	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 2/20/2024 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 February 20, 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: 2/20/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 0-5	
Agenda Item Type: Consent Agenda		

- **Title:** For possible action, approval of business license first readings:
- A. Bayview Engineering & Construction Inc. – Contractor / 5040 Robert J Matthews Pkwy ~ El Dorado Hills, CA
- B. Golden Gate Terminal LLC – General / 300 Ireland Dr. ~ Sparks, NV
- C. Quanta Telecommunication Solutions LLC – Contractor / 1580 Kleppe Ln ~ Sparks, NV
- D. The C S M Group Inc. – Contractor / 600 E. Michigan Ave Ste. A ~ Kalamazoo, MI
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
- **Prepared by:** Ashley Mead

Department: **Contact Number:** 775-847-0966

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

February 12, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **February 20, 2024**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Bayview Engineering & Construction Inc.** – Contractor / 5040 Robert J Matthews Pkwy ~ El Dorado Hills, CA
- B. Golden Gate Terminal LLC** – General / 300 Ireland Dr. ~ Sparks, NV
- C. Quanta Telecommunication Solutions LLC** – Contractor / 1580 Kleppe Ln ~ Sparks, NV
- D. The C S M Group Inc.** – Contractor / 600 E. Michigan Ave Ste. A ~ Kalamazoo, MI

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$6,185,933.50.
- **Recommended motion:** Approval of claims as submitted.
- **Prepared by:** Cory Y Wood

Department: **Contact Number:** 7758471133

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 01/05/2024 - 01/05/2024
Payment Date Range 01/05/2024 - 01/05/2024

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
405424 - OPTUM BANK, MEMBER FDIC														
INV0018391	HSA Contributions	0.00	0.00	1/5/2024		DFT0001655	1/5/2024	Fire-Ins	15,041.91	0.00	0.00	0.00	15,041.91	15,041.91
								Fire-Ins	2,825.00	0.00	0.00	0.00	2,825.00	2,825.00
								Fire-Ins	2,575.00	250.00				
INV0018413	HSA Contributions	0.00	0.00	1/5/2024		DFT0001658	1/5/2024	Insurances	12,056.91	0.00	0.00	0.00	12,056.91	12,056.91
								Rds-Ins	10,724.98					
								Wtr-Ins	634.51					
								Swr-Ins	223.78					
								VCTC-Ins	173.64					
								Pipers-Ins	210.00					
									90.00					
INV0018414	HSA Contributions	0.00	0.00	1/5/2024		DFT0001659	1/5/2024	Insurances	160.00	0.00	0.00	0.00	160.00	160.00
									160.00					
Vendors: (1)									Total 01 - Storey County Vendors:					
Vendors: (1)									Report Total:	15,041.91	0.00	0.00	0.00	15,041.91

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

Processed & Submitted to Treasurer by Comptroller Admin 20240104 Date

Approved By:

[Signature] 2.1.24 Date

Comptroller

[Signature] 1/27/24 Date

Treasurer

1/8/2024 - 14,714.99

3260.92

included in 1/22/24
pmf w/mtf

Check Register

Packet: APPKT06154-2023-01-12 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403892	PONDEROSA MINE TOURS	01/12/2024	Regular	0.00	2,091.00	112747
405124	CHOLLAR MINE 1859 LLC	01/12/2024	Regular	0.00	486.00	112748
404615	THE ANTOS AGENCY	01/12/2024	Regular	0.00	4,729.64	112749
103306	PURCHASE POWER	01/12/2024	Regular	0.00	4,007.00	112750
406083	TUFF SHED, INC	01/12/2024	Regular	0.00	240.00	112751
406083	TUFF SHED, INC	01/12/2024	Regular	0.00	199.84	112752
405112	TYLER TECHNOLOGIES, INC	01/12/2024	Regular	0.00	9,781.82	112753
405112	TYLER TECHNOLOGIES, INC	01/12/2024	Regular	0.00	2,125.00	112754
406738	UBEO BUSINESS SERVICES	01/12/2024	Regular	0.00	76.92	112755
102962	UNIFORMITY	01/12/2024	Regular	0.00	146.00	112756
403728	UNITED SITE SERVICES OF NEVADA,	01/12/2024	Regular	0.00	180.00	112757
406623	US FOODS INC	01/12/2024	Regular	0.00	5,380.76	112758
405479	US IMAGING INC	01/12/2024	Regular	0.00	7,860.00	112759
101845	US POSTOFFICE (VC)	01/12/2024	Regular	0.00	118.00	112760
404828	V & T ROCK, INC	01/12/2024	Regular	0.00	3,589.05	112761
403723	VIRGINIA HIGHLANDS VFD	01/12/2024	Regular	0.00	1,250.00	112762
101899	GRAINGER	01/12/2024	Regular	0.00	203.26	112763
402820	WALKER & ASSOCIATES, INC.	01/12/2024	Regular	0.00	4,000.00	112764
406756	WASHOE COUNTY SENIOR SERVICES	01/12/2024	Regular	0.00	2,720.00	112765
405574	WASHOE COUNTY FORENSIC SCIENC	01/12/2024	Regular	0.00	606.00	112766
103218	WHITE CAP, LP	01/12/2024	Regular	0.00	107.88	112767
405184	UNIFORMS2YOU / RENO UNIFORMS	01/12/2024	Regular	0.00	843.89	112768
404295	WELLS ONE COMMERCIAL CARD	01/12/2024	Bank Draft	0.00	26,839.50	DFT0001673

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	247	134	0.00	3,510,391.97
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	30	1	0.00	26,839.50
EFT's	1	1	0.00	10,000.00
	278	138	0.00	3,547,231.47

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

Processed & Submitted to Treasurer by Comptroller Admin

Date

Approved By:

Comptroller

Treasurer

Date

Date



STOREY COUNTY

Check Register

Packet: APPKT06154 - 2023-01-12 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404671	PORTER GROUP LLC	01/12/2024	EFT	0.00	10,000.00	10490
	Void	01/12/2024	Regular	0.00	0.00	112633
403470	A-1 RADIATOR REPAIR INC	01/12/2024	Regular	0.00	338.00	112634
403795	ALPINE LOCK INC	01/12/2024	Regular	0.00	24.95	112635
100135	ALSCO INC	01/12/2024	Regular	0.00	153.98	112636
406619	AMAZON BUSINESS	01/12/2024	Regular	0.00	325.13	112637
404394	GTP ACQUISTION PARTNERS II LLC	01/12/2024	Regular	0.00	1,264.96	112638
404980	HIGH SIERRA BUSINESS SYSTEMS IN	01/12/2024	Regular	0.00	4,149.43	112639
403651	ARC HEALTH AND WELLNESS	01/12/2024	Regular	0.00	3,254.00	112640
406683	SIERRA MEAT CO	01/12/2024	Regular	0.00	2,832.16	112641
407049	APCO INTERNATIONAL INC	01/12/2024	Regular	0.00	375.00	112642
406748	AT & T MOBILITY, LLC	01/12/2024	Regular	0.00	1,326.27	112643
99663	AT&T MOBILITY II LLC	01/12/2024	Regular	0.00	891.05	112644
403619	AT&T TELECONFERENCE SERVICE	01/12/2024	Regular	0.00	396.69	112645
101605	SIERRA ELECTRONICS	01/12/2024	Regular	0.00	665.00	112646
405077	MACKAY MANSION	01/12/2024	Regular	0.00	251.50	112647
405962	BLOCKCHAINS	01/12/2024	Regular	0.00	43.62	112648
100430	BOARD OF REGENTS (COMPT)	01/12/2024	Regular	0.00	7,500.00	112649
406408	BRADY INDUSTRIES OF NEVADA LLC	01/12/2024	Regular	0.00	202.37	112650
404634	SIX MILE CANYON MINI STORAGE	01/12/2024	Regular	0.00	60.00	112651
406556	BRIAN BROWN MEDIATION, LTD	01/12/2024	Regular	0.00	9,500.00	112652
403671	THE WASHOE CLUB MUSEUM	01/12/2024	Regular	0.00	678.25	112653
407031	BURRELL, KODY	01/12/2024	Regular	0.00	195.00	112654
100476	BURTONS FIRE APPARATUS	01/12/2024	Regular	0.00	558.38	112655
404216	CARSON VALLEY OIL CO	01/12/2024	Regular	0.00	18,083.15	112656
99720	CASELLE INC	01/12/2024	Regular	0.00	278.00	112657
100505	CITY OF CARSON TREASURER	01/12/2024	Regular	0.00	50.00	112658
404434	CIVICPLUS, LLC	01/12/2024	Regular	0.00	250.00	112659
405134	CMC TIRE INC	01/12/2024	Regular	0.00	4,585.02	112660
405587	COMBINED SYSTEMS, INC	01/12/2024	Regular	0.00	11,428.25	112661
100655	COMMUNITY CHEST INC	01/12/2024	Regular	0.00	82,293.75	112662
403990	COMSTOCK CEMETERY FOUNDATIO	01/12/2024	Regular	0.00	2,493.75	112663
406406	COMSTOCK PROPANE	01/12/2024	Regular	0.00	4,636.20	112664
103220	ON THE SIDE GRAPHICS & SIGNS	01/12/2024	Regular	0.00	60.00	112665
404466	FIRST CHOICE COFFEE SRV	01/12/2024	Regular	0.00	653.10	112666
404970	DANT-PACIFIC LTD	01/12/2024	Regular	0.00	203.16	112667
404959	DEAN, RANDALL	01/12/2024	Regular	0.00	90.88	112668
406010	DEITZ MEDIA & MARKETING, LLC	01/12/2024	Regular	0.00	10,762.94	112669
406749	DELIVERY CONCEPTS	01/12/2024	Regular	0.00	1,747.94	112670
406924	FIREWISE CODE CONSULTING	01/12/2024	Regular	0.00	1,065.00	112671
405209	DIPIETRO & THORNTON APC	01/12/2024	Regular	0.00	48,500.00	112672
406962	DITTLER, ROBERT	01/12/2024	Regular	0.00	105.00	112673
406787	ERIC'S MOBILE GLASS LLP	01/12/2024	Regular	0.00	500.00	112674
404509	FASTENAL COMPANY	01/12/2024	Regular	0.00	1,066.66	112675
405969	FLEETPRIDE, INC	01/12/2024	Regular	0.00	40.57	112676
406817	FOLEY, HELEN A	01/12/2024	Regular	0.00	4,000.00	112677
100826	FOURTH WARD SCHOOL MUSEUM	01/12/2024	Regular	0.00	37,000.00	112678
407047	GALLAWAY, CAMERON	01/12/2024	Regular	0.00	49.72	112679
407035	GANNETT NEVADA/UTAH LOCALIQU	01/12/2024	Regular	0.00	1,066.79	112680
407039	GARRISON, APRIL DAWN	01/12/2024	Regular	0.00	25.00	112681
102983	USABLUBOOK	01/12/2024	Regular	0.00	1,608.21	112682
404328	INTERCEPT INC	01/12/2024	Regular	0.00	2,620.00	112683
100885	IRON MOUNTAIN	01/12/2024	Regular	0.00	1,692.64	112684
403834	IT1 SOURCE LLC	01/12/2024	Regular	0.00	7,256.40	112685

Check Register

Packet: APPKT06154-2023-01-12 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103317	SILVER STATE INTERNATIONAL TRUCK	01/12/2024	Regular	0.00	1,560.87	112686
406617	JOHN H BURROWS INC	01/12/2024	Regular	0.00	429.99	112687
406630	KERR, ELI	01/12/2024	Regular	0.00	346.33	112688
101040	L N CURTIS & SONS	01/12/2024	Regular	0.00	2,583.00	112689
404400	LERETA LLC	01/12/2024	Regular	0.00	230.11	112690
404557	LIBERTY ENGINE CO NO 1 INC	01/12/2024	Regular	0.00	2,500.00	112691
101030	LIFE-ASSIST INC	01/12/2024	Regular	0.00	986.00	112692
404102	LIQUID BLUE EVENTS LLC	01/12/2024	Regular	0.00	3,200.00	112693
102751	LYON CO COMPTROLLER	01/12/2024	Regular	0.00	10,629.00	112694
404363	MA LABS INC	01/12/2024	Regular	0.00	1,630.70	112695
407048	INTEGRITY FIRE PROTECTION	01/12/2024	Regular	0.00	221.52	112696
406484	LAST RESORT DJ SERVICE	01/12/2024	Regular	0.00	250.00	112697
404374	NATIONAL SHERIFF'S ASSOC	01/12/2024	Regular	0.00	125.00	112698
101228	NEV ADMIN BLDG & GROUNDS	01/12/2024	Regular	0.00	8,497.63	112699
101226	NEV COMPTROLLER	01/12/2024	Regular	0.00	5,213.00	112700
101226	NEV COMPTROLLER	01/12/2024	Regular	0.00	1,081,211.95	112701
101226	NEV COMPTROLLER	01/12/2024	Regular	0.00	9,632.00	112702
403731	NEV DEPT OF PUBLIC SAFETY	01/12/2024	Regular	0.00	1,583.77	112703
403317	NEV DEPT PUBLIC SAFETY	01/12/2024	Regular	0.00	1,529.50	112704
101220	NEV DIV OF MINERALS	01/12/2024	Regular	0.00	3,320.00	112705
101969	NEV HUMAN RESOURCES	01/12/2024	Regular	0.00	7,955.25	112706
403632	NEVADA BLUE LTD (RNO)	01/12/2024	Regular	0.00	7,452.90	112707
101209	NEVADA DISTRICT ATTORNEYS ASSC	01/12/2024	Regular	0.00	200.00	112708
101269	NEVADA LEGAL SERVICES INC	01/12/2024	Regular	0.00	570.93	112709
101266	NEVADA TAXPAYERS ASSN	01/12/2024	Regular	0.00	500.00	112710
404854	NEVIN, MIKE	01/12/2024	Regular	0.00	2,622.12	112711
99806	CONCENTRA MED CNTR/ADV SPCLS	01/12/2024	Regular	0.00	130.00	112712
407044	O'HALLORAN, CHRISTINE	01/12/2024	Regular	0.00	500.00	112713
405127	O'REILLY AUTO PARTS	01/12/2024	Regular	0.00	1,167.14	112714
404983	MOUNTAIN UNIFORMS	01/12/2024	Regular	0.00	385.50	112715
407030	PACIFIC RECORDS MANAGEMENT/P	01/12/2024	Regular	0.00	308.85	112716
403895	WAY IT WAS MUSEUM	01/12/2024	Regular	0.00	199.00	112717
404837	PIPER'S OPERA HOUSE	01/12/2024	Regular	0.00	99.00	112718
403329	PROTECTION DEVICES INC	01/12/2024	Regular	0.00	584.70	112719
404398	RAD STRATEGIES INC	01/12/2024	Regular	0.00	725.84	112720
404863	REFUSE, INC	01/12/2024	Regular	0.00	389.10	112721
405777	RENO BRAKE, INC	01/12/2024	Regular	0.00	154.76	112722
403952	RENO CARSON LUMBER	01/12/2024	Regular	0.00	1,102.68	112723
200395	SAINT MARYS ARTCENTER INC	01/12/2024	Regular	0.00	28,800.00	112724
406778	SILVER STATE ANALYTICAL LABORAT	01/12/2024	Regular	0.00	3,055.00	112725
406776	SHAKESPEARE UNLIMITED	01/12/2024	Regular	0.00	120,400.31	112726
406367	SHEPHERD SCOTT F.	01/12/2024	Regular	0.00	500.00	112727
405081	SHERMARK DISTRIBUTORS INC	01/12/2024	Regular	0.00	363.78	112728
404187	SAWDUST TRAILS	01/12/2024	Regular	0.00	64.00	112729
404750	SIERRA NEVADA CONTSTRUCTION II	01/12/2024	Regular	0.00	217,117.22	112730
101630	NV ENERGY	01/12/2024	Regular	0.00	19,489.18	112731
	Void	01/12/2024	Regular	0.00	0.00	112732
406945	SILVER STATE JANITORIAL SERVICES	01/12/2024	Regular	0.00	480.00	112733
406793	SNOQUIP, INC	01/12/2024	Regular	0.00	481.33	112734
403234	TAHOE SUPPLY COMPANY LLC	01/12/2024	Regular	0.00	3,503.00	112735
403567	SPARKS ELECTRIC MOTOR REPAIR	01/12/2024	Regular	0.00	2,844.18	112736
101658	SPB UTILITY SERVICES INC	01/12/2024	Regular	0.00	5,988.00	112737
101717	ST CO SCHOOL DISTRICT	01/12/2024	Regular	0.00	259,002.69	112738
101745	ST CO WATER SYSTEM	01/12/2024	Regular	0.00	3,259.70	112739
101745	ST CO WATER SYSTEM	01/12/2024	Regular	0.00	513.09	112740
405475	STAPLES BUSINESS ADVANTAGE	01/12/2024	Regular	0.00	16.59	112741
101229	STATE OF NEVADA	01/12/2024	Regular	0.00	1,343,296.23	112742
101229	STATE OF NEVADA	01/12/2024	Regular	0.00	2,922.00	112743
101335	STATE OF NEVADA, DEPT OF TAXAT	01/12/2024	Regular	0.00	127.60	112744
401352	STOREY COUNTY JEEP POSSE	01/12/2024	Regular	0.00	2,500.00	112745
406494	ROY C STRALLA ATTORNEY AT LAW	01/12/2024	Regular	0.00	5,000.00	112746

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2024	3,547,231.47
			<u>3,547,231.47</u>



STOREY COUNTY

Check Register

Packet: APPKT06150 - IRS correction

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 404300	INTERNAL REVENUE SERVICE	01/12/2024	Bank Draft	0.00	11.26	DFT0001670

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	1	0.00	11.26
EFT's	0	0	0.00	0.00
	2	1	0.00	11.26

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

Lucy Smith 1/10/24
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2.1.24
Comptroller Date

[Signature] 1/29/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2024	11.26
			<u>11.26</u>



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 01/19/2024 - 01/19/2024
Payment Date Range 01/19/2024 - 01/19/2024

Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
405424 - OPTUM BANK, MEMBER FDIC														
INV0018446	HSA Contributions	0.00	0.00	1/19/2024		DFT0001681	1/19/2024	Fire-Ins	17,815.29	0.00	0.00	0.00	17,815.29	17,815.29
						250-29506-000		Fire-Ins	5,598.38	0.00	0.00	0.00	5,598.38	5,598.38
						290-29506-000		Fire-Ins	5,348.38	250.00				
INV0018464	HSA Contributions	0.00	0.00	1/19/2024		DFT0001684	1/19/2024	Insurances	12,056.91	0.00	0.00	0.00	12,056.91	12,056.91
						001-29506-000		Rds-Ins	10,638.14					
						020-29506-000		Wtr-Ins	721.31					
						090-29506-000		Swr-Ins	223.77					
						130-29506-000		VCTC-Ins	173.69					
						230-29506-000		Pipers-Ins	210.00					
						231-29506-000			90.00					
INV0018465	HSA Contributions	0.00	0.00	1/19/2024		DFT0001685	1/19/2024	Insurances	160.00	0.00	0.00	0.00	160.00	160.00
						001-29506-000			160.00					
Vendors: (1)									17,815.29	0.00	0.00	0.00	17,815.29	17,815.29
Total 01 - Storey County Vendors:									17,815.29	0.00	0.00	0.00	17,815.29	17,815.29
Vendors: (1)									17,815.29	0.00	0.00	0.00	17,815.29	17,815.29
Report Total:									17,815.29	0.00	0.00	0.00	17,815.29	17,815.29

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

Processed & Submitted to Treasurer by Comptroller Admin

Approved By:

[Signature]

1-18-24

Comptroller

[Signature]

1/27/24

Treasurer

Date

\$18,142.21 - 1/22/24

Includes \$326.92
from the 1/5 stmt



STOREY COUNTY

Vendor History Report
By Vendor Name
Posting Date Range 01/19/2024 - 01/19/2024
Payment Date Range 01/19/2024 - 01/19/2024

Payable Number	Description	Units	Price	Post Date	1099 Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description					Account Number	Account Name	Dist Amount					
Vendor Set: 01 - Storey County Vendors												
404300 - INTERNAL REVENUE SERVICE												
INV0018453	Medicare	0.00	0.00	1/19/2024	DFT0001682	1/19/2024	75,234.07	0.00	0.00	0.00	75,234.07	75,234.07
					001-29503-000	Medicare	5,429.74	0.00	0.00	0.00	5,429.74	5,429.74
							5,429.74					
INV0018454	Federal Income Tax w/h	0.00	0.00	1/19/2024	DFT0001683	1/19/2024	22,367.69	0.00	0.00	0.00	22,367.69	22,367.69
					001-29501-000	Federal w/holding	22,367.69					
INV0018477	Medicare	0.00	0.00	1/19/2024	DFT0001686	1/19/2024	10,724.40	0.00	0.00	0.00	10,724.40	10,724.40
					001-29503-000	Medicare	10,724.40					
INV0018478	Social Security	0.00	0.00	1/19/2024	DFT0001687	1/19/2024	1,566.74	0.00	0.00	0.00	1,566.74	1,566.74
					001-29505-000	Social Security	1,566.74					
INV0018479	Federal Income Tax w/h	0.00	0.00	1/19/2024	DFT0001688	1/19/2024	35,145.50	0.00	0.00	0.00	35,145.50	35,145.50
					001-29501-000	Federal w/holding	35,145.50					
Vendors: (1)							75,234.07	0.00	0.00	0.00	75,234.07	75,234.07
Total 01 - Storey County Vendors:							75,234.07	0.00	0.00	0.00	75,234.07	75,234.07
Vendors: (1)							75,234.07	0.00	0.00	0.00	75,234.07	75,234.07
Report Total:							75,234.07	0.00	0.00	0.00	75,234.07	75,234.07

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

Processed & Submitted to Treasurer by Comptroller Admin

Date

Approved By:

Comptroller

Date

Treasurer

Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/1/2024-1/14/2024

Packet: PRPKT02002 - 2024-01-19 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	4	3,176.10
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	168	315,223.45
Total	172	318,399.55

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

Kyal 20240118
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

me 1-18-24
Comptroller Date
Dallas G. [Signature] Deputy 1/29/24
Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/1/2024-1/14/2024

Packet: PRPKT02004 - 2024-01-19: FIRE- Payroll Tnp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	155,948.46
Total	47	155,948.46

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

Kegan 20240118
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

Amc 1-18-24
Comptroller Date
Wally Smith Deputy 1/29/24
Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT06175 - 2024-01-19 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BO	01/19/2024	EFT	0.00	131,275.42	10491
404869	SCSO EMPLOYEES ASSOCIATIO	01/19/2024	EFT	0.00	684.00	10492
404639	VOYA INSTITUTIONAL TRUST COMP.	01/19/2024	EFT	0.00	8,505.48	10493
300003	AFLAC	01/19/2024	Regular	0.00	1,205.06	112769
300008	AFSCME LOCAL4041	01/19/2024	Regular	0.00	622.26	112770
405519	CIGNA HEALTH & LIFE INSURANCE C	01/19/2024	Regular	0.00	4,498.02	112771
300001	COLONIAL LIFE & ACCIDENT INS CO	01/19/2024	Regular	0.00	103.38	112772
404704	DVM INSURANCE AGENCY	01/19/2024	Regular	0.00	95.64	112773
406598	MICHIGAN STATE DISBURSEMENT L	01/19/2024	Regular	0.00	393.79	112774
300011	NEVADA STATE TREASURER	01/19/2024	Regular	0.00	4.00	112775
406600	NORTHWEST FIRE FIGHTER BENEFIT	01/19/2024	Regular	0.00	2,173.90	112776
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	01/19/2024	Regular	0.00	378.97	112777
300010	STATE COLLECTION & DISBURSEMEI	01/19/2024	Regular	0.00	1,147.52	112778
300006	STOREY CO FIRE FIGHTERS ASSOC	01/19/2024	Regular	0.00	1,450.00	112779
102441	STOREY COUNTY SHERIFF	01/19/2024	Regular	0.00	485.64	112780
300005	WASHINGTON NATIONAL INS	01/19/2024	Regular	0.00	2,207.72	112781

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	23	13	0.00	14,765.90
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	8	3	0.00	140,464.90
	31	16	0.00	155,230.80

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

Kya C 20240118
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

M C 1-18-24
Comptroller Date

Deputy 1/29/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2024	155,230.80
			<u>155,230.80</u>



STOREY COUNTY

Check Register

Packet: APPKT06176 - 2024-01-19 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	01/19/2024	EFT	0.00	74,194.93	10494

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	74,194.93
	2	1	0.00	74,194.93

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

Kyle 20241118
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-18-24
Comptroller Date

[Signature] 1/29/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2024	74,194.93
			<u>74,194.93</u>



STOREY COUNTY

Check Register

Packet: APPKT06207 - 2024-01-26 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406777	DOWL LLC	01/25/2024	EFT	0.00	98,317.49	
406785	SPARKS BLACK RIFLE	01/26/2024	Regular	0.00	1,393.98	112782
406510	SILVER STATE GOVERNMENT RELAT	01/26/2024	Regular	0.00	4,000.00	112783
403795	ALPINE LOCK INC	01/26/2024	Regular	0.00	122.20	112784
100135	ALSCO INC	01/26/2024	Regular	0.00	181.15	112785
403651	ARC HEALTH AND WELLNESS	01/26/2024	Regular	0.00	1,385.00	112786
406683	SIERRA MEAT CO	01/26/2024	Regular	0.00	818.69	112787
100073	AUTO & TRUCK ELECTRIC,INC	01/26/2024	Regular	0.00	1,445.00	112788
405077	MACKAY MANSION	01/26/2024	Regular	0.00	15.00	112789
100471	MOUNDHOUSE TRUE VALUE HARDV	01/26/2024	Regular	0.00	259.20	112790
403671	THE WASHOE CLUB MUSEUM	01/26/2024	Regular	0.00	194.50	112791
100475	CAPITAL CITY AUTO PARTS	01/26/2024	Regular	0.00	147.82	112792
404500	CARSON DODGE CHRYSLER INC	01/26/2024	Regular	0.00	173.60	112793
405519	CIGNA HEALTH & LIFE INSURANCE C	01/26/2024	Regular	0.00	19,043.34	112794
404798	CINTAS / CINTAS FIRST AID AND SAF	01/26/2024	Regular	0.00	55.18	112795
405357	PUBLIC WORKS	01/26/2024	Regular	0.00	4,253.74	112796
406890	CMH HOMES, INC	01/26/2024	Regular	0.00	6,000.00	112797
406406	COMSTOCK PROPANE	01/26/2024	Regular	0.00	7,304.41	112798
100670	CFOA	01/26/2024	Regular	0.00	180.00	112799
100670	CFOA	01/26/2024	Regular	0.00	240.00	112800
103220	ON THE SIDE GRAPHICS & SIGNS	01/26/2024	Regular	0.00	321.00	112801
404970	DANT-PACIFIC LTD	01/26/2024	Regular	0.00	407.95	112802
99652	COMSTOCK CHRONICLE	01/26/2024	Regular	0.00	1,806.00	112803
407054	DEBORD, CURTIS	01/26/2024	Regular	0.00	72.16	112804
406924	FIREWISE CODE CONSULTING	01/26/2024	Regular	0.00	850.00	112805
405128	DEVNET, INC	01/26/2024	Regular	0.00	5,418.52	112806
406787	ERIC'S MOBILE GLASS LLP	01/26/2024	Regular	0.00	375.00	112807
407011	F. W. CARSON CO	01/26/2024	Regular	0.00	547,165.00	112808
404509	FASTENAL COMPANY	01/26/2024	Regular	0.00	1,710.23	112809
405264	FIDELITY SECURITY LIFE INSURANCE	01/26/2024	Regular	0.00	215.52	112810
404117	FLEET HEATING & AIR INC	01/26/2024	Regular	0.00	225.00	112811
405969	FLEETPRIDE, INC	01/26/2024	Regular	0.00	912.74	112812
405784	LAKOTA HRM, LLC	01/26/2024	Regular	0.00	2,550.00	112813
406941	BLIZZ INC	01/26/2024	Regular	0.00	6,000.00	112814
100866	CHAMPION CHEVROLET	01/26/2024	Regular	0.00	33,863.25	112815
406931	HONEA, GERALDINE A	01/26/2024	Regular	0.00	1,058.58	112816
406603	HUSTLER HYDRAULICS LLC	01/26/2024	Regular	0.00	421.54	112817
404328	INTERCEPT INC	01/26/2024	Regular	0.00	2,842.00	112818
405726	IT1 CONSULTING, LLC	01/26/2024	Regular	0.00	4,717.99	112819
403834	IT1 SOURCE LLC	01/26/2024	Regular	0.00	21,618.30	112820
103317	SILVER STATE INTERNATIONAL TRUK	01/26/2024	Regular	0.00	229.61	112821
406428	J W WELDING SUPPLIES & TOOLS	01/26/2024	Regular	0.00	300.88	112822
103032	JOHN DEERE FINANCIAL POWERPLA	01/26/2024	Regular	0.00	1,267.93	112823
406617	JOHN H BURROWS INC	01/26/2024	Regular	0.00	499.74	112824
406645	JOHN'S SPRING AND SUSPENSION LI	01/26/2024	Regular	0.00	1,325.62	112825
406868	J-U-B ENGINEERS, INC	01/26/2024	Regular	0.00	21,282.10	112826
101040	L N CURTIS & SONS	01/26/2024	Regular	0.00	2,032.88	112827
406729	MR. BUBBLES LAUNDROMAT	01/26/2024	Regular	0.00	31.45	112828
101030	LIFE-ASSIST INC	01/26/2024	Regular	0.00	2,332.59	112829
404102	LIQUID BLUE EVENTS LLC	01/26/2024	Regular	0.00	6,800.00	112830
405548	LUMOS & ASSOCIATES, INC	01/26/2024	Regular	0.00	798.00	112831
404363	MA LABS INC	01/26/2024	Regular	0.00	3,487.99	112832
403032	MCCAIN, JENNIFER	01/26/2024	Regular	0.00	1,273.46	112833
102857	MICHAEL HOHL MOTOR CO	01/26/2024	Regular	0.00	160.14	112834

Check Register

Packet: APPKT06207-2024-01-26 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403096	MONARCH DIRECT LLC	01/26/2024	Regular	0.00	29.60	112835
101225	NEV DIV OF FORESTRY	01/26/2024	Regular	0.00	10,379.00	112836
406706	AT&T NEVADA	01/26/2024	Regular	0.00	66.95	112837
405170	NEVADA PRESORT & MAIL MARKETI	01/26/2024	Regular	0.00	731.71	112838
405760	NORTHERN NEVADA CHAPTER INT'L	01/26/2024	Regular	0.00	320.00	112839
406600	NORTHWEST FIRE FIGHTER BENEFIT	01/26/2024	Regular	0.00	5,274.09	112840
102782	OFFICE DEPOT	01/26/2024	Regular	0.00	107.01	112841
406417	OOSOSHARP, LLC	01/26/2024	Regular	0.00	1,082.18	112842
404118	OPTUMINSIGHT INC	01/26/2024	Regular	0.00	375.00	112843
405127	O'REILLY AUTO PARTS	01/26/2024	Regular	0.00	112.07	112844
404556	OUTFRONT MEDIA LLC	01/26/2024	Regular	0.00	1,436.00	112845
406359	PACSTATES	01/26/2024	Regular	0.00	4,231.15	112846
405871	PETRI, RAMONA IDA	01/26/2024	Regular	0.00	139.02	112847
406800	SUMMIT COLLECTION SERIVCES	01/26/2024	Regular	0.00	475.93	112848
101435	PITNEY BOWES GLOBAL FINANCIAL	01/26/2024	Regular	0.00	1,065.81	112849
101434	PITNEY BOWES INC	01/26/2024	Regular	0.00	182.56	112850
103221	PEBP	01/26/2024	Regular	0.00	2,525.66	112851
404863	REFUSE, INC	01/26/2024	Regular	0.00	192.83	112852
103241	SBC GLOBAL SERVICES IN LD	01/26/2024	Regular	0.00	65.73	112853
407050	SCHNORR, ZACHARY DANIEL	01/26/2024	Regular	0.00	2,310.00	112854
406778	SILVER STATE ANALYTICAL LABORAT	01/26/2024	Regular	0.00	1,130.00	112855
407033	SHELLBACK TACTICAL LLC	01/26/2024	Regular	0.00	8,999.80	112856
406796	SLOAN VAZQUEZ MCAFEE	01/26/2024	Regular	0.00	21,000.00	112857
403384	SMITHS FOOD & DRUG CENTER	01/26/2024	Regular	0.00	338.26	112858
406037	STEM LLC DBA THE CANVAS CAFE	01/26/2024	Regular	0.00	924.00	112859
407043	SOUTHERN TIRE MART LLC	01/26/2024	Regular	0.00	3,727.68	112860
403234	TAHOE SUPPLY COMPANY LLC	01/26/2024	Regular	0.00	106.84	112861
402848	MARK STAFFORD REAL ESTATE APPI	01/26/2024	Regular	0.00	10,106.25	112862
405475	STAPLES BUSINESS ADVANTAGE	01/26/2024	Regular	0.00	71.79	112863
405764	STAPLES CONTRACT & COMMERCIA	01/26/2024	Regular	0.00	150.73	112864
103267	SILVER STATE INDUSTRIES	01/26/2024	Regular	0.00	725.00	112865
406932	LEHR	01/26/2024	Regular	0.00	3,193.75	112866
403892	PONDEROSA MINE TOURS	01/26/2024	Regular	0.00	309.00	112867
407051	SUNRISE DISTRIBUTING LLC	01/26/2024	Regular	0.00	1,170.37	112868
405244	SUTTON HAGUE LAW CORP	01/26/2024	Regular	0.00	187.50	112869
406676	SWITCH	01/26/2024	Regular	0.00	2,600.54	112870
405124	CHOLLAR MINE 1859 LLC	01/26/2024	Regular	0.00	114.00	112871
404615	THE ANTOS AGENCY	01/26/2024	Regular	0.00	331.57	112872
402935	PURE WATER SYSTEMS OF NEVADA	01/26/2024	Regular	0.00	49.95	112873
405112	TYLER TECHNOLOGIES, INC	01/26/2024	Regular	0.00	14,068.00	112874
406738	UBEO BUSINESS SERVICES	01/26/2024	Regular	0.00	23.69	112875
102962	UNIFORMITY	01/26/2024	Regular	0.00	1,318.85	112876
406623	US FOODS INC	01/26/2024	Regular	0.00	10,649.92	112877
405143	U.S. GEOLOGICAL SURVEY	01/26/2024	Regular	0.00	7,832.50	112878
407052	VAN DORN, JENNIFER	01/26/2024	Regular	0.00	110.00	112879
403268	CELLCO PARTNERSHIP	01/26/2024	Regular	0.00	261.31	112880
405282	VFW Post #8071	01/26/2024	Regular	0.00	2,500.00	112881
406579	WASHOE COUNTY	01/26/2024	Regular	0.00	143.00	112882
405574	WASHOE COUNTY FORENSIC SCIENC	01/26/2024	Regular	0.00	750.00	112883
405184	UNIFORMS2YOU / RENO UNIFORMS	01/26/2024	Regular	0.00	3,157.50	112884

Check Register

Vendor Number
404295

Vendor DBA Name
WELLS ONE COMMERCIAL CARD

Payment Date
01/26/2024

Payment Type
Bank Draft

Packet: APPKT06207-2024-01-26 AP Payments cw
Discount Amount 0.00
Payment Amount 35,191.48
Number DFT0001691

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	201	103	0.00	848,740.08
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	34	1	0.00	35,191.48
EFT's	8	1	0.00	98,317.49
	243	105	0.00	982,249.05

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

Cory Yurkoc 1/25/2024
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-25-24
Comptroller Date

[Signature] 1-25-24
Treasurer Date

[Signature] 1/29/24
Isabel Giron, Deputy

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2024	982,249.05
			<u>982,249.05</u>



STOREY COUNTY

Payroll Check Register

Report Summary

Pay Period: 2/2/2024-2/2/2024

Packet: PRPKT02025 - Payroll Correction Process HOLLAWAY, KODY G 21930

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	2,749.58
Total	1	2,749.58

OK

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

Kya O 20240202
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

Carla M 2.2.24
Comptroller Date

Daleen G. Smith 2/6/24
Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 2/2/2024-2/2/2024

Packet: PRPKT02023 - Payroll Correction Process TROWBRIDGE, LORI J 21966

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	351.90
Total	1	351.90

CF

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

Kyal 20240202
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

VMC 2.2.24
Comptroller Date

Walter J. Brown 2/6/24
Treasurer Deputy Date



STOREY COUNTY

Check Register

Packet: APPKT06231 - 2024-02-02 Lori Trowbridge Correction

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
102441	STOREY COUNTY SHERIFF	02/02/2024	Regular	0.00	133.74	112900

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	1	0.00	133.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	1	0.00	133.74

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

Kyle 20240202
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2.2.24
Comptroller Date

[Signature] 2/2/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	2/2024	133.74
			<u>133.74</u>



STOREY COUNTY

Check Register

Packet: APPKT06224 - 2024-02-02 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT B	02/02/2024	EFT	0.00	131,123.84	10496
404639	VOYA INSTITUTIONAL TRUST COMP.	02/02/2024	EFT	0.00	9,039.48	10497
300003	AFLAC	02/02/2024	Regular	0.00	1,205.06	112885
300008	AFSCME LOCAL4041	02/02/2024	Regular	0.00	622.26	112886
300001	COLONIAL LIFE & ACCIDENT INS CO	02/02/2024	Regular	0.00	103.38	112887
404704	DVM INSURANCE AGENCY	02/02/2024	Regular	0.00	95.64	112888
405264	FIDELITY SECURITY LIFE INSURANCE	02/02/2024	Regular	0.00	1,357.43	112889
405263	KANSAS CITY LIFE INS CO	02/02/2024	Regular	0.00	925.49	112890
406598	MICHIGAN STATE DISBURSEMENT L	02/02/2024	Regular	0.00	393.79	112891
300011	NEVADA STATE TREASURER	02/02/2024	Regular	0.00	4.00	112892
406600	NORTHWEST FIRE FIGHTER BENEFIT	02/02/2024	Regular	0.00	37,985.80	112893
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	02/02/2024	Regular	0.00	378.97	112894
300010	STATE COLLECTION & DISBURSEMEI	02/02/2024	Regular	0.00	1,147.52	112895
300006	STOREY CO FIRE FIGHTERS ASSOC	02/02/2024	Regular	0.00	1,450.00	112896
102441	STOREY COUNTY SHERIFF	02/02/2024	Regular	0.00	485.64	112897
300005	WASHINGTON NATIONAL INS	02/02/2024	Regular	0.00	2,390.98	112898
300002	WESTERN INSURANCE SPECIALTIES	02/02/2024	Regular	0.00	258.10	112899

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	15	0.00	48,804.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	7	2	0.00	140,163.32
	34	17	0.00	188,967.38

Comptroller's pulled to reissue

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

Kya C 20240202
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2/1/24
Comptroller Date
[Signature] 2/6/24
Treasurer Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	2/2024	188,967.38
			<u>188,967.38</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/15/2024-1/28/2024

Packet: PRPKT02020 - 2024-02-02: FIRE Payroll Tnp

Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	156,802.10
Total	47	156,802.10

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

Kya C 20240202
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

AMC 2.1.24
Comptroller Date

Dale G. B. Deputy 2/6/24
Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/15/2024-1/28/2024

Packet: PRPKT02018 - 2024-02-02 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	3	1,823.03
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	167	326,168.72
Total	170	327,991.75

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

Kya C 20240202
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

pmc 2-1-24
Comptroller Date
Deputy 2/6/24
Treasurer Date



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 02/02/2024 - 02/02/2024
Payment Date Range 02/02/2024 - 02/02/2024

Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
405424 - OPTUM BANK, MEMBER FDIC														
INV0018493	HSA Contributions			2/2/2024		DFT0001694	2/2/2024	Insurances	15,103.91	0.00	0.00	0.00	15,103.91	15,103.91
HSA Contributions		0.00	0.00	12,015.91					12,015.91	0.00	0.00	0.00	12,015.91	
								Rds-Ins	10,533.91					
								Wtr-Ins	784.50					
								Swr-Ins	223.74					
								VCTC-Ins	173.76					
								Pipers-Ins	210.00					
									90.00					
INV0018494	HSA Contributions			2/2/2024		DFT0001695	2/2/2024	Insurances	160.00	0.00	0.00	0.00	160.00	160.00
HSA Contributions		0.00	0.00	160.00		001-29506-000			160.00					
INV0018520	HSA Contributions			2/2/2024		DFT0001699	2/2/2024	Fire-Ins	2,928.00	0.00	0.00	0.00	2,928.00	2,928.00
HSA Contributions		0.00	0.00	2,928.00		250-29506-000		Fire-Ins	2,678.00					
						290-29506-000		Fire-Ins	250.00					
Vendors: (1)									15,103.91	0.00	0.00	0.00	15,103.91	15,103.91
Vendors: (1)									15,103.91	0.00	0.00	0.00	15,103.91	15,103.91
Report Total:									15,103.91	0.00	0.00	0.00	15,103.91	15,103.91



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 02/02/2024 - 02/02/2024
Payment Date Range 02/02/2024 - 02/02/2024

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
404300 - INTERNAL REVENUE SERVICE														
INV0018509	Medicare			2/2/2024	001-29503-000	DFT0001696	2/2/2024	Medicare	77,372.71	0.00	0.00	0.00	77,372.71	77,372.71
									11,044.82	0.00	0.00	0.00	11,044.82	11,044.82
									11,044.82					
INV0018510	Social Security			2/2/2024	001-29505-000	DFT0001697	2/2/2024	Social Security	1,827.12	0.00	0.00	0.00	1,827.12	1,827.12
									1,827.12					
INV0018511	Federal Income Tax w/held			2/2/2024	001-29501-000	DFT0001698	2/2/2024	Federal w/holding	36,895.60	0.00	0.00	0.00	36,895.60	36,895.60
									36,895.60					
INV0018530	Medicare			2/2/2024	001-29503-000	DFT0001700	2/2/2024	Medicare	5,486.50	0.00	0.00	0.00	5,486.50	5,486.50
									5,486.50					
INV0018531	Federal Income Tax w/held			2/2/2024	001-29501-000	DFT0001701	2/2/2024	Federal w/holding	22,118.67	0.00	0.00	0.00	22,118.67	22,118.67
									22,118.67					
Vendors: (1)									77,372.71	0.00	0.00	0.00	77,372.71	77,372.71
Total 01 - Storey County Vendors:									77,372.71	0.00	0.00	0.00	77,372.71	77,372.71
Vendors: (1)									77,372.71	0.00	0.00	0.00	77,372.71	77,372.71
Report Total:									77,372.71	0.00	0.00	0.00	77,372.71	77,372.71

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

Processed & Submitted to Treasurer by Comptroller Admin 20240202 Date

Approved By:

[Signature]

2.1.24 Date

Comptroller

[Signature] 2/6/24 Date

Treasurer



STOREY COUNTY

Check Register

Packet: APPKT06225 - 2024-02-02 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT B	02/02/2024	EFT	0.00	75,103.64	10498

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	75,103.64
	2	1	0.00	75,103.64

Handwritten initials

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

Kya 20240201
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2.1.24
Comptroller Date

[Signature] 2/6/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	2/2024	75,103.64
			<u>75,103.64</u>



Board of Storey County Commissioners Agenda Action Report

Meeting date: 2/20/2024 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. 24-720 recognizing and commending a Storey County employee who has served 10 years of service to the county.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 24-720 recognizing and commending a Storey County employee who has served 10 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 10 years of service to Storey 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. 24-720

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

WHEREAS, the aforementioned member of the Storey County team has provided 10 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 20th day of February, 2024.

PASSED and ADOPTED the 20th day of February, 2024, by the following:

Jay Carmona
Chairman

Clay Mitchell
Vice-Chairman

Lance Gilman
Commissioner

Attested: _____
Jim Hindle, Clerk-Treasurer

THE FOLLOWING HAS SERVED 10 OR MORE YEARS OF SERVICE:

David Duke



Board of Storey County Commissioners Agenda Action Report

Meeting date: 2/20/2024 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. 24-721 recognizing and commending a Storey County employee who has served 15 or more years of service to the county.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 24-721 recognizing and commending a Storey County employee who has served 15 or more 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 or more 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. 24-721

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

WHEREAS, the aforementioned member of the Storey County team has provided 15 or more 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 20th day of February, 2024.

PASSED and ADOPTED the 20th day of February, 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:

Frank Valdez

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 2/20/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** 10:30 a.m. public hearing on proposed Bill No. 139, Ordinance No. 24-327 an ordinance adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.
- **Recommended motion:** I (commissioner) move to close the public hearing on the proposed Bill No. 139, Ordinance No. 24-327.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** A public hearing is required for this ordinance proposal.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 60 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Second Reading of Bill No. 139 Ordinance No. 24-327, an ordinance adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.
- **Recommended motion:** I (commissioner) motion to approve Second Reading of Bill No. 139 Ordinance No. 24-327 adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** This ordinance creates Economic Diversification District No. 2 (EDD2) in Storey County for the purpose of carrying out the encouragement of local economic development to facilitate the acquisition, improvement, development, and equipping of the Project which consists of the improvement to and operations within the geographic boundaries of EDD2 as set forth in the ordinance. In this EDD2 ordinance, Storey County pledges to the Lead Participant an amount equivalent to the proceeds of all sales and use tax imposed on or owed by each Participant in the Project with regard to tangible personal property purchased for use in EDD2, or stored, used, or otherwise consumed in EDD2 by a Participant in a transaction which is subject to sales and/or use tax in Storey County, other than the amount of any local sales and use tax for which a Participant has received an abatement pursuant to an Economic Diversification Act application approved by the Governor's Office of Economic Development (GOED). The Pledge is paid out of the EDD2 proceeds. The ordinance requires that Storey County enters into an agreement with the State of Nevada Department of Taxation specifying the dates and procedures for distribution to Storey County all EDD2 revenues pledged. The ordinance also requires Storey County to enter into an agreement with the Lead Participant to reimburse eligible costs of acquiring, improving, developing, and equipping the Project. The ordinance also requires Storey County to make reports to the Nevada State Legislature. Finally, the ordinance does not become effective until the date on which Storey County enters into an agreement with one or more owners of any interest in property within EDD2, pursuant to which that owner would agree to make payments to defray, in whole or in part, the cost of local government services during the term of the use of any money pledged pursuant to

this chapter. The agreement must specify the amount to be paid by the owner of the property interest, which may be stated as a specified amount per year or as an amount based on any formula upon which Storey County and owner agree.

- **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

Bill No. 139
Ordinance No. 24-327

Summary

An ordinance adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.

Title

An ordinance adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.

Chapter 3.50 ECONOMIC DIVERSIFICATION DISTRICT CREATION ORDINANCE

ARTICLE III DISTRICT NO. 2

3.50.310 Title.

This article is known as the "Economic Diversification District 2 Creation Ordinance." (Ord. No. 24-327, February 20, 2024)

3.50.320 Determinations of the board.

The board has determined that it intends to create one or more economic diversification districts for the purpose of encouraging local economic development. The board has also determined:

1. The pledge of any proceeds of an economic diversification district must not impair any existing contract for the sale of bonds, which were issued before September 11, 2014, the effective date of S.B. 1, 28th Special Sess. (Nev. 2014) known here as the Economic Diversification Act.
2. Any economic diversification district created must be located entirely within the boundaries of Storey County.

(Ord. No. 24-327, February 20, 2024)

3.50.325 Definitions.

1. Except as otherwise defined herein, the definitions contained in the Economic Diversification Act (NRS 271B) are incorporated into and adopted for use in this chapter.
2. **Expansion Improvements.** "Expansion Improvements" include real and personal property improvements made to Economic Diversification District 2 on or after the specified dates in this ordinance, and do not include any real property leased by a participant, and do not include any personal property used for the maintenance or replacement of any property or equipment abated under Economic Diversification District No. 1, and do not include land subject to Economic Diversification District 1 (District No. 1). The burden rests upon the lead participant (Tesla) to establish that improvements to real property and any personal property are expansion improvements.

(Ord. No. 24-327, February 20, 2024)

3.50.330 Creation of District No. 2.

The board, for the purposes of carrying out the encouragement of local economic development, creates an economic diversification district designated as the "Storey County Economic Diversification District No. 2 (Tesla)" ("District No. 2") for the purpose of facilitating the acquisition, improvement, development, and equipping of the "project," which consists of the improvements to and operations within the geographic boundaries of District No. 2, which are defined below and are represented in the site map attached to the Government Services Agreement executed on February 20, 2024.

1. **Gigafactory 1:** Except as otherwise provided in Giga First Floor Expansion Area, Giga Second Floor Expansion Area, Equipment Expansion Area, North Parking Lot Expansion Area, and South Parking Lot Expansion Area, the real and personal property making up Gigafactory 1, the boundaries of which are defined below and illustrated in the Government Services Agreement, are not included in District No. 2, and are not abated. Land within the boundaries of District No. 1 is not part of District No. 2 and is not subject to any District No. 2 abatements. District No. 2 Gigafactory 1 and defined Expansion Areas are described as follows:

A- Gigafactory 1 is described as follows:

Commencing at the most northwest corner of Gigafactory being a location of 39.542431, -119.439904; thence in an easterly direction 985' to 39.542429, -119.436433; then southerly 1200' to 39.539147, -119.436392; then easterly 500' to 39.539154, -119.434620; then southerly 700' to 39.537233, -119.434629; then westerly 500' to 39.537217, -119.436400; then southerly 1,080' to 39.534254, -119.436321; then westerly 875' along the south wall of Gigafactory 1 to 39.534240, -119.439458; then southerly 160' to 39.533798, -119.439429; then westerly 270' to 39.533796, -119.440386; then southerly 370' to 39.532781, -119.440380; then westerly 600' to 39.532777, -119.442507; then northerly 955' to 39.535399, -119.442533; then easterly 263' to the west side of Gigafactory 1 at 39.535403, -119.441601; then northerly 540' along the west side of Gigafactory 1 to the most westerly northwest corner of the building to 39.536882, -119.441614; then westerly 100' to 39.536882, -119.441976; then northerly 2,425' to 39.543541, -119.441897; then westerly 555' to 39.534570, -119.439929; then southerly 415' to the point of beginning, locations and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023- June 2023.

- B- **Giga First Floor Expansion Area and Giga Second Floor Expansion Area:** Personal property and related expansion improvements purchased for use on or after July 1, 2024, are part of District No. 2 and are abated. Land and the building in this area is not part of District No. 2 and is not abated. Giga First Floor Expansion Area and Giga Second Floor Expansion Area are described as follows:

- Giga First Floor Expansion Area: Commencing at point location 39.540204, -119.439780, thence easterly a distance of approximately 75 feet, thence southerly a distance of approximately 150 feet, thence westerly a distance of approximately 75 feet, thence northerly a distance of approximately 150 feet to the point of beginning location 39.540204, -119.439780, location and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023- June 2023.
- Giga Second Floor Expansion Area: Commencing at point location 39.541568, -119.439856, thence easterly a distance of approximately 100 feet, thence southerly a distance of approximately 900 feet, thence westerly approximately 100 feet to point location 39.539137, -119.439854, thence northerly a distance of approximately 900 feet to point of beginning location 39.541568, -119.439856, location and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May

2023- June 2023.

↳ **Equipment Expansion Area:** *Personal property and related expansion improvements*

purchased for use on or after July 1, 2024, are part of District No. 2 and are abated. Equipment Expansion Area is described as follows:

Commencing at the northeast corner of Gigafactory 1 being 39.542443, -119.438214, thence in a southerly direction along the east side of Gigafactory 1 750' to 39.540388, -119.438165 and the point of beginning; thence easterly 500' to 39.540400, -119.436402; then southerly 400' to 39.539295, -119.436393; then westerly 500' to the east side of Gigafactory 1 at 39.539287, -119.438148; then northerly 400' along the east side of Gigafactory 1 to the point of beginning, locations and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023 - June 2023.

- D- **North Parking Lot Expansion Area:** Expansion improvements to real property, and personal property and related expansion improvements purchased for use on or after July 1, 2024, are part of District No. 2 and are abated. Land in this area is not part of District No. 2 and is not abated. The area of North Parking Lot Expansion Area is described as follows:

Commencing at northwest corner of Gigafactory 1 at 39.542430, -119.439911; then 2,020 feet southerly along west side of Gigafactory 1 to point 2 at 39.536892, -119.439847; then 600 feet westerly 269.69 degrees to a point at 39.536882, -119.441976; then 2,425 feet northerly 53 degrees to a point at 39.543541, -119.441897; then 555 feet easterly 88.96 degrees to a point at 39.534570, -119.439929; then 415 feet southerly to the point of beginning, all measurements, locations and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023 – June 2023.

- E- **South Parking Lot Expansion Area:** Expansion improvements to real property, and personal property and related expansion improvements purchased for use on or after July 1, 2024, are part of District No. 2 and are abated. Land in this area is not part of District No. 2 and is not abated. The area of South Parking Lot Expansion Area is described as follows:

Commencing at the southwest corner of Gigafactory 1 at 39.534236, -119.441587; then 610 feet easterly along the south wall of Gigafactory 1 to a point at 39.534240, -119.439458; then 160 feet southerly 180.43 degrees to a point at 39.533798, -119.439429; then 270 feet westerly 269.75 degrees to a point at 39.533796, -119.440386; then 370 feet southerly 179.73 degrees to a point at 39.532781, -119.440380; then 600 feet westerly 269.89 degrees to a point at 39.532777, -119.442507; then 955 feet northerly 359.56 degrees to a point at 39.535399, -119.442533; then 263 feet easterly to west side of Gigafactory 1 building 89.65 degrees to a point at 39.535403, -119.441601; then 425 feet southerly to the point of beginning, all measurements, locations and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023 – June 2023.

2. **EDD2 Main:** Expansion improvements made to real property, and personal property and related expansion improvements purchased for use, on or after December 1, 2023, are part of District No. 2 and are abated, except for Gigafactory 1 as described above. Land in this area is not part of District No. 2 and is not abated. Real and personal property existing on or before November 30, 2023, is not part of District No. 2 and is not abated. EDD2 Main is described as follows:

Parcel 2021-01 of Lot Consolidation Doc. No. 133436, filed in the Office of County Recorder of Storey County, State of Nevada, on February 3, 2021, as File No. 133436, of Official Records.

3. **EDD2 Milan: Personal property and related expansion improvements purchased for use on or after December 1, 2023, are part of District No. 2 and are abated. Land in this area is not part of District No. 2 and is not abated. Real and personal property existing on or before November 30, 2023, is not part of District No. 2 and is not abated, even if Tesla purchases the real property. EDD2 Milan is described as follows:**

Parcel 2007-105 of Record of Survey Map No. 107226, filed in the Office of the County Recorder of Storey County, State of Nevada on July 25, 2007, as File No. 107226, of Official Records. (APN 005-111-08, 385 Milan)

Parcel 2009-1 of Record of Survey Map No. 111108, filed in the Office of the County Recorder of Storey County, State of Nevada on May 4, 2009, as File No. 111108, of Official Records. (APN 005-111-22, 550 Milan)

Parcel 2011-6 of Record of Survey Map No. 115249, filed in the Office of the County Recorder of Storey County, State of Nevada on June 6, 2011, as File No. 115249, of Official Records. (APN 005-111-31, 555 Milan)

Parcel 2009-2, 700 Milan, Map#111108, APN 005-111-26, Legal - doc #111109 pages 9-10.

4. **EDD2 Viewshed: Expansion improvements made to real property, and personal property and related expansion improvements purchased for use, on or after July 1, 2024, are part of District No. 2 and are abated. Land in this area is not part of District No. 2 and is not abated. Real and personal property existing on or before June 30, 2024, is not part of District No. 2 and is not abated. EDD2 Viewshed is described as follows:**

Parcel 2014-16 of Record of Survey Map No. 120639, filed in the Office of the County Recorder of Storey County, State of Nevada on July 17, 2014, as File No. 120639, of Official Records.

5. **EDD2 New West: Expansion improvements made to real property, and personal property and related expansion improvements purchased for use, on or after December 1, 2023, are part of District No. 2 and are abated. Real and personal property existing on or before November 30, 2023, is not part of District No. 2 and is not abated. EDD2 New West is described as follows:**

Parcel 2014-34 of Record of Survey Map No. 121588, filed in the Office of the County Recorder of Storey County, State of Nevada on February 2, 2015, as File No. 121588, of Official Records. (005-091-42, 2200 Electric)

Parcel 2015-34 of Record of Survey Map No. 123219, filed in the Office of the County Recorder of Storey County, State of Nevada on November 25, 2015, as File No. 123219, of Official Records. (005-091-47)

Parcel 2015-36 of Record of Survey Map No. 123219, filed in the Office of the County Recorder of Storey County, State of Nevada on November 25, 2015, as File No. 123219, of Official Records. (005-091-49)

Parcel 2015-3836 of Record of Survey Map No. 123221, filed in the Office of the County Recorder of Storey County, State of Nevada on November 25, 2015, as File No. 123221, of Official Records. (005-091-52)

6. EDD2 Electric. Expansion improvements made to real property, and personal property and related expansion improvements purchased for use, on or after December 1, 2023, are part of District No. 2 and are abated. Land in this area is not part of District No. 2 and is not abated. Real and personal property existing on or before November 30, 2023, is not part of District No. 2 and is not abated. EDD2 Electric is described as follows:

Parcel 2023-1 of Deed of Reconveyance Doc. No. 137576, filed in the Office of the County Recorder of Storey County, State of Nevada on April 12, 2023, as File No. 137576. (portion of Electric Ave)

7. Test Area: Expansion improvements made to real property, and personal property and related expansion improvements purchased for use on or after July 1, 2024, are part of District No. 2 and are abated. Land in this area is not part of District No. 2 and is not abated. Real and personal property existing on or before June 30, 2024, are not part of District No. 2 and are not abated. Test area is described as follows:

Commencing at 39.541683, -119.458756, then 400 feet easterly 90.98 degrees to a point at 39.541665, -119.457336; then 175 feet southerly 179.6 degrees to a point at 39.541184, -119.457330; then 400 feet westerly 271.24 degrees to a point at 39.541206, -119.458748; then 175 feet northerly 359.29 degrees to the point of beginning, all measurements, locations and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023 – June 2023.

8. Other Improvements: All roads, buildings, structures, driveways, sidewalks, and paved vehicle and equipment staging areas and improvements existing on or before the dates specified for each area above are not included in District No. 2 and are not abated.

(Ord. No. 24-327, February 20, 2024)

3.50.340 Determinations of the board concerning District No. 2.

The board has determined the following with respect to District No. 2:

1. The pledge of any proceeds of District No. 2 will not impair any existing contract for the sale of bonds, which were issued before September 11, 2014, the effective date of the Economic Diversification Act. District No. 2 is located entirely within the boundaries of Storey County.

(Ord. No. 24-327, February 20, 2024)

3.50.350 Pledge of amount equal to District No. 2 proceeds.

For the purposes of carrying out the acquisition, improvement, development and equipping of the project within District No. 2 and the funding of certain expenses related to the project, Storey County determines to pledge and does hereby irrevocably pledge to grant to the lead participant an amount equal to the proceeds of all sales and use taxes imposed on or owed by each participant in the project with regard to tangible personal property purchased for use in District No. 2, or stored, used or otherwise consumed in District No. 2 by a participant in a transaction occurring on or after [REDACTED], which is ...or after July 1, 2024, subject to sales and/or use tax in Storey County, other than the amount of any local sales and use taxes for which a participant has received an abatement pursuant to an Economic Diversification Act application approved by the Governor's Office of Economic Development ("District No. 2 Revenues") (such grant of District No. 2 Revenues shall be referred to herein as the "reimbursement payments"). Storey County is prohibited from pledging any District No. 2 Revenues to any party other than the lead participant. ((Verifying with GOED))

(Ord. No. 24-327, February 20, 2024)

3.50.360 Pledge payable out of District No. 2 proceeds.

The reimbursement payments shall be paid to the lead participant solely from District No. 2 Revenues received by Storey County from the State of Nevada Department of Taxation. Storey County's obligation to make reimbursement payments is not a general obligation of Storey County but is limited to such District No. 2 Revenues. Nothing contained in this chapter shall be deemed to constitute a pledge of the general credit, general funds, or general moneys of Storey County. ((Verifying with GOED))

(Ord. No. 24-327, February 20, 2024)

3.50.370 Eligible expenses for reimbursement.

The reimbursement payments may be used to defray any of the following costs incurred by, on behalf of, or for the benefit of the lead participant or by any participant in District No. 2 (without mentioning minor details) on or after July 1, 2024: ((Verifying with GOED/Taxation))

1. Any real property, site preparation, infrastructure and building construction, and real property improvements, together with any and all machinery, equipment, and other items of tangible personal property necessary, useful or desirable in connection with the project.
2. The costs of the project including, but not limited to, expenses for architects, engineers, attorneys and other consultants and other costs of the project.
3. Any other costs currently allowed under the Nevada statutes, including, but not limited to, any additional expenses qualified under the Economic Diversification Act.

(Ord. No. 24-327, February 20, 2024)

3.50.380 Department of taxation agreement for distribution of District No. 2 revenues.

After adoption of this chapter, the board must enter into an agreement with the State of Nevada Department of Taxation specifying the dates and procedure for distribution to Storey County of all District No. 2 Revenues pledged pursuant to this chapter. The distributions to Storey County must:

1. Be made not less frequently than monthly; and Cease at the end of the fiscal year in which the 20th anniversary of the adoption of this Article occurs.

(Ord. No. 24-327, February 20, 2024)

3.50.390 Lead participant reimbursement agreement.

Upon adoption of this Article, Storey County is authorized and directed to enter into a "reimbursement agreement" with the lead participant in the project to reimburse those eligible costs of acquiring, improving, developing, and equipping the project as described in Section 3.50.370. The board determines that the reimbursement agreement contains such terms that are desirable for Storey County.

1. The reimbursement agreement must include that any reimbursement payments are secured by a pledge of, and be payable from, any and all money pledged and received by Storey County from the Nevada Department of Taxation pursuant to the Economic Diversification Act with respect to District No. 2.
2. The reimbursement agreement must provide for the reimbursement payments to be made to the lead participant not later than 15 days after the date on which the money is received by Storey County from the State of Nevada Department of Taxation.
3. The reimbursement agreement is not subject to the limitations of subsection 1 of NRS 354.626 and shall be binding on Storey County beyond the fiscal year in which it is made since the reimbursement agreement pertains solely to one or more of the participants in the project.
4. The reimbursement agreement may not be secured by or payable from the general fund of Storey County, the power of Storey County to levy ad valorem property taxes, or any source other than any money pledged pursuant to the Economic Diversification Act and received by Storey County from the State of Nevada Department of Taxation with respect to District No. 2, or any combination thereof. Further, no bond, note or other agreement issued or entered into pursuant to the Economic Diversification Act may ever become a general obligation of Storey County or a charge against its general credit or taxing powers, nor may any such bond, note or other agreement become a debt of Storey County for purposes of any limitation on indebtedness.
5. The reimbursement agreement will automatically terminate at the end of the fiscal year in which the 20th anniversary of the adoption of this article occurs.
6. With respect to such reimbursement agreement, the board:
 - a) Shall require the review by an independent auditor of each claim for reimbursement submitted by the lead participant to Storey County. The cost of the auditor must be paid for by the lead participant.
 - b) Shall not provide any reimbursement if Storey County obtains an opinion from independent bond counsel stating that its applicability would impair an existing contract for the sale of bonds that were issued before Sept. 11, 2014, the effective date of the Economic Diversification Act.

(Ord. No. 24-327, February 20, 2024)

3.50.3100 Report to legislature.

In accordance with the Economic Diversification Act, the board directs the county manager or the comptroller on behalf of the board on or before September 1 of each year during the term of the reimbursement agreement, to prepare and submit to the director of the legislative counsel bureau for submission to the legislature, or to the legislative commission when the legislature is not in regular session, an annual report containing:

1. A statement of the status of the project located in District No. 2 together with any changes in that status since the last annual report; and
2. An assessment of the financial impact of District No. 2 on the provision of local governmental services, including, without limitation, services for police protection and fire protection.

(Ord. No. 24-327, February 20, 2024)

3.50.3110 Governmental services agreement.

This chapter shall not be effective until the date on which Storey County enters into an agreement with one or more of the owners of any interest in property within District No. 2, pursuant to which that owner would agree to make payments to Storey County or to another local government that provides services in District No. 2, or to both, to defray, in whole or in part, the cost of local governmental services during the term of the use of any money pledged pursuant to this chapter (the "governmental services agreement"). The governmental services agreement must specify the amount to be paid by the owner of the property interest, which may be stated as a specified amount per year or as an amount based upon any formula upon which Storey County and owner agree.

(Ord. No. 24-327, February 20, 2024)

3.50.3120 Participant Notice.

The lead participant shall provide written notice to the County of any participant added to the "project" concurrently with the notice provided to the state pursuant to NRS 360.945(3)(c). Such notice shall also include the description of the plan by which the participants collectively make the total capital investment as required by NRS 360.945(3)(d).

(Ord. No. 24-327, February 20, 2024)



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 60 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve the Governmental Services Agreement for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. defraying county costs providing law enforcement, administration, infrastructure, and other services to EDD2. This item was heard at the 02/06/24 and 02/15/24 board meetings for public discussion and continued to this meeting for possible action.
- **Recommended motion:** I (commissioner) motion to approve the Governmental Services Agreement for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. defraying county costs providing law enforcement, administration, infrastructure, and other services to EDD2.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** The Nevada Economic Diversification Act, Section 35, enables the county to enter into an agreement with an owner of any interest in property located within an economic diversification district, pursuant to which that owner would agree to make payments to the county that provides services within the economic diversification district, to defray in whole or in part the cost of providing governmental services within the district. Storey County over approximately the past year negotiated terms in the attached Government Services Agreement (GSA) that will defray costs that the county will incur responding to the governmental needs of Economic Diversification District 2. Costs to be included in the GSA include, but are not limited to, Sheriff's patrol, emergency dispatch, Assessor's appraisal and auditing services, and county administrative costs. The GSA will also include road maintenance and reconstruction, and installation of a traffic signal system.
- **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

GOVERNMENTAL SERVICES AGREEMENT
for Storey County Economic Diversification District No. 2 (Tesla)
between Storey County and Tesla

This Governmental Services Agreement (the "Agreement") is made and entered into as of this _____ day of _____ 2024, to be effective _____, (the "Effective Date") by and among **TESLA, INC.**, a Delaware corporation, having offices at Electric Avenue, Sparks, Nevada 89437 ("Tesla" or "Lead Participant"), **STOREY COUNTY, NEVADA** a political subdivision of the State of Nevada (the "County"). Tesla and County are referred to as the "Parties."

RECITALS

Whereas, pursuant to S.B. 1, 28th (2014) Special Session of the Nevada Legislature, (the "Economic Diversification Act"), the County has the power to create an economic diversification district for the development of property within the jurisdiction of the County for the purpose of acquiring, improving, equipping, and developing a qualified project; and

Whereas, pursuant to the Economic Diversification Act, section 35, the County may enter into an agreement with an owner of any interest in property located within an economic diversification district, pursuant to which that owner would agree to make payments to the County or other local government that provides services within the economic diversification district, to defray in whole or in part the cost of providing governmental services within the district; and

Whereas, pursuant to the Economic Diversification Act, section 31, the Board of County Commissioners of Storey County, Nevada (the "Board") has adopted Ordinance No. 24-327, the Economic Diversification District 2 Creation Ordinance (the "Ordinance") creating Storey County Economic Diversification District No. 2 (Tesla) in Storey County, Nevada (District No. 2) which becomes effective on approval and execution of this Agreement; and

Whereas the County will provide governmental services within District No. 2 including, but not limited to, Sheriff's Office law enforcement, 9-1-1- Dispatch services, and Assessor; and

Whereas Tesla will cause increased vehicular traffic on certain roads in the County, and Tesla will cause improvements at Tesla's expense to occur on those roads to defray associated impacts to the County; and

Whereas, the Parties all acknowledge that, as a result of the abatement of sales and use tax and property tax that the County would normally receive to pay for governmental services within District No. 2, there is a resulting budgetary difficulty facing the County in providing governmental services within District No. 2; and

Whereas, Tesla, as the Lead Participant in District No. 2, desires to assist the County by making payments to the County intended to enable the County to provide governmental services in District No. 2 during this period of budgetary difficulty; and

Whereas, in an effort to address the situation just described and to fulfill the Economic Diversification Act, Section 35, Tesla, together with the County desire to set forth the terms pursuant which Tesla will make payments to the County to defray

in whole or in part the cost of providing the governmental services within District No. 2 and will cause certain road improvements to occur at Tesla's expense during the term of this Agreement.

Now, therefore, in consideration of the premises set forth above and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. Term. This Agreement will remain in effect (the "Term") from the Effective Date until June 30, 2034, unless sooner terminated under the provisions of this Agreement.

2. Governmental services to be provided. The County including, as applicable, such divisions of the County as the Sheriff's Office shall provide the following "Governmental Services" to the standard and in the quantities described in this Agreement, and in any event, at a service level not less than provided by the County to other commercial enterprises located within the County (the "Base Level of Services").

Governmental Services means the following services, as more particularly described on Exhibit A to this Agreement, which will be provided by the County, as applicable, and Tesla as applicable, within and throughout the District No. 2 for the benefit of all Participants in District No. 2:

- Sheriff's Office law enforcement services,
- 9-1-1 Emergency Dispatch services, and
- Assessor and tax appraisal services.

3. Compliance with Base Levels of Services.

(a) In the absence of extenuating circumstances and subject to the factors described elsewhere in this Section 3, the County agrees to provide the Base Level of Services for each of the Governmental Services throughout the Term of this Agreement.

(b) The Base Level of Services assumes an average level of demand and activity, and the Parties recognize that Governmental Services provided on any particular day or period may vary based upon special circumstances. However, the expectation is that the County will perform each of the Governmental Services at no less than the Base Level of Service, except as otherwise provided herein.

(c) The Base Level of Services may be adjusted to reflect new methodologies and policies, provided that the basic intent of this Agreement is maintained in any adjustment.

(d) In the event of extreme emergency, as declared by the Chairman of Board of County Commissioners or the Governor of the State of Nevada, Governmental Services may be temporarily suspended in all or part of District No. 2, to the extent required by such emergency. The Parties acknowledge that such circumstances are likely to be highly unusual and temporary in nature.

4. Computation of Governmental Services Amount. Each year during the term of this Agreement, Tesla, as an owner of a property interest within District No. 2, agrees to pay the amount determined pursuant to Section 5 below to defray, in whole or in part, the costs of the Governmental Services provided by the County in District No. 2. The Parties agree the amounts to be paid by Tesla will be used primarily by the County to provide Governmental Services in District No. 2.

5. Payment for Governmental Services.

(a) Tesla agrees to pay the following annual amounts shown in Table 5.1 below, based upon a June 30th fiscal year, to the County to defray, in whole or in part, the cost of the Governmental Services provided in District No. 2 by the County during the term of this Agreement.

(b) Tesla will pay the County \$253,258 by April 1, 2024, and 321,989 by June 30, 2024, toward Sheriff's Office services to expedite the hiring of Sheriff's deputies and acquisition of law enforcement equipment needed to fulfill this Agreement. These amounts will be subtracted from Tesla's Fiscal-Year 25 (Fiscal-Year 24/25 in Table 5.1) contribution. Between the effective date of this Agreement and July 1, 2024, the Sheriff's Office will progressively recruit deputies and purchase law enforcement supplies necessary to fulfill this Agreement. The Sheriff's Office will continue progressively building its patrol program between July 1, 2024, and December 31, 2024.

(c) By June 30, 2024, Tesla will provide funds to the County to be applied toward the purchase of a new Tesla Model Y vehicle as one of the seven Deputy Sheriff vehicles, and work with the county to outfit the vehicle with necessary law enforcement equipment meeting Sheriff's Office standards.

- i. Vehicle Purchase – Tesla will provide the County up to \$70,000 to purchase a new Tesla Model Y vehicle. The vehicle will include warranties and maintenance programs offered by Tesla to new-vehicle customer purchases. The County will invoice Tesla for any vehicle purchase costs and fees exceeding \$70,000, and Tesla will reimburse the County for those costs in the next normal quarterly Government Services Agreement payment to the County.
- ii. Law Enforcement Vehicle Outfitting – Tesla will provide the County up to \$18,000 to outfit its purchased Tesla Model Y vehicle with necessary law enforcement patrol equipment, radio communications equipment, and other equipment not including Mobile Data Terminal (MBT) necessary to meet Sheriff's Office standards. The County will invoice Tesla for any vehicle outfitting costs and fees exceeding \$18,000, and Tesla will reimburse the County for those costs in the next normal quarterly Government Services Agreement payment to the County.

Table 5.1		
Fiscal Year (July 1 – June 30)	Payment (Annual Amount)	
	Sheriff's Office	Dispatch & Assessor's Office
24/25	\$1,289,955	\$191,018*
25/26	\$980,366	\$138,095
26/27	\$1,009,461	\$151,366
27/28	\$1,039,431	\$165,951
28/29	\$1,070,299	\$181,980
29-30	\$1,111,193	\$199,599
30/31	\$1,134,840	\$218,966
31/32	\$1,168,571	\$240,253
32/33	\$1,203,313	\$263,655
33/34	\$1,239,097	\$370,630*
Subtotal	\$11,246,526	\$2,121,513
Total Investment	\$13,368,039	
*Assessor third-party audit added to FY25 and FY34		

(d) On or about April 1, 2027, and again on or about April 1, 2030, the Parties agree to meet upon the request by either Party to re-determine Tesla's annual fee payments to the County to defray, in whole or in part, the cost of the Governmental Services provided in District No. 2 by the County during the next succeeding three years of the term of this Agreement (County Fiscal Years ending in 2024-2027 and 2030-2034).

Factors which the Parties must consider in this re-determination include, without limitation: (i) the County's current budgetary condition and its resulting ability to provide Governmental Services in District No. 2 without financial assistance from Tesla; (ii) Tesla's historical usage of Governmental Services in District No. 2; (iv) an assessment of the financial impact of District No. 2 on the provision of local governmental services, including, without limitation, services for police protection and fire protection in the County.

The Parties agree to meet immediately to re-determine Tesla's annual fee payment to the County to defray, in whole or in part, the cost of Government Services provided to District No. 2 by the County at any time when the State of Nevada or a political subdivision or agency of the State of Nevada causes the diversion of Tesla Gigafactory I or Gigafactory II (Economic Diversification District 1 or 2, respectively) property tax revenues away from Storey County causing adverse fiscal impact to the County during the term of this Agreement.

Tesla shall pay in advance each annual amount provided for in this Section 5. Such payments shall be made to the County in four equal installments on a quarterly basis (July 1, October 1, January 1, and April 1). If Tesla fails to make payment of any undisputed amounts after 90 days from these dates and following written notice of non-payment, this will result in a 1.8% compound monthly penalty charged to Tesla.

(e) Nothing in this Agreement shall be construed to cause permits and plan review fees of the Community Development and/or Building Department or the Fire Protection District to be abated or deferred. Tesla will be subject to permit and plan review fees per Storey County Code, Storey County Fire Protection District Code, and/or other applicable codes or regulations, and permit and plan review fee abatements and deferments for Economic Diversification District 1 do not apply to Economic Diversification District 2.

(f) In addition to payment for Government Services, Tesla agrees to terms and payment for road improvement and traffic management as specified in Exhibit B of this Agreement.

6. Cooperation, non-exclusivity, conflict.

(a) Conflict. Any conflict between the provisions of this Agreement and any present or future lawful exercise of the County's police powers shall be resolved in favor of the latter.

7. Public Records Law. Tesla acknowledges and agrees that, subject to the limitations and protections of the Economic Diversification Act, all records, documents, drawings, plans, specifications and other materials in the County's possession, including materials submitted by Tesla, are subject to the provisions of the Nevada Public Records Law (NRS 239.005 et seq.). Tesla shall be solely responsible for all determinations made by it under such law, and for clearly and prominently marking each and every page or sheet of materials with "Trade Secret", "Proprietary" or "Confidential" as it determines to be appropriate.

8. Defaults and remedies.

The following shall constitute an Event of Default by Tesla under this Agreement:

(a) Any representation, covenant or warranty contained in this Agreement which proves to have been incorrect in any material and adverse respect when made and continues to be materially adverse to the County after expiration of the cure period set forth below; or

(b) A court having jurisdiction has made or entered any decree or order (1) adjudging Tesla to be bankrupt or insolvent, (2) approving as properly filed a petition seeking reorganization of Tesla or seeking any arrangement for Tesla under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction, (3) appointing a receiver, trustee, liquidator, or assignee of the Tesla in bankruptcy or insolvency or for any of its properties, or (4) directing the winding up or liquidation of Tesla; or

(c) Tesla shall have assigned its assets for the benefit of its creditors (other than pursuant to a security instrument) or suffered a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon shall have been returned or released within sixty (60) days after such event; or

(d) Any violation of a material provision of this Agreement, which remains uncured within the time set forth below.

Upon the occurrence of an Event of Default hereunder, the County shall first notify Tesla in writing of its purported breach or failure, giving Tesla sixty (60) days from receipt of such notice to cure or, if cure cannot be accomplished within sixty (60) days, to commence to cure such breach, failure or act. In the event Tesla does not then so cure, or commence to cure, within sixty (60) days, the County shall have the right to terminate this Agreement and pursue all rights and remedies available in law and in equity.

9. Remedies Cumulative. The rights and remedies of the Parties under this Agreement are cumulative, and the exercise or failure to exercise one or more of these rights or remedies by either Party will not preclude the exercise by it, at the same time or different times, of any right or remedy for the same default or any other default.

10. No Waiver. No failure or delay by either Party in asserting any of its rights or remedies hereunder shall operate as a waiver of any default or of any such right or remedy, nor deprive such Party of its right to institute and maintain any action or proceeding which it may deem necessary to protect, assert or enforce any such rights or remedies. Without limiting the generality of the foregoing, the failure or delay by either Party in providing a notice of default shall not constitute a waiver of any default.

11. Prohibition on Assignment or Transfer. Except as provided below, Tesla shall not directly or indirectly, voluntarily, involuntarily or by operation of law make or attempt any total or partial sale, transfer, conveyance, assignment or hypothecation (collectively "Transfer") of the whole or any part of this Agreement without the prior written approval of the County, which will not be unreasonably withheld or delayed. Any such attempt to Transfer this Agreement without the County's consent will be null and void and will confer no rights or privileges upon the purported assignee and will constitute an Event of Default. Notwithstanding the foregoing, Tesla's rights hereunder with respect to the Governmental Services may be transferred to (i) any affiliate of Tesla; or (ii) any person or entity to whom the Tesla's rights with respect to the Gigafactory Project are transferred in compliance with the transfer/assignment provisions of any applicable agreement between Tesla and the County.

12. No Third-party Rights. The Parties expressly disclaim the creation of any right in any third party whatsoever under this Agreement, except those third parties that are also Participants in District No. 2. There are no third-party beneficiaries other than the Participants in District No. 2. Each participant in District No. 2 is deemed to be a third-party beneficiary of this Agreement.

To the County:

Attn: County Manager, Storey County
P.O. Box 176
Virginia City, Nevada 89440
Phone: (775) 847-0968

Any Party may change its address for notice by written notice to the other Party at any time.

14. Counterparts. This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute the same Agreement.

15. Severability. If any section, subsection, clause, phrase, or word of this Agreement is for any reason held invalid, unenforceable, or unconstitutional by any court of competent jurisdiction, such section, subsection, clause, phrase, or word shall be deemed a separate, distinct and independent provision and such holding shall not negatively affect the validity of the remaining portions of this Agreement.

16. Applicable law. This Agreement shall be interpreted and enforced under the laws of the State of Nevada. Jurisdiction for all matters triable before a state court shall be in the First Judicial District Court of the State of Nevada.

17. Amendment. Tesla and the County agree to consider reasonable requests for amendments to this Agreement (including any of the Exhibits hereto) that may be made by any of the Parties hereto, provided the requests are consistent with this Agreement and would not substantially alter the basic business terms included herein. Only the Board is authorized to execute any amendments to this Agreement on behalf of the County. Any alteration, change or modification of or to this Agreement, in order to become effective, will be made in writing and in each instance signed on behalf of each Party. No purported oral amendment to this Agreement shall be valid.

18. Miscellaneous. Paragraph headings are for convenience only and do not effect, limit or modify the content of the provisions of this Agreement. Use of the masculine, feminine, or neuter shall not limit the application of any provision of this Agreement, but each such gender is deemed to include all other gender cases, just as the singular includes the plural, and the plural the singular.

19. Dispute Resolution. In the event that any dispute arises between the Parties for any reason under or arising out of this Agreement, the Parties shall promptly meet to discuss the dispute and work in good faith through fair dealing to seek a resolution. In the event that the dispute is not resolved within the earlier of (i) thirty days from the date of such meeting or (ii) sixty (60) days from the date of a Party's request for such meeting to discuss the dispute, the Parties will attempt to mediate the dispute using a professional mediator agreeable to both Parties with business representatives present for at least one session. In the event the dispute is not resolved through mediation, either Party may request to have the matter submitted to arbitration by giving written notice to the other Party to such effect. Immediately upon the giving of such notice, the Parties will attempt to select an arbitrator agreeable to both Parties. If the Parties agree upon an

arbitrator, the dispute shall be arbitrated and the proceedings shall be governed by the rules and regulations established by the arbitrator. The location of the arbitration shall be in the County unless otherwise agreed by the Parties, and shall be governed by the laws of the State of Nevada. All decisions by the arbitrator(s) so chosen shall be final and binding upon both Parties and may be enforced by either Party in a court of competent jurisdiction. To the extent possible, the Party found to be at fault shall pay the cost of any such mediation or arbitration. If the Parties cannot agree upon an arbitrator, the dispute shall be submitted to the First District Court of the State of Nevada. The procedures specified herein shall be the sole and exclusive procedures for the resolution of disputes between the Parties arising out of or relating to this Agreement; however, either Party may at any time seek a preliminary injunction or other preliminary judicial relief from the appropriate court or other jurisdictions as the circumstances require to prevent irreparable or immediate damage. Nothing contained herein, shall restrict either Party's right to seek monetary damages in addition to or independent of injunctive relief. Despite such action, the Parties will continue to participate in good faith in the procedures specified herein, which shall survive any termination of this Agreement.

20. Entire agreement. This Agreement is the entire Agreement of the Parties and supersedes all prior negotiations whether written or oral.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

In witness whereof, the Parties have executed this Agreement the day and year first above written.

TESLA:

THE COUNTY

TESLA, INC.

STOREY COUNTY, NEVADA

By: _____

By: _____

Attest:

Attest:

Name

Jay Carmona, Chair
Board of Storey County Commissioners

ATTEST:

By: _____
Jim Hindle
Storey County Clerk-Treasurer

APPROVED AS TO FORM:

Anne Langer,
Storey County District Attorney

EXHIBIT A
Governmental Services

In consideration of the annual payment by Tesla for governmental services set out in this Agreement the County will provide the following services:

1. The Storey County Sheriff's Office (Sheriff's Office) will provide the following services within the limitations set forth in Section 5 of this Agreement:
 - a. Staffing during the term of this Agreement to the following minimum standards:
 - i. Provide (1) full-time trained and licensed Deputy to be assigned to and on-duty in designated Beat 7 illustrated in Figure A of this Exhibit ("Beat Map" or "Beat Territory").
 - ii. The Sheriff's Office will maintain this level of staffing unless an emergency exists as declared by the Sheriff or the Board of Storey County Commissioners, including responding to calls to duty, that requires the use of such dedicated Deputy and only for such time as the emergency is occurring. Sheriff's Office coverage of Beat 7 and other related matters will be discussed between the parties on a quarterly basis.
 - iii. The Sheriff's Services shall include all duties and functions customarily rendered by the Sheriff's Office.
 - iv. The Sheriff's Office shall be responsible for providing adequate and appropriate training for all Sheriff's Office personnel and Deputies at its own expense. The terms "Deputy" or "Deputies" as used in this Agreement shall mean a trained and licensed Sheriff's Deputy who possess a current and valid Nevada Commission on Peace Officer's Standards and Training (P.O.S.T.) Basic Category 1 Peace Officer Certificate per NRS/NAC 289, is at least 21 years of age, and has completed the P.O.S.T continuing education requirements in accordance with NRS/NAC 289.
 - v. The Sheriff's Office will not be involved in day-to-day internal Tesla security operations.
 - vi. The Sheriff's Office will provide staffing time to work with Tesla's private security on agreed training that may be necessary for Tesla employees such as Active Shooter-Active assailant, workplace violence, crime scene preservation, obtaining statements, and initial responses to different incidents.
2. Storey County will provide Emergency 9-1-1 Dispatch services to District No. 2.
3. Storey County will provide Assessor's Office real and personal property appraisal services to District No. 2.
4. Tesla and the Sheriff's Office shall hold quarterly business reviews ("QBR") to discuss the level of coverage during the quarter, review quarterly data regarding Beat 7, and discuss best practices, get updates on Deputy staffing levels and hiring, and any concerns or areas where improvements can be made to better serve and protect the Beat Territory.

5. In the event the Sheriff's Office does not provide the services set forth in this Agreement or fails to provide coverage to Beat 7 for seven consecutive days of 24x7 coverage as evidenced by beat schedules provided by the Sheriff's Office, the quarterly payment for the next quarter shall be reduced by a percentage equal to the number of days in the quarter that the Sheriff's Office did not provide coverage for Beat 7. Tesla and the Sheriff's Office will hold quarterly meetings to discuss Beat 7 coverage including, but not limited to, reasons for non-coverage of Beat 7, such as related to staffing and equipment availability, response to other emergency calls, and Declarations of Emergencies by the County, and will develop remedies to ensure consistent coverage of Beat 7.

Figure A: Beat 7 Map



EXHIBIT B
Road Improvements and Traffic Management

a. Traffic Management

To lessen congestion around the intersection of Electric Avenue and Milan Drive, vehicle traffic to and from facilities situated south of Milan Drive shall be directed to and from Electric Avenue through the Tesla guard shack/gate where it is approximately located at the time of this agreement. Tesla will install and maintain gates and other barriers between facilities and Milan Drive as needed to maintain these traffic flows.

b. Electric-Milan Traffic Signal:

- i. Tesla shall reimburse the County 85 percent of all actual documented costs of engineering design, RFP bidding and project management, and construction of the Electric Avenue-Milan Drive intersection improvements, not to exceed \$1,700,000. The requirements in this section will become effective July 1, 2025, and the intersection improvement project must be complete by June 30, 2027, unless a later completion deadline is mutually agreed to by both parties.

c. Electric-Milan Turn Restrictions:

- i. Tesla agrees not to contest restrictions to left turns from Milan to Electric and right turn from Electric to Milan, or to cause the county to facilitate these turns if the county finds the restrictions to be appropriate.
 1. Alternative: Tesla to pay 100% actual costs for engineering design, RFP bidding and project management, and construction needed to facilitate these turns.

d. Electric Maintenance:

- i. On or about April of 2027, the County and Tesla will discuss the following possible reimbursement programs to defray the County's costs responding to District No. 2:
 1. Actual costs for slurry seal of Electric Avenue from the Venice Drive intersection to the Tesla guard shack.
 2. Actual cost to rehab Electric Avenue from the Venice Drive intersection to the Tesla guard shack.
 3. Alternative: Tesla potentially taking ownership of Electric Avenue from Venice Drive to the Tesla guard shack/property line. If an agreement is reached, Tesla will also cause the County to be relieved of the amount it owes to Roger Norman/Tahoe-Reno Industrial Center, or Tesla will pay County the equivalent amount, for this segment of road. Upon completion of an agreed transfer, Tesla will become the owner of this road segment and will privately maintain it thenceforth.
 4. Other road considerations.

e. The improvements and associated activities in this Agreement are not subject to the Tahoe-Reno Industrial Center infrastructure reimbursement requirements.

Exhibit C: District No. 2, EDD2 Main & EDD2 Viewshed

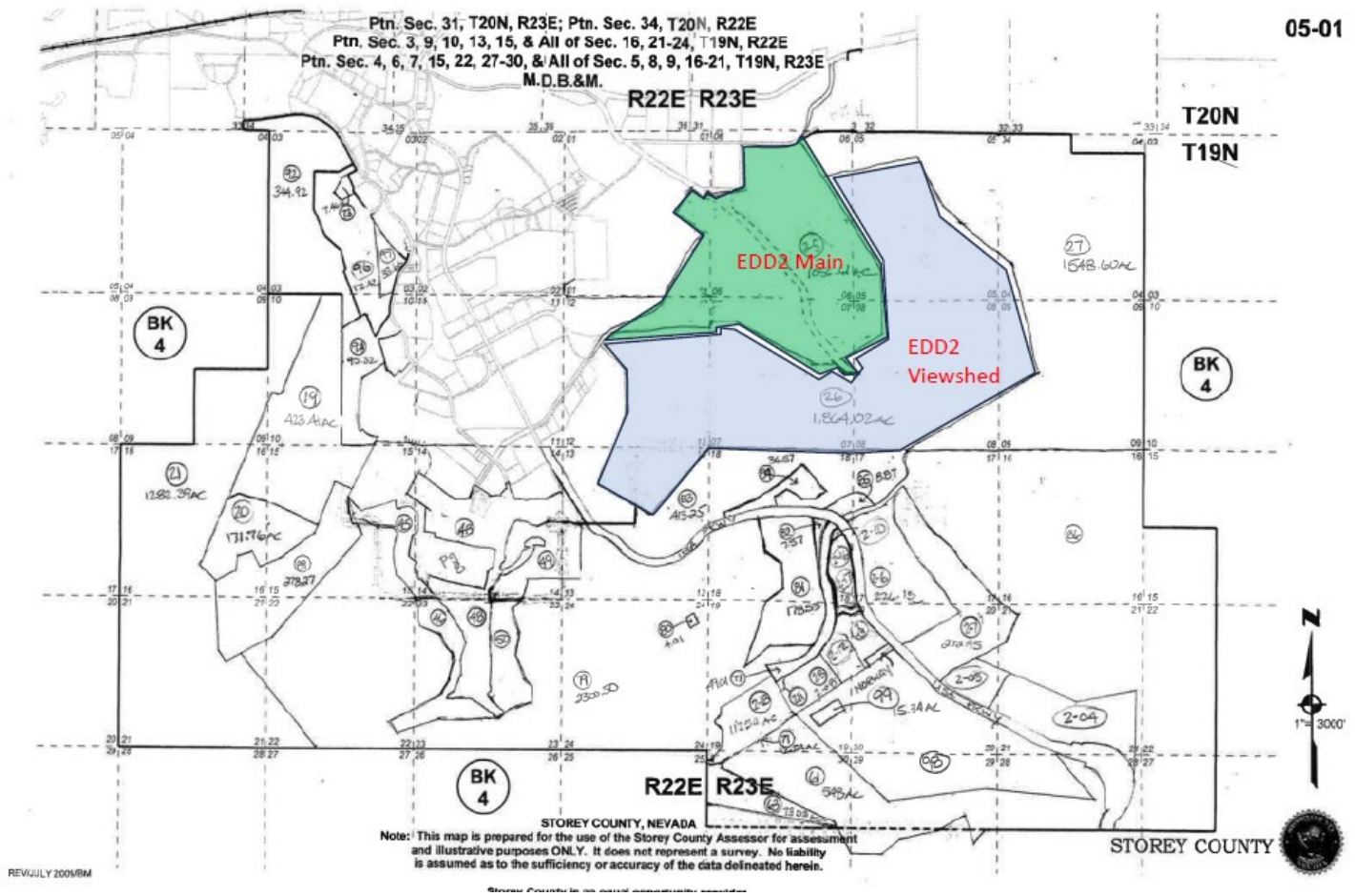


Exhibit C: District No. 2, EDD2 Milan & EDD2 Electric

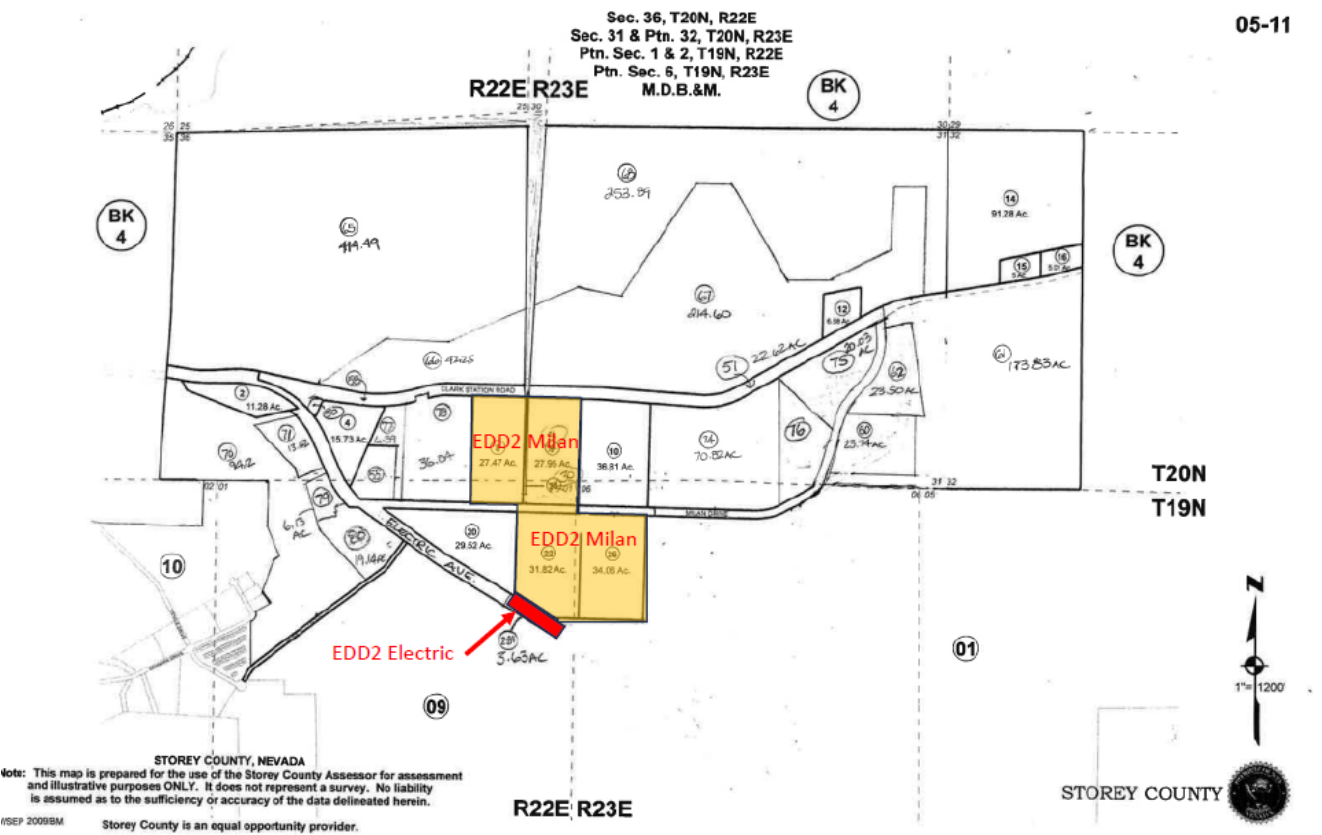
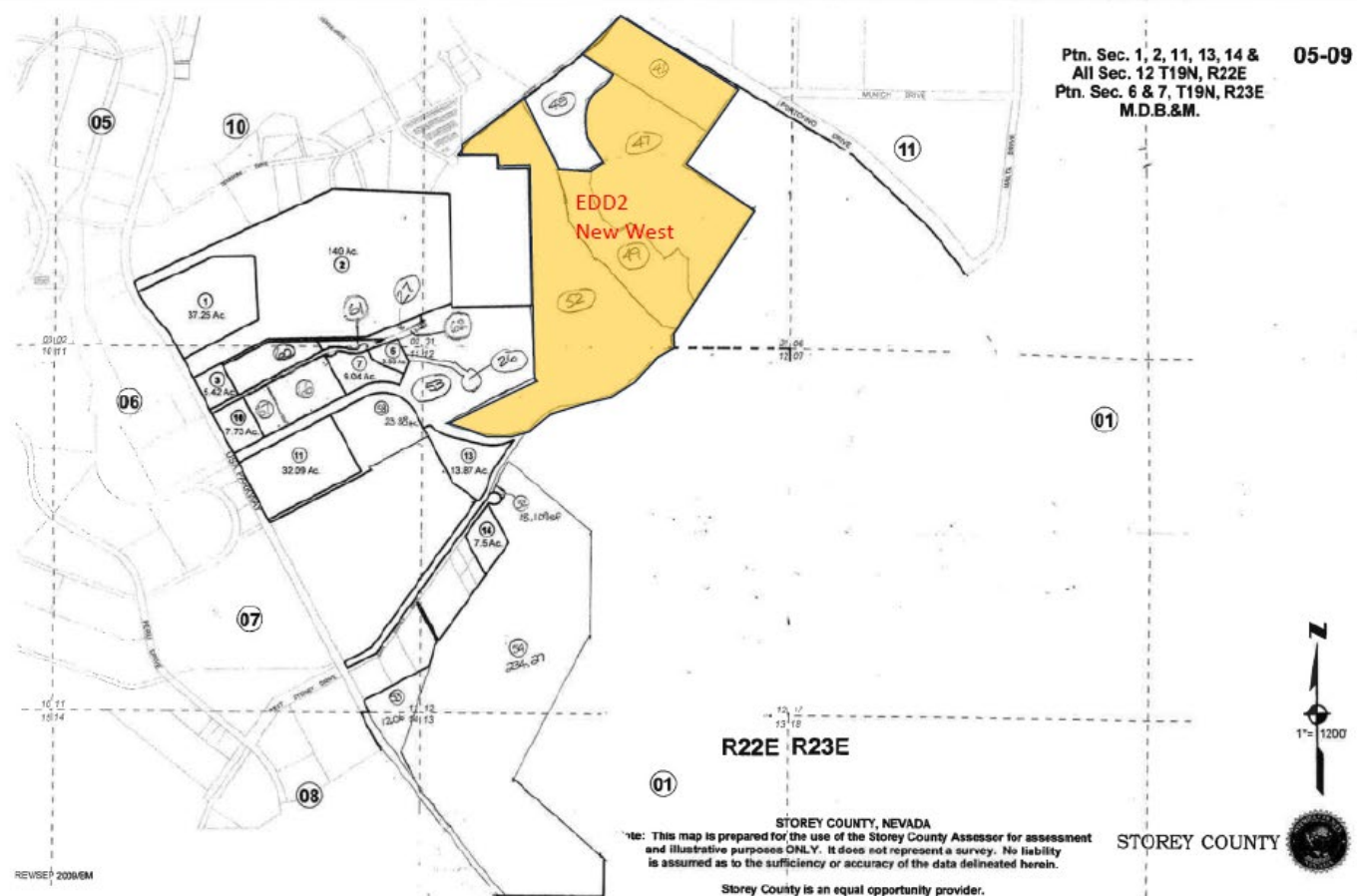


Exhibit C: Gigafactory 1, Not District No. 2 and Not Abated



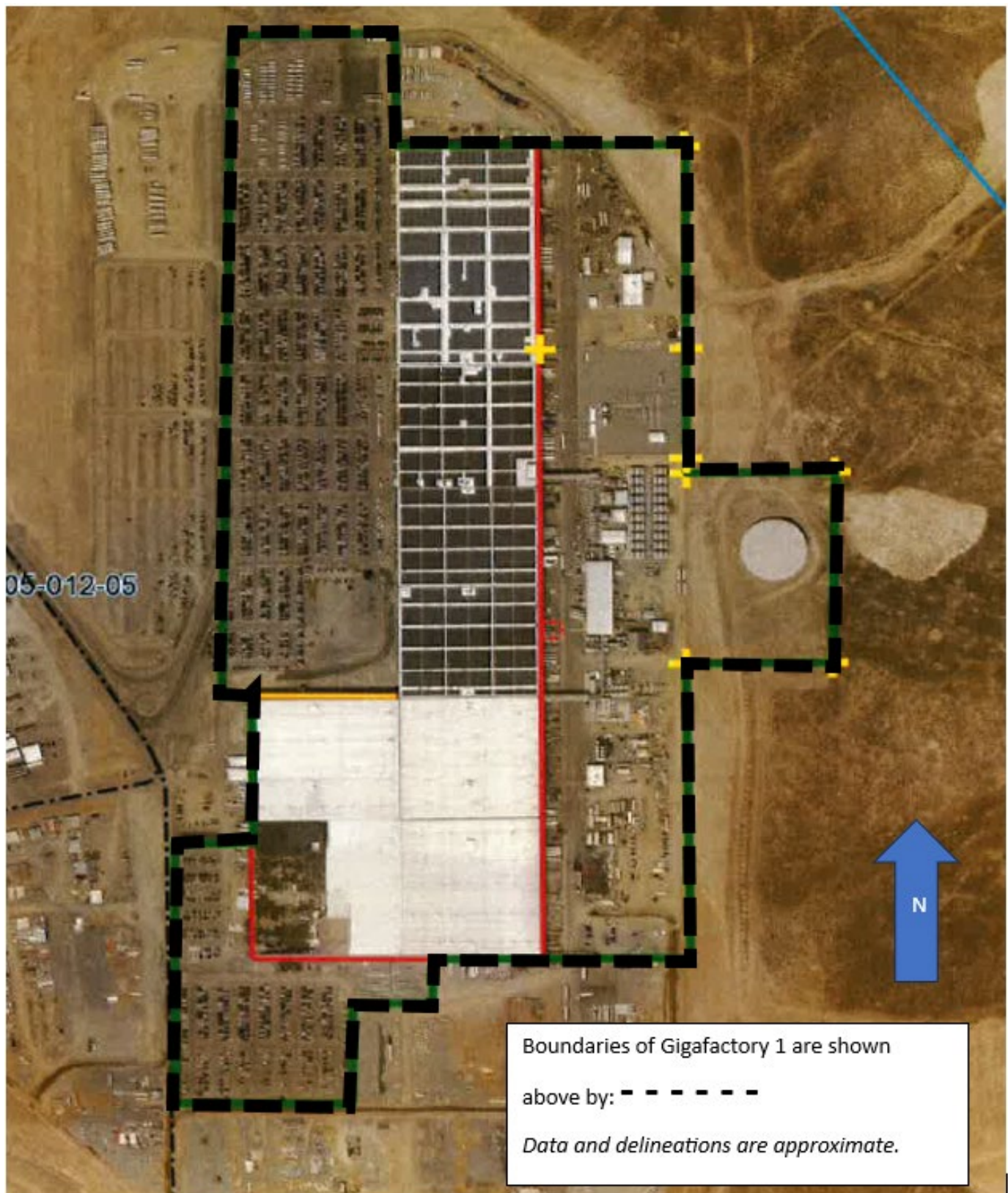
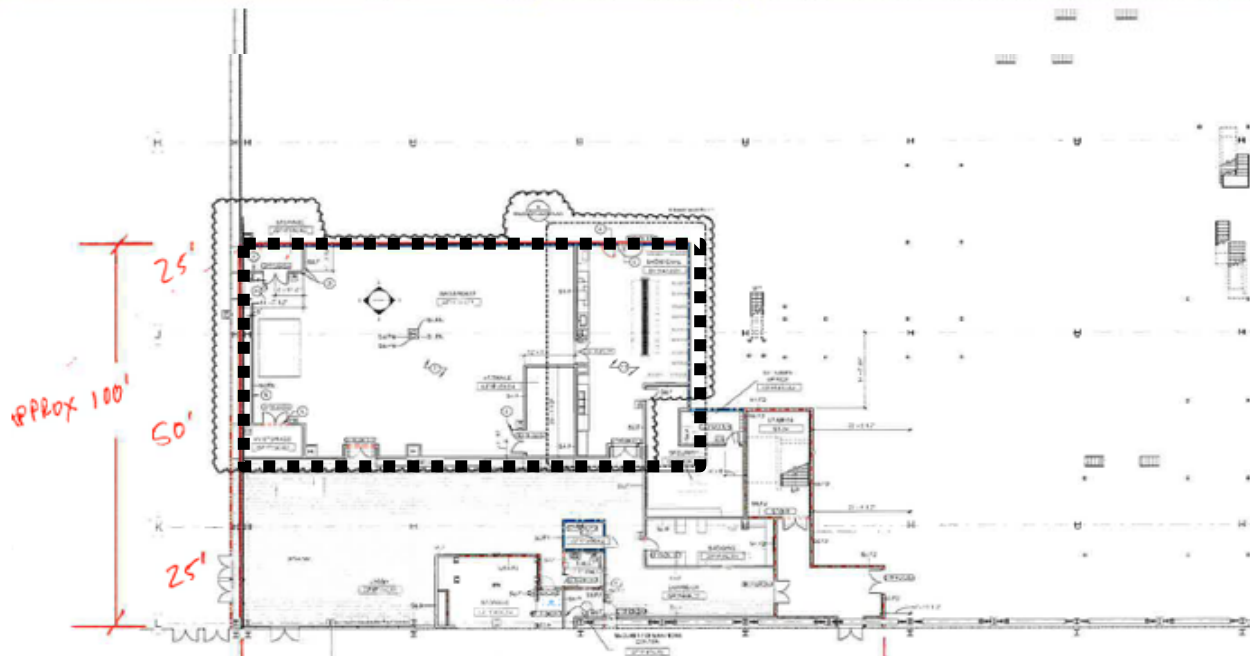
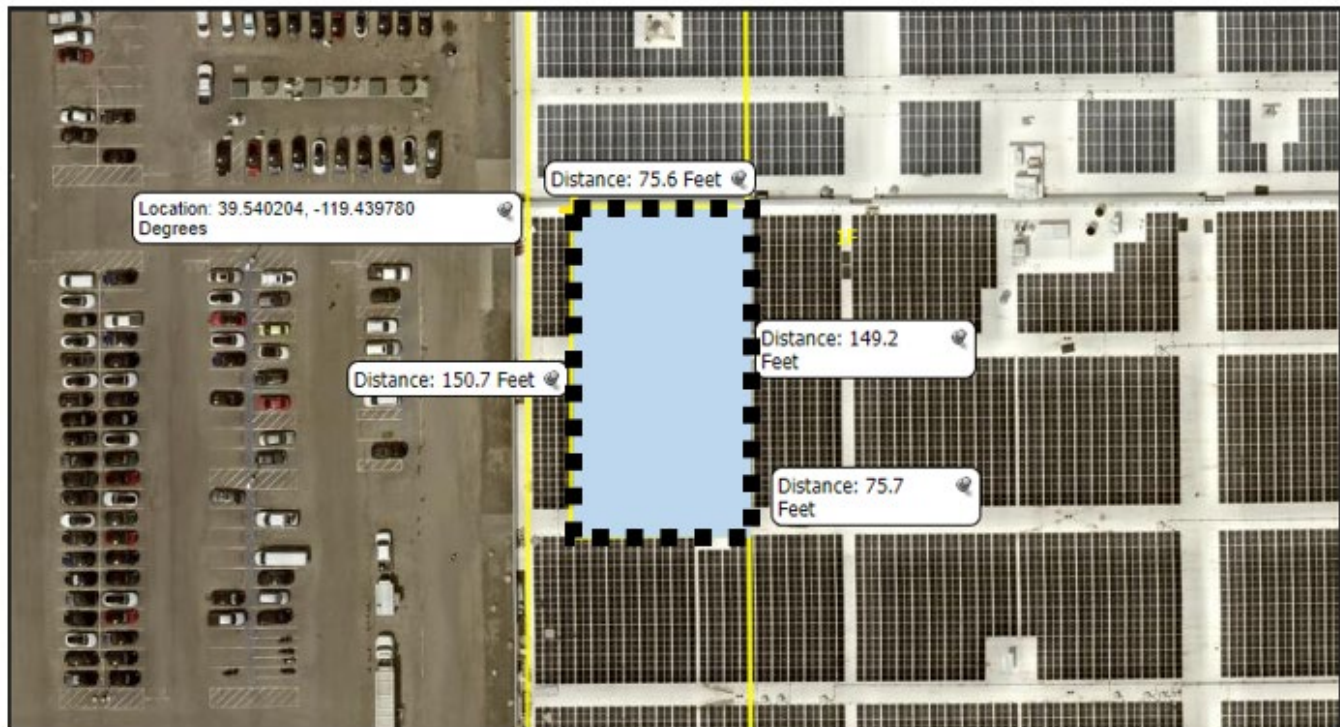
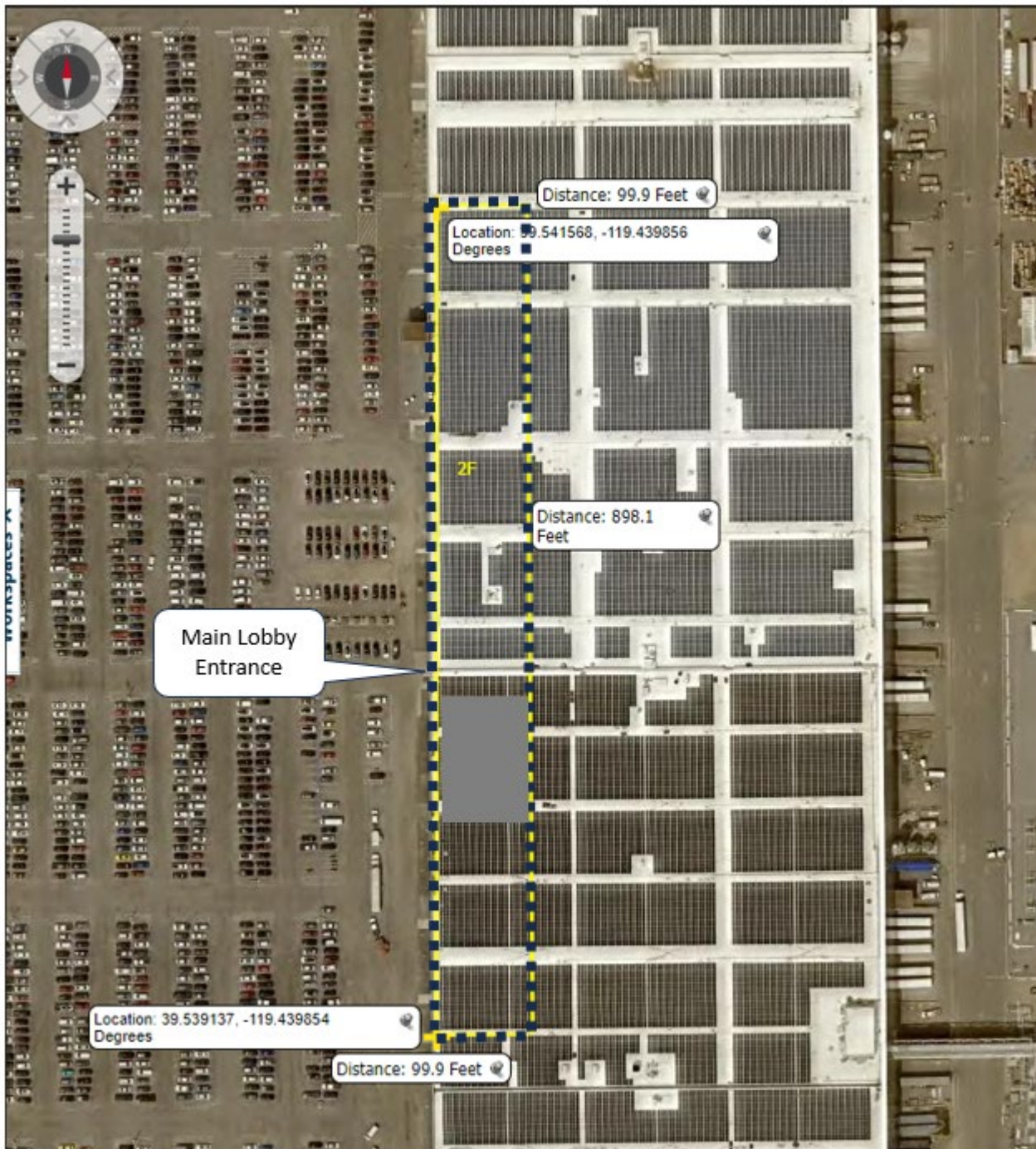


Exhibit C: Gigafactory 1 Exception: Giga First Floor Expansion Area

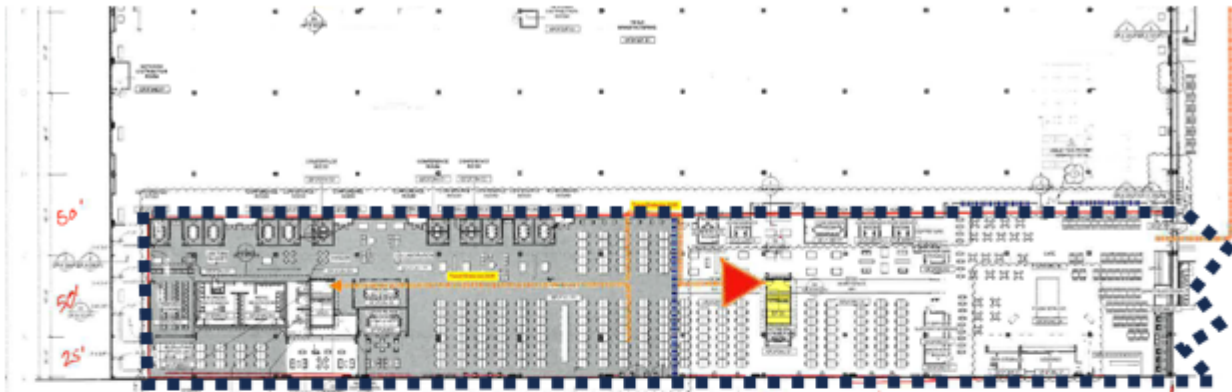


First Floor Expansion Area: Commencing at point location 39.540204, -119.439780, thence easterly a distance of approximately 75 feet, thence southerly a distance of approximately 150 feet, thence westerly a distance of approximately 75 feet, thence northerly a distance of approximately 150 feet to the point of beginning location 39.540204, -119.439780, location and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023- June 2023.

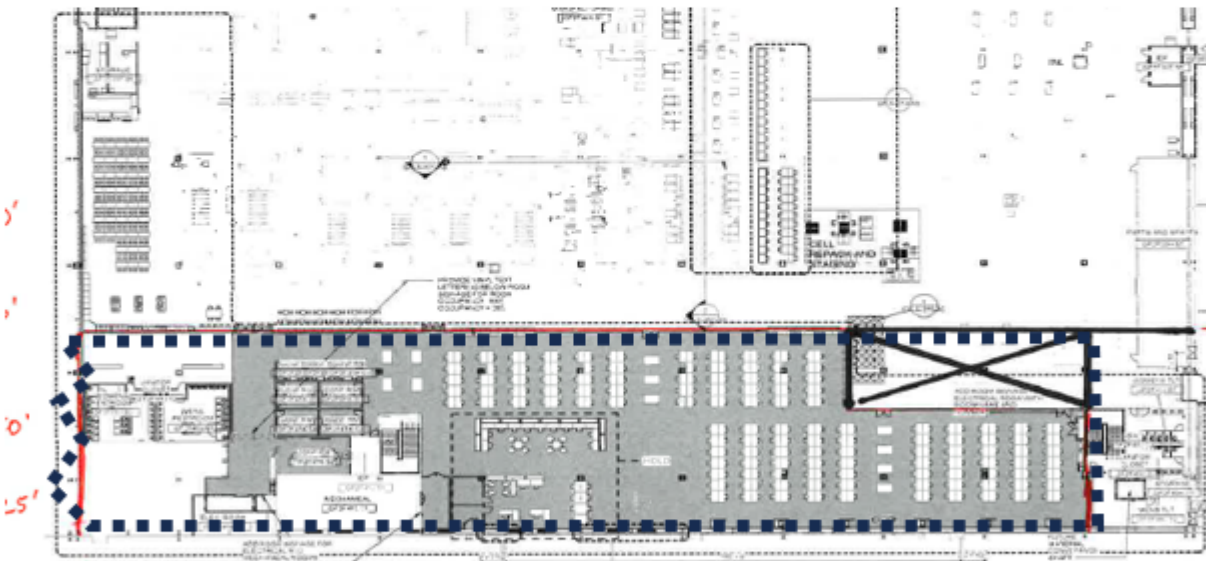
Exhibit C: Gigafactory 1 Exception: Giga Second Floor Expansion Area



North Section



South Section



Second Floor Expansion Area: Commencing at point location 39.541568, -119.439856, thence easterly a distance of approximately 100 feet, thence southerly a distance of approximately 900 feet, thence westerly approximately 100 feet to point location 39.539137, -119.439854, thence northerly a distance of approximately 900 feet to point of beginning location 39.541568, -119.439856, location and bearings approximate using Eagle View Technologies imagery software for Storey County, Mosaic View May 2023-June 2023.

Exhibit C: Gigafactory 1 Exception, Equipment Expansion Area



Exhibit C: Gigafactory 1 Exception, North Parking Lot Expansion Area & South Parking Expansion Area

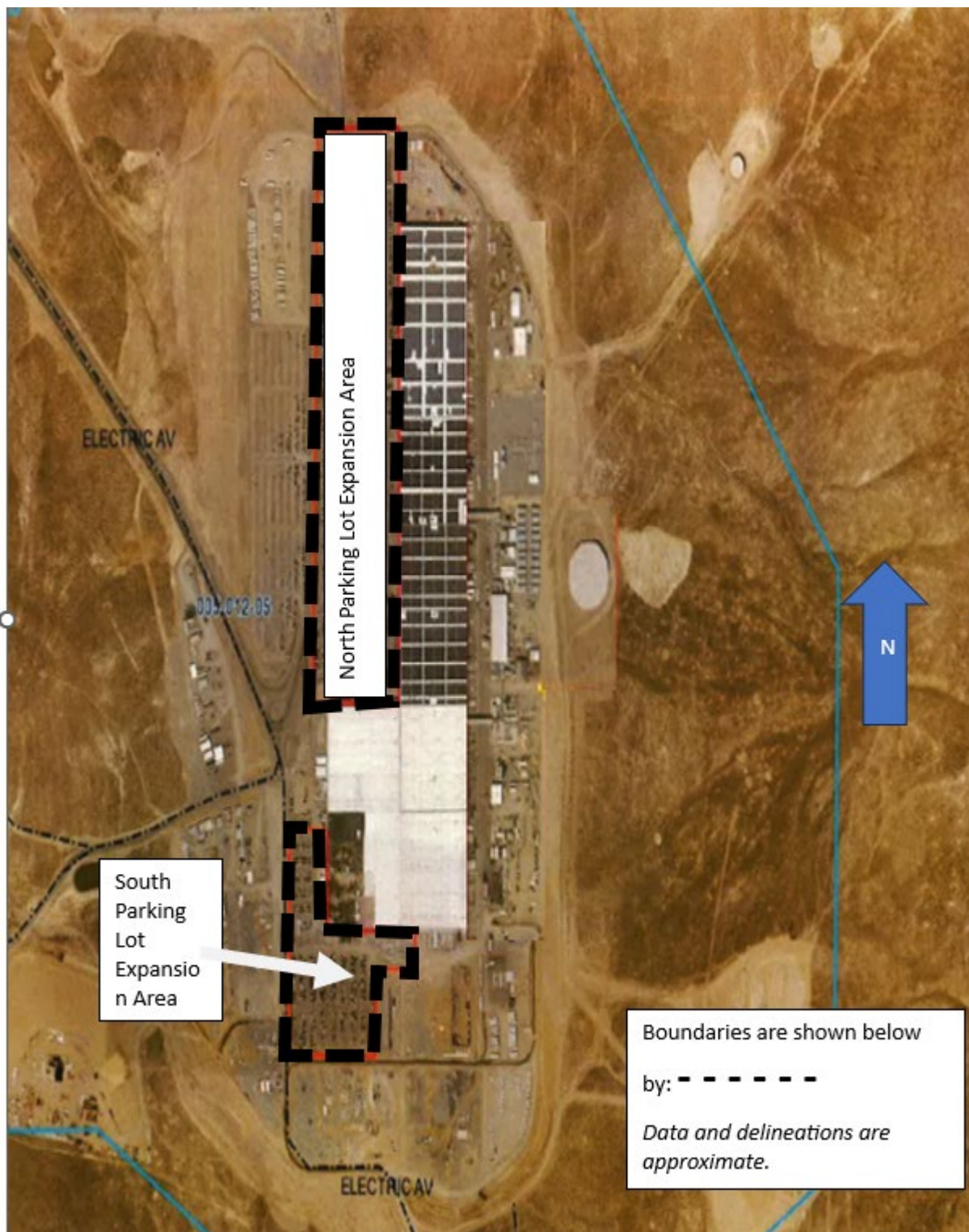
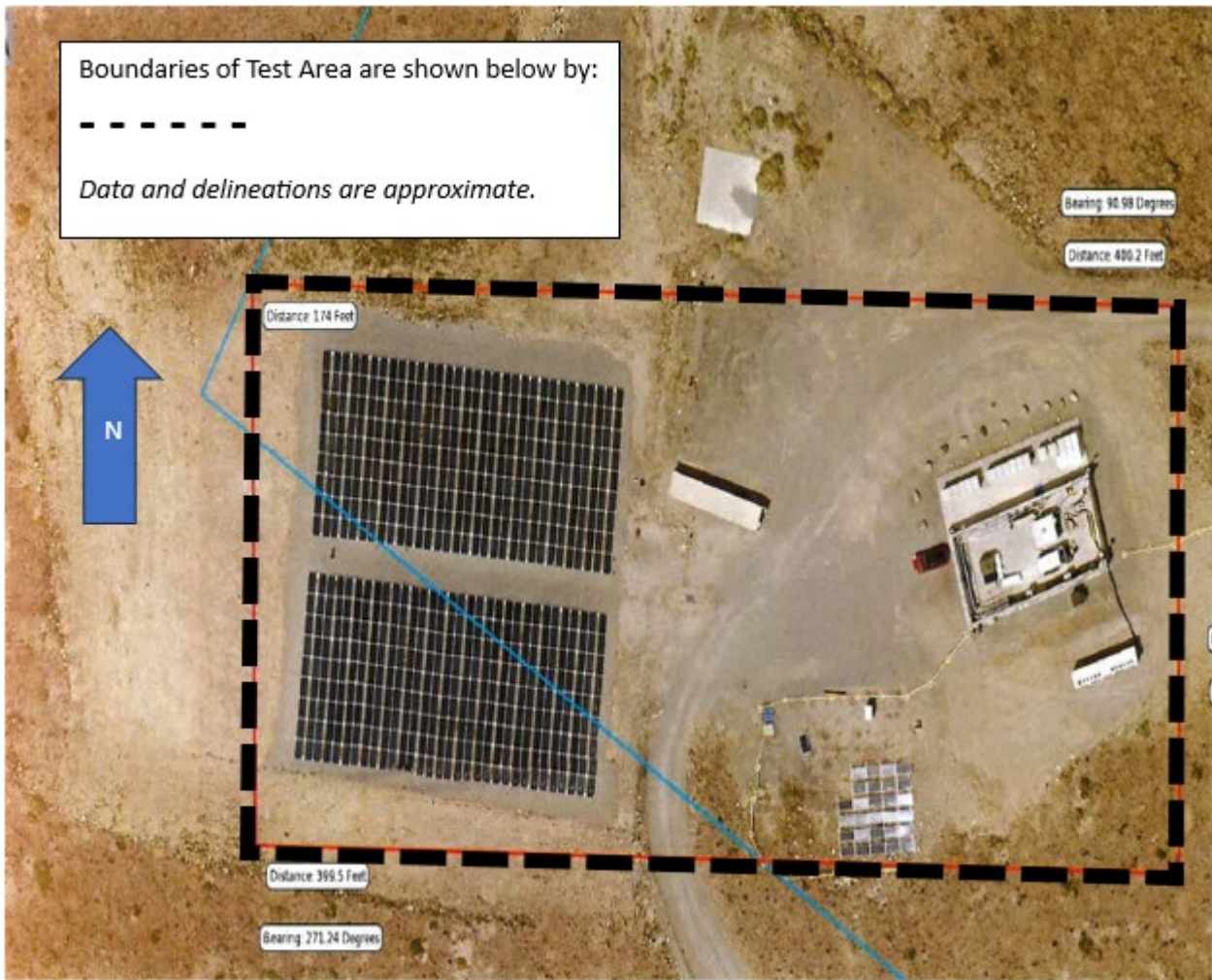



Exhibit C: Gigafactory 1 Exception: Test Area Expansion Area



	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 2/20/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and consider possible action to approve a cooperative agreement between Storey County and the State of Nevada Department of Taxation specifying the dates and procedure for distribution to Storey County of Economic Diversification District No. 2 revenues pledged pursuant to Ordinance No. 24-327 and a Reimbursement Agreement with Tesla.
- **Recommended motion:** I (commissioner) consider possible action to approve a cooperative agreement between Storey County and the State of Nevada Department of Taxation specifying the dates and procedure for distribution to Storey County of Economic Diversification District No. 2 revenues pledged pursuant to Ordinance No. 24-327 and a Reimbursement Agreement with Tesla.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** This cooperative agreement requires the Nevada Department of Taxation to administer and enforce all provisions of Storey County Code chapter 3.50 pertaining to the collection of all sales and use taxes pledged to Tesla pursuant to section 3.50.050 of the chapter.
- It further requires Storey County to notify the Nevada Department of Taxation of each participant that is located within and remits taxes generated within District No. 1. Such taxes shall be administered in accordance with the Agreement. Storey County is further required to notify the Department any time a Participant ceases doing business in District No. 1.
- The agreement requires the Nevada Department of Taxation to distribute to Storey County, on a monthly basis, an amount equal to one hundred percent (100%) of the sales and use taxes pledged to Tesla pursuant to section 3.50.050 of the Ordinance as permitted by S.B.I, 28th Special Sess. (Nev. 2014)(Economic Diversification Act). With each distribution, the Nevada Department of Taxation must provide the Storey County Comptroller with a monthly statement setting forth the amount collected. Distributions by the Nevada Department of Taxation to Storey County pursuant to this Agreement will cease on June 30, 2035.
- In the agreement, Storey County agrees that the Nevada department of Taxation has the power to make all necessary rules and regulations and prescribe all necessary forms of other requirements for the purpose of making the administration of the Ordinance

effective. Further, Storey County agrees that the Nevada Department of Taxation has all the powers, duties, and responsibilities as provided by Storey County Code chapter 3.50 and all other State laws pertaining to the collection of sales and use taxes.

- **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

**COOPERATIVE AGREEMENT
BETWEEN STOREY COUNTY AND NEVADA DEPARTMENT OF TAXATION FOR
ECONOMIC DIVERSIFICATION DISTRICT NO. 2 (TESLA)**

This Cooperative Agreement (the "Agreement") is made and entered into as of this _____, (the "Effective Date"), by and between Storey County, Nevada, a political subdivision of the State of Nevada and the State of Nevada Department of Taxation (the "Department"), collectively the "Parties."

RECITALS

Whereas, Storey County, through its Board of County Commissioners, and consistent with S.B. 1, 28th Special Sess. (Nev. 2014) known here as the Economic Diversification Act, has established the Storey County Economic Diversification District No. 2 (Tesla) ("District No. 2 ") by enacting Ordinance No. 24-327, adding Chapter 3.50 Article III to the Storey County Code (the "Ordinance") effective upon passage and execution of a Governmental Services Agreement pursuant to Section 3.50.3110 of the Ordinance; and

Whereas, the Economic Diversification Act further provides that after the adoption of the Ordinance creating District No. 2, Storey County must enter into an agreement with the Department specifying the dates and procedure for distribution to Storey County of the District No. 2 Revenues pledged pursuant to the Ordinance and the Reimbursement Agreement with Tesla.

Now therefore, in consideration of the premises set forth above and the mutual covenants and promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Storey County and the Department agree as follows:

1. The Department shall administer and enforce all provisions of Storey County Code chapter 3.50 pertaining to the collection of all sales and use taxes pledged to Tesla pursuant to section 3.50.350 of the chapter.

2. Storey County will notify the Department, using a notice which is substantially in the form attached hereto as Exhibit A, of each Participant, as that term is defined in Chapter 3.50, that is located within and remits sales/use taxes generated within District No. 2. These taxes must be administered in accordance with this Agreement. Storey County will further notify the Department any time the County receives information that a Participant ceases doing business in District No. 2, using a notice substantially in the form attached hereto as Exhibit B.

3. The Department shall distribute to Storey County, on a monthly basis, an amount equal to one hundred percent (100%) of the sales and use taxes pledged to Tesla pursuant to Section 3.50.350 of the Ordinance as permitted by the Economic Diversification Act. With each distribution, the Department shall provide the Storey County Comptroller with a monthly statement setting forth the amount collected. Distributions by the Department to Storey County

pursuant to this Agreement shall cease on June 30, 2045.

4. Storey County agrees that the Department shall have the power to make all necessary rules and regulations and prescribe all necessary forms or other requirements for the purpose of making the administration of the Ordinance effective.

5. The Department has all the powers, duties, and responsibilities as provided by Storey County Code Chapter 3.50 and all other State laws pertaining to the collection of sales and use taxes.

6. If any term or provisions of this Agreement is deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected, and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

7. No waiver of any breach of any covenant or provision contained in this Agreement will be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision contained herein. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving Party, which will be extended by a period of time equal to the period of the delay.

8. Neither of the Parties may assign any of the rights or delegate any of the duties of this Agreement without the express written consent of the other Party and Tesla, Inc. as the intended third-party beneficiary of this Agreement.

9. Except as otherwise expressly provided, this Agreement (including all Exhibits attached hereto) constitutes the entire contract between the Parties hereto and may not be modified except by an instrument in writing signed by the Parties.

10. The Parties expressly agree that this Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada. Any action to enforce this Agreement must be filed in the First Judicial District Court of the State of Nevada.

11. This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute the same Agreement.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be duly executed on its behalf by an authorized representative.

STOREY COUNTY

Dated this _ day of February 20, 2024.

By: _____
Jay Carmona, Chair
Storey County Board of County Commissioners

APPROVED AS TO FORM:

By _____
Storey County District Attorney

DEPARTMENT OF TAXATION

Dated this _ day of February 20, 2024

By: _____
Shellie Hughes
Executive Director
Nevada Department of Taxation

APPROVED AS TO FORM:

By: _____
Deputy Attorney General

EXHIBIT A

NOTICE TO DEPARTMENT OF TAXATION

Name of Business:(the "Business")

Business Address:

Department of Taxation Identification Number for Business: _____

Storey County hereby notifies the Department of Taxation that the Business is located within the Storey County Economic Diversification District No. 2 (Tesla) ("District No. 2 ") and is a Participant in the Project. The Business remits sales and use tax revenues generated within the District, other than the amount for which the Business has received an abatement, and such revenues shall be administered in accordance with the Cooperative Agreement between Storey County and Nevada Department of Taxation for Economic Diversification District No. 2 (Tesla) dated as of ~~May 5, 2015, retroactive to October 17, 2014.~~ December 1, 2023.

STOREY COUNTY, NEVADA

By: _____

Printed Name and Title

Date

Exhibit B

NOTICE TO DEPARTMENT OF TAXATION

Name of business: _____(the "Business")

Business address: _____

Department of Taxation Identification Number for business: _____

Storey County notifies the Department of Taxation that the Business is no longer a Participant in the Project in the Storey County Economic Diversification District No. 2 (Tesla).

STOREY COUNTY, NEVADA

By: _____

Printed name and title

Date



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible consideration approving a Reimbursement Agreement for Storey County Economic Diversification District No. 2 pursuant to Ordinance No. 24-327 between Storey County and Tesla, Inc., and other properly related matters.
- **Recommended motion:** I (commissioner) move to approve the Reimbursement Agreement for Storey County Economic Diversification District No. 2 pursuant to Ordinance No. 24-327 between Storey County and Tesla, Inc., and other properly related matters.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** This cooperative agreement requires the Nevada Department of Taxation to administer and enforce all provisions of Storey County Code (SCC) Chapter 3.50 pertaining to the collection of all sales and use taxes pledged to Tesla pursuant to said chapter.
- The agreement further requires Storey County to notify the Nevada Department of Taxation of each participant that is located in and remits taxes generated in Economic Diversification District 2 (EDD2). Such taxes shall be administered in accordance with the agreement. Storey County is further required to notify the State Department of Taxation any time a participant ceases conducting business in EDD2.
- The agreement requires the Nevada Department of Taxation to distribute to Storey County on a monthly basis an amount equal to 100 percent of the sales and use taxes pledged to Tesla pursuant to SCC Section 3.50.050 of the ordinance as permitted by SB1, 28th Special Session (Nev. 2014) (Economic Diversification Act). With each distribution, the Nevada Department of Taxation must provide the Storey County Comptroller with a monthly statement setting forth the amount collected. Distributions by the Nevada Department of Taxation to Storey County pursuant to this agreement will cease on June 30, 2044.
- In the agreement, Storey County understands that the Nevada Department of Taxation has the authority to make all necessary rules and regulations and prescribe all necessary forms of other requirements for the purpose of making the administration of the ordinance effective. Further, Storey County understands that the Nevada Department of Taxation has all the powers, duties, and responsibilities as provided by SCC Chapter 3.50

and all other state laws pertaining to the collection of sales and use taxes.

- **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

REIMBURSEMENT AGREEMENT
for Storey County Economic Diversification District No. 2 (Tesla)
between Storey County and Tesla

This Reimbursement Agreement (the "Agreement"), is made and entered into as of this 20th day of February, 2024 ("Effective Date") by and between **TESLA MOTORS, INC.**, a Delaware corporation, having offices at Electric Avenue, Sparks, Nevada 89437 ("Tesla" or "Lead Participant"), and **STOREY COUNTY, NEVADA**, a political subdivision of the State of Nevada. Tesla and Storey County are referred to collectively as the "Parties."

RECITALS

Whereas, pursuant to S.B. 1, 28th Special Sess. (Nev. 2014), (the "Economic Diversification Act"), Storey County has the power to create an economic diversification district for the development of property within the jurisdiction of Storey County for the purpose of acquiring, improving, equipping, and developing a qualified project; and

Whereas on February 6, 2024, the Board of County Commissioners of Storey County, Nevada (the "Board") first publicly read Ordinance No. 24-327, the Economic Diversification District 2 Creation Ordinance (the "Ordinance"); and

Whereas on February 20, 2024, the Board adopted the Ordinance creating Storey County Economic Diversification District No. 2 (Tesla) in Storey County, Nevada ("District No. 2"), to be effective upon passage and execution of a Governmental Services Agreement pursuant to sec. 3.50.110, Article III of the Ordinance. The Ordinance sets forth District No. 2's boundaries, as well as a general description of Tesla's ~~battery manufacturing facility~~ facilities within District No. 2 (the "Project").

NOW, THEREFORE, in consideration of the premises set forth above and the mutual covenants and promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. Term. This Agreement will remain in effect from the Effective Date set forth above until June 30, 2045, the statutory date for termination of District No. 2, unless sooner terminated under the provisions of this Agreement (the "Term").

2. Project.

(a) The Ordinance irrevocably pledges an amount equal to the proceeds of all sales and use taxes imposed on or owed by each participant, as that term is defined in the Economic Diversification Act (a "Participant"), in the Project with regard to tangible personal property purchased for use in District No. 2, or stored, used or otherwise consumed in District No. 2 by a Participant in a transaction occurring after November 30, 2023, and June 30, 2024, as specified in the Ordinance which is subject to sales and/or use tax in Storey County, other than the amount of any local sales and use taxes for which a Participant has received an abatement pursuant to an Economic Diversification Act application approved by the Governor's Office of Economic Development ("District No. 2 Revenues"). Storey County shall use all District No. 2 Revenues as Monthly Reimbursement Payments (as defined in section 7 of this Agreement) to reimburse the Lead Participant for all costs incurred by, on behalf of, or for the benefit of the Lead Participant by a Participant in District No. 2 after

_____ in connection with acquiring, improving, equipping, or developing or any combination thereof, the Project within District No. 2 as well as related reasonable interest and financing costs as permitted by the Economic Diversification Act (collectively, "Project Costs"). Specifically, Project Costs shall include, without limitation, any of the following costs of any Participant in District No. 2 (without mentioning minor details) incurred after November 30, 2023, and June 30, 2024, as specified in the Ordinance:

i. Any real property acquisition, site preparation, infrastructure and building construction, and real property improvements, together with any and all costs incurred in acquiring, operating or maintaining machinery, equipment, and other items of tangible personal property necessary, useful or desirable in connection with the Project;

ii. Costs of the Project including, but not limited to, expenses for architects, engineers, attorneys and other consultants and other costs of the Project; and

iii. Any other costs currently allowed under the Nevada statutes, including, but not limited to, any additional expenses qualified under the Economic Diversification Act.

(b) Project Costs include, without limitation, eligible costs incurred by any Participants added to the Project after the Effective Date of this Agreement.

(c) All contractors and subcontractors selected by Tesla to acquire, improve, equip, or develop the Project must be properly licensed in accordance with the laws of the State of Nevada, as applicable.

3. Pledge.

(a) Reimbursement Payments Secured. Any and all Reimbursement Payments shall be secured by a pledge of, and shall be payable from, any and all money pledged and received by Storey County from the Nevada Department of Taxation pursuant to the Economic Diversification Act with respect to District No. 2.

(b) Pledge of District No. 2 Revenues. Storey County hereby irrevocably pledges the District No. 2 Revenues to the Lead Participant. Such pledge is intended to convey the District No. 2 Revenues to the Lead Participant absolutely.

(c) Additional Pledges Prohibited. Storey County covenants that it shall not make any pledge of District No. 2 Revenues to any party other than the Lead Participant.

4. Indemnification. To the extent permitted by law, Tesla agrees to protect, indemnify, defend and hold Storey County, its respective officers, employees, consultants and agents and each of them (the "Indemnitees") harmless from and against any and all claims, causes of action or liability (collectively, the "Losses", and each a "Loss") which any of the Indemnitees may suffer or which may be sought against or recovered or obtained from any of the Indemnitees as a result of or by reason of or arising out of breach of this Agreement. Notwithstanding anything to the contrary contained herein, Tesla's liability under this indemnity shall not apply to any Loss arising from the negligent or willful misconduct of an Indemnitee nor to any incidental, punitive, exemplary, indirect or consequential damages, or lost revenue. This covenant shall survive termination of this Agreement for whatever reason.

5. Cooperation; conflict.

(a) Cooperation. Storey County staff will work cooperatively with Tesla to assist in coordinating the expeditious processing and consideration of all necessary permits, entitlements

and approvals for construction and operation of the Project. Tesla acknowledges that the execution of this Agreement by Storey County does not limit in any manner the discretion of Storey County in the approval process, and does not relieve Tesla from the obligation to obtain all necessary permits, entitlements and approvals for the construction and operation of the Project.

(b) Conflict. Any conflict between the provisions of this Agreement and any present or future lawful exercise of Storey County's police powers shall be resolved in favor of the latter. Subject to the right of Storey County's police powers, in the event of a conflict between this Agreement and any ordinance of general applicability (so long as the ordinance was not intentionally designed to avoid any obligations of Storey County under this Agreement) such conflict shall be resolved in favor of the ordinance.

6. Computation of reimbursement amount.

(a) Tesla shall only be entitled to be reimbursed for actual Project Costs incurred by, on behalf of, or for the benefit of the Lead Participant by a Participant in connection with the Project. The actual Project Costs of the Project shall be certified by Tesla monthly and must be submitted to Storey County for review and approval. Storey County must cause an independent auditor, mutually agreed to by the Parties, to review the submissions for accuracy and eligibility, the cost of review to be paid by the Lead Participant.

(b) Storey County's Comptroller shall calculate the Monthly Reimbursement Payment pursuant to section 7 for each month during the Term of this Agreement.

(c) The total of all Monthly Reimbursement Payments shall not exceed the actual Project Costs or the District No. 2 Revenues whichever is less.

7. Monthly Reimbursement Payments.

(a) During the Term, provided that no Event of Default, as defined in section 10 of this Agreement, has arisen that remains uncured beyond any applicable notice and cure periods, Storey County shall make monthly payments of the District No. 2 Revenues to Tesla for Project Costs in an amount equal to the lesser of the aggregate amount of Project Costs incurred but not yet reimbursed or the amount of District No. 2 Revenues received by Storey County but not yet disbursed for the Project (the "Monthly Reimbursement Payments").

(b) Notwithstanding anything herein to the contrary, with respect to the Monthly Reimbursement Payments, subject to Storey County's receipt of monthly distributions and quarterly reports from the Nevada Department of Taxation (the "Department"), the Storey County Comptroller shall cause all payments to be paid to Tesla on a monthly basis no later than fifteen (15) days after the date on which such distributions from the Department are received by Storey County. If any payment date falls on a Saturday, Sunday or state or federal holiday, such payment will be made on, or by, the first business day following the scheduled payment date.

(c) Tesla shall notify the Department and Storey County of all Participants in the Project and shall use reasonable efforts to cause all Participants within the Project to register with the Department and Storey County and comply with sales and use tax accounting practices and procedures for Participants within District No. 2. Tesla shall also notify the Department and Storey County in the event that a Participant loses its status as a Participant in the Project. Storey County shall not have any obligation to pay Tesla for any sales and use tax not reported, underreported or misreported to the Department by any Participant within District No. 2.

(d) In order to ensure that all District No. 2 Revenues generated during the construction phase of the Project are correctly remitted to the Department, Tesla shall use reasonable efforts to cause all contractors and subcontractors working on behalf of any Participant in the construction of the Project to file monthly sales and/or use tax returns with the Department which correctly report and remit District No. 2 Revenues.

(e) In order to ensure that all District No. 2 Revenues generated by the Project are correctly remitted to the Department, Tesla shall use reasonable efforts to cause all Participants in the Project to file monthly sales and/or use tax returns with the Department which correctly report and remit District No. 2 Revenues.

(f) Tesla acknowledges that this Agreement is not secured by or payable from the general fund of Storey County, the power of Storey County to levy ad valorem property taxes, or any source other than any money pledged pursuant to the Economic Diversification Act and the Ordinance and distributed to Storey County with respect to District No. 2, or any combination thereof. This Agreement shall never become a general obligation of Storey County or a charge against its general credit or taxing powers, or a debt of Storey County for purposes of any limitation on indebtedness.

(g) Notwithstanding anything herein to the contrary, Storey County shall not make any Monthly Reimbursement Payments if Storey County obtains an opinion from independent bond counsel stating that its applicability would impair an existing contract for the sale of bonds that were issued before ~~September 11, 2014~~ December 1, 2023, the effective date of the Economic Diversification Act.

(h) Tesla shall provide to the Board a copy of the annual report and audit prepared pursuant to the Economic Diversification Act at the same time the annual report and audit is submitted to the State of Nevada.

8. Conditions precedent to payment. Storey County's obligation to pay Monthly Reimbursement Payments and any other amount accrued pursuant to this Agreement is subject to satisfaction of all of the following conditions:

(a) Annual Report. Tesla has filed the report required by section 7(h) of this Agreement.

(b) Default. No Event of Default has arisen and remained uncured beyond any applicable notice and cure period under this Agreement.

(c) Storey County shall have received District No. 2 Revenues from the Department in an amount which is sufficient to make the Monthly Reimbursement Payment.

(d) All predicate reports have been received by Storey County and the Department.

9. Maintenance of, access to, and audit of records.

(a) Records. Tesla's books, documents, papers and records specifically relating to the Project and this Agreement must be open to inspection and subject to audit, examination, excerpts and transactions, during working hours by Storey County or its duly authorized representatives. Upon reasonable written notice and request, Tesla shall make these records and documents available for audit and inspection to Storey County, at Storey County's office, at all reasonable times, without charge, and must allow Storey County to make copies of the documents (at no expense to Tesla).

(b) Retention of records. Tesla shall maintain all records and documents relating to the Project (including copies of all original documents delivered to Storey County) for five years

after the expiration or earlier termination of this Agreement. Records to be retained include all

books and other evidence bearing on Project Costs under this Agreement. If approved by Storey County, photographs, microphotographs or other authentic reproductions may be maintained instead of original records and documents.

(c) Public records law. Tesla acknowledges and agrees that, subject to the limitations and protections of the Economic Diversification Act, all records, documents, drawings, plans, specifications and other materials in Storey County's possession, including materials submitted by Tesla, are subject to the provisions of the Nevada Public Records Law (NRS 239.005 *et seq.*). Tesla shall be solely responsible for all determinations made by it under such law, and for clearly and prominently marking each and every page or sheet of materials with "Trade Secret", "Proprietary" or "Confidential" as it determines to be appropriate. Tesla is advised to contact legal counsel and the Storey County District Attorney concerning such law and its application to Tesla.

(d) Reports. Upon request, Tesla shall provide to Storey County such information as may be reasonably required by Storey County to fulfill its annual public reporting obligations as required pursuant to the Ordinance.

10. Defaults and remedies. The following shall constitute an Event of Default by Tesla under this Agreement:

(a) Any representation, covenant or warranty contained in this Agreement or in any financial statement, certificate or report submitted to Storey County in connection with this Agreement which proves to have been incorrect in any material and adverse respect when made and continues to be materially adverse to Storey County after expiration of the cure period set forth below; or

(b) A court having jurisdiction has made or entered any decree or order (1) adjudging Tesla to be bankrupt or insolvent, (2) approving as properly filed a petition seeking reorganization of Tesla or seeking any arrangement for Tesla under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction, (3) appointing a receiver, trustee, liquidator, or assignee of Tesla in bankruptcy or insolvency or for any of its properties, or (4) directing the winding up or liquidation of Tesla; or

(c) Tesla shall have assigned its assets for the benefit of its creditors (other than pursuant to a security instrument) or suffered a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon shall have been returned or released within sixty (60) days after such event; or

(d) Any material violation of a material provision of this Agreement, which remains uncured within the time set forth below; or

(e) Tesla, as lead participant in the Project, is determined to be in default of that certain Agreement for Tax Abatements and Incentives, effective ~~October 17, 2014~~ December 1, 2023 and July 1, 2024, as specified in Ordinance, between it and the State of Nevada, acting through the Governor's Office of Economic Development, and all appeals have been exhausted or the time period for such appeals has lapsed.

Upon the occurrence of an Event of Default hereunder, Storey County shall first notify Tesla in writing of its purported breach or failure, giving Tesla sixty (60) days from receipt of such notice to cure or, if cure cannot be accomplished within sixty (60) days, to commence to cure such breach, failure or act. In the event Tesla does not then so cure, or commence to cure, within sixty (60) days, Storey County shall have the right to terminate this Agreement and pursue

all rights and remedies available in law and in equity.

11. Remedies Cumulative. The rights and remedies of the Parties under this Agreement are cumulative, and the exercise or failure to exercise one or more of these rights or remedies by either Party will not preclude the exercise by it, at the same time or different times, of any right or remedy for the same default or any other default.

12. Prohibition on Assignment or Transfer. Except as provided below, Tesla shall not directly or indirectly, voluntarily, involuntarily or by operation of law make or attempt any total or partial sale, transfer, conveyance, assignment or hypothecation (collectively "Transfer") of the whole or any part of this Agreement without the prior written approval of Storey County, which will not be unreasonably withheld or delayed. Any such attempt to Transfer this Agreement without Storey County's consent will be null and void and will confer no rights or privileges upon the purported assignee and will constitute an Event of Default. Notwithstanding the foregoing, Tesla's rights hereunder with respect to the Project may be transferred to (i) any affiliate of Tesla; or (ii) any person or entity to whom Tesla's rights with respect to the Project are transferred in compliance with the transfer/assignment provisions of any applicable agreement between Tesla and Storey County.

13. Survival. The provisions of sections 4 and 9 of this Agreement shall survive the termination or expiration of this Agreement for whatever reason.

14. No Third-party Rights. The Parties expressly disclaim the creation of any right in any third party whatsoever under this Agreement. There are no third-party beneficiaries.

15. Notices. All notices and other communications to be given by either Party may be given in writing, depositing the same in the United States mail, postage prepaid and addressed to the appropriate Party as follows:

To Tesla: Tesla, Inc.
1 Electric Avenue
Sparks, Nevada 89437

With Copy to: Tesla, Inc.
1 Tesla Road
Austin, TX 78725
Attention: Legal Department

To Storey County: Attn: County Manager
Storey County
P.O. Box 176

Virginia City, NV 89440

Phone: (775) 847-0968

Fax: (775) 847-0949

Any Party may change its address for notice by written notice to the other Party at any time.

16. Counterparts. This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute the same Agreement.

17. Severability. If any section, subsection, clause, phrase, or word of this Agreement is for any reason held invalid, unenforceable or unconstitutional by any court of competent jurisdiction, such section, subsection, clause, phrase, or word shall be deemed a separate, distinct and independent provision and such holding shall not negatively affect the validity of the remaining portions of this Agreement.

18. Applicable law. This Agreement shall be interpreted and enforced under the laws of the State of Nevada. Jurisdiction for all matters triable before a state court shall be in the First Judicial District Court of the State of Nevada.

19. Amendment. Tesla and Storey County agree to mutually consider reasonable requests for amendments to this Agreement that may be made by any of the Parties hereto, provided the requests are consistent with this Agreement and would not substantially alter the basic business terms included herein. Only the Board is authorized to execute any amendments to this Agreement on behalf of Storey County. Any alteration, change or modification of or to this Agreement, in order to become effective, will be made in writing and in each instance signed on behalf of each Party. No purported oral amendment to this Agreement shall be valid.

20. Miscellaneous. Paragraph headings are for convenience only and do not effect, limit or modify the content of the provisions of this Agreement. Use of the masculine, feminine, or neuter shall not limit the application of any provision of this Agreement, but each such gender is deemed to include all other gender cases, just as the singular includes the plural, and the plural the singular.

21. Entire agreement. This Agreement is the entire Agreement of the Parties and supersedes all prior negotiations whether written or oral.

In witness whereof, the parties have executed this Agreement the day and year first written above.

SIGNATURE PAGE FOLLOWS

In witness whereof, the Parties have executed this Agreement the day and year first above written.

TESLA:

THE COUNTY

TESLA, INC.

STOREY COUNTY, NEVADA

By: _____

By: _____

Attest:

Attest:

Name

Jay Carmona, Chair
Board of Storey County Commissioners

ATTEST:

By: _____
Jim Hindle
Storey County Clerk-Treasurer

APPROVED AS TO FORM:

Anne Langer,
Storey County District Attorney



Board of Storey County Commissioners Agenda Action Report

Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval directing the Comptroller to notify the Nevada Department of Taxation of the property tax rate the Storey County Board of Commissioners propose to levy for fiscal year 2024-2025.
- **Recommended motion:** I Commissioner _____, approve the Comptroller to inform Nevada Department of Taxation that the Storey County Board of Commissioner's propose to levy a property tax rate of _____ in fiscal year 2024-2025.
- **Prepared by:** Jennifer McCain

Department:

Contact Number: 8471133

- **Staff Summary:** Per the Nevada Department of Taxation, local governments must notify Nevada Department of Taxation in writing by February 21, 2024, regarding the proposed tax rate for the coming fiscal year. If no response is received the FY23-24 rates will apply. There are two attached letters; the first informing Nevada Department of Taxation of Storey County's intent to levy the current tax rate of 3.4607%. The second is informing Nevada Department of Taxation that Storey County intends to change the rate to _____ (to be decided today).
- **Supporting Materials:** See attached
- **Fiscal Impact:** yes
- **Legal review required:** False
- **Reviewed by:**
____ Department Head
____ County Manager
- **Board Action:**

Department Name:

Other Agency Review: _____

☐ Approved

☐ Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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STOREY COUNTY COMPTROLLER'S OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 432 Virginia City, Nevada 89440
Phone (775) 847-1006 Fax (775) 847-1151

February 20, 2024

Department of Taxation
Local Government Finance
Attn: Evelyn Barragan
1550 College Parkway No. 115
Carson City, Nevada 89706

Dear Ms. Barragan,

This letter serves as notification that Storey County proposes to levy the same property tax rate (3.4607%) for fiscal year 2024-2025 as was used in fiscal year 2023-2024.

If you have any questions or comments, please call me at (775)847-1133 or Email me at jmccain@storeycounty.org.

Best Regards,

Jennifer McCain
Comptroller
Storey County, Nevada



STOREY COUNTY COMPTROLLER'S OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 432 Virginia City, Nevada 89440
Phone (775) 847-1006 Fax (775) 847-1151

February 20, 2024

Department of Taxation
Local Government Finance
Attn: Evelyn Barragan
1550 College Parkway No. 115
Carson City, Nevada 89706

Dear Ms. Barragan,

This letter serves as notification that Storey County proposes to change the property tax rate from 3.4607% to _____ for fiscal year 2024-2025. This change will only affect the General portion of the property tax levied from 1.7719 to _____.

If you have any questions or comments, please call me at (775)847-1133 or Email me at jmccain@storeycounty.org.

Best Regards,

Jennifer McCain
Comptroller
Storey County, Nevada

1

Proforma Report
Storey TRAINING County

Description	CY Rate	PY Rate	Parcel Count	Net Assess. Value	Tax On New	Subject Tax Extension	Exempt Tax Extension	Exemptions	Recap.	Total Pre- Abatement	Abatement	Renew. Energy	Net Tax	Redev.	Net Less Redev.
GENERAL	1.7719	1.7719	4,801	1,091,555,871	1,862,193.09	15,504,615.74	0.00	24,928.62	644.97	19,342,525.18	5,937,040.76	0.00	13,405,484.42	0.00	13,405,484.42
SCHOOL OPER	0.7500	0.7500	4,801	1,091,555,871	634,767.93	6,562,719.52	0.00	10,551.30	273.00	8,187,209.15	2,495,690.81	0.00	5,691,518.34	0.00	5,691,518.34
SCHOOL DEBT	0.1447	0.1447	4,801	1,091,555,871	315,401.24	1,266,166.24	0.00	2,035.74	52.67	1,579,584.41	481,502.51	0.00	1,098,081.90	0.00	1,098,081.90
CAPITAL AQUIS	0.0500	0.0500	4,801	1,091,555,871	108,984.58	437,517.82	0.00	703.23	18.21	545,817.38	167,533.91	0.00	378,283.47	0.00	378,283.47
STATE	0.1700	0.1700	4,801	1,091,555,871	370,547.32	1,487,551.86	0.00	2,391.87	61.88	1,855,769.19	569,613.72	0.00	1,286,155.47	0.00	1,286,155.47
IND MEDICAL	0.0100	0.0100	4,801	1,091,555,871	21,796.97	87,506.11	0.00	140.57	3.64	109,166.15	33,507.37	0.00	75,658.78	0.00	75,658.78
IND ACCIDENT	0.0150	0.0150	4,801	1,091,555,871	32,695.30	131,256.15	0.00	210.96	5.46	163,745.95	50,259.24	0.00	113,486.71	0.00	113,486.71
FIRE DISTRICT	0.5446	0.5446	4,801	1,091,555,871	187,059.30	4,765,403.68	0.00	7,661.67	198.23	5,944,999.54	1,824,771.97	0.00	4,120,227.57	0.00	4,120,227.57
YOUTH SERVICE	0.0045	0.0045	4,801	1,091,555,871	9,808.63	39,376.07	0.00	63.46	1.64	49,122.88	15,078.71	0.00	34,044.17	0.00	34,044.17
CTWCD	0.0000	0.0000	2,227	993,627,381	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CANYON GID	0.0000	0.0000	414	24,133,921	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL GID	0.0000	0.0000	375	878,123,689	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIRGINA-DIVIDE SE	0.0000	0.0000	850	36,907,129	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:					1,543,254.36		0.00	48,687.42	1,259.70	37,777,939.83	11,574,999.00	0.00	26,202,940.83	0.00	26,202,940.83

2

Proforma Report
Storey TRAINING County

Description	CY Rate	PY Rate	Parcel Count	Net Assess. Value	Tax On New	Subject Tax Extension	Exempt Tax Extension	Exemptions	Recap.	Total Pre- Abatement	Abatement	Renew. Energy	Net Tax	Redev.	Net Less Redev.
GENERAL	1.7719	1.7719	4,809	1,431,517,724	786,467.01	24,601,277.90	0.00	22,128.92	40,488.83	25,406,104.82	5,269,944.97	0.00	20,136,159.85	0.00	20,136,159.85
SCHOOL OPER	0.7500	0.7500	4,809	1,431,517,724	332,891.71	10,413,110.21	0.00	9,366.58	17,137.96	10,753,773.30	2,230,632.66	0.00	8,523,140.64	0.00	8,523,140.64
SCHOOL DEBT	0.1447	0.1447	4,809	1,431,517,724	64,225.78	2,009,035.01	0.00	1,807.35	3,306.61	2,074,760.05	430,363.28	0.00	1,644,396.77	0.00	1,644,396.77
CAPITAL AQUIS	0.0500	0.0500	4,809	1,431,517,724	22,192.82	694,211.70	0.00	624.44	1,142.56	716,922.64	148,708.66	0.00	568,213.98	0.00	568,213.98
STATE	0.1700	0.1700	4,809	1,431,517,724	75,455.40	2,360,306.87	0.00	2,123.06	3,884.91	2,437,524.12	505,609.42	0.00	1,931,914.70	0.00	1,931,914.70
IND MEDICAL	0.0100	0.0100	4,809	1,431,517,724	4,438.55	138,844.43	0.00	124.66	228.60	143,386.92	29,742.87	0.00	113,644.05	0.00	113,644.05
IND ACCIDENT	0.0150	0.0150	4,809	1,431,517,724	6,657.82	208,263.60	0.00	187.56	342.59	215,076.45	44,612.93	0.00	170,463.52	0.00	170,463.52
FIRE DISTRICT	0.5446	0.5446	4,809	1,431,517,724	241,723.63	7,561,302.68	0.00	6,801.24	12,444.64	7,808,669.71	1,619,736.38	0.00	6,188,933.33	0.00	6,188,933.33
YOUTH SERVICE	0.0045	0.0045	4,809	1,431,517,724	1,997.35	62,480.30	0.00	56.05	102.98	64,524.58	13,383.80	0.00	51,140.78	0.00	51,140.78
CTWCD	0.0000	0.0000	2,234	1,306,701,519	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CANYON GID	0.0000	0.0000	414	26,831,488	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL GID	0.0000	0.0000	383	1,172,792,693	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIRGINA-DIVIDE SE	0.0000	0.0000	851	39,738,757	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:					,536,050.07		0.00	43,219.86	79,079.68	49,620,742.59	10,292,734.97	0.00	39,328,007.62	0.00	39,328,007.62

3

Proforma Report
Storey TRAINING County

Description	CY Rate	PY Rate	Parcel Count	Net Assess. Value	Tax On New	Subject Tax Extension	Exempt Tax Extension	Exemptions	Recap.	Total Pre- Abatement	Abatement	Renew. Energy	Net Tax	Redev.	Net Less Redev.
GENERAL	1.5000	1.7719	4,809	1,431,517,724	665,782.72	20,826,151.63	0.00	18,869.74	17,986.35	21,491,050.96	3,191,740.95	0.00	18,299,310.01	0.00	18,299,310.01
SCHOOL OPER	0.7500	0.7500	4,809	1,431,517,724	332,891.71	10,413,096.34	0.00	9,434.88	8,993.22	10,745,546.39	1,595,870.64	0.00	9,149,675.75	0.00	9,149,675.75
SCHOOL DEBT	0.1447	0.1447	4,809	1,431,517,724	64,225.78	2,009,032.33	0.00	1,820.53	1,735.17	2,073,172.75	307,895.70	0.00	1,765,277.05	0.00	1,765,277.05
CAPITAL AQUIS	0.0500	0.0500	4,809	1,431,517,724	22,192.82	694,210.79	0.00	629.00	599.22	716,373.83	106,391.72	0.00	609,982.11	0.00	609,982.11
STATE	0.1700	0.1700	4,809	1,431,517,724	75,455.40	2,360,303.76	0.00	2,138.54	2,038.35	2,435,658.97	361,730.09	0.00	2,073,928.88	0.00	2,073,928.88
IND MEDICAL	0.0100	0.0100	4,809	1,431,517,724	4,438.55	138,844.25	0.00	125.57	119.88	143,277.11	21,277.81	0.00	121,999.30	0.00	121,999.30
IND ACCIDENT	0.0150	0.0150	4,809	1,431,517,724	6,657.82	208,263.34	0.00	188.93	179.82	214,912.05	31,918.29	0.00	182,993.76	0.00	182,993.76
FIRE DISTRICT	0.5446	0.5446	4,809	1,431,517,724	241,723.63	7,561,292.61	0.00	6,850.83	6,530.00	7,802,695.41	1,158,816.03	0.00	6,643,879.38	0.00	6,643,879.38
YOUTH SERVICE	0.0045	0.0045	4,809	1,431,517,724	1,997.35	62,480.22	0.00	56.46	53.93	64,475.04	9,576.51	0.00	54,898.53	0.00	54,898.53
CTWCD	0.0000	0.0000	2,234	1,306,701,519	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CANYON GID	0.0000	0.0000	414	26,831,488	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL GID	0.0000	0.0000	383	1,172,792,693	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIRGINA-DIVIDE SE	0.0000	0.0000	851	39,738,757	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:					,415,365.78		0.00	40,114.48	38,235.94	45,687,162.51	6,785,217.74	0.00	38,901,944.77	0.00	38,901,944.77

4

Proforma Report
Storey TRAINING County

Description	CY Rate	PY Rate	Parcel Count	Net Assess. Value	Tax On New	Subject Tax Extension	Exempt Tax Extension	Exemptions	Recap.	Total Pre- Abatement	Abatement	Renew. Energy	Net Tax	Redev.	Net Less Redev.
GENERAL	1.2500	1.7719	4,809	1,431,517,724	554,819.05	17,355,124.25	0.00	15,848.06	8,534.23	17,902,629.47	1,924,148.93	0.00	15,978,480.54	0.00	15,978,480.54
SCHOOL OPER	0.7500	0.7500	4,809	1,431,517,724	332,891.71	10,413,096.33	0.00	9,508.83	5,120.20	10,741,599.41	1,154,490.79	0.00	9,587,108.62	0.00	9,587,108.62
SCHOOL DEBT	0.1447	0.1447	4,809	1,431,517,724	64,225.78	2,009,032.34	0.00	1,834.79	987.81	2,072,411.14	222,740.44	0.00	1,849,670.70	0.00	1,849,670.70
CAPITAL AQUIS	0.0500	0.0500	4,809	1,431,517,724	22,192.82	694,210.77	0.00	633.92	341.18	716,110.85	76,966.24	0.00	639,144.61	0.00	639,144.61
STATE	0.1700	0.1700	4,809	1,431,517,724	75,455.40	2,360,303.73	0.00	2,155.29	1,160.52	2,434,764.36	261,686.02	0.00	2,173,078.34	0.00	2,173,078.34
IND MEDICAL	0.0100	0.0100	4,809	1,431,517,724	4,438.55	138,844.24	0.00	126.55	68.70	143,224.94	15,393.06	0.00	127,831.88	0.00	127,831.88
IND ACCIDENT	0.0150	0.0150	4,809	1,431,517,724	6,657.82	208,263.32	0.00	190.40	102.22	214,832.96	23,090.30	0.00	191,742.66	0.00	191,742.66
FIRE DISTRICT	0.5446	0.5446	4,809	1,431,517,724	241,723.63	7,561,292.62	0.00	6,904.54	3,717.86	7,799,829.57	838,314.34	0.00	6,961,515.23	0.00	6,961,515.23
YOUTH SERVICE	0.0045	0.0045	4,809	1,431,517,724	1,997.35	62,480.22	0.00	56.90	30.58	64,451.25	6,927.77	0.00	57,523.48	0.00	57,523.48
CTWCD	0.0000	0.0000	2,234	1,306,701,519	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CANYON GID	0.0000	0.0000	414	26,831,488	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL GID	0.0000	0.0000	383	1,172,792,693	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIRGINA-DIVIDE SE	0.0000	0.0000	851	39,738,757	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:					,304,402.11		0.00	37,259.28	20,063.30	42,089,853.95	4,523,757.89	0.00	37,566,096.06	0.00	37,566,096.06



Proforma Report
Storey TRAINING County

Description	CY Rate	PY Rate	Parcel Count	Net Assess. Value	Tax On New	Subject Tax Extension	Exempt Tax Extension	Exemptions	Recap.	Total Pre-Abatement	Abatement	Renew. Energy	Net Tax	Redev.	Net Less Redev.
GENERAL	1.0000	1.7719	4,809	1,431,517,724	443,855.14	13,884,091.93	0.00	12,752.27	6,448.45	14,321,643.25	1,256,396.30	0.00	13,065,246.95	0.00	13,065,246.95
SCHOOL OPER	0.7500	0.7500	4,809	1,431,517,724	332,891.71	10,413,096.36	0.00	9,564.22	4,836.52	10,741,260.37	942,299.00	0.00	9,798,961.37	0.00	9,798,961.37
SCHOOL DEBT	0.1447	0.1447	4,809	1,431,517,724	64,225.78	2,009,032.33	0.00	1,845.49	932.81	2,072,345.43	181,801.19	0.00	1,890,544.24	0.00	1,890,544.24
CAPITAL AQUIS	0.0500	0.0500	4,809	1,431,517,724	22,192.82	694,210.78	0.00	637.61	322.59	716,088.58	62,821.55	0.00	653,267.03	0.00	653,267.03
STATE	0.1700	0.1700	4,809	1,431,517,724	75,455.40	2,360,303.76	0.00	2,167.85	1,096.32	2,434,687.63	213,588.05	0.00	2,221,099.58	0.00	2,221,099.58
IND MEDICAL	0.0100	0.0100	4,809	1,431,517,724	4,438.55	138,844.27	0.00	127.30	64.58	143,220.10	12,565.10	0.00	130,655.00	0.00	130,655.00
IND ACCIDENT	0.0150	0.0150	4,809	1,431,517,724	6,657.82	208,263.32	0.00	191.51	96.92	214,826.55	18,845.18	0.00	195,981.37	0.00	195,981.37
FIRE DISTRICT	0.5446	0.5446	4,809	1,431,517,724	241,723.63	7,561,292.61	0.00	6,944.74	3,511.98	7,799,583.48	684,235.41	0.00	7,115,348.07	0.00	7,115,348.07
YOUTH SERVICE	0.0045	0.0045	4,809	1,431,517,724	1,997.35	62,480.21	0.00	57.23	28.82	64,449.15	5,652.83	0.00	58,796.32	0.00	58,796.32
CTWCD	0.0000	0.0000	2,234	1,306,701,519	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CANYON GID	0.0000	0.0000	414	26,831,488	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL GID	0.0000	0.0000	383	1,172,792,693	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIRGINA-DIVIDE SE	0.0000	0.0000	851	39,738,757	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:					,193,438.20		0.00	34,288.22	17,338.99	38,508,104.54	3,378,204.61	0.00	35,129,899.93	0.00	35,129,899.93



Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of non-budgeted expenses in the amount of \$9,988.75 to purchase new Preliminary Breath Test (PBT) devices for Sheriff's Office Patrol Deputies and the Detention Facility. This expense should have no effect on the budget as the funds are to be reimbursed to the Sheriff's Office by the Joining Forces Grant program. A fiscal year 2024 and/or 2025 budget adjustment will be made to correct a possible current-year budget overage if the reimbursement is not received in the current fiscal year. The Comptroller has reviewed and approved this purchase.
- **Recommended motion:** I, Commissioner _____, authorize the non-budgeted expense in the amount of \$9,988.75 to purchase new Preliminary Breath Test (PBT) devices for Sheriff's Office Patrol Deputies and the Detention Facility. This expense should have no effect on the budget as the funds are to be reimbursed to the Sheriff's Office by the Joining Forces Grant program. A fiscal year 2024 and/or 2025 budget adjustment will be made to correct a possible current-year budget overage if the reimbursement is not received in the current fiscal year.
- **Prepared by:** Dore Nevin
- **Department:** _____ **Contact Number:** 7758470959
- **Staff Summary:** See Attached Presentation
- **Supporting Materials:** See attached
- **Fiscal Impact:** _____
- **Legal review required:** False
- **Reviewed by:** _____

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Sheriff's Office

Intoximeters Inc. ALCO-
SENSOR FST Grant



Joining Forces

- Joining Forces is a multi-jurisdictional law enforcement program that promotes statewide enforcement in the areas of impaired or distracted driving, pedestrian safety, speeding and seat belt use. Motor vehicle crashes are one of the leading causes of death in the United States and most crashes are preventable.
- The Storey County Sheriff's Office re-engaged with Joining Forces in 2023
- During the 2023 Traffic Safety Summit, the Storey County Sheriff's Office received a \$10,000 Grant
- The Grant money was used to purchase new Preliminary Breath Test (PBT) devices for Patrol Deputies and the Detention Facility



Reason for Equipment

- The current PBT's were failing and giving false results
- The current PBT's only had a 1 year warranty
- The cost to fix the current PBT's was the same as purchasing a new PBT
- Training on the current PBT's provided no certificate or training from the manufacturer





What is a PBT

- A PBT is a non-evidentiary tool used both in the jail and on patrol
- The PBT confirms the presence of alcohol
- The PBT assists with low level Breath Alcohol Content
- The PBT is used in DUI investigations, intoxicated persons on a highway, intoxicated persons with a firearm, minors in consumption, and the PBT can detect alcohol from an open beverage using a passive read function.

Intoximeters Inc.

- The Intoximeters Inc. ALCO-Sensor FST is used by law enforcement around the country.
- An online training course is provided with a certificate of completion
- Extended warranties offered
- Calibration can be done in house
- Cost for new straws is inexpensive
- Offers a drink sniffer for detecting alcohol from an open container
- Offers a passive test to determine the presence of alcohol without having a subject blow into a straw
- Can be calibrated with Dry Gas or a Wet Bath



Included in the Grant

- With the \$10,000 Grant, The Storey County Sheriff's Office will receive:
 - 20 ALCO-SENSOR FST (PBT)
 - Each includes 25 mouthpieces, case, reference guide, drink sniffer, 2 passive cup, web-based training, warranty
 - 20 Extended Warranties
 - 1 Dry Gas for Calibration
 - 1 Dry Gas regulator for Calibration
 - 1,000 mouthpieces



Conclusion

- Through the Office of Traffic Safety-Joining Forces, the Storey County Sheriff's Office was able to secure a grant in the amount of \$10,000
- With the grant funding, new PBT's were purchased to replace outdated and broken PBT's
- Training for each Deputy was provided with a certificate of completion for the ALCO-SENSOR FST course
- PBT's will be calibrated in house
- PBT's are backed by an extended warranty

Intoximeters

Experience • Service • Integrity

2081 Craig Road
Saint Louis, MO 63146
Phone: (314) 429-4000
Fax: (314) 429-4170

Please Remit Payment To:

Intoximeters, Inc.
P.O. Box 870836
Kansas City, MO 64187-0836

PAGE NO : 1 of 2

INVOICE NO : 750547

INVOICE DATE : 12/27/2023

INVOICE

Bill To:

Storey County Sheriff
205 South C Street
Virginia City NV 89440
USA

Ship To: 1

Storey County Sheriff
205 South C Street
Virginia City NV 89440
USA

This order was placed by Dave Ranson

Shipped: 12/27/23	Packing No: 297225	Delivery Terms: GND	
CSR: KJ	Packer Ref: RB	Shipped Via: FDX	Shipping Terms: ORIGIN
Terms: Net 30 Days	Customer Ship Account:		

Line	Qty	Qty To Bill	Price	Ext Price
1	20.00	20.00	436.000	8,720.000
Item: 40-2010-06		Description : AS FST (F381-02) 3S BRAC LOW LOSS		
2	500.00	500.00	0.000	0.000
Item: 23-0120-00		Description : MOUTHPIECE FST		
3	20.00	20.00	0.000	0.000
Item: 29-0630-00		Description : CASE MOLDED FST/AS3		
4	20.00	20.00	0.000	0.000
Item: 27-0825-00		Description : CASE WRIST STRAP INTOXIMETERS		
5	20.00	20.00	0.000	0.000
Item: 26-0140-20		Description : GUIDE QUICK REFERENCE LAMINATED FST		
6	20.00	20.00	0.000	0.000
Item: 23-0190-00		Description : MOUTHPIECE FST/ASVXL DRINK SNIFF YL		
7	40.00	40.00	0.000	0.000
Item: 23-0175-00		Description : MOUTHPIECE CUP PASS SOFT BLUE FST/ASVXL		
8	20.00	20.00	0.000	0.000
Item: 27-9818-50		Description : CASE FST SURE-GRIP YELLOW COMP W/MAGNETS		
9	20.00	20.00	25.000	500.000
Item: 90-6085-00		Description : EXT WARRANTY FIRST YEAR ASFST		
10	1.00	1.00	170.750	170.750
Item: 22-0080-01		Description : DRYGAS 108L/223PPM(.082)C		
11	1.00	1.00	124.500	124.500

Intoximeters

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2081 Craig Road
Saint Louis, MO 63146
Phone: (314) 429-4000
Fax: (314) 429-4170

Please Remit Payment To:

Intoximeters, Inc.
P.O. Box 870836
Kansas City, MO 64187-0836

PAGE NO : 2 of 2

INVOICE NO : 750547

INVOICE DATE : 12/27/2023

INVOICE

Bill To:

Storey County Sheriff
205 South C Street
Virginia City NV 89440
USA

Order Number: SO-0256103

Ship To: 1

Storey County Sheriff
205 South C Street
Virginia City NV 89440
USA

This order was placed by Dave Ranson

Shipped: 12/27/23	Packing No: 297225	Delivery Terms: GND	
CSR: KJ	Packer Ref: RB	Shipped Via: FDX	Shipping Terms: ORIGIN
Terms: Net 30 Days	Customer Ship Account:		

Item: 22-0640-00	Description : DRYGAS REGULATOR 6LPM PUSH BUTTON
12	1,000.00
Item: 23-0120-00	Description : MOUTHPIECE FST
	1,000.00
	0.250
	250.000

PLEASE VISIT OUR WEBSITE AT WWW.INTOX.COM

Unless otherwise stipulated by contract, a finance charge of 1.5% per month (or the highest rate allowed by law, whichever is less) will be assessed on all due balances. A restocking fee may be applied for returned merchandise.

Please visit www.intox.com for full terms and conditions.

FEDERAL ID #: 43-0906533

Invoice Sale Amount:	9,765.25
Misc Charges:	0.00
Freight:	223.50
Sales Tax:	0.00
Invoice Total:	9,988.75
US Dollars	



Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 2/20/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of approval of Task Order 65 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County Master Plan update assistance. DOWL will be reimbursed for time and materials related to assisting County staff with the Storey County Master Plan update, not to exceed \$65,000 for the remaining Fiscal Year 23/24. Assistance with the Master Plan update is already a part of the Planning Department budget for the Fiscal Year 23/24.
- **Recommended motion:** I (commissioner) move to approve Task Order 65 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County Master Plan update assistance, not to exceed \$65,000 for the Fiscal Year 23/24 as identified in the Planning Department Fiscal Year 23/24 budget.
- **Prepared by:** Kathy Canfield

Department:

Contact Number: 775-847-1144

- **Staff Summary:** This request is to allow for DOWL staff to assist Storey County staff with updating the Storey County Master Plan. Outsourcing staffing assistance was identified when the Fiscal Year 23/24 Planning Department budget was approved. The amount of work time associated with updating the Master Plan, along with the regular workload of the Planning Department, requires additional staffing to make sure timelines for the update are met. Task Order 65 is attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:** No new fiscal impact has been included in the 23/24 Storey County budget.
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



DOWL Project No.: 30004.65

TASK ORDER

Task Order No.: 65

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

March 15, 2023

Task Order Title: Master Plan Update Assistance

Effective Date: February 20, 2024

This Task Order is issued under the provisions of the above Professional Services Master Task Order Agreement dated March 15, 2023 between Storey County, PO Box 176 Virginia City, NV 89440 (CLIENT) and DOWL, 5510 Longley Lane, Reno, NV 89511 (DOWL).

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

CLIENT: Kathy Canfield

DOWL: AnnMarie Lain

SCOPE OF WORK:

See Exhibit A – DOWL’s Services for Task Order

COMPENSATION:

See Exhibit B – DOWL’s compensation for Task Order

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

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

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

Storey County

By: _____

Title: _____

Date: _____

DOWL

By: _____

Title: _____

Date: _____

Fed. ID. No. 92-0166301



Exhibit A – DOWL’s Services for Task Order

Task Order No.: 65

Task Order Title: Master Plan Update Assistance

Issued under the authority of Professional Services Master Task Order Agreement

Number: 7363.30004

SCOPE OF SERVICES

We propose the following task structure to assist County staff with updating the 2016 Master Plan. This will be an update, not a re-write of the existing Master Plan document.

Task 1 – Project Management

DOWL’s project management includes the following:

- A kickoff meeting with the County to introduce the core planning team, to review the methods for each task, and to discuss the detailed schedule for completion of the project. This meeting will be held in person in Virginia City. We have assumed the kickoff meeting will be two hours.
- Monthly meetings with the County to review project status, resolve issues and provide timely progress on each task. It is assumed that the meetings will be one hour in duration and there will be a total of four meetings. These meetings will be virtual meetings held via Teams.
- DOWL will prepare agendas and meeting minutes for each meeting. The monthly meeting agenda will provide information on budget status and action items.

Task 2 – Red Line Revisions

County staff has requested assistance with Chapters 3 (Land Use and Growth), 4 (Public Lands), 5 (Population), 6 (Housing), 8 (Transportation), 9 (Public Service and Facilities), 10 (Water and Natural Resources) and 11 (Cultural Resources) of the current Master Plan document. Topics that the County anticipates requesting assistance with include, but are not limited to, the following:

Chapter 4: Public Lands	Chapter 9: Public Service and Facilities
Revise Maps	Municipal system improvements, users
Update Clouded Title Discussion	Canyon GID & TRI GID update on users & improvements
Update Land Bill Discussion – Current and Proposed	Effluent line paragraph discussion
Update Agriculture Topic - Exclude Range Land	Green links
Wild Horses - Update on Treatments	Utility corridor maps – update locations
Weed Abatement - Add NV Energy and Fire Department Programs	School updates – V/C potential changes
Public Access - Update RS2477	Parks – community desires (dog parks), Chest Park land trade
Rights-of-Way - Add Green link Project	Trails (OHV included)
Chapter 5: Population	Solid Waste Management Plan Update
Update Charts and Descriptions	County Staff Office/Storage Needs
Economic Activity - Update	Flood mitigation plan (Kathy to assist)
Housing - Update	Hazards (Adam to assist)
Interconnectivity - Update	Fire District – update on activities and facilities
Chapter 8: Transportation	Chapter 10: Water and Natural Resources
Interior Road Discussion	Update Charts
Lockwood and Highlands Secondary Access Discussion	Water Resource Plan Summary
USA Parkway Update	Source Water Protection Plan Summary
NDOT Studies for I-80 and HWY 50	Superfund Site
Road Dedication in TRI – Completed vs Incomplete	Chapter 11: Cultural Resources
Lockwood I-80 westbound on ramp updated	Resource Inventory Completed
Update Rail Service in TRI	Comstock Historic District Changes
RTC update on vanpools and other shared services	Petroglyphs



DOWL anticipates red-line revisions to include, editing existing language, updating progress on various topics that are mentioned in the existing document, adding paragraphs with potential new topics applicable to the chapter, and updating charts and graphs with current information.

Task 2 Deliverables include the following:

- Track changes document submitted to client one week prior to monthly project meeting.

ASSUMPTIONS

- County will provide DOWL with word documents of existing chapters upon Notice to Proceed.
- Stakeholder, public, and agency engagement are not part of this scope of work. Should the county request assistance with stakeholder, public, and/or agency engagement, a new Task Order will be issued.
- If additional meetings are needed beyond what is outlined above, they will be coordinated with the County and conducted on a time and materials basis.



Exhibit B – DOWL’s Compensation for Task Order

Task Order No.: 65

Task Order Title: Master Plan Update Assistance

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

B1.01 Basic Services

Article I of the Agreement is supplemented to include the following agreement of the parties:

A. Owner shall pay DOWL for Basic Services set forth in this Exhibit A as follows:

1. A Time and Materials, Not to Exceed Amount of **\$65,000** based on the following estimated distribution of compensation:

Task	Description	Fee
1.0 Project Management	Meetings, Coordination, Management, & Scheduling	\$5,000
2.0 Redline Revisions	Editing and Updating Existing Document, Adding New Topics, & Updating Charts and Graphs with current information.	\$60,000
TOTAL		\$65,000

2. DOWL may alter the distribution of compensation between individual phases noted herein to be consistent with services rendered but shall not exceed the total amount unless approved in writing by the Client.


B. *Period of Service:* The compensation amount stipulated above is conditioned on a period of service not exceeding June 30, 2024. If such period of service is extended, the compensation amount for Engineer's services shall be appropriately adjusted.

B1.02 Additional Services – Standard Hourly Rates

Article 2 of the Agreement is supplemented to include the following agreement of the parties:

A. Owner shall pay DOWL for Additional Services, if any, as follows:

1. For services of DOWL’s personnel engaged directly on the Project pursuant to Exhibit A, an amount equal to that separately negotiated prior to performing the Additional Services based on the nature of the required Additional Services.
2. Standard hourly rates and reimbursable expenses may be adjusted by DOWL on an annual basis to reflect equitable changes in the compensation payable to Engineer. adjusted standard hourly rates and reimbursable expenses will become effective per the date listed on the updated fee schedule.

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 2/20/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval to direct county staff to begin capital improvement projects, which are currently scheduled in the Storey County Capital Improvement Plan for Fiscal Year 25, now in Fiscal Year 24.
- **Recommended motion:** I (commissioner), move to direct county staff to undertake the proposed projects, which were previously scheduled in the Capital Improvement Plan for Fiscal Year 25, in the current Fiscal Year 24 as the Capital Fund budget allows.
- **Prepared by:** Honey Coughlin

Department: **Contact Number:** 7755463183

- **Staff Summary:** Due to two of my large grant projects not progressing as anticipated, there will be roughly \$4,400,000 remaining in FY24's Capital Fund budget. There are several projects in the CIP for FY25 that can be accomplished now. The proposed projects total cost is estimated at \$2,650,000. Comptroller McCain, Public Works Director Wierzbicki, and County Manager Osborne agree that these projects, if the Board approves, are able to move forward at this time. The proposed projects are highlighted on the attached CIP. I will discuss each highlighted project.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
FY25 PROJECTS						
PFY24-06.1	Justice Ct Parking Phase 2 of 2	Pave/improve parking lot	\$150,000	Capital	VC	0.11
PFY24-07.1	Fairgrounds Upgrade Phase 2 of 2	Fairgrounds construction	\$468,500	Capital/Grant	VC	0.22
PFY24-11.1	LW SR Center Phase 2 of 3	LW SR Center construction	\$2,661,000	Capital/Grant	LW	1.30
PFY24-12.1	Fire Station 71 Phase 2 of 3	Fire Station 71 construction	\$3,000,000	Capital/Grant	VC	1.50
PFY24-13	Fuel Tanks	Construction - Replace double-lined fuel tanks at TRI/PW	\$300,000	Capital/Fire 75/25	TRI/VC	0.20
PFY24-15	MTCC Outdoor Reader Board	Replace message board with reader board	\$50,000	Capital	MT	0.00
PFY24-16	VCTC Center Phase 1 of 2	Design phase of pocket park deck at Black & Howell site	\$130,000	VCTC	VC	0.11
PFY24-18	Com. Dev. Generator	Purchase and Install	\$100,000	Capital	VC	0.00
PFY25-01	Justice Ct/IT Generator	Purchase and Install	\$100,000	Capital	VC	0.00
PFY25-02	Gold Hill Sewer Generator	Purchase and Install	\$100,000	Capital	GH	0.00
PFY25-03	VC Parcourse Phase 1 of 3	Planning Phase	\$10,000	Capital	VC	0.00
PFY25-04	LAN	Network devices, LANs, storage, communications	\$120,000	Capital	County	0.11
PFY25-05	National Park Services Swap	Planning Phase	\$10,000	Facilities	County	0.00
PFY25-06	PW MT Equipment Fence	Fenced area in Mark Twain for Public Works equipment storage	\$50,000	Capital	MT	0.00
PFY25-07	MT Community Center Phase 1 of 2	Planning/Design Phase (Subject to Change as of 2/9/24)	\$500,000	Capital	MT	0.23
PFY25-08	Com. Dev. Parking	Add bollards and bumpers to Community Development Office parking	\$50,000	Capital	VC	0.00
PFY25-09	Com. Dev. Mudroom	ADA/Breezeway entry to Community Development Office main entrance	\$100,000	Capital	VC	0.00
PFY25-10	Six Mile Flood Mitigation Phase 1 of 2	Implement Six Mile drainage study - culverts	\$170,000	Capital/Roads	VC/6 Mile	0.11
PFY25-11	VCH Swing Set	Add swingset in Highlands	\$12,000	VCH Park Fund 190	VCH	0.00
PFY25-12	VCH Community Center	Retrofit current Fire Station 72 bays to Community Center	\$450,000	Capital	VCH	0.23
PFY25-13	McCarran Complex Sign	Change back-side lettering to "Storey County Complex"	\$5,000	Capital	TRI	0.00
PFY25-14	Courthouse Parking Lot Lights	Add lights to Courthouse Parking Lot for security/safety	\$140,000	Capital	VC	0.11
PFY25-15	LW Dog Park Phase 1 of 3	Planning Phase	\$50,000	Capital	LW	0.00
PFY25-16	TRI Sheriff Substation Phase 1 of 2	PAR/ER/Design/Begin Construct SO Substation retrofit at SC TRI Complex	\$450,000	Capital/Grant	TRI	0.23
PFY25-17	SMAC Elevator Phase 1 of 2	Design Phase	\$125,000	Capital	VC	0.11
PFY25-18	SMAC Seismic Phase 1 of 2	Design Phase	\$18,500	Capital	VC	0.00
PFY25-19	Justice Ct Flagpole		\$15,000	Capital	VC	0.00

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
PFY25-20	SC Complex Restrooms Phase 1 of 2	Design Phase Retrofit current single stall to Public restrooms	\$25,000	Capital	TRI	0.11
PFY25-21	Piper's Sign	Replace Piper's Opera House Sign	\$5,000	Piper's	VC	0.00
PFY25-22	EM Office Electrical/HVAC	Electrical/HVAC Upgrades	\$35,000	Capital	VC	0.00
PFY25-23	SO Conex Box	Evidence Storage	\$10,000	Capital	TRI	0.00
PFY25-28	Piper's Front Doors	Replace Front Doors	\$50,000	Capital/Grant	VC	0.00
PFY27-01	Security Key Fobs	Key fob entrance security system	\$100,000	Capital	TRI/VC	0.00
FY25 Projects Total			\$9,825,000			
FY25 ROADS						
RFY24-04.1	Lousetown Road Rehab Phase 2 of 2	New base/repave Lousetown Rd	\$5,000,000	Roads	VCH	2.60
RFY25-01	Countywide Road Projects	Road rehabilitation per DOWL CIP (CIP should be complete soon)	\$705,000	Infra/Roads	County	0.34
RFY25-02	Fairgrounds Traffic	Install traffic calming devices on I and L Streets	\$10,000	Roads	VC	0.00
RFY25-03	Fairgrounds Rd. RR	Realign/properly signal RR crossing at Fairgrounds Road/F Street	\$400,000	Roads/Rail	VC	0.22
RFY25-04	LW Flood Mitigation Phase 1 of 2	Implement LW Flood Mitigation Study Alt. #3 Rank #2	\$25,000	Roads	LW	0.00
FY25 Roads Total			\$6,140,000			
FY25 WATER/SEWER						
WFY25-01	Water Filters	Replace water filter media	\$75,000	Capital	VC	0.00
WFY25-02	Water Treat Pre-Tank	Replace open bodies with tank	\$700,000	Infrastructure	VC	0.34
WFY25-03	Water Tank Upgrades	Repair/seal water tanks	\$85,000	Infrastructure	VC	0.00
WFY25-04	Silver City Water Main Phase 1 of 2	Design/PAR/ER water main replacement between Gold Hill and Silver City	\$264,000	Water	GH/SC	0.11
WFY25-06	VCH Fire Water Cistern Phase 1 of 3	Replace (6)/Add (2)	\$200,000	Capital	VCH	0.11
WFY25-07	Gold Hill Collection System Phase 1 of	PAR/ER/Design Phase	\$250,000	Capital	GH	0.11
WFY25-08	Lead Siphon Replacement Phase 1 of 5	PAR/ER/Design Phase	\$1,150,000	Capital		0.50
FY25 Water/Sewer Total			\$2,724,000			
FY25 EQUIPMENT						
EFY25-02	Short-Frame Plow	Peterbuilt heavy truck plow/sander to replace International	\$350,000	Equipment Acq.	PW	N/A
EFY25-03	Peterbuilt Dump Truck	To replace current Kenworth	\$475,000	Equipment Acq.	PW	N/A
EFY25-04	Skippy Tractor	John Deere Skippy loader box grader tractor	\$150,000	Equipment Acq.	PW	N/A

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
EFY25-05	Light Plant w. Solar	Portable light plant w. solar array	\$20,000	Equipment Acqu.	PW	N/A
EFY25-06	GMC Water/Sewer	GMC 3/4 ton long-bed gas pickup with shell	\$70,000	Equipment Acqu.	PW	N/A
EFY25-07	GMC Buildings/Grounds	GMC 4-door diesel w. utility bed - needs to pull weight	\$80,000	Equipment Acqu.	PW	N/A
EFY25-09	Staff Vehicle	Replace current vehicle per rotation schedule/anticipated mileage	\$50,000	Equipment Acqu.	PW	N/A
EFY25-10	Compactors	Bomag BT-35 walk-behind soils compactors (2)	\$10,000	Equipment Acqu.	PW	N/A
EFY25-11	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	PW	N/A
EFY25-12	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	PW	N/A
EFY25-13	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	PW	N/A
EFY25-14	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	PW	N/A
EFY25-15	Tesla	Part of GSA with Tesla	\$88,000	Equipment Acqu.	SO	N/A
EFY25-16	RAM 5500 crew-cab utility	To replace Street Sweeper	\$125,000	Equipment Acqu.	PW	N/A
EFY25-17	RAM 5500 crew-cab utility	To replace Street Sweeper	\$125,000	Equipment Acqu.	PW	N/A
EFY25-18	PW Admin SUV	4-door	\$45,000	Equipment Acqu.	PW	N/A
EFY25-19	ATV Snow Blower	ATV mounted 2-stage snow blower	\$6,000	Equipment Acqu.	PW	N/A
EFY25-20	Skid Steer Snowblower	Will attatch to Skid Steer	\$9,000	Equipment Acqu.	PW	N/A
FY25 Equipment Total			\$1,923,000			
FY25 STUDIES/PLANS						
SFY25-01	TRI Drainage Study	Drainage needs for TRI on County-owned roads and parcels	\$120,000	Planning	TRI	0.11
SFY25-02	Fairgrounds Traffic Study	Evaluate traffic control needs for upgraded Fairgrounds	\$150,000		VC	0.11
SFY25-03	County-wide Facilities Study	Evaluate facility feasibility needs of entire County	\$250,000	101	VC	0.11
FY25 Studies/Plans Total			\$520,000			
FY25 TOTAL			\$19,672,000			
FY26 and FY27 - Some projects below will be subject to change depending upon the BOCC's decision on February 20th. Do not put much focus on the below years at this point.						
FY26 PROJECTS						
PFY24-11.2	LW SR Center Phase 3 of 3	Construction - Final phase	\$1,000,000	Capital/Grant	LW	0.50
PFY24-12.2	Fire Station 71 Phase 3 of 3	Construction - Final phase	\$2,690,000	Capital/Grant	VC	1.30
PFY24-15	LW Fiber	Tower and microwave link - contingent upon LW Sr. Center completion	\$78,000	Capital/IT	LW	0.00

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
PFY25-03.1	VC Parcourse Phase 2 of 3	Trail Design/Construct	\$100,000	Capital	VC	0.00
PFY25-07.1	MT Community Center Phase 2 of 2	Construction Phase	\$4,000,000	Capital	MT	2.00
PFY25-15.1	LW Dog Park Phase 2 of 3	Design Phase	\$25,000	Capital	LW	0.00
PFY25-16.1	TRI Sheriff Substation Phase 2 of 2	Final Construction Phase	\$350,000	Capital/Grant	TRI	0.20
PFY25-24	GH Depot ADA Ramp	ADA Ramp Gold Hill V&T Depot from train to building	\$50,000	Facilities	GH	0.00
PFY25-25	VC Historic Freight Depot ADA	ADA improvements/restrooms	\$750,000	Facilities	VC	0.34
PFY26-01	VC Historic Freight Depot Paving	Pave parking area around depot	\$250,000	Rail	VC	0.11
PFY26-04	SMAC Elevator Phase 2 of 2	Construction Phase	\$1,000,000	Building Restoration	VC	0.50
PFY26-05	LW Outdoor Reader Board	Event Display Board by SO Substation	\$50,000	Capital	LW	0.00
PFY26-06	Boardwalk/Historic Taylor St Stairs Phase 1 of 2	PER/ER/Design Phase	\$500,000	Capital	VC	0.25
PFY26-07	Washington St. Stairs Phase 1 of 2	Planning - Replace wood stairs at Washington Street between C & D Streets	\$23,000	Infrastructure	VC	0.00
PFY26-08	Restroom C Street Phase 1 of 2	Planning - Add public restrooms between Zephas & Libery Engine 1	\$50,000	VCTC	VC	0.00
PFY26-09	Piper's Structural Retrofit	Retrofit Piper's Opera House structural integrity	\$600,000	Piper's	VC	0.25
PFY26-10	Piper's Wall Structure	West building wall/water infiltration	\$405,000	Piper's	VC	0.22
PFY26-11	LW PW Fuel Tank	Replace double-lined fuel tank at LW Fire Station 74	\$100,000	Capital	LW	0.00
PFY26-12	TRI PW Fuel Tank	Replace double-lined fuel tank at TRI Fire Station 75	\$100,000	Capital	TRI	0.00
PFY26-13	Mobile EOC		\$200,000	Capital	County	0.11
PFY26-14	TRI PW Shop	PW equipment barn at Storey County Complex	\$3,400,000	Capital	TRI/VC	1.75
PFY26-15	Piper's West Wall/A Street Phase 1 of 2	PER/ER/Design Phase - Part of Piper's Structural Integrity	\$500,000	Capital	VC	0.23
PFY26-16	B Street Barn Phase 1 of 2	PER/ER/Design Phase	\$500,000	Capital	VC	0.23
PFY26-17	Data Center Relocation Phase 1 of 2	PER/ER/Design Phase	\$600,000	Capital	VC	0.25
FY26 Projects Total			\$7,621,000			
FY26 ROADS						
RFY25-04.1	LW Flood Mitigation Phase 2 of 2	Implement LW Flood Mitigation Study - Alt. #3 Rank #2	\$4,636,553	Roads	LW	2.50
RFY25-05	Countywide Road Projects	Road rehabilitation per DOWL CIP	\$476,000	Infra/Roads	County	0.22
RFY26-02	Six Mile Flood Mitigation	Implement Six Mile drainage study - Projects 1, 2, 3	\$7,300,000	Capital/Roads	VC/Six Mile	3.50
RFY26-03	N & S Sam Clemens Culverts	Bridges on Sam Clemens over existing high water crossings	\$1,000,000	Roads	MT	0.46
RFY26-04	SR 341 Retaining Wall	Reconstruct retaining wall - residence of N SR341	\$50,000	Roads	VC/Six Mile	0.00

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
FY26 Roads Total			\$13,462,553			
FY26 WATER/SEWER						
WFY25-04.1	Silver City Water Main Phase 2 of 2	Construction phase	\$2,376,000	Water	GH/SC	0.11
WFY25-07.1	Gold Hill Collection System Phase 2 of 2	Construction phase	\$2,250,000	Capital	GH	0.11
WFY25-08.1	Lead Siphon Replacement Phase 2 of 5	1st Construction Phase	\$1,150,000	Capital		0.50
WFY26-01	Water Plant Valves	Replace Limitorque Control Packs	\$150,000	Infrastructure	VC	0.11
WFY26-02	Water Tank Upgrades	Repair/seal water tanks	\$85,000	Infrastructure	VC	0.00
WFY26-03	Hillside to Divine Main Phase 1 of 2	PER/PAR/Design Phase	\$1,253,000	Water	VC	0.50
WFY26-04	VCH Fire Water Cistern Phase 2 of 3	Replace (6)/Add (2)	\$200,000	Capital	VCH	0.11
FY26 Water/Sewer Total			\$7,464,000			
FY26 EQUIPMENT						
EFY25-01	Road Sweeper	Street Sweeper Truck	\$330,000	Equipment Acqu.	PW	N/A
EFY26-01	PW Peterbuilt Dump Truck		\$300,000	Equipment Acqu.	PW	N/A
EFY26-02	PW Service Truck	F550/5500 chassis with service body	\$150,000	Equipment Acqu.	PW	N/A
EFY26-03	PW John Deere Loader	To replace TRI loader	\$230,000	Equipment Acqu.	PW	N/A
EFY26-04	PW Dump Truck	To replace Ford L9000 with new 10-wheel	\$25,000	Equipment Acqu.	PW	N/A
EFY26-05	PW Motor Grader	Road Construction	\$400,000	Equipment Acqu.	PW	N/A
EFY26-06	PW Screened Grizzly	Road Construction, rock screening	\$40,000	Equipment Acqu.	PW	N/A
EFY26-07	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	SO	N/A
EFY26-08	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	SO	N/A
EFY26-09	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	SO	N/A
EFY26-10	Com. Dev. Pick-up	Replace current vehicle per rotation schedule	\$40,000	Equipment Acqu.	CD	N/A
EFY26-11	EM UTV	Emergency Management UTV	\$30,000	Equipment Acqu.	EM	N/A
FY26 Equipment Total			\$1,785,000			
FY26 STUDIES/PLANS						
SFY26-01	GH Depot Land Survey	Survey & reconsolidate land around Gold Hill Depot	\$20,000	Rail	GH	0.00
SFY26-02	GH Drainage Study	Evaluate drainage nees for Gold Canyon, Gold Hill, American Flat	\$5,000	Planning	GH	0.00
SFY26-03	VCH Water Plan	Update 2022 Water Master Plan for VCH water distribution system	\$20,000	Water	VCH	0.00

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
SFY26-04	Road Abandon Study	Determine what roads may be considered for future abandonment	\$75,000	Planning	County	0.00
SFY26-05	VC Parking Study	Update to 1992 Virginia City Parking Study	\$50,000	Planning	County	0.00
FY26 Studies/Plans Total			\$170,000			
FY26 TOTAL			\$26,800,000			
FY27 PROJECTS						
PFY25-03.2	VC Parcourse Phase 3 of 3	Equipment purchase	\$75,000	Capital	VC	0.00
PFY25-15.2	LW Dog Park Phase 3 of 3	Construction Phase	\$50,000	Capital	LW	0.00
PFY25-26	VC Historic Freight Depot Roof	New roof	\$300,000	Rail?	VC	0.20
PFY25-27	CH Generator Replace		\$250,000	Capital	VC	0.11
PFY26-06.1	Boardwalk/Historic Taylor St Stairs Phase 2 of 2	Construction Phase	\$1,212,000	Capital	VC	0.50
PFY26-07.1	Washington St. Stairs Phase 2 of 2	Construction - Replace wood stairs at Washington Street between C & D	\$110,000	Infrastructure	VC	0.00
PFY26-08.1	Restroom C Street Phase 2 of 2	Construction - Add public restrooms between Zephas & Libery Engine 1	\$450,000	VCTC	VC	0.22
PFY26-15.1	Piper's West Wall/A Street Phase 2 of 2	Construction Phase	\$842,850	Capital	VC	0.35
PFY26-16.1	B Street Barn Phase 2 of 2	Construction Phase	\$1,212,000	Capital	VC	0.50
PFY26-17.1	Data Center Relocation Phase 2 of 2	Construction Phase	\$3,401,800	Capital	VC	1.50
PFY27-02	Courthouse Earthquake Retrofit		\$1,800,000	Capital	VC	0.70
PFY27-03	Baseball Field Upgrades	Lights, backboard, pavers	\$74,800		VC	0.00
PFY27-04	GH Depot Parking	Implement results from FY26 study	\$150,000	Rail	GH	0.11
PFY27-05	Piper's Electrical	Upgrade service to 600A, Add emergency generator	\$250,000	Piper's	VC	0.11
PFY27-06	Piper's Kitchen	Upgrade kitchen	\$60,000	Piper's	VC	0.00
PFY27-07	IT/EOC/Dispatch Center	New combined facility- This item needs logistical discussion.	\$6,000,000	Capital	VC	3.00
PFY27-08	VCH Mailbox Plaza	New mailbox plaza	\$1,500,000	Capital	VCH	0.50
PFY27-09	Outdoor Shooting Range		\$400,000	Capital	County	0.22
FY27 Projects Total			\$18,138,450			
FY27 ROADS						
RFY27-	Countywide Road Projects	Road rehabilitation per DOWL CIP	\$5,100,000	Infra/Roads	County	2.75
RFY27-	Cartwright	Cartwrite Road widening, shoulder improvements, drainage reconstruction	\$2,000,000	Roads	VCH	1.00

Storey County Capital Improvement Plan - *DRAFT*

Project ID	Short Name	Description <i>*See respective FY Addendum tabs for more detailed info.</i>	Estimated Total Project Cost	County Fund	Project Location	FTE
FY27 Roads Total			\$7,100,000			
FY27 WATER/SEWER						
WFY26-03.1	Hillside to Divine Main Phase 2 of 2	Construction Phase	\$1,253,000	Water	VC	0.50
WFY27-01	Water Tank Upgrades	Repair/Seal VC Water Tanks	\$85,000	Infrastructure	VC	0.00
WFY27-02	VCH Fire Water Cistern Phase 3 of 3	Replace (6)/Add (2)	\$200,000	Capital	VCH	0.11
FY27 Water/Sewer Total			\$1,538,000			
FY27 EQUIPMENT						
EFY27-01	Service Truck	F550/5500 chassis with service body	\$130,000	Equipment Acqu.	PW	N/A
EFY27-02	Water Truck	Currently must switch out water tank with plow hardware each season	\$300,000	Equipment Acqu.	PW	N/A
EFY27-03	Motor Grader	John Deere	\$350,000	Equipment Acqu.	PW	N/A
EFY27-04	Ditch Compactor	Remote control trench compactor, trench safety	\$50,000	Equipment Acqu.	PW	N/A
EFY27-05	Small Backhoe/loader	Small front loader tractor with backhoe for parks' work	\$60,000	Equipment Acqu.	PW	N/A
EFY27-06	Road Manager Truck	3500 HD crew-cab, utility body diesel	\$125,000	Equipment Acqu.	PW	N/A
EFY27-07	5-Yard AWD Dump Truck	With plow prep	\$250,000	Equipment Acqu.	PW	N/A
EFY27-08	Tractor Trailer	Peterbuilt Truck and RGN Transport Trailer	\$300,000	Equipment Acqu.	PW	N/A
EFY27-09	Vactor Truck	New Vactor Truck to serve north end of county (TRI, LW, PR)	\$650,000	Equipment Acqu.	PW	N/A
EFY27-10	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	SO	N/A
EFY27-11	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	SO	N/A
EFY27-12	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.	\$80,000	Equipment Acqu.	SO	N/A
EFY27-13	Service Equipment	Heavy vehicle lifts for shop	\$150,000	Equipment Acqu.	PW	N/A
EFY27-14	Backhoe	John Deere 410 to replace existing unit	\$250,000	Equipment Acqu.	PW	N/A
EFY27-15	Loader	John Deere 624 Loader	\$350,000	Equipment Acqu.	PW	N/A
FY27 Equipment Total			\$3,205,000			
FY27 STUDIES/PLANS						
SFY27-01	Roads CIP VC	Update Roads CIP	\$100,000	Roads	County	0.00
FY27 Studies/Plans Total			\$100,000			
FY27 TOTAL			\$30,081,450			

Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
FY25 PROJECTS				
PFY24-06.1	Justice Ct Parking Phase 2 of 2	Project began FY24		PW
PFY24-07.1	Fairgrounds Upgrade Phase 2 of 2	Construction of water and electric upgrades - Project began FY23		MN, HC
PFY24-11.1	LW SR Center Phase 2 of 3	1st phase of construction - Project began FY23		MN, HC, SY
PFY24-12.1	Fire Station 71 Phase 2 of 3	Construction - Project began FY23		JL, SD, MN, HC
PFY24-13	Fuel Tanks			TS - PW
PFY24-15	MTCC Outdoor Reader Board	Signs start at \$10k, not including housing and installation		JW - PW
PFY24-16	VCTC Center Phase 1 of 2	Planning and design of pocket deck park		TT,MN,HC
PFY24-18	Com. Dev. Generator			MN - PW
PFY25-01	Justice Ct/IT Generator			MN - PW
PFY25-02	Gold Hill Sewer Generator			MN - PW
PFY25-03	VC Parcourse Phase 1 of 3	Planning/Design - Resident request		PW
PFY25-04	LAN	Network devices, LANs, storage, communications		JD - IT
PFY25-05	National Park Services Swap	NPS requires a replacement park to replace Community Chest VC building		LM - BD
PFY25-06	PW MT Equipment Fence	For Public Works mowers and equipment		JH - PW
PFY25-07	MT Community Center Upgrades	Electrical/breakers, roof,parking lot lighting, retrofit entire building		MN, LM
PFY25-08	Com. Dev. Parking			PW
PFY25-09	Com. Dev. Mudroom			PW
PFY25-10	Six Mile Flood Mitigation Phase 1 of 2			PW
PFY25-11	VCH Swingset	Resident request - PW Can do		PW
PFY25-12	VCH Community Center	Foundation/shell of breezeway, restrooms, overall retrofit - to begin after FS 72 complete		PW
PFY25-13	McCarran Complex Sign			LM - BD
PFY25-14	Courthouse Parking Lot Lights	PW can do in house		PW
PFY25-15	LW Dog Park Phase 1 of 3	Planning - Dog Park		KC, MN, JH
PFY25-16	TRI Sheriff Substation Phase 1 of 2	Part funding through Federal CPF - Amount to be determined		SS, MN - BD, PW
PFY25-17	SMAC Elevator Phase 1 of 2	Nonprofit Building Restoration Fund request FY24/25		AP - SMAC
PFY25-18	SMAC Seismic Phase 1 of 2	Nonprofit Building Restoration Fund request FY24/25		AP - SMAC
PFY25-19	Justice Ct Flag Pole	40' pole, concrete, labor - PW can do in house		MN - PW
PFY25-20	SC Complex Restrooms Phase 1 of 2	Will use an Architect		MN - PW

Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
PFY25-21	Piper's Sign	Replace Piper's Opera House Sign		HC - CM
PFY25-22	EM Office Electrical/HVAC	New electric/fuse box, wiring/removal of floorboard heaters/new heater/HVAC PW can do in house.		PW
PFY25-23	SO Conex Box	Evidence Storage inside Public Works Garage at Storey County Complex		SO, PW
PFY27-01	Security Key Fobs	CH complete in FY24; TRI and PW @\$50k each building		JD - IT
FY25 ROADS				
RFY24-04.1	Lousetown Road Rehab Phase 2 of 2	Began FY24		JW - PW
RFY25-01	Countywide Road Projects			JW - PW
RFY25-02	Fairgrounds Traffic	Speed bumps - PW can do in house		MN - PW
RFY25-03	Fairgrounds Rd. RR	Widen/rearrange rd - PW can do in house		?
RFY25-04	LW Flood Mitigation Phase 1 of 2	Alt. 3, Rank 2 - Submitting in FY25 Appropriation's Request- Application Phase		PW, Plan, BD
FY25 WATER/SEWER				
WFY25-01	Water Filters			PW
WFY25-02	Water Treat Pre-Tank			PW
WFY25-03	Water Tank Upgrades	Annual per 23/24 Infrastructure Ordinance		
WFY25-04	Silver City Water Main Phase 1 of 2	Replace water main between Gold Hill and Silver City		PW
WFY25-06	VCH Fire Water Cistern Phase 1 of 3	Replace (6)/Add (2)		JL - Fire
WFY25-07	Gold Hill Collection System Phase 1 of 2	Part funding through Federal CPF - Amount to be determined		SS, MN - BD, PW
WFY25-08	Lead Siphon Replacement Phase 1 of 5	Principal forgiveness loan - NDEP - Office of Finance	\$1,150,000	SS, MN - BD, PW
FY25 EQUIPMENT				
EFY25-02	Short-Frame Plow			PW
EFY25-03	Peterbuilt Dump Truck			PW
EFY25-04	Skippy Tractor			PW
EFY25-05	Light Plant w. Solar			PW
EFY25-06	GMC Water/Sewer			PW
EFY25-07	GMC Buildings/Grounds			PW
EFY25-09	Staff Vehicle			PW
EFY25-10	Compactors			PW
EFY25-11	Patrol Vehicle Rotation			SO
EFY25-12	Patrol Vehicle Rotation			SO

Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
EFY25-13	Patrol Vehicle Rotation			SO
EFY25-14	Patrol Vehicle Rotation			SO
EFY25-15	Tesla			SO
EFY25-16	RAM 5500 crew-cab utility			PW
EFY25-17	RAM 5500 crew-cab utility			PW
EFY25-18	PW Admin SUV			PW
EFY25-19	ATV Snow Blower			PW
EFY25-20	Skid Steer Snowblower			PW
FY25 STUDIES/PLANS				
SFY25-01	TRI Drainage Study			KC - Plan
SFY25-02	Fairgrounds Traffic Study			?
SFY25-03	County Facilities Study			AO, HC

Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
FY26 PROJECTS				
PFY24-11.2	LW SR Center Phase 3 of 3			MN, HC, SY
PFY24-12.2	Fire Station 71 Phase 3 of 3			JL, SD, MN, HC
PFY24-15	LW Fiber	Microwave connections from County tower to RB HOA Clubhouse, LCC Office, Canyon GID. Tower behind SO and link to Station 74, LWSC, RB, LCC - May not be needed as other options are available.		JD - IT
PFY25-03.1	VC Parcourse Phase 2 of 3			HC, MN
PFY25-07.1	MT Community Center Phase 2 of 2			PW
PFY25-15.1	LW Dog Park Phase 2 of 3			KC - Plan, PW
PFY25-16.1	TRI Sheriff Substation Phase 2 of 2			SS, MN - BD, PW
PFY25-24	GH Depot ADA Ramp	Portable one may be in place. Check on status of inspection		MN - PW
PFY25-25	VC Historic Freight Depot ADA			MN -PW
PFY26-01	VC Historic Freight Depot Paving			MN -PW
PFY26-04	SMAC Elevator Phase 2 of 2			AP - SMAC
PFY26-05	LW Outdoor Reader Board			PW
PFY26-06	Boardwalk/Historic Taylor St Stairs Phase 1 of 2			
PFY26-07	Washington St. Stairs Phase 1	Project PFY26-07 and PFY26-08 need to be done in tandem		PW
PFY26-08	Restroom C Street Phase 1	Project PFY26-08 and PFY26-07 need to be done in tandem		PW, VCTC
PFY26-09	Piper's Structural Retrofit	Submitting in FY25 Appropriation's Request		LM - BD, PW
PFY26-10	Piper's Wall Structure	Submitting in FY25 Appropriation's Request		LM - BD, PW
PFY26-11	LW PW Fuel Tank			PW
PFY26-12	TRI PW Fuel Tank			PW
PFY26-13	Mobile EOC	50/50 Grant		AW-EM
PFY26-14	TRI PW Shop			PW
PFY26-15	Piper's West Wall/A Street Phase 1 of 2	Per Piper's Structural Integrity Report Submitting in FY25 Appropriation's Request		SS, MN - BD, PW
PFY26-16	B Street Barn Phase 1 of 2	Submitting in FY25 Appropriation's Request		SS, MN - BD, PW
PFY26-17	Data Center Relocation Phase 1 of 2	Submitting in FY25 Appropriation's Request		SS, MN - BD, PW
FY26 ROADS				
RFY25-04.1	LW Flood Mitigation Phase 2 of 2	Submitting in FY25 Appropriation's Request		Roads
RFY25-05	Countywide Road Projects			JW - PW


Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
RFY26-02	Six Mile Flood Mitigation Phase 2 of 2			KC - Plan, PW
RFY26-03	N & S Sam Clemens Culverts			KC - Plan, PW
RFY26-04	SR 341 Retaining Wall	Reconstruct retaining wall adjacent to residence on N end of SR 341in VC		JW - PW
FY26 WATER/SEWER				
WFY25-04.1	Silver City Water Main Phase 2 of 2			SS, MN - BD, PW
WFY25-07.1	Gold Hill Collection System Phase 2 of 2	Part funding through Federal CPF - Amount to be determined		SS, MN - BD, PW
WFY25-08.1	Lead Siphon Replacement Phase 2 of 5	Principal forgiveness loan - NDEP - Office of Finance	\$1,150,000	Capital
WFY26-01	Water Plant Valves			PW
WFY26-02	Water Tank Upgrades			PW
WFY26-03	Hillside to Divine Main Phase 1 of 2	Submitting in FY25 Appropriation's Request		SS, MN - BD, PW
WFY26-04	VCH Fire Water Cistern Phase 2 of 3			JL - Fire
FY26 EQUIPMENT				
EFY25-01	Road Sweeper			PW
EFY26-01	PW Peterbuilt Dump Truck			PW
EFY26-02	PW Service Truck			PW
EFY26-03	PW John Deere Loader			PW
EFY26-04	PW Dump Truck			PW
EFY26-05	PW Motor Grader			PW
EFY26-06	PW Screened Grizzly			PW
EFY26-07	Patrol Vehicle Rotation			SO
EFY26-08	Patrol Vehicle Rotation			SO
EFY26-09	Patrol Vehicle Rotation			SO
EFY26-10	Com. Dev. Pick-up			PW
EFY26-11	EM UTV			AW-EM
FY26 STUDIES/PLANS				
SFY26-01	GH Depot Land Survey			KC - Plan
SFY26-02	GH Drainage Study			KC - Plan
SFY26-03	VCH Water Plan			JW - PW
SFY26-04	Road Abandon Study			KC - Plan
SFY26-05	VC Parking Study			KC - Plan

Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
FY27 PROJECTS				
PFY25-03.2	VC Parcourse Phase 3 of 3			HC, MN
PFY25-15.2	LW Dog Park Phase 3 of 3			KC - Plan, PW
PFY25-26	VC Historic Freight Depot Roof			PW
PFY25-27	CH Generator Replace			PW
PFY26-06.1	Boardwalk/Historic Taylor St Stairs Phase 2 of 2	FY25 Appropriation's Request		SS, MN - BD, PW
PFY26-07.1	Washington St. Stairs Phase 2 of 2			PW, VCTC
PFY26-08.1	Restroom C Street Phase 2 of 2			PW, VCTC
PFY26-15.1	Piper's West Wall/A Street Phase 2 of 2	FY25 Appropriation's Request		SS, MN - BD, PW
PFY26-16.1	B Street Barn Phase 2 of 2	FY25 Appropriation's Request		SS, MN - BD, PW
PFY26-17.1	Data Center Relocation Phase 2 of 2	FY25 Appropriation's Request		SS, MN - BD, PW
PFY27-02	Courthouse Earthquake Retrofit			PW
PFY27-03	Baseball Field Upgrades			PW
PFY27-04	GH Depot Parking			PW, VCTC
PFY27-05	Piper's Electrical			PW
PFY27-06	Piper's Kitchen			PW
PFY27-07	IT/EOC/Dispatch Center			
PFY27-08	VCH Mailbox Plaza			
PFY27-09	Outdoor Shooting Range			
FY27 ROADS				
RFY27-01	Countywide Road Projects			
RFY27-02	Cartwright			
FY27 WATER/SEWER				
WFY26-03.1	Hillside to Divine Main Phase 2 of 2			
WFY27-01	Water Tank Ugrades			
WFY27-02	VCH Fire Water Cistern Phase 3 of 3			
FY27 EQUIPMENT				
EFY27-01	Service Truck	F550/5500 chassis with service body		PW
EFY27-02	Water Truck	Currently must switch out water tank with plow hardware each season		PW
EFY27-03	Motor Grader	John Deere		PW
EFY27-04	Ditch Compactor	Remote control trench compactor, trench safety		PW
EFY27-05	Small Backhoe/loader	Small front loader tractor with backhoe for parks' work		PW

Project ID	Short Name	*Additional Notes from Master CIP Tab*	Project Status	Managing Dept./ Initials
EFY27-06	Road Manager Truck	3500 HD crew-cab, utility body diesel		PW
EFY27-07	5-Yard AWD Dump Truck	With plow prep		PW
EFY27-08	Tractor Trailer	Peterbuilt Truck and RGN Transport Trailer		PW
EFY27-09	Vactor Truck	New Vactor Truck to serve north end of county (TRI, LW, PR)		PW
EFY27-10	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.		SO
EFY27-11	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.		SO
EFY27-12	Patrol Vehicle Rotation	Per 3-year rotation. Some funds recovered auctioning our replaced vehicle.		SO
EFY27-13	Service Equipment	Heavy vehicle lifts for shop		PW
EFY27-14	Backhoe	John Deere 410 to replace existing unit		PW
EFY27-15	Loader	John Deere 624 Loader		PW
FY27 STUDIES/PLANS				
SFY27-01	Roads CIP VC	Update Roads CIP		PW

Project Changes		
Project ID	Short Name	Reason
EFY25-08	Service Diagnostic Tool	Per TS at PW - Not needed
WFY25-05	MT Water Rights Acquisition	HC working on now

Cost	Status
	Cancelled
\$34,000	Move FY24

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 2/20/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Update, discussion, and provide direction to county staff, lobbyists, and board legislative representatives regarding Storey County’s position on partial and total tax abatement programs of Senate Bill 1 (2014) and the Governor’s Office of Economic Development in relation to discussions about regional development authorities, economic development incentives, and other state programs scheduled for discussion at the February 28, 2024, Nevada Legislative Interim Standing Committee on Revenue.
- **Recommended motion:** I [county commissioner] motion to direct county staff, lobbyists, and board legislative representatives regarding Storey County’s position on partial and total tax abatement programs of Senate Bill 1 (2014) and the Governor’s Office of Economic Development in relation to discussions about regional development authorities, economic development incentives, and other state programs scheduled for discussion at the February 28, 2024, Nevada Legislative Interim Standing Committee on Revenue.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 775.847.0968

- **Staff Summary:** The Nevada Legislature Joint Interim Standing Committee on Revenue is scheduled to meet at 9:00 a.m. on February 28, 2024, to discuss statewide economic development and incentive programs. More information can be found online at:
- <https://www.leg.state.nv.us/App/InterimCommittee/REL/Interim2023/Meeting/34463>
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head


Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 2/20/2024 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. Abrams Metals – Contractor / 7260 Delta Cir. ~ Austell, GA
- B. All Things Wired – Contractor / 250 Vista Blvd. Ste. 101 ~ Sparks, NV
- C. Apex Sweeping – Out of County / 762 Mount Rose St. ~ Reno, NV
- D. Bali Express – Food Truck / 185 Marmot Dr. ~ Reno, NV
- E. Becht Industrial Group LLC – Out of County / 2150 N Indianwood Ave. ~ Broken Arrow, OK
- F. Chick-Fil-A S. McCarran & 580 – Out of County / 6365 S. McCarran Blvd. ~ Reno, NV
- G. Comstock Consulting Services LLC – Home Based / 166 S. Q. St. ~ Virginia City, NV
- H. Danny’s Construction Company LLC – Contractor / 1066 W. 3rd Ave. ~ Shakopee, MN
- I. GFI Nevada LLC – Transportation / 2903 Waltham Way ~ Sparks, NV
- J. Lambs Heating and Air – Contractor / 2408 Cartwright Rd. ~ Reno, NV
- K. Safe Step Walk In Tub LLC – Contractor / 15262 Pipeline Ln. ~ Huntington Beach, CA
- L. Schuff Steel Company – Contractor / 3003 N. Central Ave. Ste. 1500 ~ Phoenix, AZ
- M. Spite House Picture Gallery & Framing – Home Based / 318 S. D St. ~ Virginia City, 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

February 12, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **February 20, 2024**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Abrams Metals** – Contractor / 7260 Delta Cir. ~ Austell, GA
- B. All Things Wired** – Contractor / 250 Vista Blvd. Ste. 101 ~ Sparks, NV
- C. Apex Sweeping** – Out of County / 762 Mount Rose St. ~ Reno, NV
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- M. Spite House Picture Gallery & Framing** – Home Based / 318 S. D St. ~ Virginia City, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office