video display terminal for prolonged periods; dexterity and coordination to handle files and single pieces of paper; manual dexterity and cognitive ability to operate a personal computer; ability to communicate via telephone and other telecommunications equipment. *In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.*

- **Working Environment.** Work is typically performed under the following conditions: position functions indoors in an office environment where a portion of work is performed at a desk and on a computer, and work is performed in outdoor environments with intermittent to frequent exposure to a variety of extreme weather conditions, including heat, rain, snow, cold, wind, and dust. Possible exposure to excessive smoke, water, hazardous materials, and hazardous structure conditions. Work is typically performed independently. Frequent travel by motor vehicle and use of other motorized equipment. Work will include periodic contact with angry and upset individuals under stressful situations. Frequent interruptions to planned work activity by telephone calls, office visitors, and response to unplanned events.

Effective the 7th day of November 2023.



Jay Carmona
Fire Board Chairman



Brandie Lopez
Human Resources Director

RESOLUTION NO. 23-692

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 474.470 FOR APPOINTED OFFICIALS.

BE IT HEREBY RESOLVED BY THE STOREY COUNTY BOARD OF FIRE COMMISSIONERS, STOREY COUNTY, NEVADA:

WHEREAS, for the purposes of NRS 474.470, the Storey County Board of Fire Commissioners has the authority to establish the salaries of all appointed and non-represented Fire District employees by the enactment of a resolution or other action.

WHEREAS, the salaries of all Fire District appointed officials and non-represented employees, except certain Fire District employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule (Attachment A).

WHEREAS, the General Salary Schedule (Attachment A) will be consistent with the SCFFA salary schedule and will be adjusted accordingly on a year-by-year basis to account for cost-of-living and to maintain consistency.

WHEREAS, the grade range of appointed Fire District officials and non-represented employees shall be as follows:

Fire Chief	Grade 161
Assistant Fire Chief	Grade 158
Battalion Chief	Grade 148
Battalion Chief (Fire Marshal)	Grade 148
IPT Administrative Assistant II	Grade 116
Seasonal Wildland Firefighter	Grade 108
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116
Administrative Assistant III	Grade 119
Administrative Specialist/Office Manager	Grade 122
Fuels Management Officer (Wildland)	Grade 141 (Grant funded)
Fire Captain (Wildland)	Grade 127 (Grant funded)
Engineer (Wildland)	Grade 118 (Grant funded)
Heavy Equipment Operator (Wildland)	Grade 125 (Grant funded)
Firefighter (Wildland)	Grade 112 (Grant funded)

WHEREAS, if there is a PERS increase, said increase will be shared equally between the District and the employee in accordance with NRS 286.421 (3) (a) (1)..

Resolution No. _____

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY
BOARD OF FIRE COMMISSIONERS, by unanimous vote, to adopt Resolution
_____ providing for the setting of salaries for the appointed officials
not represented by a bargaining unit.

This resolution shall be effective on the 3rd, day of July 2023.

PROPOSED AND ADOPTED this 20th, day of June 2023

THOSE VOTING AYE:

THOSE VOTING NAY:

STOREY COUNTY
BOARD OF FIRE COMMISSIONERS

Jay Carmona, Chairman

ATTEST:

CLERK TO THE FIRE BOARD

Resolution No. _____



(ATTACHMENT A)
STOREY COUNTY FIRE PROTECTION DISTRICT
GENERAL SALARY SCHEDULE
Step and Grade (Appointed and Non-Represented)
2023/2024

	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP
GRADE	1	2	3	4	5	6	7	8	9	10
97	28,795	29,803	30,846	31,926	33,043	34,200	35,397	36,636	37,918	39,245
98	29,530	30,564	31,633	32,740	33,886	35,072	36,300	37,570	38,885	40,246
99	30,288	31,348	32,445	33,581	34,756	35,972	37,231	38,534	39,883	41,279
100	31,068	32,156	33,281	34,446	35,652	36,900	38,191	39,528	40,911	42,343
101	31,872	32,988	34,142	35,337	36,574	37,854	39,179	40,550	41,970	43,439
102	32,699	33,843	35,028	36,254	37,523	38,836	40,195	41,602	43,058	44,565
103	33,548	34,723	35,938	37,196	38,498	39,845	41,240	42,683	44,177	45,723
104	34,398	35,602	36,848	38,138	39,473	40,854	42,284	43,764	45,296	46,881
105	35,271	36,505	37,783	39,105	40,474	41,890	43,357	44,874	46,445	48,070
106	36,166	37,432	38,742	40,098	41,502	42,954	44,458	46,014	47,624	49,291
107	37,085	38,383	39,726	41,116	42,556	44,045	45,587	47,182	48,833	50,543
108	38,026	39,357	40,735	42,160	43,636	45,163	46,744	48,380	50,073	51,826
109	39,014	40,379	41,792	43,255	44,769	46,336	47,958	49,636	51,373	53,172
110	40,026	41,427	42,877	44,377	45,931	47,538	49,202	50,924	52,706	54,551
111	41,027	42,462	43,949	45,487	47,079	48,727	50,432	52,197	54,024	55,915
112	42,052	43,524	45,047	46,624	48,256	49,945	51,693	53,502	55,375	57,313
113	43,103	44,612	46,174	47,790	49,462	51,193	52,985	54,840	56,759	58,746
114	44,181	45,727	47,328	48,984	50,699	52,473	54,310	56,211	58,178	60,214
115	45,286	46,871	48,511	50,209	51,966	53,785	55,668	57,616	59,632	61,720
116	46,418	48,042	49,724	51,464	53,265	55,130	57,059	59,056	61,123	63,263
117	47,578	49,243	50,967	52,751	54,597	56,508	58,486	60,533	62,651	64,844
118	48,768	50,475	52,241	54,070	55,962	57,921	59,948	62,046	64,218	66,465
119	49,987	51,736	53,547	55,421	57,361	59,369	61,447	63,597	65,823	68,127
120	51,237	53,030	54,886	56,807	58,795	60,853	62,983	65,187	67,469	69,830
121	52,517	54,356	56,258	58,227	60,265	62,374	64,557	66,817	69,155	71,576
122	53,830	55,714	57,664	59,683	61,772	63,934	66,171	68,487	70,884	73,365
123	55,176	57,107	59,106	61,175	63,316	65,532	67,826	70,199	72,656	75,199
124	56,556	58,535	60,584	62,704	64,899	67,170	69,521	71,954	74,473	77,079

125	57,969	59,998	62,098	64,272	66,521	68,849	71,259	73,753	76,335	79,006
126	59,419	61,498	63,651	65,879	68,184	70,571	73,041	75,597	78,243	80,982
127	60,904	63,036	65,242	67,525	69,889	72,335	74,867	77,487	80,199	83,006
128	62,427	64,612	66,873	69,214	71,636	74,143	76,738	79,424	82,204	85,081
129	63,987	66,227	68,545	70,944	73,427	75,997	78,657	81,410	84,259	87,208
130	65,587	67,883	70,259	72,718	75,263	77,897	80,623	83,445	86,366	89,388
131	67,227	69,580	72,015	74,535	77,144	79,844	82,639	85,531	88,525	91,623
132	68,907	71,319	73,815	76,399	79,073	81,840	84,705	87,669	90,738	93,914
133	70,630	73,102	75,661	78,309	81,050	83,886	86,822	89,861	93,006	96,262
134	72,396	74,930	77,552	80,267	83,076	85,984	88,993	92,108	95,332	98,668
135	74,206	76,803	79,491	82,273	85,153	88,133	91,218	94,410	97,715	101,135
136	76,061	78,723	81,478	84,330	87,282	90,336	93,498	96,771	100,158	103,663
137	77,962	80,691	83,515	86,438	89,464	92,595	95,836	99,190	102,662	106,255
138	79,911	82,708	85,603	88,599	91,700	94,910	98,232	101,670	105,228	108,911
139	81,909	84,776	87,743	90,814	93,993	97,283	100,687	104,211	107,859	111,634
140	83,957	86,896	89,937	93,085	96,343	99,715	103,205	106,817	110,555	114,425
141	86,056	89,068	92,185	95,412	98,751	102,207	105,785	109,487	113,319	117,285
142	88,207	91,295	94,490	97,797	101,220	104,763	108,429	112,224	116,152	120,218
143	90,413	93,577	96,852	100,242	103,750	107,382	111,140	115,030	119,056	123,223
144	92,673	95,916	99,273	102,748	106,344	110,066	113,919	117,906	122,032	126,304
145	94,990	98,314	101,755	105,317	109,003	112,818	116,767	120,853	125,083	129,461
146	97,364	100,772	104,299	107,950	111,728	115,638	119,686	123,875	128,210	132,698
147	99,798	103,291	106,907	110,648	114,521	118,529	122,678	126,972	131,416	136,015
148	102,293	105,874	109,579	113,415	117,384	121,493	125,745	130,146	134,701	139,415
149	104,851	108,521	112,319	116,250	120,319	124,530	128,888	133,400	138,068	142,901
150	107,472	111,234	115,127	119,156	123,327	127,643	132,111	136,734	141,520	146,473
151	110,159	114,014	118,005	122,135	126,410	130,834	135,413	140,153	145,058	150,135
152	112,913	116,865	120,955	125,188	129,570	134,105	138,799	143,657	148,685	153,889
153	115,736	119,786	123,979	128,318	132,809	137,458	142,269	147,248	152,402	157,736
154	118,629	122,781	127,078	131,526	136,130	140,894	145,825	150,929	156,212	161,679
155	121,595	125,851	130,255	134,814	139,533	144,416	149,471	154,703	160,117	165,721
156	124,635	128,997	133,512	138,185	143,021	148,027	153,208	158,570	164,120	169,864
157	127,751	132,222	136,850	141,639	146,597	151,728	157,038	162,534	168,223	174,111
158	130,944	135,527	140,271	145,180	150,262	155,521	160,964	166,598	172,429	178,464
159	134,218	138,916	143,778	148,810	154,018	159,409	164,988	170,763	176,739	182,925
160	137,573	142,388	147,372	152,530	157,869	163,394	169,113	175,032	181,158	187,498
161	141,013	145,948	151,056	156,343	161,815	167,479	173,341	179,407	185,687	192,186

162	144,538	149,597	154,833	160,252	165,861	171,666	177,674	183,893	190,329	196,990
163	148,151	153,337	158,704	164,258	170,007	175,957	182,116	188,490	195,087	201,915
164	151,855	157,170	162,671	168,365	174,257	180,356	186,669	193,202	199,964	206,963
165	155,652	161,099	166,738	172,574	178,614	184,865	191,336	198,032	204,963	212,137



STOREY COUNTY HUMAN RESOURCES

HEALTH AND HUMAN SERVICES

26 So "B" Street, PO Box 176, Virginia City, NV 89440

Phone (775) 847-0968 – Fax (775) 847-0949

December 19, 2023

Jeremy Loncar

Via: In-person hand-delivery

Re: Notice of meeting of the Storey County Board of Fire Commissioners to conduct an annual performance evaluation of the Fire Chief, which may consider his character, alleged misconduct, professional competence, or physical or mental health on January 16, 2024, at or about 10:00 a.m. The meeting will be held in the Storey County Courthouse at 26 South B Street, Virginia City, and via Zoom.com.

Mr. Loncar:

You are hereby provided notice pursuant to Nevada Revised Statute (NRS) 241.031 through 241.034 that the Board of Fire Commissioners will consider the following agenda item at the board's meeting on January 16, 2024, at or about 10:00 a.m.:

Discussion and possible action: Annual review and evaluation of the performance of Jeremy Loncar, Fire Chief. The board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar.

In the board's deliberations, your character, competence, and performance as Fire Chief may be discussed and the board may consider your job description, job duties, and other matters connected to this agenda item. You are welcome to be present at the meeting and you may present evidence relating to your character, alleged misconduct, professional competence, or physical or mental health. You may choose to be represented by an attorney or other representative.

You are also hereby provided a Fire Chief's Self-Evaluation form. You are welcome, but not required, to complete this self-evaluation and share it with the board during the evaluation process.

At the end of the annual performance evaluation, the board has the right to make changes to the existing goals and objectives of your job, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the board.

Sincerely,



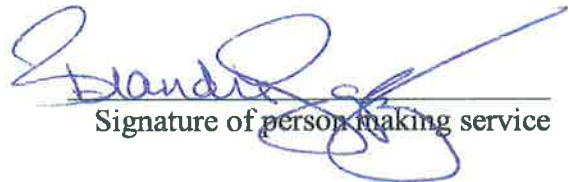
Brandie Lopez
Human Resources Director

Cc.: Board of Storey County Fire Commissioners

Enc.: Fire Chief's Self-Evaluation form

Proof of Service

I, Brandie Lopez, hereby swear to affirm under penalty of perjury, that in accordance with NRS 241.033, I served this Notice of Meeting of the Storey County Board of County Commissioners by personally serving it to Jeremy Loncar on this 20th day of December, 2023.


Signature of person making service

Fire Chief's Self-Evaluation
Annual Evaluation of the
Storey County Fire Chief

Date of Evaluation: _____

Fire Chief Being Evaluated: _____

Self-Evaluator: _____

Evaluation Period - From: _____ **To:** _____ **(month/day/year)**

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administrates policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the Fire Chief's self-evaluation.

- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
- d. Affective advocate of county fire programs
- e. Communicates clearly with board, staff, and county manager and county departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, county departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

Evaluation Period: _____

Evaluator: _____

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives
- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professionally manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably
- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

____ ***Distinguished***

____ ***Excellent***

____ ***Satisfactory***

____ ***Needs Improvement***

____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

--

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

___ *Distinguished*

___ *Excellent*

___ *Satisfactory*

___ *Needs Improvement*

___ *Unsatisfactory*

Comments:

New or additional goals for the future:

Evaluation Period: _____

Evaluator: _____

--

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

____ *Distinguished*____ *Excellent*____ *Satisfactory*____ *Needs Improvement*____ *Unsatisfactory**Comments:**New or additional goals for the future:*

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

____ *Distinguished*

____ *Excellent*

____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

New or additional goals for the future:

Evaluation Period: _____

Evaluator: _____

9. **Code of Ethics:** The Fire Chief has exhibited excellent conformance with the Code of Ethics.

_____ ***Conformed to the Code of Ethics***

_____ ***Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)***

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

Fire Chief's Self-Evaluation

Annual Evaluation of the Storey County Fire Chief

Date of Evaluation:

Fire Chief Being Evaluated: Jeremy Loncar

Self-Evaluator: Jeremy Loncar

Evaluation Period - From: 1/1/23 **To:** 1/1/24 **(month/day/year)**

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administers policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief's duties being evaluated in accordance with job description:

- Leadership
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- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

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- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
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1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
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- e. Communicates clearly with board, staff, and county manager and county departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, county departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

I am committed to the success of my organization not by simply what I can do, but also by what my staff can do. While the successes and failures of this organization rest solely on my shoulders, I strive to empower my staff, guide them, and present clear and direct communications. We have a very positive relationship with our regional partners, communities, and the County. One of our biggest struggles, however, is that change isn't always well received. We must continue to adapt as our District grows and evolves, which is the driving force for our changes.

As we experience more generational differences in beliefs, we are also struggling to keep up and expand on our community programs. Showing up at an emergency promptly, taking care of the problem, and being competent and polite are the foundation of our service and for the most part unchallenged by our newer staff. The little things such as getting school kids on engines during parades, involvement in more community functions, and other "small town" activities are continually growing harder to enforce and getting buy-in because of these belief differences. While I am taking on larger projects that have not only impacts on our organization but the fire service within Nevada as well, one of my main focuses moving into this next evaluation cycle will be changing the mindset of our new generation of firefighters as it pertains to community involvement.

I continue to lead by example and take full responsibility for my mistakes and I seek out the best way to correct them.

New or additional goals for the future:

In 2024, I will continue to clean up our daily operations, move forward on station

construction and improvement, and continue my pursuit of more training and education so that I can be more precise and effective in my duties.

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

I continue to revise and update our policies and procedures to ensure compliance with regulations and industry standards. I take my time to ensure we are making the appropriate decisions for the District and our staff but am not afraid to take the less popular stance for what is right. Fire Chiefs unfortunately do not live in a world of black and white and I frequently seek out guidance from experts to ensure that we are dealing with our issues most effectively and appropriately. I listen closely to the board and follow any directive that is given to me. In my time as Fire Chief, we have successfully dealt with most issues and problems that arise at the lowest level. I say this reluctantly, however, since my promotion in 2021, we have not had a single grievance. This is not due to simply my actions, but the actions of all our chief and company officers.

I am getting better at being more detail-oriented. Often I am a big-picture type of individual and stick to the strategy, not the tactics. This keeps me from micro-managing my staff but there is a balance and I am watching the work product of our members closer to ensure we avoid errors and provide the best possible outcome to any situation that may arise.

New or additional goals for the future:

Continue to revise and update district operating policies and standard operating procedures. We are also working diligently in more outreach to our communities and

providing more public education.

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives
- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

I feel that I manage the District budget appropriately and have ensured the fiscal health of our District. We are conservative in our spending, plan for the future, and provide the highest level of service to our communities at the best cost. We continue to pursue alternative funding and within the 2023/2024 budget year, we have secured over \$1 million in additional funds through numerous grant sources such as BLM, private companies, and NV Energy. We continually finalize our budget in the positive with the appropriate ending fund balance, which was not always the case for the Fire District. I firmly believe we are in the best fiscal health that we have ever been and would be open to discussing this further with any Board member.

Unfortunately, due to supply chain interruptions, inflation, and extended wait times, the District is still awaiting numerous capital items and we need to be making several orders early to try and save money as well as obtaining this equipment in a reasonable time frame. Along with delays in equipment, we simply cannot get the items we want and must take a different approach which still gives us the same outcome but may cost more. I am hopeful that our economy will stabilize and allow us to get exactly what we want, in an expedient manner, and at the best cost.

The District staff wears many hats and I place a large workload on them. Sometimes the work is not always done in a timely fashion or to the degree in which I would like it to be

done, however, we do recognize this problem and are actively redistributing duties and corrective measures.

New or additional goals for the future:

I will continue to pursue funds through numerous sources and ensure that our budget can withstand any economic downturn that could adversely affect our organization.

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professionally manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably
- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

____ ***Distinguished***

____ ***Excellent***

____ ***Satisfactory***

____ ***Needs Improvement***

____ ***Unsatisfactory***

Comments:

I am very proud to say that our attrition within the District has slowed to one of the very best within our region. Morale is high, performance is up, and we receive numerous inquiries from potential new hires. Disciplinary actions have been reduced and no grievances as of the time of this evaluation.

We have worked diligently in setting higher standards and have improved most of our job descriptions to reflect those changes. We have changed our hiring techniques to pick up educated and driven personnel who want to work for the District, not just pad a resume.

I have been fortunate this year to continue my advanced training relative to my position to help me better guide this organization. This is not just important to increase my knowledge and abilities but to also help drive staff to do the same by being the example, not the exception.

I still review in detail every annual performance evaluation of each member of the District and watch for trends or patterns that can lead to organizational changes, policy modification, or more training.

While I have deliberately slowed down some this year, I still move at a fast pace and do not like projects to become stagnant and drawn out. This sometimes comes with some opposition, however, it's work, not personal. It is my goal to always be an individual that

gets the job done and with the best outcome.

New or additional goals for the future:

Continue my higher education, obtain my Fire Officer IV certification, and keep current on my existing certifications.

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

I feel that I am a very approachable individual and ensure that I give everyone my undivided attention to listen to their concerns or questions.

I remain visible to the public and professionally present myself with a smile. I do not shoot from the hip and want all the information before I make a decision. By following this train of thought, when I present an idea or plan, it has been well vetted, has a clear path to success, and is well thought out. This doesn't mean it always works; however, I am not one to play games or simply sit on the problem.

We have increased our social media and have various programs in the developmental stage that will deliver more public education to our community members. Amongst these programs that are currently being built are the Car Seat Safety program, fire extinguisher training, and community CPR. These programs do require additional funding and more time from our prevention staff. With the rapid growth of TRIC, unfortunately, time is the main delay of these programs.

New or additional goals for the future:

Find time to attend more community events, continue to institute more public education, and remain vigilant in increasing the public image of the organization.

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

In 2023, the District has developed great relationships with many public and private entities within our region. Having extra staff to attend more meetings and diversify more has helped greatly in our partnerships and dialog with our community, businesses, and cooperators.

I continue to monitor our performance and implement new ways of doing business to have a win-win scenario for all parties involved. Sometimes this change comes with some delay due to the various aspects of our job and the internal information flow to those members that can effect the much-needed change.

I am quick to respond to our customers and always present the district in the most professional manner. My integrity is held very close to my heart, and I demonstrate my integrity on a daily basis.

New or additional goals for the future:

Meet with more businesses within TRIC and Virginia City to better understand their contributions to our very successful and booming economy.

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

I pride myself on my work ethic and my ability to find solutions to problems. I am very energetic and as I have stated in previous evaluations, I know that I am a lot to bear at times, but I do demand that work be done in the most efficient and professional manner.

Again, I would like to state that I am very much an upfront and honest individual. I know there is a time and place for politics and take that route when needed, but I do not like games and simply try to get down to business. I want to identify the problem, analyze the problem, get feedback, develop a plan, roll with that plan and adapt as necessary. I am always honest and base my decisions on my experiences, my training, and facts. I do not pad our stats or keep our daily operations a secret. I will remain transparent and stand by my decisions.

New or additional goals for the future:

Continue to remain honest and professional. That in today's society is becoming more difficult and lacks the attention it should get. I have attended some emergency calls with my staff and have been able to evaluate the service we are providing firsthand. I would like to attend some more calls this upcoming year to keep up my skills and ensure that I keep my fingers on the pulse of our service.

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

I got an opportunity to grab a hose line and put out a fire myself this year! While this may not mean much to the reader, as a Fire Chief and Firefighter at heart, this was a great morale boost for me and helped ground me on why I started this career 28 years ago.

We have developed a great relationship with the new EM Director with the County and with his ambitions and goals, we have been able to clean up a lot of our emergency planning, enhance relationships, and open up better lines of communication.

I don't respond to a lot of our daily calls that only require our line staff. While I plan on going to more, I need to allow my staff to do their jobs without interruption. I am prepared and ready to jump in whenever needed. I cover the Battalion Chiefs from time to time to allow them to seek out more training or commit time to important meetings. I pride myself on being a safe and effective incident commander who errors on the side of safety but is also willing to take risks for the greater good. I do not step on my Battalion Chiefs' toes and let them know that I will be there to assist them however I can if needed.

New or additional goals for the future:

We still have much planning to address such as our Community Wildfire Protection Plan. We will be seeking out assistance and funding to get this plan updated within 2024.

- 9. Code of Ethics:** The Fire Chief has exhibited excellent conformance with the Code of Ethics.

_____ *Conformed to the Code of Ethics*

_____ *Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)*

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.



Storey County Liquor Licensing Board Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart located at 580 East Sydney Drive, McCarran, NV.
- **Recommended motion:** I (insert name) motion to approve the second Reading On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart, located at 580 East Sydney Drive, McCarran, NV.
- **Prepared by:** Dore Nevin

Department: **Contact Number:** 7758470959

- **Staff Summary:** Second reading for On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart, located at 580 East Sydney Drive, McCarran, NV.
- **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: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 mins	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of a non-budgeted position in the Clerk & Treasurer's Office with the approximate cost of \$38,300 in wages and \$35,800 in benefits that may cause an augmentation at the end of the year.
- **Recommended motion:** I (commissioner) move to approve a of an non-budgeted position in the Clerk & Treasurer's Office with the approximate cost of \$38,300 in wages and \$35,800 in benefits that may cause an augmentation at the end of the year.
- **Prepared by:** Brandie Lopez and Jim Hindle

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

- **Staff Summary:** The evolution of election related NRS and related NAC's requires the Clerk & Treasurer's Office to add an experienced professional responsible for the day-in/day-out management of our election system in time for the June Primary. Responsibilities involving elections are now a year around requirement. During slower periods of election activities this position can assist the Clerk & Treasurer in completing other statutory requirements.
- The proposed additional position may present a need for an augmentation at the end of the fiscal year. YTD performance to budget mitigates the estimated salary and benefit impact in the current fiscal year by approximately \$19,000, so the total augmentation is estimated at \$55,000 split between wages and benefits.
- The addition of this position will provide the resources for the office to have a lead person for each of its 4 main functions: District Court, Elections, Clerk & Records Administration, and Treasury. The additional resource will also provide the Clerk & Treasurer greater time to provide for Treasury management and reporting, support to the Board of Commissioners, and strategic planning so the Office is prepared for the service demands of a vibrant and growing county.
- **Supporting Materials:** See attached
- **Fiscal Impact:** \$55,000
- **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: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to authorize Storey County staff to enter into an agreement with Construction Materials Engineers, Inc. (CME) for Construction Management of the Lockwood Senior Center Rebuild Project at the cost of \$556,005.00.
- **Recommended motion:** I (commissioner), move to approve Storey County staff to enter into an agreement with Construction Materials Engineers, Inc. (CME) for Construction Management of the Lockwood Senior Center Rebuild Project at the cost of \$556,005.00.
- **Prepared by:** Honey Coughlin

Department:

Contact Number: 7755463183

- **Staff Summary:** County staff went out to Request for Qualifications (RFQ) to select a firm for Construction Management, special testing and inspection, reporting, and other services for the Lockwood Sr. Center Rebuild project. Construction Materials Engineers, Inc. (CME) was chosen by the RFQ review committee. CME has submitted their estimate for Scope of Services (SOS). It should be noted that CME's SOS is a compliment to the services which are already in provision by contract with Lumos & Associates for the design portions of the project.
-
- For comparison, the contract for Lumos & Associates for the design (including the PAR/ER) is \$428,000 which is a little more than 8% of the total project cost of \$5 million. CME's estimate of \$565,000 is a little more than 10% of the total project cost.
-
- County staff has reviewed CME's SOS in conjunction with the contract for services with Lumos to ensure no duplication of services occur.
- **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



300 Sierra Manor Drive, Suite 1
Reno, NV 89511

December 15, 2023

Ms. Honey Coughlin, Grants Manager
STOREY COUNTY BUSINESS & COMMUNITY RESOURCES
P.O. Box 7
Virginia City, Nevada 89440

**RE: Construction Management, Inspection, Special Inspection, and Materials Testing Proposal
Lockwood Senior Center Rebuild Project
Storey County, Nevada**

Dear Ms. Coughlin:

Construction Materials Engineers, Inc. (CME) is pleased to submit the following proposal to provide professional services for Construction Management, Inspection, Special Inspection, and Material Testing Services for the Lockwood Senior Center Rebuild Project.

1.0 PROJECT DESCRIPTION

We understand that the project includes construction of a new Lockwood Senior Center at 800 Peri Ranch Road, Lockwood, including demolition of the existing Senior Center, and construction of a new larger Senior Center masonry building, including grading, retaining wall, civil site work, and utilities. The project schedule is estimated not determined at this time; however, the County has estimated 12 to 16 months to complete the project. For the purposes of this proposal, CME has estimated a construction duration of 68 weeks (just under 16 months).

2.0 SCOPE OF WORK

An itemized list of the specific activities included within this Task is attached as part of our itemized estimated cost. At a minimum, the following construction administration services will be provided as detailed in the following eleven subtasks:

2.1 TASK 1 - PROJECT MANAGEMENT

Provide construction project management on an as needed basis for 1.5 hours per week for 70 weeks (68 weeks of construction plus 2 weeks of admin time).

- Provide oversight of construction administration services
- Provide monthly invoices with complete task breakdown
- Provide monthly budget summary of consultant services

2.2 TASK 2 - CONSTRUCTION MANAGEMENT

Provide contract administration services on an as needed basis (estimated part time with details shown on attached cost estimate). The administrator will provide the following:

- Perform construction coordination
- Review and provide recommendations on test results
- Review and provide recommendations on contractor's construction schedule and work progress

- Review construction for acceptance and/or mitigation
- Supervise the inspection and material testing activities
- Submittal management
- Assist in change order review and approval. Coordinate and supply change order documents (work with design team to provide backup documents, CME to provide written cover pages):
 - Provide recommendations to Storey County for any necessary construction changes due to field conditions
 - Work Change Directives
 - Quotation Requests
 - Change Order Request (COR) Review and COR response letters.
 - Change Order Document
- Coordination of information from Design Team for required information above.
- Pay Applications Review and Recommendation. Provide verification of contractor's monthly pay request. Provide recommendations to Storey County for payment
- Monthly field review of Contractor's Record Drawings.
- Provide Cleanup lists to contractor at project milestones
- Schedule Review and Coordination
- Coordinate and Verify Factory Testing Reports are completed and approved before delivery of equipment.
- Assist in problem resolution with Storey County and contractor personnel
- Utility coordination
- Coordination of project between the Contractor and Storey County Staff
- Host a Microsoft Teams virtual drive for all project documentation and provide access to design and construction team as directed and approved by Storey County

2.3 TASK 3 – CONSTRUCTION MATERIALS TESTING

Provide the following materials testing:

- Provide materials testing for compliance with the project specifications. Materials to be tested will include native or import soils, aggregate base, bedding/backfill materials, Portland Cement Concrete, asphalt concrete, masonry wall blocks, grout, and mortar. Provide verbal results at the time of testing to the Inspector and written Test Reports will be distributed via email and uploaded to Teams on a weekly basis.
- Provide on-site nuclear gauge density testing and material sampling during the placement of bedding and back fill, aggregate base, fill materials, road base placement, and asphalt placement. Provide soil laboratory tests including moisture density curves, sieve analysis and plasticity index. Test frequency shall comply with the project specifications. Provide verbal results at the time of testing to the Inspector and written Test Reports will be distributed via email and uploaded to Teams on a weekly basis.
- Provide on-site concrete testing and sampling during the placement of concrete. Tests include; air content, slump, maximum/minimum thermometer readings, and compressive strength of 6-inch by 12-inch molded cylinders. Compressive strength testing shall utilize sulfur end caps. Test frequency shall comply with the project specifications. Provide verbal results at the time of testing to the Inspector and written Test Reports will be distributed via email and uploaded to Teams on a weekly basis.
- Provide HMA laboratory and HMA core testing. Laboratory tests shall include asphalt content, aggregate gradation, specific gravity, flow and stability, Marshall unit weights, percent

compaction and in place air voids. Provide verbal results at the time of testing to the Inspector and written Test Reports will be distributed via email and uploaded to Teams on a weekly basis.

- All laboratory testing will be performed in our AASHTO accredited Reno laboratory.

2.4 TASK 4 – SPECIAL INSPECTION

Provide the following special inspections:

- Provide IBC special inspection of soils, structural concrete reinforcement, structural concrete placement, masonry, structural steel welding and epoxy bolting.
- Soils Compaction and Lab Testing
- Concrete and Rebar Inspection and Testing
- Epoxy Anchor Observation
- CMU Strength Testing (Assume Unit Block Strength Method)
- CMU Mortar and Grout Observation and Testing

Our inspector is cross trained to provide nuclear gauge testing on soils and asphalt and will be able to cover periodic compaction test requirements throughout the project.

2.5 TASK 5 – CONSTRUCTION INSPECTION (SUPPLEMENTAL)

Provide one part time inspector during all construction activities for an average of 20-hours per week for 68-weeks. This inspector will provide the following:

- Monitor the work performed by the Contractor and verify that the work is in accordance with the plans and specifications
- Observation of Contractors compliance with the Contract Documents
- Daily Field Reports (Storey County or CME standard form TBD)
- Testing Forms Documentation
- Photo documentation
- Review approved submittals for verify compliance in the field
- Verify compliance with RFI responses
- Verify proper storage of equipment
- Coordinate Contractor SWPPP Inspections
- Observation of Electrical Testing
- Observation of Conduits, wire counts, and required testing.
- Coordination of Contractor's Survey and verification with design firm through submittal of Survey notes log

2.6 TASK 6 - MEETINGS

- Conduct Pre Construction Meeting. Prepare meeting agenda and coordinate with Storey County staff for some of the meeting agenda language.
- Conduct Weekly Progress Meetings and provide notes from the meetings
- Conduct Utility Coordination Meetings as required
- Conduct On-site Storey County Meetings with Storey County operations/maintenance personnel

2.7 TASK 7 – GRANT REPORTING

It is understood that this project will have reporting requirements associated with a HUD Grant. The exact reporting requirements will be per the approved grant and are to be determined. For the purpose of this proposal, CME anticipates the following effort. All of the information below will be provided to County staff and they will compile and submit required reports to HUD.

- Provide summary budget and schedule information including total contract, change orders, percentage of completion and remaining budget of all contract line items of work.
- Provide brief narrative of project status including work performed within the previous month

2.8 TASK 8 – CERTIFIED PAYROLL REVIEW

- CME will discuss prevailing wage date of determination, and payroll submittal process at the Preconstruction Conference. CME will setup an electronic filing system (Teams) that contains the determinations, certified payroll reports (CPR's), record of reviews, and correspondence.
- CME will review CPR's for timeliness, completeness, and accuracy. Guidelines set forth in the Office of the Labor Commissioner's Public Works Prevailing Wage and Apprenticeship Utilization Act Handbook will be followed. All findings will be reported to the prime contractor.
- After the end of each month, CME will review the CPR's submitted to date and provide a list of outstanding CPR's to the prime contractor. If CPR's are not submitted within 15 days after the end of each month, a written notice will be sent to the prime contractor listing the overdue CPR's with reference to the submittal requirements listed in the contract documents.
- Prior to final payment to the contractor, CME will perform a final audit of CPR's. This review ensures all CPR's and Non-Performance reports are accounted for and identifies the last day workers were on site. This date sets the date of completion to be used on the Notice of Completion of Public Work Project for the Office of the Labor Commissioner.
- At intervals to be specified by the County, CME will provide reviewed CPR's and documentation of outstanding CPR's and notifications to the County.

2.9 TASK 9 - PROJECT CLOSEOUT

- Coordinate final punch list walk and provide final punch list document
- Permit Closeout Coordination (C of O, etc.)
- Warranty List (From contractor)
- Final Conforming Change Order
- Letter of Final Completion Retention Request
- Verification of all O&M are provided and Approved
- Final review and acceptance of Record Drawings.

2.10 TASK 10 - CONTINGENCY

A budget allowance of 10% has been included to address additional scope items. These additional scope items are limited to activities that support completion of the project. Any additional service requests will require written authorization by Storey County to proceed on a time and expense basis.

2.11 EXCLUSIONS



- Submittal and RFI responses provided by Owner/Design Firm.
- Backup information for change documents provided by Owner/Design Firm.

3.0 ESTIMATED FEES

Based on our understanding of the project and the preliminary provided construction schedule of 12 to 16 months, we will provide our Construction Management, Inspection, Special Inspection, and Materials Testing services, as outlined above, on a time and materials basis not to exceed the estimated total task fees of \$565,285.00. A ten percent contingency is included for any anticipated schedule and scope of work change. Attached is an itemized estimated cost breakdown.

Our services are dependent on your construction schedule and the provided scope of work. Any changes to the mentioned scope and provided project schedule may result in a change in cost. All services outside the mentioned scope including retests will be provided on a time and materials basis in accordance with our current standard fee schedule.

3.1 SUMMARY OF FEES

Table 1 below contains a rolled up summary of the estimated fees for all tasks.

Table 1: Summary of Estimated Fees	
Task	Estimated Fees Per Task
Task 1 – Project Management	\$19,950
Task 2 – Construction Management	\$120,080
Task 3 – Construction Materials Testing	\$6,400
Task 4 – Special Inspection	\$18,995
Task 5 – Construction Inspection (Supplemental)	\$205,200
Task 6 – Meetings	\$61,500
Task 7 – Grant Reporting	\$18,560
Task 8 – Certified Payroll Review	\$40,120
Task 9 – Project Closeout	\$14,200
Task 10 – Contingency	\$51,000
Total Estimated Fees:	\$556,005

We thank you for the opportunity to submit this proposal and look forward to its favorable consideration. If you have any questions, please contact us.

Sincerely,

CONSTRUCTION MATERIALS ENGINEERS, INC.



CME

Ms. Honey Coughlin, Grants Manager
STOREY COUNTY
Lockwood Senior Center Rebuild
December 15, 2023
Page 6 of 6

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**STOREY COUNTY LOCKWOOD SENIOR CENTER REBUILD PROJECT
CONSTRUCTION ADMINISTRATION, INSPECTION, AND MATERIALS TESTING
68 WEEK SCHEDULE**

STOREY COUNTY

DATE :

12/15/2023

ACTIVITY	QTY/DAYS	HRS/DAY	RATE	TOTAL	
TASK 1 - PROJECT MANAGEMENT					
					68 WEEKS
PROFESS. ENGINEER / PROJECT MANAGER	70	1.5	\$ 190.00	\$ 19,950.00	68 WKS CONST, 2 WKS ADMIN
				\$	19,950.00
TASK 2 - CONSTRUCTION MANAGEMENT					
PROFESS. ENGINEER / PROJECT MANAGER	4	8	\$ 190.00	\$ 6,080.00	PRECONSTRUCTION SERVICES
INSPECTOR	1	8	\$ 135.00	\$ 1,080.00	PRECONSTRUCTION SERVICES
ADMIN/TEAMS MGMT	16	15	\$ 100.00	\$ 24,000.00	16 MONTHS 15HRS/MONTH
CM - CHANGE ORDER MANAGEMENT	20	6	\$ 190.00	\$ 22,800.00	20 COs @ 6 HRS/CO
CM - PROGRESS PAYMENT REVIEW	16	4	\$ 190.00	\$ 12,160.00	MONTHLY FOR 16 MONTHS
CM - MONTHLY RECORD DWG REVIEW	16	4	\$ 190.00	\$ 12,160.00	16 MONTHS
CM - SCHEDULE REVIEW/COORDINATION	16	4	\$ 190.00	\$ 3,040.00	MONTHLY BASELINE SCHED UPDATE
CM - DESIGN, OPS, UTILITY COORD	68	3	\$ 190.00	\$ 38,760.00	3 HOURS PER WEEK
				\$	120,080.00
TASK 3 - MATERIALS TESTING					
LAB					
PROCTOR	2		\$ 300.00	\$ 600.00	
COMPRESSION - CYLINDERS	15		\$ 160.00	\$ 2,400.00	SET OF FOUR
ASPHALT TESTING - MARSHALL SERIES	1		\$ 670.00	\$ 670.00	
ASPHALT UNIT WEIGHT OF CORES	1		\$ 270.00	\$ 270.00	SET OF THREE
CMU STRENGTH TESTING	4		\$ 255.00	\$ 1,020.00	SET OF THREE
MORTAR AND GROUT TESTING	12		\$ 120.00	\$ 1,440.00	SET OF THREE
				\$	6,400.00
TASK 4 - SPECIAL INSPECTIONS					
FIELD					
INSPECTOR - REG. SOILS (SP)					INCLUDED IN CONSTRUCTION INSPECTION
INSPECTOR - REG - REINFORCED CONCRETE - (SP)					INCLUDED IN CONSTRUCTION INSPECTION
INSPECTOR - REG - EPOXY ANCHOR OBS - (SP)					INCLUDED IN CONSTRUCTION INSPECTION
INSPECTOR - REG - MASONRY - (SP)	20	4	\$ 135.00	\$ 10,800.00	PERIODIC, 20 VISITS
INSPECTOR - REG - STRUCTURAL STEEL, ETC. - (SP)	15	3	\$ 135.00	\$ 6,075.00	PERIODIC, 15 VISITS
CORING TECHNICIAN	1	8	\$ 115.00	\$ 920.00	
VEHICLE	80		\$ 15.00	\$ 1,200.00	
				\$	18,995.00
TASK 5 - CONSTRUCTION INSPECTION					
INSPECTOR - REG.	68	20	\$ 135.00	\$ 183,600.00	68 WEEKS @ AVG OF 20 HRS/WEEK
INSPECTOR - O.T.			\$ 175.00	\$ -	
NUCLEAR GAUGE	80		\$ 15.00	\$ 1,200.00	
VEHICLE	1360		\$ 15.00	\$ 20,400.00	
				\$	205,200.00
TASK 6 - MEETINGS					
PROFESS. ENGINEER / PROJECT MANAGER	100	3	\$ 190.00	\$ 57,000.00	WEEKLY MTGS, WEEKLY SITE VISITS
INSPECTOR - REG.					INCLUDED IN OTHER TASKS
VEHICLE	300		\$ 15.00	\$ 4,500.00	
				\$	61,500.00
TASK 7 - GRANT REPORTING					
PROJECT MANAGER	16	4	\$ 190.00	\$ 12,160.00	4 HOURS PER MONTH, 18 MONTHS
ADMIN/TEAMS MGMT	16	4	\$ 100.00	\$ 6,400.00	4 HOURS PER MONTH, 18 MONTHS
				\$	18,560.00
TASK 8 - CERTIFIED PAYROLL REVIEW					
PROJECT MANAGER	68	1	\$ 190.00	\$ 12,920.00	1 HOUR PER WEEK, 68 WEEKS
ADMIN/TEAMS MGMT	68	4	\$ 100.00	\$ 27,200.00	4 HOURS PER WEEK, 68 WEEKS

\$ 40,120.00

TASK 9 - PROJECT CLOSEOUT

PROFESS. ENGINEER / PROJECT MANAGER	40		\$ 190.00	\$ 7,600.00	40 HOURS
ADMIN	40		\$ 100.00	\$ 4,000.00	80 HOURS
				\$	14,200.00

TASK 10 - CONTINGENCY**26 WEEKS**

10% - ADDITIONAL SCOPE/SCHEDULE	1			\$ 51,000.00	
				\$	51,000.00

(SP) - SPECIAL INSPECTION

(CM) - CONSTRUCTION MANAGER

ESTIMATED TOTAL FEE: \$ 556,005.00

1. Masonry inspection may fall under construction inspection if our inspector is certified in ICC Masonry.



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 45 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Review, receive public comment, and approve draft Storey County RFP (Request for Proposal) seeking a successor to the Storey County Solid Waste Collection Services Franchise Agreement, and other properly related matters. This item was continued at the 01/02/24 board meeting to allow further discussion.
- **Recommended motion:** In accordance with recommendations by staff, I (commissioner) motion to approve draft Storey County RFP (Request for Proposal) seeking a successor to the Storey County Solid Waste Collection Services Franchise Agreement, and other properly related matters.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** The county developed the proposed RFP draft with contractor Sloan Vazquez for a successor franchise agreement for solid waste collection services. Elements include, but are not limited to, the RFP structure and process, contract costs, competitive rates and services, evaluation methodology, equipment and service of contractor, length of term, subscription versus mandatory service, exclusive versus free market elements of service, refuse versus recycling, fee methodology, residential curbside and transfer station services, discounts and programs, and services at the Tahoe-Reno Industrial Center versus remainder of county. This recommendation follows a series of public workshops and scoping opportunities occurring in each community in the county, on Zoom, and with the board.
- **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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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.

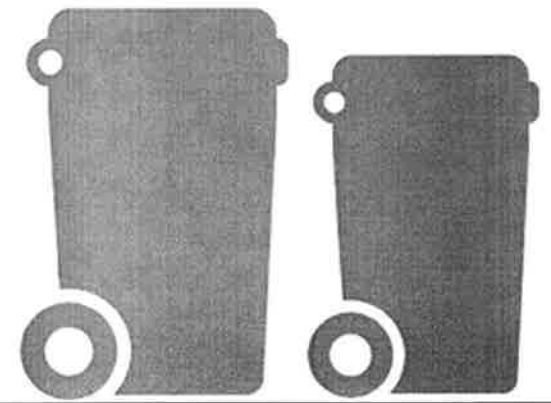
c. Dollar change if accepted by County: N/A

Storey County, Nevada Franchise Collection Services RFP Evaluation Analysis



Participating Proposers

- Olcese Waste Services
- Nevada Recycling & Salvage
- Waste Management of Nevada



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.



Program Goals

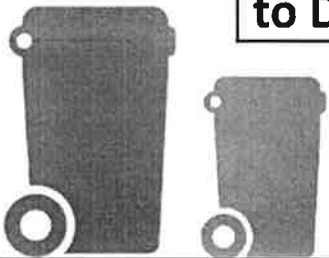
Quality, High-Value Programs

- 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



Evaluation Criteria and Weighting

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



Evaluation Results

Evaluation Criteria	Maximum Points Available	Proposer and Score		
		NRS	Olcese	WM
Company Experience	15%	127.5	100	150
Company Financial Abilities	10%	90	85	100
Service Approach	25%	237.5	125	212.5
Reference	10%	100	100	100
Cost Proposal	40%	400	-	393
Total Points Awarded	n/a	955	-	955.5
Score		95.5%	-	95.55%
Ranking		2	-	1

First Year Rate Revenue

Proposer	WM	NRS	Difference from Lowest	% Difference from Lowest
Residential	\$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		

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%

Proposed Residential Rates

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 Add'l 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
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Proposed Commercial Solid Waste Rates

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
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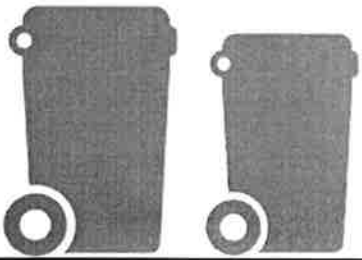
Proposed Commercial Recycling Rates


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



Proposed Drop Box Rates

Service Level	NRS	WM
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	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/16/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 45 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Per the request of Commissioner Mitchell, discussion and consideration directing county staff to investigate the feasibility and possible methods of reducing or diverting local tax and other fiscal burdens away from Storey County residents and small businesses in anticipation of potential future tax revenues in Fiscal-Year 2025 and beyond.
- **Recommended motion:** I (commissioner) motion to direct county staff to investigate the feasibility and possible methods of reducing or diverting local tax and other fiscal burdens away from Storey County residents and small businesses in anticipation of potential future tax revenues in Fiscal-Year 2025 and beyond.
- **Prepared by:** AO for Commissioner Mitchell

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** Commissioner Mitchell requested this agenda item so that the board may explore various methods by which tax burdens may be reduced on residents and small businesses in the county including, but not limited to, reducing taxes, adjusting tax rates and calculations, forming special districts and tax increment areas, and structuring various fiscal programs.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Workshop, review, and provide direction for the draft FY25 and five-year Storey County Capital Improvement Plan.
- **Recommended motion:** I (commissioner) motion to direct staff as follows _____ on the presented FY25 and five-year Storey County Capital Improvement Plan, and for the plan to be brought to this board for consideration at a future meeting.
- **Prepared by:** Austin Osborne

Department: _____ **Contact Number:** 775.847.0968

- **Staff Summary:** The Storey County Capital Improvement Plan (CIP) is a five-year plan for maintaining and upgrading infrastructure and buildings, and for acquiring new facilities and equipment to meet demands of the county. The draft will be used for the 2024-2025 budget, and work will continue to build budgeting benchmarks for the next 5-year period. The plan also estimates projects that may occur over the next 5 and 10 years.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Capital Improvement Plan *DRAFT*

CC APPROVED						1/7/2024	
se		DRAFT TALKING PAPER SUBJECT TO CHANGE AND PUBLIC DISCUSSION.					
FY24 PROJECTS							
Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
Planning - KC	Planning	\$ 5,000		County		PC with GIS Capability	Add PC with Geographic Information Systems (Esri GIS Arc-Info) capability to move some GIS in-house
IT - JD	IT	\$ 500,000		County		Region Fiber Link IT	10-year revamp of the Quad-County, Dispatch, Radio network system. (In progress. Vendor is behind but should be completed FY24)
PW JH	Capital	\$ 15,000		LW		Shed at Louise Peri Park	Equipment shed for mowers, etc. (Should be completed FY24)
IT - JD	IT	\$ 1,000		LW		LW Fiber to Rainbow B	Microwave connection from county tower to Rainbow Bend HOA Clubhouse. (Waiting for completion of LW Sr. Center Rebuild - Move to FY25)
IT - JD	IT	\$ 1,000		LW		LW Fiber to LCC	Microwave connection from county tower to Lockwood Community Corporation Office. (Waiting for completion of LW Sr. Center Rebuild - Move to FY25)
IT - JD	IT	\$ 1,000		LW		LW Fiber to CGID	Microwave connection from county tower to Canyon General Improvement District. (Waiting for completion of LW Sr. Center Rebuild - Move to FY25)
IT - JD	IT	\$ 10,000		LW		LW Microwave Tower	Tower behind SO substation to facilitate microwave internet connections throughout Lockwood. (Waiting for completion of LW Sr. Center Rebuild - May not be needed at all; new options are available - Move to FY25)
IT - JD	IT/Capital	\$ 65,000		LW		LW Fiber/Wireless Link	Tower and microwave link between SO Substation, Station 74, LWSC, and to Rainbow and LCC Buildings.(Waiting for completion of LW Sr. Center Rebuild - May not be needed at all; new options are available - Move to FY25)
PW - JW	Capital	\$ 50,000		MT		MTCC Outdoor Reader Board	Replace Mark Twain Comm Center message board with size needed to display events at Mark Twain Center. (Pending Ordinance approval. Will be done in FY25)
BD - LM	Capital	\$ 20,000		TRI		TRI Monument Signs	"Storey County" monument signs at entrances to TRI-Center - (Should be completed before FY25)
BD - LM	Capital	\$ 5,000		TRI		McCarran Complex Sign	Change lettering to Storey County Complex - Front side complete. (Back side to be done in FY25)
PW - MN/JW	Capital	\$ 225,000		VC		Justice Ct Parking Phase I	Improve parking (gravel), bollards, widen sidewalk, and lighting at Justice Court; add driveway to West South Street. (Work begins January 8, 2024)
EM - AW	Capital	\$ 30,000		VC		CH Window Safety Film	Film on Courthouse glass for safety and seismic. (Was not budgeted in FY24. Move to FY25)
GM/PW - HC/MN	Grant	\$ 993,000	\$ 615,000	VC		Fairgrounds Upgrade	Fairgrounds Water & Electric Grant Funded - (Will roll into FY25)
IT - JD	Capital	\$ 20,000		VC		Cameras Shop / Water	Add cameras to key locations around shop and water infrastructure. (Completed)
IT - JD	Water	\$ 90,000		VC		Five Mile Res. Security	Add cameras to Five Mile Reservoir. (Scheduled to begin late spring FY24)
PW - MN	Build/Grounds	\$ 100,000	\$ -	VC		Comm. Dev. Generator	Connect Community Development to Public Works facility generator system
CM - AO	Capital	\$ 30,000		VC		Courthouse Fence Repair	Repair and replace portions of Courthouse wrought iron fence. Mold then foundary. Most cost is mold.
VCTC - AP/TT/HC/MN	VCTC	\$ 130,000		VC		VCTC Center Design	Design new VCTC Visitors' Center at the Black and Howell site (Discussions ongoing)

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
FY24 Projects Total		\$ 2,291,000	\$ 615,000				
FY24 ROADS							
PW - JW	Infra/Roads	\$ 350,000		County		Road Projects Countywide	Countywide road rehabilitation projects per Farr West CIP report. See 2023/24 Infrastructure Ordinance
PW- MN	Roads	\$ 50,000		LW		Lockwood Tower Rd Pt 2	LW LLC Tower Road Upper Part - Tar seal upper pavement, grade and base turnaround, stabilize slope at top
PW - MN	Infrastructure	\$ 200,000		VC		Widen F Street at RR Station	Widen F Street including filling side to accommodate RR passenger area. Possible RR Fund ?? Free Fill Dirt?? (Underway. Should be completed FY24)
FY24 Roads Total		\$ 600,000	\$ -				
FY24 WATER/SEWER							
PW	Infrastructure	\$ 600,000	\$ 800,900	VC	0.60	Water B Str Project	B Street water line project with ARPA funds. (Completed)
PW - JW	Infrastructure	\$ 200,000	\$ -	VC		Water SCADA 2 Pumps	2 VFD drives and controls into the SCADA for the 2 finished water pumps
PW- JW	Infrastructure	\$ 75,000	\$ -	VC		Influent Effluent Valves	Replace DeZurik effluent and influent valves. Multiple sizes.
PW	Infrastructure			VC		Water Tank Upgrades	Repair and seal water tanks. See 2022/23 infrastructure Ordinance \$82,213- This is a duplicate.
PW - JW	Infrastructure	\$ 85,000	\$ -	VC		Water Tank Upgrades	Repair and seal VC water tanks. See 2023/24 Infrastructure Ordinance (Will start in FY25 - Move to FY25)
PW	Infrastructure	\$ 210,000	\$ -	VC		Sewer Payments	See 2023/24 Infrastructure Ordinance
FY24 Water/Sewer Total		\$ 1,170,000	\$ 800,900				
Less Special Funds		\$ 369,100					
FY24 EQUIPMENT							
CM	Equip. Acq.	\$ 60,000		CM		GMC 7-Passenger SUV	SUV per 2022 vehicle rotation with Community Development and Economic Developmpent Officer
CM	Equip. Acq.	\$ 50,000		CM		GMC half-ton 4-door PU	Pickup in lieu of SUV pending vehicle use and needs for fleet.
PW	Equip. Acq.	\$ 20,000		PW		Light Plant w. Solar	Portable construction light plant w. solar array
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle
FY24 Equipment Total		\$ 280,000	\$ -				
FY24 PLANS & STUDIES							

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Roads	\$ 100,000		County		Update Roads Rehab CIP	Farr West DOWL update to countywide road rehabilitation plan
CM	County Mgr.	\$ 100,000		County		Regional Impact Study 2.0	Follow up to 1.0 fiscal impact study, and respond to legislative inquiries related to regional fiscal impacts.
Plan	Planning	\$ 100,000		County		Master Plan Update	5-Year Storey County Master Plan Update consultation and technical assistance
CM	County Mgr.	\$ 5,000		County		Strategic Plan	Continue working on strategic plan. To be completed Spring 2023 (FY23)
CM	County Mgr.	\$ 50,000		County		Water Master Plan	South/Central county water master plan with Farr West DOWL Engineering
Plan	Planning	\$ 50,000		County		Road Abandon Study	Study and report to determine what roads may be considered for possible future abandonment.
	Planning?VCT						
Plan/VCTC	C	\$ 50,000		VC		VC Parking Study	Update to 1992 Parking Study for Virginia City. ((What is the status on this happening FY23?))
Plan	Planning	\$ 5,000		VC		VC Drainage Study	Study to evaluate drainage needs for Six Mile Canyon including NDEP/FEMA/EPA CERCLA mercury
FY24 Plans & Studies Total		\$ 460,000	\$ -				
FY25 PROJECTS							
EM - AW	Capital	\$ 75,000		County	0.00	Courthouse Security	Add security elements to county courthouse
IT - JD	Capital	\$ 120,000		County	0.11	LAN	Network devices, LANs, storage, and communications
PW - MN	Facilities	\$ 50,000		GH	0.00	GH Depot ADA Ramp	ADA ramp at Gold Hill V&T Depot from train to building (Looking into.) (**Move FY26)
							Phase I-Grade and gravel bike/ped path between Gold Hill and VC (Fourth Ward to Greiner's historic way)
PW - JW	Capital	\$ 120,000		GH-VC	0.03	Phase I Bike/Ped Lane GH.VC	(Move to FY27)
PW - JW/MN	Capital	\$ 100,000		GH	0.01	GH Sewer Generator	Generator for Gold Hill wastewater treatment plant
GM/PW - HM/MN	Capital/Grant	\$ 5,000,000	\$ 2,500,000	LW	2.60	LW Sr and Comm. Center	Lockwood Senior and Community center Rebuild
PW - JW	Infrastructure	\$ 200,000		LW	0.11	LCC Peri Ranch Rd Drain	Improve drainage at west end of Peri Ranch Road through the LCC. The area ponds now.
BD - LM	Facilities	\$ 500,000		MT-VC	0.20	MT Park (NPS)	Park Services requires park to replace park taken by Community Chest building in VC
PW - MN	Capital			MT	0.00	MT Mailbox Plaza	Consolidated mailbox plaza on Mark Twain Community Center grounds (\$75000)
PW - JW		\$ 50,000		MT	0.00	MT Equip Fence	Fenced equipment/material storage area in Mark Twain
MTCC - MN/JH/JW	Capital	\$ 150,000		MT	0.11	MTCC Electrical	Upgrade electrical and breakers at Mark Twain Community Center
MTCC - MN	Capital	\$ 50,000		MT	0.00	MTCC Roof	Check metal roof and make necessary repairs
MTCC - MN	Capital	\$ 25,000		MT	0.00	MTCC Lights	Install exterior lighting and parking lot lighting around Mark Twain Community Center
PW - MN	Capital	\$ 200,000		MT	0.11	MTCC Center	Retrofit Mark Twain Community Center to better facilitate events, food closet, and senior services
PW/GM - MN/HC	Capital	\$ 500,000	Potential	TRI	0.23	SO Substation TRI	SO substation at Station 75: Potential FY24/25 Appropriation's Funding
PW - MN	Capital	\$ 3,400,000		TRI	3.50	PW TRI75 Shop	Public Works equipment barn at TRI after vacating space in Station 75 for SO Substation.
PW - MN	Capital	\$ 50,000		VC	0.00	Comm. Dev. ADA	Improve ADA compliance at Community Development (doors, hallway, restroom, stoop) (Move to FY26)

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW - MN/JH/JW	Capital	\$ 50,000		VC	0.00	Comm. Dev. Bumpers	Add bollards and bumpers to Community Development parking area
PW - MN/JH/JW	Capital	\$ 75,000		VC	0.00	Comm. Dev. Mudroom	Add mudroom/cold air entry to main entrance to Community Development office
FD/GM/PW - SD/HC/MN	Capital	\$ 6,250,000	\$ 3,750,000	VC	3.20	Fire Station 71 Rebuild	Fire Station 71 Rebuild
IT - JD	Capital	\$ 200,000		VC	0.11	Dispatch Security	Safety, security, and efficiency improvements to Dispatch Center building and grounds
PW	Capital	\$ 150,000		VC	0.11	Justice Ct Parking Phase II	Pave and improve parking lot at Justice Court
Plan - KC	Capital/Roads	\$ 10,200,000		VC	5.33	VC/6 Mile Flood Implement	Implement Six Mile Drainage Project - From Master Drainage Plan Started in 2022
PW - MN	Capital	\$ 100,000		VC	0.01	Generator SC Justice Court	Generator for Storey County Justice Court and IT offices
PW	Capital	\$ 200,000		VC	0.11	CH Generator Replace	Replace Courthouse generator. (**Move FY 26)
PW - JW	Capital	\$ 300,000		VC	0.20	Fuel Tanks at PW	Replace double-lined fuel tank at Public Works shop
PW - MN	Infrastructure	\$ 230,000		VC	0.12	Washington St. Stairs	Replace wood stairs at Washington Street between C and D Streets
PW	Infra/Capital	\$ 500,000		VC	0.23	VC Transfer Station Move	Relocate waste transfer station to accommodate school expansions
PW	Infra/Capital	\$ 150,000		VC	0.11	VC Transfer Station Screen	Screen, wall off, and reposition transfer station to accommodate and accompany school expansion
PW- MN	VCTC	\$ 500,000		VC	0.23	Restrooms C Street	Add public restrooms at vacant lot between Zephas and Liberty Engine 1
VCTC	VCTC	\$ 500,000		VC	0.23	Black-Howell Deck	Build new pocket park deck at the Black and Howell Site on C and Taylor. (**VCTC Funded)
PW - JH	Capital	\$ 12,000		VCH	0.00	VCH Swingset	Add Swingset at VC Highlands park per community request.
PW - MN	Infrastructure	\$ 300,000		VCH	0.20	VCH Community Center	Highlands community center building- Foundation and Shell - completed after fire bays are constructed
PW - MN	Infrastructure	\$ 150,000		VCH	0.11	VCH Comm. Center	VCH community center building retrofit restrooms, etc. (Construction after Fire Station 72 Bays)
FY25 Projects Total		\$ 30,457,000	\$ 3,750,000				
Less Special Funds		\$ 26,707,000					
FY25 ROADS							
PW - JW	Infra/Roads	\$ 705,000		County	0.34	Road Projects Countywide	Countywide road rehabilitation projects per Fair West DOWL CIP report. See 23/24 Infrastructure Ordinance
PW - MN	Roads	\$ 50,000		VC	0.00	Fairgrounds Traffic	Install traffic calming devices on I and L Streets to slow Fairgrounds vehicles in residential areas
VCTC	Roads/Rail	\$ 400,000		VC	0.22	Fairgrounds Rd. RR.	Realign, correct, and properly signal RR crossing at Fairgrounds Road and F Street
PW - JW	Roads	\$ 4,000,000		VCH		Lousetown Road Rehab	Repave and new base on Lousetown Road.
FY25 Roads Total		\$ 1,155,000					
FY25 WATER/SEWER							
PW	Capital	\$ 75,000		VC	0.00	Water Filters	Replace water filter media. Anthracite coal, green sand, aggregate, and poly beads
PW - JW	Infrastructure	\$ 700,000		VC	0.34	Water Treat Pre-Tank	VC water plan replace open bodies with tank
PW - JW	Infrastructure	\$ 85,000		VC	0.00	Water Tank Upgrades	Repair and seal of VC water tanks. See 2023/24 Infrastructure Ordinance.

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
FY25 Water/Sewer Total		\$ 960,000					
FY25 EQUIPMENT							
PW	Equip. Acq.	\$ 330,000		PW		Road Sweeper	Street sweeper truck
PW	Equip. Acq.	\$ 350,000		PW		Short-Frame Plow	Peterbuilt heavy truck plow and sander to replace International plow
PW	Equip. Acq.	\$ 475,000		PW		Peterbuilt Dump Truck	Dump Truck. Replace current Kenworth.
PW	Equip. Acq.	\$ 150,000		PW		Skippy Tractor	John Deere Skippy loader box grader tractor
PW	Equip. Acq.	\$ 20,000		PW		Light Plant w. Solar	Portable light plant w. solar array for construction project lighthing
PW	Equip. Acq.	\$ 70,000		PW		GMC Buildings/Gnds.	GMC 3/4 ton long-bed gas pickup with shell for water and sewer
PW	Equip. Acq.	\$ 90,000		PW		GMC Buildings/Gnds.	GMC 4-door diesel w. utility bed for buildings/grounds. Needs to pull weight.
Sheriff	Equip. Acq	\$ 80,000		SO	0.00	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
Sheriff	Equip. Acq	\$ 80,000		SO	0.00	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
Sheriff	Equip. Acq	\$ 80,000		SO	0.00	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
Sheriff	Equip. Acq	\$ 80,000		SO	0.00	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
Sheriff	Equip. Acq	\$ 80,000		SO	0.00	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
Sheriff	Equip. Acq	\$ 80,000		SO	0.00	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
PW	Equip. Acq	\$ 15,000		PW	0.00	Service diagnostic	Light duty vehicle diagnostic too.
PW	Equip. Acq	\$ 50,000		PW	0.00	Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
PW	Equip. Acq	\$ 10,000		PW	0.00	Compactors	Bomag BT-35 soils compactors, Walk-behind, Qty 2
PW	Equip. Acq	\$ 3,000		VC	0.00	Snow Blower	Walk-behind snow blowers, 2-stage, Qty 2
PW	Equip. Acq	\$ 6,000		VC	0.00	ATV snow blower	ATV mounted snow blower, 2-stage
PW	Equip. Acq	\$ 2,000		VC	0.00	Weedeaters, pack blowers	Weed eaters (2), Backpack blowers (2)
FY25 Equipment Total		\$ 2,131,000	\$ -				
FY25 PLANS & STUDIES							
Plan	Planning	\$ 120,000	\$ 100,000	TRI		TRI Drainage Study	Study to evaluate drainage needs for Tahoe-Reno Industrial Center on county-owned roads and parcels
FY25 Plans & Studies Total		\$ 120,000	\$ 100,000				
Less Special Funding		\$ 20,000					

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
FY26 PROJECTS							
PW - MN	Facilities 25	\$ 150,000		VC	0.11	VC Depot ADA	ADA improvements and restrooms at VC V&T Freight Depot building. Moved from FY25
PW	Pipers	\$ 600,000		VC		Piper's Structural Retro	Retrofit Piper's Opera House structural integrity, ADA access, interior improvements, retaining wall, etc.
PW	Capital	\$ 100,000		LW		Fuel Tanks at PW LW	Replace double-lined fuel tank at Lockwood Fire Station 74
PW	Capital	\$ 100,000		TRI		Fuel Tanks at PW TRI	Replace double-lined fuel tank at TRI-Center Station 75
PW	Capital	\$ 100,000		VCH		VCH Mailbox Plaza	Reconstruct and expand snow shelter mailbox plaza at Highlands
PW	Capital	\$ 1,000,000		MT		MT Park Space	Develop space between MT Park and MTCC with seating, shade, barbecues, and usable space
PW	Roads	\$ 500,000		MT		Culverts Sam Clemens N	Bridge on Sam Clemens over existing north high-water crossing
PW	Roads	\$ 500,000		MT		Culverts Sam Clemens S	Bridge on Sam Clemens over existing south high-water crossing
PW	Infrastructure	\$ 150,000		VC		Water Plant Valves	Replace Limitorque Control Packs for the influent and effluent valves at sewer treatment plant
VCTC/PW	Rail	\$ 250,000		VC		VC Depot Paving	Pave parking area around VC Freight Depot
PW	Infrastructure	\$ 85,000		VC		Water Tank Upgrades	Repair and seal VC water tanks. See 23/24 Infrastructure Ordinance
PW	Infra/Roads	\$ 476,000		County		Road Projects Countywide	Countywide road rehabilitation projects per Farr West CIP report. See 23/24 Infrastructure Ordinance
PW	Rail	\$ 20,000		GH		Survey GH Depot Land	Survey and reconsolidate land in and around Gold Hill Freight Depot for parking and staging
PW	Roads	\$ 50,000		VC		SR 341 Retain Wall	Reconstruct retaining wall adjacent to residence on north end of SR 341 in Virginia City
PW	Water	\$ 1,440,000		VC/GH		Divide Tank	Replace Divide Water Tank - Why if each year we repair and seal the tanks/ Where will this go?
PW	Water	\$ 1,253,000		VC		Hillside to Divide Main	12-inch PVC Water Main Hillside Tanks to Divide Tank. (12-inch PVC Main, Engineering, etc.)
PW	Water	\$ 2,640,000		SC/GH		Silver City Water Main	8-inch PVC PRV water main between Gold Hill and Silver City to the Silver City Water Tank
VCTC	Capital	\$ 20,000,000	\$ 4,000,000	VC		Convention Center	Convention center for VCTC, county, companies, etc., conferences and conventions
Piper's	Capital	\$ 405,000		VC		Piper's Wall Structure	West building wall/water infiltration
2026 Project TOTALS:		\$ 29,069,000	\$ 4,200,000				
FY 26 PLANS & STUDIES							
Plan	Planning	\$ 5,000	\$ -	GH		GH Drainage Study	Study to evaluate drainage needs for Gold Canyon, Gold Hill, American Flat including NDEP/FEMA/EPA
Plan	Water	\$ 20,000		County		VCH Water Plan	Update 2022 Water Master Plan for VCH water distribution system.
2026 Plans & Studies TOTALS:		\$ 25,000	\$ -				
FY 26 EQUIPMENT							
CD	Equip. Acq.	\$ 40,000		CD		Pickup CD	Replace current vehicle per rotation schedule
	Equip. Acq.	\$ 20,000	\$ 10,000	EM		UTV for EM	Emergency Managemnet UTV
PW	Equip. Acq.	\$ 300,000		PW		Peterbuilt Dump Truck	Dump Truck
PW	Equip. Acq.	\$ 150,000		PW		Service Truck	Service F550/5500 chassis with service body

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Equip. Acq.	\$ 230,000		PW		John Deere Loader	John Deere Loader to replace TRI Center loader
PW	Equip. Acq.	\$ 250,000		PW		Dump Truck	Replace Ford L9000 Dump Truck with new 10-wheel dump truck
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
PW	Equip. Acq.	\$ 400,000		PW		Motor Grader	Road construction equipment
PW	Equip. Acq.	\$ 40,000		PW		Screened Grizzly	Road construction equipment, rock screening device.
PW	Equip. Acq.	\$ 10,000		PW		Service equipment	1234YF A/C Machine, Recovery/Recharge
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
quipment & Vehicles TOTALS:		\$ 1,590,000	\$ 10,000				
FY 27 PROJECTS							
IT	Capital	\$ 100,000		County		Security Key Fobs	Countywide key fob entrance security system
PW - MN	Rail	\$ 300,000		VC	0.20	VC Depot Roof	VC new roof on VC Freight Depot. Moved from FY 25 - Needs to be done last
PW	Capital	\$ 1,800,000		VC		CH Earthquake Retro.	Earthquake retrofit of County Courthouse
PW		\$ 55,000		VC		Baseball field lights	Updated lights for baseball field, LED energy efficient
PW		\$ 5,800		VC		Baseball backboard	Replace backboards and pads at backstop at baseball field
PW		\$ 14,000		VC		Pavers at baseball field	Replace gravel with pavers at Snack Shack and bleachers , ADA accessible
PW	Roads	\$ 6,000,000		VCH		Lousetown	Lousetown Road widening, shoulder improvements, and drainage reconstruction
PW	Roads	\$ 2,000,000		VCH		Cartwright	Cartwright Road widening, shoulder improvements, and drainage reconstruction
PW	Infrastructure	\$ 85,000		VC		Water Tank Upgrades	Repair and seal VC water tanks. See 23/24 Infrastructure Ordinance.
PW	Infra/Roads	\$ 5,100,000		County		Road Projects Countywide	Countywide road rehabilitation projects per Farr West CIP report. See 23/24 Infrastructure Ordinance.
PW	Infrastructure	\$ 1,200,000		GH		GH Sewer Lines	Replace sewer lines in Gold Hill
PW	Infra/Capital	\$ 1,800,000		VC		Seismic retro Fourth Wd.	Earthquake retrofit of Fourth Ward Schoool
PW	Infra/Capital	\$ 400,000		County		Outdoor Shooting Range	County and EM shooting range.
PW	Roads	\$ 100,000		VC		Boardwalk Ext./Ped Trail	Pedestrian trail paved between Fourth Ward School and Virginia City Motel and Justice Court.
PW	Rail	\$ 150,000		GH		GH Depot Parking	Improve Gold Hill Freight Depot area for parking and vehicle staging
VCTC	Capital	\$ 250,000		VC		Taylor St. Stairs	Replace historic Taylor Street stairs from C to B Street
VCTC	Pipers	\$ 250,000		County		Piper's Electrical	Upgrade service to 600A, Add emergency generator
VCTC	Pipers	\$ 60,000		County		Piper's Kitchen	
2027 Project TOTALS:		\$ 19,669,800					
FY 27 EQUIPMENT							

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Equip. Acq.	\$ 130,000		PW		Service Truck	Service F550/5500 chassis with service body
PW	Equip. Acq.	\$ 300,000		PW		Water Truck	Water truck. Currently must switch out water tank with plow hardware each season.
PW	Equip. Acq.	\$ 350,000		PW		Motor Grader	John Deere Motor Grader
PW	Equip. Acq.	\$ 50,000		PW		Ditch compactor	Remote control trench compactor, trench safety
PW	Equip. Acq.	\$ 60,000		PW		Small backhoe/loader	Small front loader tractor with backhoe for parks work
PW		\$ 125,000		PW		Rd manager truck	3500 HD Crew-cab, utility body, Diesel
PW	Equip. Acq.	\$ 250,000		PW		Road Kick Broom	Road Kick Off Broom
PW	Equip. Acq.	\$ 250,000		PW		5 Yard AWD Dump Truck	Five yard all-wheel-drive dump truck with plow prep.
PW	Equip. Acq.	\$ 300,000		PW		Tractor Trailer	Peterbuilt Truck and RGN Transport Trailer.
PW	Equip. Acq.	\$ 650,000		PW		Vactor Truck (north)	New Vactor Truck to serve north end of Storey County (LW, TRI, PR)
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
SO	Equip. Acq	\$ 50,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
PW	Equip Acq	\$ 150,000		PW		Service Equipment	Heavy vehicle lifts for shop
	Equip. Acq.	\$ 250,000		PW		Backhoe	John Deere 410 Backhoe (Replaces existing old unit).
PW		\$ 350,000		PW		Loader	John Deere 624 Loader.
quipment & Vehicles TOTALS:	\$	3,365,000	\$ -				
FY 27 PLANS & STUDIES							
PW	Roads	\$ 100,000		County		Roads CIP VC	Update Roads CIP to widen, straighten, shoulder, and upgrade county roads countywide
2027 Plans & Studies TOTALS:	\$	100,000	\$ -				
FY 28 PROJECTS							
Plan	Infrastructure	\$ 500,000		LW		LCC Gas Lines	Replace gas distribution lines throughout LCC. Allow NV Energy to connect LCC to new LW natural gas utility
Plan	Infrastructure/C	\$ 200,000	\$ 10,000,000	MT		Mark Twain Drainage	Implement DVAMP master plan including drainage, detention basins, easements, culverts, etc.
EM	Capital	\$ 1,500,000		VC		EOC	Emergency Operation Center located at or near 911 State Route 341
MTCC	Capital	\$ 100,000		MT		MT. Comm Trees	Add landscaping, trees, and irrigation around the Mark Twain Community Center
PW	Infra/Capital	\$ 4,000,000		VC/MT		Bridge at Six Mile Cyn.	New and wider bridge over Six Mile Canyon Creek in Six Mile Canyon Road
PW	Water	\$ 720,000		VC		Five Mile Res. Wall	Wall surrounding Five Mile Reservoir
PW	Water	\$ 360,000		VC		Water Treat Plant Wall	Wall abutting south of water treatment center ponds
MTCC	Capital	\$ 200,000		MT		MT. Comm Repave	Repave parking lot at Mark Twain Community Center
PW	Infra/Capital	\$ 1,800,000		VC		Seismic retro St. Mary's	Earthquake retrofit of Saint Mary's Art Center (old hospital)

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Capital	\$ 100,000		VC		Generator VCSC	Generator for VC Senior Center facility
PW	Water	\$ 6,000,000		VC		VC Water Distribution Lines	Replace water distribution lines in Virginia City
PW	Water	\$ 4,000,000		GH		GH Water Distribution Lines	Replace water distribution lines in Gold Hill
	Equip. Acq.	\$ 80,000		EM		Pickup EM	Replace current vehicle per rotatoin schedule (GMC 3500 tow)
Plan/PW	Capital	\$ 360,000		VC		East C St. Boardwalk	Replace wooden sidewalk along west edge of C Street between SO office and Fourth Ward School
Plan/PW	Capital	\$ 600,000		VC		West. C. St. Boardwalk	Sidewalk along east shoulder of C Street between SO office and Fourth Ward School
PW	Capital	\$ 500,000		TRI		TRI Admin. Offices	Develop TRI Government Center to accommodate all remote county offices for north access
PW	General	\$ 1,000,000		LW		LW Land Acquire Washoe	Acquire vacant land north of Rainbow Bend
PW	Infrastructure	\$ 2,000,000		LW		Bridge at Rainbow Bend	New and wider bridge over Long Valley Creek in Rainbow Bend at Avenue of the Colors
PW	Infrastructure	\$ 2,000,000		LW		Bridge at Peri Ranch Rd	New and wider bridge over Long Valley Creek into Peri Ranch Road at the Lockwood Community Corp.
PW	Infrastructure	\$ 2,000,000		LW		Bridge at southern LCC Rd	New and wider bridge over Long Valley Creek into (()) at the Lockwood Community Corp.
PW	Infrastructure	\$ 2,500,000		GH		Gold Hill Sewer Expansion	Expand Gold Hill wastewater facility (x2) to facilitate new residential/commercial construction
PW	Roads	\$ 1,000,000		LW		Peri Ranch Rd. west	Widen, improve, and separate from residential units Peri Ranch Road from comm center to Canyon Way
PW	Roads	\$ 240,000		VC		Boardwalk North (west)	Boardwalk/sidewalk west side of C Street from Sutton to Carson Street
PW	Roads	\$ 240,000		VC		Boardwalk North (east)	Boardwalk/sidewalk east side of C Street from Sutton to Carson Street (bridge over Marsh park lot)
PW	Roads	\$ 360,000		VC		Boardwalk North Bridge	Boardwalk/sidewalk east side of C Street bridge/overhang over lower parking lot segment
SO	Jail-Justice	\$ 15,000,000		VC		Jail-Justice Complex	Replace VC jail facility due to safety and security
VCTC	Pipers	\$ 363,000		VC		Piper's HVAC/Plumbing	Add 60 g. h20 heater, auditorium hydronic heat and evap, direct vent., roof vent., add. framing for evap.
VCTC	Pipers	\$ 70,000		VC		Piper's Carriage House	Prep 2 opening for Carriage house doors, refurbish/rebuild 2 carriage house doors
VCTC	Pipers	\$ 250,000		VC		Piper's Balcony	Balcony repairs "full use" option
2027 Project TOTALS:		\$ 48,043,000	\$ 10,000,000				
FY 28 EQUIPMENT							
CD	Equip. Acq.	\$ 75,000		CD		Pickup CD	Replace current vehicle per rotation schedule
PW	Equip. Acq.	\$ 225,000		PW		Service Truck	RAM 5500HD/550 crew-cab, crane, service body
CD	Equip. Acq.	\$ 75,000		CD		Pickup CD	Replace current vehicle per rotation schedule
CM	Equip. Acq.	\$ 50,000		CM		Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
Dispatch	Equip. Acq.	\$ 50,000		Dispatch		Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
IT	Equip. Acq.	\$ 50,000		IT		Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
PW	Equip. Acq.	\$ 50,000		PW		Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
SCSC	Equip. Acq.	\$ 50,000		SCSC		Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
SO	Equip. Acq	\$ 75,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
SO	Equip. Acq	\$ 75,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
SO	Equip. Acq	\$ 75,000		SO		Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.
VCTC	Equip. Acq.	\$ 75,000		VCTC		Staff Vehicle	Replace current vehicle per rotation schedule and anticipated mileage
quipment & Vehicles TOTALS:		\$ 925,000	\$ -				
FY 28 PLANS & STUDIES							
Plan	Planning	\$ 100,000		County		Master Plan Update	10-Year Storey County Master Plan Update consultation and technical assistance.
2028 Plans & Studies TOTALS:		\$ 100,000	\$ -				
FY 29 PROJECTS / EQUIPENT / PLANS / STUDIES							
PW	Infra/Capital	\$ 1,800,000		VC		Seismic retro Piper's	Earthquake retrofit of Piper's Opera House
PW	Infrastructure	\$ 5,000,000		VC		School Building Buy Ph. 1	Purchase VCMS and HG Elementary school buildings for county admin offices and comm. chambers.
PW	Roads	\$ 100,000	\$ -	VC		Cemetery east access	Culvert and dirt road over drainage at southeast corner of cemetery for access per MOU with CCF
PW	Roads	\$ 450,000	\$ -	VC		Realign Toll Rd at CCI	Realign the west end of Toll Road so it matches county property. Work with Community Chest.
PW	Infra/Capital	\$ 4,000,000		VC		County Swimming Pool	Rehabilitate 1964 Storey County Swimming Pool with updated and compliant facility
PW	Roads	\$ 1,000,000		TRI		Sydney Cul-De-Sac	Correct cul-de-sac at Sydney Drive to remove GID building and drainages. Add south-to-north drainage
PW	Roads	\$ 850,000		VC		Piper's Road Improve	A Street Roadway improvements
Piper's	Capital	\$ 50,000		VC		Piper's Repairs	Complete stairs to balcony, Balcony repairs "as-exists", Restroom exhaust fans, Replace missing finials
Piper's	Capital	\$ 162,500		VC		Piper's Exterior	Brick/mortar at OCBBar, Refurb. front doors, Replace exterior egress stairs N., Add exterior egress stairs, ladder.
SO	Equip. Acq.	\$ 400,000		EM		Mobile EM Command	Mobile Command Center for Emergency Management
PW	Equip. Acq.	\$ 250,000		PW		Multiuse truck	Ram 5500HD Plow/Dump/Sander truck, crew cab
PW	Equip. Acq.	\$ 175,000		PW		Excavator	16k lbs. excavator
PW	Equip. Acq.	\$ 350,000		PW		Street sweeper	
PW	Equip. Acq.	\$ 50,000		PW		Forklift	Forklift for TRI Center
VCTC/PW	Rail	\$ 200,000		GH		GH Depot Parking Pave	Pave parking area around Gold Hill Freight Depot
EM	Equip. Acq.	\$ 60,000		EM		Snow Cat	Snow Cat for EM/SO/FD/PW back country access, snow rescue, citizen snow resources.
PW	Capital	\$ 4,000,000		TRI		TRI Justice Center	Add justice complex to TRI (Court, jail, administration, SO substation, other offices and facilities)
2029 Project TOTALS:		\$ 18,897,500	\$ -				
FY 30 PROJECTS / EQUIPENT / PLANS / STUDIES							

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Roads	\$ 500,000		VCH		Long Valley Rd Improve	Long Valley Road improvements, drainage reconstruction, and paving. First 2 miles from Lousetown.
DC	District Court	\$ 20,000,000		County		First District Courthouse	New First District Court per upcoming First District Court orders for modern and secure court facilities
PW	Capital	\$ 100,000		VC		Generator SMAC	Generator for Saint Mary's Art Center
PW	Capital	\$ 100,000		VC		Generator Fourth Ward	Generator for Fourth Ward School
PW	Capital	\$ 15,000		VC		Generator GH Train Depot	Generator for Gold Hill Train Depot
PW	Capital	\$ 15,000		VC		Generator VC Train Depot	Generator for VC Train Depot for fire sprinkler heating
PW	Capital	\$ 100,000		VC		Generator Comptroller	Generator connect comptroller's office to Courthouse
PW	Infrastructure	\$ 5,000,000		VC		School Building Buy Ph. 2	Purchase VCMS and HG Elementary school buildings for county admin offices and comm. chambers.
PW	Capital	\$ 9,000,000	\$ 3,000,000	County		South County EOC-911	\$6M EOC, \$6M Dispatch Center). \$9M county, \$3M DHS grant.
PW	Roads	\$ 5,000,000		VCH		Lousetown-341 Intersection	Improve access and egress at Lousetown and SR 341 intersection
PW	Roads	\$ 5,000,000		VC		B Street Widen/Parking	Widen B Street between Taylor and Sutton. Provide angled parking for visitors and residents.
PW	Roads	\$ 5,000,000		VC		D Street Widen/Parking	Widen and straighten D and/or E Streets for angled parking, loop circulation, and C Street avoidance
PW	Roads	\$ 2,000,000		VC		C Street Parking/Amend	Amend traffic patterns on C Street around improvements to B, D, and E Streets

							Notes and Abbreviations
	CIP TOTALS:	\$ 51,830,000	#REF!				CM = County Manager
							CR = Community Relations

BEYOND FY30 PROJECTS / EQUIPENT / PLANS / STUDIES							
PW	Capital	\$ 700,000		LW		LW Riverwalk	Riverwalk, shade, etc., between Menizes and Rainbow Bend to access by all Lockwood residents
PW	Capital	\$ 2,000,000		VC		VC South Entrance Rest Stp.	Develop south entrance to VC with restrooms, parking, and visitor information kiosks
PW	Capital	\$ 4,000,000		VC		Swimming Pool Cover	Cover new swimming pool to become indoor facility and year-round service
PW	Infrastructure	\$ 10,000,000		PR		Bridge at Painted Rock	Replace existing Painted Rock Bridge over Truckee River.
PW	Roads	\$ 2,000,000		VC		C Street Fix from NDOT	Drainage, shoulder, curb, retaining walls, and structural repairs on C Street
VCTC	VCTC	\$ 1,000,000		VC		Inclinor F to C Street	Inclinor from VC Freight Depot (multi-modal transit hub) to C Street
PW	Facilities	\$ 500,000		VCH		County Horse Shelter	Wild horse rescue center in at VCH run by VRWPA or other qualified non-profit
Recorder	Capital	\$ 1,000,000		County		Archive Building	Document archive building that is secure, temperature controlled
PW	Capital	\$ 12,000,000		County		Regional Animal Shelter	Regional animal center for small and large animals (Coordinate with Lyon and other counties)
PW	Capital	\$ 100,000		VC		Seismic VC Sr Center	Earthquake retrofit VC Senior Center
PW	Infrastructure	\$ 1,000,000		TRI		Pittsburgh Drainage	Correct culverts and drainage way beneath Pittsburgh Drive west segment
PW	Capital	\$ 150,000		LW		LW Dog Park	Construct dog park near Louise Peri Park in Lockwood
PW	Capital	\$ 150,000		VC		VC Dog Park	Construct dog park near Miner's Park or other location as appropriate
PW	Facilities	\$ 150,000		MT		MT Dog Park	Construct dog park near Mark Twain Community Park

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Capital	\$ 1,500,000		VC		PW Fire Truck Shop	Expand service shop to accommodate fire apparatus and large commercial vehicles
PW	Capital	\$ 240,000		VC/GH		PhaseII Bike/Ped Lane GH.VC	Phase II-Pave bike/pedestrian route between Gold Hill and VC historic route
PW	Roads	\$ 150,000		TRI		TRI Waltham Bus Stop	Covered transit bus shelter and bus stop staging at Waltham Way location
PW	Roads	\$ 150,000		TRI		TRI Electric Bus Stop	Covered transit bus shelter and bus stop staging on Electric Avenue
PW	Roads	\$ 150,000		TRI		TRI USA Bus Stop	Covered transit bus shelter and bus stop staging on USA, Peru, or Sydney
PW	Roads	\$ 150,000		TRI		TRI Venice Bus Stop	Covered transit bus shelter and bus stop staging on Venice, Denmark, or Pittsburgh
PW	Roads	\$ 3,000,000		VC		Pave all VC dirt roads	Road expansion and paving in Virginia City to facilitate building on existing platted lots
PW	Capital	\$ 5,000,000		VC		VC Senior Center	Replace or expand VC Senior Center serving Highlands and Comstock.
PW	Capital	\$ 12,000		MT		MT BMX Comp Track	BMX freestyle bicycle competition track
PW	Capital	\$ 180,000		MT		MT Skateboard Park	Skateboard Park Mark Twain
PW	Capital	\$ 180,000		VC/GH		VC Skateboard Park	Skateboard Park Virginia City or Gold Hill
PW	Capital	\$ 180,000		LW		LW Skateboard Park	Skateboard Park Lockwood
PW	Infra/Capital	\$ 75,000		LW		LW School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop
PW	Infra/Capital	\$ 75,000		VC		VC School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop
PW	Infra/Capital	\$ 75,000		MT		MT School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop
PW	Infra/Capital	\$ 75,000		VCH		VCH School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop
Plan	Cty Mgr.	\$ 20,000		VCH/VC		VCH/Comstock Nat. Gas	Farr West study of natural gas transmission and distribution for Highlands and Comstock - Move later???
PW	Capital	\$ 2,000,000		VCH		Petroglyphs Ranger Stn.	Develop ranger station, tourism center, parking, restrooms, etc. to open and protect Petroglyphs site
PW	Capital	\$ 500,000		VC		VCTC Visitors' Center	Occupy and rehabilitate existing DA/Sheriff Office into VCTC Visitors' Center. Per moving to school build.
PW	Capital	\$ 100,000		LW		LW Amphitheater	Construct outdoor amphitheater in Lockwood near Louise Peri Park
PW	Capital	\$ 100,000		VC		VC Amphitheater	Construct outdoor amphitheater in VC near Miner's Park and Community Chest
PW	Capital	\$ 100,000		MT		MT Amphitheater	Construct outdoor amphitheater in Mark Twain in gap between park and Community Center
PW	Capital	\$ 100,000		VCH		VCH Amphitheater	Construct outdoor amphitheater in Highlands on land between Community Center and Lousetown Rd
PW	Capital	\$ 1,000,000		VC		School Admin Building TI	Retrofits to move administrative offices to E Street schools when school moves to K12 facility
PW	Capital	\$ 200,000		VC		School Admin Building TI	Retrofits to create board/commission chambers at existing school gym when move occurs
PW	Capital	\$ 4,000,000		VC		Divide Reservoir Park	Add recreation facilities (benches, barbecues, fishing dock, etc.) to Divide Reservoir for public use
PW	Capital	\$ 1,000,000		MT		Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements
PW	Capital	\$ 1,000,000		LW		Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements
PW	Capital	\$ 1,000,000		VCH		Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements
PW	Capital	\$ 1,000,000		VC		Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements
PW	Capital	\$ 1,000,000		TRI		Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements
PW	Capital	\$ 3,000,000		County		Indoor Shooting Range	Public and Public Safety Offices shooting range.
PW	Capital	\$ 10,000,000		Unknown		Ice Skating Rink	Ice Skating Rink per request at community town hall. Location TBD
PW	Infrastructure	\$ 80,000,000		VCH		Water Transmission to VCH	Water transmission line from VC to Highlands
PW	Infrastructure	\$ 12,000,000		VC		Parallel Siphon Comstock	Parallel siphon I580 to Five Mile Res. For Comstock Buildout 1,086 gpm 12 inch main, 6" air release valves

Storey County Capital Improvement Plan *DRAFT*

Dept. Managing Project	Fund	Estimated Total Project Cost	Grant Funding	Project Location	FTE	Short Name	Description
PW	Infrastructure	\$ 2,400,000		VC		Upgrade Water Capacity	WTP Capacity Upgrade, Comstock Buildout 1.5 MGD capacity
PW	Infrastructure	\$ 127,000,000		VC		Water to Highlands	Water transmission, capacity storage, treatment, and distribution to Highlands
PW	Infrastructure	\$ 5,000,000		VC		VC Power Lines Undergnd	Underground power lines in downtown Virginia City area
PW	Infrastructure	\$ 80,000,000		VCH		VCH Natual Gas Trans.	Natural Gas transmission lines from north county to Highlands and Comstock
PW	Infrastructure	\$ 26,000,000		MT		Water to Mark Twain	Water transmission, capacity storage, treatment, and distribution to Mark Twain Estates
PW	Infrastructure	\$ 50,000,000		VCH		VCH Natural Gas Distrib.	Natural Gas distribution lines from new main to residences and businesses in VCH and Comstock
PW	Infrastructure	\$ 80,000,000		VC		VC Natural Gas Trans.	Natual Gas transmission line from south county to Virginia Cith and Gold Hill
PW	Infrastructure	\$ 50,000,000		VC		VC Natural Gas Distrib.	Natual gas distribution line from new main to residences and businesses in VC and Gold Hill



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible consideration of the board's position 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 and Real Property Tax Abatement for Recycling Tax Abatement for their operations planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for expansion and recycling.
- **Recommended motion:** I (commissioner) motion to direct county staff to submit a letter to GOED acknowledging an application to GOED for Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal and Real Property Tax Abatement for Recycling Tax Abatement for their operations planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for expansion and recycling.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** This item is subject to NRS 360 and the application to the Governor's Office of Economic Development to receive standard GOED abatements for meeting established employee hiring, capital investment, and recycling criteria benchmarks. The abatement impacts are summarized in the attached letter from GOED. GOED will consider the abatements at its 01/25/24 meeting. See <https://goed.nv.gov/about/board/> for GOED board meeting materials.
- **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

12/22/2023

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

RE: Sales & Use Tax, Modified Business Tax, Personal Property Tax and a Real Property Tax for Recycling Abatement - **Aqua Metals Reno, Inc.**

Dear Mr. Osborne,

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

This will result in at least 50 new full-time jobs within five years. The company is planning to invest \$17,067,140 in capital equipment. The ten-year total economic impact is estimated to be \$373,501,185 and new tax revenue generated over ten years is estimated to be \$4,625,743.

We are under a statutory requirement to notify affected local governments prior to the public hearing where the application will be considered (NRS 360.757). We estimate the total Sales & Use Tax Abatement to be \$512,014; the total Modified Business Tax to be \$58,318; the total Personal Property Tax Abatement to be \$663,804 and the Real Property Tax for Recycling Abatement estimated to be \$979,808 over 10 years.

A board meeting is scheduled to review this application on **January 25, 2024, at 2:00 p.m.** If you'd like to provide feedback about this project, we encourage you to attend this meeting and come forward during public comment. Please see the three meeting options below.

Physical Location:

The Capitol Building – Guinn Meeting Room – Carson City
101 North Carson St.
Carson City, NV 89701

Virtually:

January 25, 2024 Meeting Link

Audio Only (Call in)

+1 775-321-6111,,912448395#

Phone Conference ID: 912 448 395#

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

Sincerely,

Melanie Sheldon

Melanie Sheldon
Senior Director of Business Development



Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 1/16/2024 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. 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:** 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

January 2, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 16th, 2024**

COMMISSIONERS Consent Agenda:

SECOND 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
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- 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