



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

09/17/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through Zoom.

***Join Zoom Meeting:** <https://us02web.zoom.us/j/83946331479> **Meeting ID: 839 4633 1479**

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**For additional information or supporting documents please contact the
Storey County Clerk's Office at 775-847-0969.**

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health and Community Services Board, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member

of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to 3 minutes per individual.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT (No Action)**
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the September 17, 2024, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the July 16, 2024, meeting.
7. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the August 6, 2024, meeting.
8. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the August 20, 2024, meeting.
9. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the September 3, 2024, meeting.
10. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Capriotti's Sandwich Shop – Out of County / 6056 S. Durango Dr.
Ste. 100 ~ Las Vegas, NV

- B. Clint Jensen Construction LLC – Contractor / 623 Windmill Dr. ~ Fallon, NV
- C. Delta Saloon Gift – General / 18 S. C St. ~ Virginia City, NV
- D. J.S. Services LLC – Home Based / 21875 Adobe Rd. ~ Reno, NV
- E. My TRI Suites – General / 1103 Venice Dr. ~ McCarran, NV
- F. Northwoods Construction – Contractor / 1617 C St. ~ Sparks, NV

II Approval of claims in the amount of \$1,596,624.15.

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

12. **BOARD COMMENT (No Action - No Public Comment)**

13. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal year ending June 30, 2023, and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$4,922,281 towards the infrastructure liability.

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

Discussion and possible approval of Storey County Resilient 8 Opioid Response Reporting Plan.

15. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of Resolution No. 24-749, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Civil/Records Division Manager, grade 130, for the Sheriff's Office.

16. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval to authorize the County Manager to approve and sign a contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years.

17. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval for First Reading of Bill No. 144 Ord No. 24-332 an ordinance amending provisions of Storey County Code Title 17 Chapter 17.30, Sections 17.30.020 and 17.30.030 to allow for tattoo facilities in the Downtown District of the CR Commercial-Residential zoning district and to allow with a special use permit tattoo facilities outside of the Downtown District in the CR Commercial-Residential zoning district and providing for other matters properly related thereto.

18. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and Possible Approval of Grant of Easement file 2024-049 from Storey County to NV Energy for communication and electric facilities within the Waltham Way Right-of-Way, in McCarran, Storey County, Nevada.

19. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and Possible Approval of Grant of Easement file 2024-050 from Storey County to NV Energy for communication and electric facilities within a portion of Germany Circle, APN 005-061-51, parcel 2017-27, owned by Storey County, located in McCarran, Storey County, Nevada.

20. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and Possible Approval of Grant of Easement file 2024-054 from Storey County to NV Energy for Utility Facilities within assessor's parcel number 001-135-06 (Fairgrounds), located in Virginia City, Storey County, NV as described in the attached Request for Grant of Easement from NV Energy for the installation of electrical utilities to provide power to the Fairgrounds as part of the Fairgrounds Improvements Project.

21. **DISCUSSION/FOR POSSIBLE ACTION:**

2024-045 Special Use Permit request to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.

22. DISCUSSION/FOR POSSIBLE ACTION:

2024-053 A Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.

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

24. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Mandeep Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.

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

26. DISCUSSION/FOR POSSIBLE ACTION:

To approve a contract for design services from Tectonics Design Group for preliminary architectural design to support the development of plans for the addition to Fire Station 71 in Virginia City and to authorize the County Manager to sign the contract in an amount not to exceed \$39,000.00.

27. DISCUSSION/FOR POSSIBLE ACTION:

Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees for the 2024 calendar year by updating the Safety Committee chair and representative on the Western Nevada Development District.

28. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible approval authorizing the County Manager to approve and sign scope of work with Lumos & Associates in accordance with the Master Services Agreement to perform County Facility Condition Assessment and Space Needs Assessment for a total amount not to exceed \$107,400. This project conforms to Goal 6.1 of the Storey County Strategic Plan.

29. DISCUSSION/FOR POSSIBLE ACTION:

In accordance with land appraisal and acceptance of conditional offer of purchase, consideration and possible approval opening escrow, completing title search, and after determination of clean title, purchasing vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, for the appraised value of \$41,000 to facilitate improved access to the county jail facility.

30. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second readings:

- A. Blue Collar Vending – Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Classic Finishes LLC – Contractor / 708 University Way Ste. 300 ~ Reno, NV
- C. Fiber Telecom NV LLC – Contractor / 1580 Kleppe Ln. ~ Sparks, NV
- D. Five Acre Construction Inc. – Contractor / 4205 Slide Mountain ~ Reno, NV
- E. Flodraulic Group Inc. – Out of County / 8510 Breen Rd. ~ Houston, TX
- F. Jamyta Home Improvement LLC – Contractor / 1930 Sweetgrass ~ Reno, NV
- G. Kingsland Properties, LLC – Out of County / 852 Marion Way ~ Gardnerville, NV
- H. Lexicon Inc. – Contractor / 8900 Fourche Dam Pike ~ Little Rock, AR
- I. Mills Roofing Inc. – Contractor / 57 Coney Island Dr. ~ Sparks, NV
- J. Taurus Construction – Contractor / 1529 Greg St. ~ Sparks, NV

31. PUBLIC COMMENT (No Action)

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

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
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(1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410.

(2) fax: (202) 690-7442; or

(3) email: program.intake@usda.gov.

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Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 9/12/2024; Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By *Drema Smith*
Drema Smith
Administrative Assistant II



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 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 September 17, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Drema Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** See attached
- **Supporting Materials:** No Attachments
- **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: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the July 16, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 1775847584

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/16/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

SPECIAL MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman, √ District Attorney Anne Langer, □ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Brian Brown

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

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

Total Attendance – 63

In-Person - 30

Zoom - 33

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

Commissioner Carmona called the meeting to order at 10:01 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the July 16, 2024, meeting.

County Manager Austin Osborne asked to continue Item #12 to August 6. Later in the meeting, County Manager Austin Osborne corrected the Item number from #12 to #14, and a new motion was made.

Public Comment: Nick Vanderpool can't make the August 6 meeting, but expressed support for the item.

Motion: I, Commissioner Mitchell, move to amend our earlier motion to approve the agenda, to correct the Item #12 to Item #14, to continue the item on PACE Funding until Aug 6, 2024, at the courthouse and on Zoom. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Applied Staffing Solutions LLC – Out of County / 449 S. Virginia St. 4th Fl. ~ Reno, NV
- B. Cheryl's Country Cottage – Home Based / 2300 Enterprise Rd. ~ Reno, NV
- C. Delta Dirtwork – Contractor / 1300 Starview Cir. ~ Reno, NV
- D. Goettl – Contractor / 5330 S. Durango Ste 100 ~ Las Vegas, NV
- E. Jaxan Electric – Contractor / 6041 McLeod Dr. ~ Las Vegas, NV
- F. Lacy J Dalton Productions LLC – Home Based / 820 Cartwright Rd. ~ Reno, NV
- G. Lake Tahoe Overlanding – Home Based / 300 Eagle View Trl. ~ Dayton, NV
- H. Lost in Time Ranch Art – Home Based / 2380 Wildrose Rd. ~ Reno, NV
- I. Nextek Construction Inc. - Contractor / 890 Patriot Blvd. Ste. E ~ Reno, NV
- J. Pavement Recycling Systems Inc. – Contractor / 10240 San Sevaine Way ~ Jurupa Valley, CA
- K. SGS Silver State Analytical Laboratories Inc. – Out of County / 3626 E. Sunset Rd. Ste. 100 ~ Las Vegas, NV
- L. Simpson, Gumpertz & Heger Inc. – Professional / 480 Totten Pond Rd. ~ Waltham, MA
- M. Site Services of Nevada LLC – Out of County / 100 Sunshine Ln. ~ Reno, NV
- N. Sun Mountain Hideaway – Home Based / 81 S. B St. ~ Virginia City, NV
- O. Tesla – General / 2777 USA Parkway Ste. 101 ~ McCarran, NV
- P. The Kitchen Sink Bakery & Rotisserie - General / 32 N. C St. ~ Virginia City, NV
- Q. TVC – Out of County / 150 Brantingham Ct. ~ Dayton, NV
- R. West Springs Heating & Air Conditioning LLC – Contractor / 565 Valle Verde Dr. ~ Sparks, NV
- S. WTR Electric Inc. – Contractor / 1655 C St. ~ Sparks, NV

II. Justice Court Quarterly Report.

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

Sheriff's Office

- Sheriff Mike Cullen said August 6 was National Night Out in Lockwood and the Sheriff's Night Out in Virginia City will be 8/13.
- Three new deputies have started at the POST academy.

Fire District

- Assistant Fire Chief Jim Morgan said the District had concluded acting captains testing.

Public Works

- Jason said traction is gaining on the adult swim.
- Lousetown coming along and will be paving next week.

Business Development Office

- Business Development Officer Lara Mather said that community project grants are now open. Communities can apply for \$10,000. Applications are due in the office by 5 p.m. Friday Aug. 23. Residents can e-mail, fax or walk in their applications.

Planning Department

- Planning Manager Kathy Canfield said that on Thursday, July 18, a town hall meeting for the Master Plan will be held at the Mark Twain Community Center. Other meetings will be Aug. 8 at the Virginia City Highlands Fire Station, and Aug. 22 at the Rainbow Bend Clubhouse in Lockwood.

Emergency Management

- Director Adam Wilson encouraged residents to sign up for the RAVE alert system. The link is available on the website and on social media.
- Hazard mitigation surveys are still out. They are posted at community centers and there are links on the website.

VCTC

- Director Todd Tuttle said the agency has received a state Tourism grant to create a guide to the architecture of Virginia City.
- The Fourth of July event went off without a hitch. There were 67 entries in the parade. The concert was filled, and the fireworks were concluded without incident.
- Aug. 23-24 will be the Virginia City Motorcycle Roundup sponsored by Harley-Davidson.
- Sept. 6-8 will be the Camel Races. Tickets are going fast. The Saturday shows nearly sold out. On Friday, at 5 p.m. will be the "intown" event. Tickets for Storey Residents are selling for \$10/ticket at the visitor center. Sunday is Family Day at noon. There will be

camel rides available, and the Camel Hump will be at 12:30 p.m. Saturday on C Street. There will be three shuttles to and from the fairgrounds. day at noon.

IT Department

- Director James Deane said the department was wiring the Mark Twain Community Center with fiber-optic for high-speed internet.

8. BOARD COMMENT (No Action - No Public Comment): None

9. 10:30 A.M. PUBLIC HEARING: Public Hearing to consider public comments on proposed lease of that portion of 800 South C Street known as “Divide Fitness” (5,596 sq. ft.) to Divide Fitness, LLC for a monthly rental amount of \$2,798.00 plus utilities until July 31, 2026, with a two-year renewal term.

The staff has proposed that the Divide Fitness located at 800 South C Street to be leased to Divide Fitness LLC for a monthly rental of \$2,798.00 plus utilities until July 31, 2026, and that the lease be renewable for an additional two-year term. A lease of this nature is authorized by NRS 244.2833 but requires that there be a public hearing after public notice is published in a newspaper to consider comments regarding the proposed lease from members of the public. This agenda item provides for the required public hearing. Notice of the public hearing was published in the Comstock Chronicle on June 28, 2024, and July 5, 2024

Public Comment: Storey County School Board member Amy Fye, spoke in opposition to this item, which raises the rent of the fitness center considerably. She said it was important to support, exercise and fitness activities. She said it was good for commissioners to fund exercise and recreational opportunities in Virginia City.

Resident Michael Markert, said this was a business that supports a healthy community, and was used by student-athletes. He said there were 160 members of the gym. He noted that two businesses in Storey County rent from the County; Divide Fitness and the Old Corner Bar. He said the Old Corner Bar was centrally located and easy for locals and visitors to purchase their products. While the Divide is not a tourist business and is located far away from the main business district.

Virginia City Highlands resident Charles Mark said the gym was a godsend and that the gym might have to close with the rent increase.

Virginia City Highlands resident Charles Tom Ramey, who said that forcing the closure of the gym would be a hardship to residents.

Virginia City resident Hugh Gallagher reminded the board that the Fains, who own the gym, sold the building to the county and agreed to the current \$1,500 to rent the space for the gym. At the time the County needed space for Justice Court. He questioned the appraiser’s report,

and the comparable properties cited that were located outside of Storey County and the state. He said the proposed lease was unsustainable, and the current lease should be maintained at the current rate.

Highland Ranches resident Rebekah Jones said her family uses the gym, and it was one of the few activities in a drinking town that teenagers could enjoy. She said the gym is crucial for the town and she didn't want to drive down the hill to exercise.

Community Chest Executive Director Erik Schoen said from a community development perspective, his organization builds programs that connect the social fabric of community. It's more than just a place to work out, it is to develop relationships. Social isolation is a top concern in the county.

Highlands' resident Frank Vann said leasing the property to someone else may have financial benefit, but there are more important than money. He said the gym was a benefit, and commissioners won't be very popular if they force it to close.

County Manager Austin Osborne said all correspondence has been provided to the board, and if letters come in late, they will be on file at the Clerk's Office.

Commissioner Carmona said the original deal to buy the building was contentious because some felt the Fains were getting special treatment. It has been said that if you have the right last name or know the right people you get special treatment. I try to make the fairest decision. I don't want to see any businesses shut down. I want folks to understand we are with people who support the gym. There are people who don't use the gym. We went by the book. We got an appraisal. If I went against the appraisal. I look like I am treating someone differently, I see the value in this gym. I want folks to understand that no one is out to make anyone's life difficult. There are tools like appraisals and public comments to help us make our decisions. The County does not have alternative intentions. If the business leaves, the county will either have to find another renter or take the building over. I don't think the County should be in rental business at all. He suggested continuing the item.

District Attorney Anne Langer said there were two public hearings, on different subjects, scheduled today, but so long as they were both held after 10:30 a.m., it was acceptable for the proposal for the lease to be heard before the second public hearing.

Motion: I, Commissioner Mitchell, move to close the public hearing on Item #9, which is related to the lease of the portion of 800 South C St. known as Divide Fitness. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of lease of proposed lease of that portion of 800 South C Street known as "Divide Fitness" (5,596 sq. ft.)

to Divide Fitness, LLC for a monthly rental amount of \$2,798.00 plus utilities until July 31, 2026, with a two-year renewal term.

District Attorney Anne Langer said the staff summary had incorrect numbers, that the appraiser, Anthony Wren, put the value of the property between \$.047 per square foot and \$1.33 per square foot. Divide fitness is to have a monthly lease with a 2-year renewal term for \$2,798. That is the staff's recommendation. Under 284.2833, if we adopt a resolution stating it is in the best interest of the county to lease without offering it and for less than fair market value, there has to be resolution. To do this, you could do it with a resolution.

Jennifer McCain said she is here to present financial information. Divide Fitness was a business in the building. The purchase and current lease happened simultaneously. The building was purchased for \$1,327,000, from an average range of 3 appraisals. There were no records in the minutes on how the \$1,500 rent was determined, and no reason given why no utilities were included. The County has tried to create procedures that are fair. This is why appraisals are done and required by state law. Mr. Wren's range was between \$.047 square foot and \$1.33 square foot. He then based his recommended rate of \$.50 due to the location and size of the building. Storey County has not made it normal procedure to support for-profit businesses but does support non-profit businesses. Divide Fitness utilizes about 50 percent of building, so she put utilities at 50 percent. She went over aspects of the utilities, and what the County and Divide Fitness each uses. She suggested metering different sections or equipment. She recommended if the board decides to go with alternatives, utilities usage must be addressed. She believed in going with the appraisal.

Commissioner Lance Gilman recognized the quality and professionalism of County staff, but said he is not in support of the lease. He said the County was up against the wall having to move Justice Court quickly as a requirement from District Court, the owners of that building, Nick and Jessie Fain, supported the County. and decisions reached. The negotiation that went forward and subsequent lease was based on equality in market and had full disclosure and what the health facility would do for the county and what that value is. Our focus and responsibility are oversight of their health, safety and welfare of the residents. In these kinds of decisions, I want to take a position to be responsible for needs, requests by community. People might say we are doing favoritism. It has nothing to do with personality. It has everything to do with focusing on the health, safety and welfare of residents. He said he has been a leasing broker for many years, and noted that Divide Fitness was not in the main business district of Virginia City. He said it was normal to negotiate a lower rent for less-than-ideal spaces because the landowner wants to use the land. He also noted that highway departments and health departments get their spaces for free. He suggested that the County offer a lease with a cost-of-living increase, but not impact it to the point of driving it out of business. He suggested continuing the matter until a new lease can be created.

Commissioner Jay Carmona said as a county government, he didn't believe it should seek a profit.

Commissioner Mitchell said it was suggested we would be unpopular with people, and he responded that he was here to do what is right, not popular. He said requirements under state law demand the appraisal be followed, otherwise a resolution would have to be passed.

Ms. Langer said the market-based appraisal establishes the market value range from \$0.47 to \$1.33 per square foot. There are other government agencies we lease to, in this case, the county is only involved in two private businesses. The other two are government agencies, which is why they pay no rent. She also noted that Divide Fitness was an operating business at the time of the building purchase.

Assessor Jana Seddon said that Divide Fitness pays their share of property taxes on the building, unlike most renters, even though they no longer own it. She said she had not read the appraisal, but said the taxes paid should have been taken into account by the appraiser. She also questioned the use of out-of-state comparables, and had that come up at a Board of Equalization meeting, it would be immediately disputed.

Commissioner Mitchell responded that there were no direct comparables in Nevada. He said the Fains bailed out the County and it is appropriate to recognize that, but is the debt satisfied or does it continue? He questioned whether the County should continue to offer sub-market rent. He said that it was difficult to have this benefit go to one private party. He said he supported flexibility on utilities, but did not want to make a declaration that the board was working in the fair market. He said he will do what he could to support the business.

Divide Fitness owner Jessie Fain said she was a 15-year employee of Storey County and was taking an annual leave day off. She said she could not operate the business on more than \$1,500 per month rent. She criticized the appraiser for spending very little time in the building, and most of the photos were from the 2019 appraisal. She said the legal description doesn't exist; he listed the wrong seller; the date is wrong; and that the building did not exist in 2014. The appraiser said there were 150 shops in town, when actually there are about 75. He had incorrect materials listed, among other inaccuracies. Ms. Fain mentioned her late father-in-law, Bill Fain, who bought and restored the Gold Hill Hotel, started the local newspaper, brought plays to town and served in the tourism authority. When she and her husband started the building, they wanted something good for the community, so they invested in commercial workout equipment and don't receive much revenue from it. She would like to lower the membership fees. She said there is a reason there are no gyms in small towns; there is a small customer base. The Master Plan goal is to promote business that benefits residents. She noted that she created jobs and housing. She suggested the county purchase the gym and have it be part of the county's recreation program; that tennis courts or pickleball courts could be put out back. She suggested leaving the lease as is for next six years while County staff works out how to purchase the gym. This is a positive resolution for everyone.

Commissioner Gilman also questioned the appraisal, noting that most comps come from Yerington, Minden and Gardnerville.

Commissioner Mitchell said he is open to it becoming a county facility, but it would have to be open to everyone, and would not have the same community that has built up.

Ms. Fain said she can't afford an employee, which is why access is with a key fob. The minimum age is 13, and she doesn't cater to tourists. She wondered how many people would join if it were less expensive. She said the County taking over the gym would solve problems and provide for grant opportunities. There was discussion on a different lease term.

Business Development Officer Lara Mather said if the County takes it over, it does not solve land swap issues, and a permanent covenant would have to be put on the property. It could cause problems applying for grants. She said it depended appraised values.

Comptroller McCain said it is possible if the business was subsidized, that they would have to open their books.

Hugh Gallagher said a letter from County Manager Austin Osborne proved that the lease was for \$1,500 with no utilities. Mr. Osborne said he wrote the letter, but it was not regarding a continuation of the lease.

Virginia City resident Alexia Sober supported the purchase proposal as a win-win.

Resident Rebekah Jones said if it became county property, it would be available to everyone, and asked if they would pay a fee, it could turn into a mess. Commissioner Carmona said it would be like the county pool.

Commissioner Mitchell started to move to continue the item, which raised the issue of does the lease go to a month-to-month or can the commissioners alter the lease. Ms. McCain said the lease would be termed out.

Ms. Langer said the amount must be the same month-to-month.

Commissioner Mitchell suggested delaying the issue until the end of the fiscal year.

Commissioner Gilman suggested renewing the lease for a 24-month period and apply a cost-of-living increase. Commissioner Carmona said the lease can't be changed.

Ms. Langer reiterated that if the board approves a lease that is less than fair market value, there must be a resolution. She said the lease became an automatic month-to-month lease if the board continued it to the next meeting, or later in the year. She said that would be in the best interest of the County.

Other posters on Zoom asked that the issue be postponed.

Commissioner Gilman suggested directing staff to craft a resolution to be considered at the next meeting. Ms. Langer said a resolution would be the legal remedy if the lease was less than fair market value.

Commissioner Mitchell suggested to go with the lowest rate on the proposed lease, \$0.47 per square foot, for a total of \$2,630 per month, with no utilities. Otherwise, he said, we are not considering fair market value.

Comptroller McCain said suggested that if a lease is approved in the meantime, to change the length. She asked if a new public hearing is necessary, as the discussion was indicating a change in the lease.

Ms. Langer said there was no need for a new public hearing. She suggested the board could continue to a date certain, and until then the rent is automatically month-to-month at the current rate. Continue to date certain, and until then it is automatically month to month at current rate. She said the lease can't be approved for a year because of the fair market value in question. Someone needs to make a motion.

Ms. McCain recommended a month-to-month lease and that the board could give staff a timeline. recommended month to month and give us a timeline. Ms. Fain said she was open to a month-to-month lease or a six-month lease.

Commissioner Gilman said he was prepared to move to renew the lease at the present amount for 24 months, and to direct staff to prepare a resolution indicating it was under fair market value, though he expressed doubts that the appraisal was actually fair market value.

To clarify, Ms. Langer said Commissioner Gilman's motion was to keep the lease the same for the next two years, and since it is less than fair market value, you believe it is in the best interests of the County, and that would remain at \$1,500 for the next two years.

Commissioner Gilman agreed. Commissioner Mitchell said he would not support the motion

Motion: Commissioner Gilman moved to renew the lease at the present amount for 24 months, and to direct staff to prepare a resolution for Board consideration because the rate is under fair market value.

. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-1.

Ms. Langer said her office would draft the required resolution.

10. 10:30 A.M. PUBLIC HEARING: Public Hearing to consider public comments on proposed Bill No. 142, Ordinance No. 24-330, amending Storey County Code Title 8 - Health and

Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process for Judicial Review in district court after the final Hearing Officer decision.

District Attorney Anne Langer said that between the first and second readings of this ordinance some items have changed. The language about each day of the violation constitutes a separate offense was taken out as was the recommended change to the Storey County Code removing the requirement that appeals be heard by the commissioners rather than Judicial Review in District Court. She praised Community Development for putting pre-prosecution plan together and handling complaints effectively, so they did not have to come before the hearing officer. Some people got lawyers who pushed the civil side, and the county did not have a plan for the civil side, so we put this side into place. This is the hearing officer item. This is to handle the other side of the program. In the past, we had to dismiss the case.

Public Comment: None

Mr. Osborne read the title of the ordinance.

Motion: I, Commissioner Mitchell move to close the public hearing on Bill No. 142, Ordinance No. 24-330, amending Storey County Code Title 8 and retract the motion that I previously made. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Second reading of Bill No. 142, Ordinance No. 24-330, amending Storey County Code Title 8 - Health and Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process for Judicial Review in district court after the final Hearing Officer decision. This item was continued at the 07/02/24 board meeting.

Ms. Langer said that the only change was that each day of the violation constitutes a separate offense was taken out as was the recommended change to the Storey County Code removing the requirement that appeals be heard by the commissioners rather than Judicial Review in District Court. She said she gave her feelings at the Public Hearing.

Commissioner Mitchell read the title.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading amending Storey County Code Title 8 - Health and Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process for Judicial Review in district court after the final Hearing Officer decision. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

13. DISCUSSION/FOR POSSIBLE ACTION: Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval Resolution No. 24-740 providing for the transfer of Storey County's 2024 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.

County Manager Osborne said a minor amendment is in the Resolution is to correct the name of the Clerk & Treasurer. The state issues private activity bonds for the counties. We can use this for public projects. We have typically turned this over to the Nevada Rural Housing.

Shawn Shusser of Nevada Rural Housing said the organization has provided more than \$2 million in mortgages for residents of Storey County, and about 770,000 in down payment assistance. Beginning Monday, there is a new program to be able to get 6.17% interest rate, and 4 percent down payment assistance. They offer help with rental assistance and help to provide affordable housing assistance for all residents. The new program is a first-time homebuyer program and includes help with veterans.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-740 providing for the transfer of Storey County's 2024 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters. With the one modification of updating the certificate of transfer of volume cap of the county clerk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. (continued to the August 6th meeting of the Board)

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval authorizing County staff to transfer \$8,000 from the State Grant Account to the Grant Match account to cover additional costs for the Comstock Historic District Survey Phase II Grant Project.

Grants Manager Sara Sturtz said that this grant is used for culture resource programs. SHPO has determined that the maximum hourly rate for wages on this grant is \$82.57/hr. This maximum hourly rate far is too low to cover the costs of the consultants needed for this project, Kautz Environmental. Because it is required to pay 120 percent of 82.57 per hour, another \$8,000 is needed to complete the project.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize County staff to transfer \$8,000 from the State Grant Account to the Grant Match account to cover additional costs for the Comstock Historic District Survey Phase II Grant Project. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to relocate the Miner's Park monument from outside of the Miner's Park fence to inside the fence.

Administrator Officer Honey Coughlin said this began when residents wanted to add names to the monument in the senior center parking lot, by the park. It contains the names of Virginia City residents who were important to the community. It has been hit by vehicles and is not visible due to parking in the lot. She said she wanted it to be moved to inside the park to protect it and make it more accessible. She said the Comstock Historic District has approved this action.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the relocation of the Miner's Park monument from outside of the Miner's Park fence to inside the fence. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

17. DISCUSSION/FOR POSSIBLE ACTION: Special Use Permit request 2024-029. The applicant requests a special use permit for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 117-feet to accommodate anticipated four story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 122-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to multiple buildings that are anticipated to be constructed on the site. The property is located within the Tahoe Reno Industrial Center, at 1121 USA Parkway, McCarran, Storey County, NV, 89437, Assessor's Parcel Numbers 005-041-95.

Planning Manager Kathy Canfield said this is a special use request that the TRIC center allows for. She said the department included a bit of buffer for the business, which is to be a data center. The planning Commission approved. She then read the findings.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners as read into the record by county staff, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Special Use Permit 2024-029 to allow for additional building height beyond the 75-feet

allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 117-feet to accommodate anticipated four story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 122-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to multiple buildings that are anticipated to be constructed on the site. The property is located within the Tahoe Reno Industrial Center, at 1121 USA Parkway, McCarran, Storey County, NV, 89437, Assessor's Parcel Numbers 005-041-95. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and Possible Approval of Indenture and Grant of Easement from Storey County to the TRI General Improvement District for the Storey County owned right-of-way associated with portion of Pittsburgh Ave. per deed of dedication document 138247. The portion of Pittsburgh Ave is location McCarran, Storey County, Nevada.

Ms. Canfield said this is a request for an easement to TRIGID. It is a small segment, but the GID has the need to put lines in here. Public Works approves this item.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve Indenture and Grant of Easement (2024-0033) to TRI General Improvement District for the Storey County owned right-of-way associated with portion of Pittsburgh Ave. per deed of dedication document 138247. The portion of Pittsburgh Ave is location McCarran, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approval of Task Order 70 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County Master Plan update assistance and other related planning matters. DOWL will be reimbursed for time and materials related to assisting County staff with the Storey County Master Plan update, not to exceed \$50,000 for Fiscal Year 24/25. Assistance with the Master Plan update is already a part of the Planning Department budget for the Fiscal Year 24/25.

Ms. Canfield said this is in the budget; it was put into our professional services budget. She said DOWL has been taking direction and working on recommending updates to aspects of the Master Plan and gathering information.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Task Order 70 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County Master

Plan update assistance and other related planning matters, not to exceed \$50,000 for the Fiscal Year 24/25 as identified in the Planning Department Fiscal Year 24/25 budget.

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

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

21. CONSENT AGENDA FOR POSSIBLE ACTION:

I. Adoption of Policy # O 040 Leather Helmet Subsidy which provides the approximate amount of money in which the district is paying for fire helmets to be utilized by members of the organization based on longevity, to apply a specified amount toward the purchase of a leather helmet.

Public Comment: None

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

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the purchase of a Wheeled Coach ambulance by Rocky Mountain Emergency Vehicles for the approximate amount of \$237,490.

Assistant Fire Chief Jim Morgan said it is a bit more than the department had budgeted for, but they are unable to get anything close to the original price due to inflation.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the purchase of a Wheeled Coach ambulance by Rocky Mountain Emergency Vehicles for the approximate amount of \$237,490. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

24. DISCUSSION/FOR POSSIBLE ACTION: Possible acceptance of bid and award of contract for the construction of the Lockwood Senior Center Project in Lockwood Nevada to K7 Construction in an amount not to exceed \$5,316,586.00 and to authorize the County Manager to sign the contract for construction. This item was continued at the 07/02/24 board meeting.

Operations and Projects Manager Mike Northan said the county received seven bids, with six being responsive. got sealed bids until June 13. Had 7 bids. 6 responsive bids. Lowest 3. Was K7 Construction. The two lowest bidders were K7 Construction and Shaheen-Beauchamp

Builders. Staff recommends that the Storey County Board of Commissioners accept the bid from K7 Construction and award the contract for construction of the Lockwood Senior Center Project to K7 Construction in the contract amount of \$5,316,586.00

Commissioner Mitchell asked if it was certain that the federal grant would come through. Grants Manager Sara Sturtz said those funds, \$2.5 million have already been obligated.

Public Comment: None

Motion: In accordance with Staff and engineer recommendations, I, Commissioner Mitchell, move to accept the bid and award the contract for construction of the Lockwood Senior Center Project to K7 Construction in an amount not to exceed \$5,316,586.00 and to authorize the County Manager to sign the contract for construction. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible authorization for the County Manager to sign and approve a contract from July 16 through December 31, 2024, between Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and YouTube clips, and social media outreach program for a total cost of \$100,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and local leadership.

County Manager Austin Osborne said this is centered around Nevada Newsmakers program and that we are proposing to continue these ads. It is from July to December and is budgeted. This is to brand Storey County as a place that benefits other counties regionally. This is for airtime, YouTube channel and other promotional channels.

Commissioner Gilman supported it and praised Sam Shad.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to sign and approve a contract from July 16 through December 31, 2024, between Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and YouTube clips, and social media outreach program for a total cost of \$100,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and local leadership. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval directing county staff and lobbyists to prepare a legislative bill addressing a local jurisdiction's

authority and ability to be noticed, comment on, participate in, negotiate terms, and to determine the outcome of Governor's Office of Economic Development (GOED) applications involving \$3.5B and \$1.0B tax abatement categories under Senate Bill 1 (2014 session), and matters involving assessor appraisals, taxation, and auditing of taxes for other State GOED tax abatement category applications, and other properly relate matters.

Mr. Osborne said County staff is preparing for the 2025 legislative session. There are a \$3.5 billion tax abatement category and a \$1.5 billion category. He said in the application process, if a company comes to Nevada and gets the abatement package, Storey County is just noticed. No consideration to account for a company's needs, not able to ascertain if what company wants is feasible. We have had Government Services Agreements to negotiate with companies to meet county needs for police, fire etc., but the company does not have to cooperate. We need money for offsetting costs in order to provide the public services the company expects. This item is to seek direction to amend some legislation to provide more stakeholder involvement. He said he wants to negotiate GSAs before the agreement is approved by the state. A draft will come before the BOC before a legislative bill is submitted.

Alex Tanchek with Silver State Government Relations said NRS authorizes the county to submit one bill draft request, due by Sept. 1. It must include intent, changes, costs, effective date and other information. Then, LCB will reach out to an authorized representative of county. By Nov. 20, the bill has to be submitted, filed and made public.

Commissioner Gilman said Storey County is in the forefront and leading change in culture in the state. With companies looking for large abatement programs, GOED is deliberating on our behalf without our/counties' input. We need to challenge the veracity of the regulatory environment and the processes as to what we accept or not accept. We should carefully vet the process and get on a level playing field with the state leadership because the current decision making process is giving us unfunded mandates that effect the county's ability to serve. He said he supports the bill draft. We are going to challenge the state at the state level.

Commissioner Mitchell said we have accepted \$1 billion more in abatements than any other county. We have successfully implemented these abatements. He wants notifications earlier in the process, such as when an abatement is filed. He also said GSAs should be mandatory. Also, Fire Districts should have a seat at the table. He is also concerned about retroactivity of abatements. And there should be more specific reporting of personal property.

Commissioner Gilman added that you can only get what you ask for. Would support getting on the page, and even if we are overreaching, better to overreach than never ask.

Commissioner Mitchell said draft should include an active role in the approval process.

Public Comment: Hugh Gallagher supported this effort. Storey County must have a say in the process, and a say, after the abatement is over, about who gets the taxes.

He said they would put a draft together and work with the Legislative Council Bureau.

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists as discussed on the record with direction given, in preparing a legislative bill addressing a local jurisdiction's authority and ability to be noticed, comment on, participate in, negotiate terms, and to determine the outcome of Governor's Office of Economic Development (GOED) applications involving \$3.5B and \$1.0B tax abatement categories under Senate Bill 1 (2014 session), and matters involving assessor appraisals, taxation, and auditing of taxes for other State GOED tax abatement category applications, and other properly relate matters.

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

27. DISCUSSION/FOR POSSIBLE ACTION: Annual presentation of Storey County Strategic Plan goals, strategies, and tactics, and possible direction to county regarding upcoming elements of the plan.

Mr. Osborne said this is the Strategic Plan approved previously, and this is the annual presentation to review status of the plan. He described the plan and the color-coding. It is expected to be updated in September.

Public Comment: None

Motion: I, Commissioner Mitchell, move to bring the Strategic Plan back for further review in the September and October timeframe. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

28. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the annual review and evaluation of the performance of Austin Osborne, County Manager for the period of July 1, 2023, through June 30, 2024. The Board may, without further notice, take administrative action against Austin Osborne, County Manager, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the Board has the right to make changes to the existing goals and objectives of the position, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the Board.

Ms. Jeannie Green, HR Consultant, said Mr. Osborne's performance evaluation is part of a form that has been used previously. At this discussion, the board may consider goals and objectives for the county manager, pay increases or other matters the board deems appropriate. The board may also make changes to the job description. She said the county manager position did receive step increases along with others in the recent past.

Commissioner Gilman called Mr. Osborne exemplary in county management and said he had done a masterful job. He is always involved with staff and planning. He seems to thrive on challenge. Commissioner Gilman said Mr. Osborne had his greatest respect and he would support merit increases.

Commissioner Mitchell said he has been very impressed with how Mr. Osborne manages the county, and he supports a merit increase. He suggested a goal to provide a way to ensure plans such as the Master Plan, and the Strategic Plan are carried out and working effectively.

Commissioner Carmona said he had worked closely with Mr. Osborne and only suggested more vacation. We have gone to war for the constituents and have been successful so far. I have no complaints on his work performance.

Public Comment: Deputy District Attorney Brown read a statement from District Attorney Anne Langer. She said she has worked with Mr. Osborne for 10.5 years and found him conscientious, dedicated, with honesty and integrity. His performance brings credit to the county. For himself, Mr. Brown said he found Mr. Osborne's work as stellar.

Mr. Osborne thanked the board and said that despite the challenges, he is grateful to be part of the County and the team. His accomplishments are because of the team, including commissioners, department heads and everyone he works with. He said they are conscientious, and it matters to them what the results are for the residents and businesses.

Public Comment: None

Motion: I, Commissioner Mitchell, move to publicly proclaim County Manager Austin Osborne excellent or distinguished in every category of evaluation, and to award a merit step increase as is customary. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Americom Technology LLC – Contractor / 5305 W. 2400 S. England Ct. ~ West Valley City, UT
- B. K7 Construction Inc. – Contractor / 5985 Home Gardens Dr. Unit D ~ Reno, NV
- C. LC Paint, Drywall & Carpentry – Contractor / 573 E. Second St. ~ Reno, NV
- D. NRD Nevada Roofing Division LLC – Contractor / 1277 W. 7th St. Ste. 9 ~ Reno, NV
- E. Outpost Coffee – General / 5 N. C St. ~ Virginia City, NV
- F. Pinyon Farm & Nursery LLC – Home Based / 2431 Grizzley Rd. ~ Reno, NV
- G. Plumbing NV LLC – Contractor / 1125 Broadview Ct. ~ Reno, NV
- H. Pulido & Sons Construction – Contractor / 2575 Muddy Rd. ~ Winnemucca, NV
- I. Rainbow Sounds USA – Out of County / 5421 Kietzke Ln. Ste 100 ~ Reno, NV
- J. Stericycle Inc. – General / 1655 Milan ~ McCarran, NV

K. Terracon Consultants Inc. – Professional / 16841 S. Ridgeview Rd. ~ Olathe, KS
L. Tesla Inc. – General / 450 Pittsburgh ~ McCarran, NV
M. Trojan Wall Products – Contractor / 2219 Grand Ave. ~ Sacramento, CA

Public Comment: None

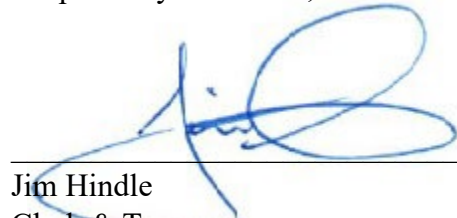
Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #29 listed as A-M. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

30. PUBLIC COMMENT (No Action): None

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

Commissioner Carmona adjourned the meeting at 2:11.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the August 6, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 1775847584

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/6/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK-TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Brian Brown

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

√ Grants Manager Sara Sturtz
√ Health & Community Services Director Stacy York
□ Human Resources Director Brandie Lopez
√ IT Director James Deane
√ Operations and Project Manager Mike Northan
√ Planning Manager Kathy Canfield
□ Public Works Director Jason Wierzbicki
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 79

In-Person: 39

Zoom: 40

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

Commission Chairman Jay Carmona called the meeting to order at 10:00 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): Virginia City resident Michelle Buckman addressed the terrible incident that kicked off Hot August Nights. VC's past is strong. She said she belongs to two re-enactment groups. I have pride in sharing the incident. Others don't know, care, or apply their own set of opinions. There are five freedoms in First Amendment. It is their right to be ignorant and insulting, but it is my right to object. It has affected me. Statements disavowing their actions are good, but we need actions.

Virginia City resident Alexia Sober, said she supported Ms. Buckman's comments. The actions of one man do not represent the entire community of Virginia City. For all of our parts, we are somehow allowing this messaging to continue and grow and their actions, maybe unintentionally, are showing condemnation for this entire community, and not for a single man and his bad choices, his inexcusable choices. I ask the county to help citizens and business owners to find the right message to share and speak with state leaders and help us repair the damage caused by this man's inexcusable actions.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the August 6, 2024, meeting.

County Manager Austin Osborne requested the board continue Item #24, rendering Item #23 moot, and also that Item #33 be moved up in the agenda to just after Item #17.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with those noted changes, to continue Item #20 to our August 20, 2024, meeting, which removes Item #23, and moving Item #33 to before Item #18. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Blend Catering – Out of County / 615 Spice Island Dr. #4 ~ Sparks, NV
- B. Cheryl Berry – Home Based / 470 E. Mill St. ~ Virginia City, NV
- C. Comstock Family Fun – Home Based / 138 S. A St. ~ Virginia City, NV
- D. Daddy's Tacos NV – Food Truck / 4840 Mill St. Ste 8 ~ Reno, NV
- E. Education Almanacs – Home Based / 138 S. A St. ~ Virginia City, NV
- F. Frydays – Food Truck / 104 Double Eagle Dr. ~ Fernley, NV
- G. ImCon – Home Based / 2230 Agate Rd. ~ Reno, NV
- H. Metcalf Builders Inc. – Contractor / 1900 S. McCarran Blvd. Ste. 270 ~ Reno, NV
- I. Redwood Materials Inc. – General / 675 Innovation Way ~ McCarran, NV
- J. Redwood Materials EPC LLC – Contractor / 675 Innovation Way ~ McCarran, NV
- K. RESA Service LLC – Out of County / 8723 Fallbrook Dr. ~ Houston, TX
- L. S & L Plumbing LLC – Contractor / 235 E. Surge St. ~ Reno, NV

M. Sierra Construction Services – Contractor / 1155 Watson Way #7 ~ Sparks, NV
N. Sierra Drywall, Inc. – Contractor / 550 Seattle Slew Ct. ~ Reno, NV
O. Sierra Gate & Control – Contractor / 1125 Mill St. ~ Gardnerville, NV
P. Silver & Sage Rental Company LLC – Home Based / 398 N. B St. ~ Virginia City, NV
Q. The Biggest Little Vape Shop – General / 440 USA Parkway Ste. 109 ~ Sparks, NV
R. Trihydro Corporation – Professional / 1252 Commerce Dr. ~ Laramie, WY
S. Western States Fire Protection – Contractor / 7020 S. Tucson Way ~ Centennial, CO

II. Approval of claims in the amount of \$5,943,832.26.

III. Approval of Tax Bill correction for Community Chest parcel 002-033-09 in the amount of \$2058.67. Community Chest is an exempt organization. They purchased this property in October of 2023. Assessor staff did not put the property into exempt status upon sale of property, therefore a tax bill generated. This tax bill needs to be deleted.

IV. Approval for Tax Bill correction for Ryan Magera parcel 003-522-22 due to late filing of personal exemption. Tax bill correction is a reduction of \$595.24.

V. Approval of Tax Bill correction for Lancer and Lisa Maciel parcel 1-255-03 due to incorrect input of Personal Exemptions. Assessor staff input the full exemption for Lisa on the parcel instead of the split amount she asked for. This tax bill increased in amount by \$631.92.

Public Comment: None

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

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

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

Sheriff's Office

- Sheriff Mike Cullen said National Night Out is tonight in Lockwood and next Tuesday is the Sheriff's Night Out in Virginia City.

Operations and Projects

- Operations and Projects Manager Mike Northan said 800 South C St. parking lot paving is complete and installation of lighting is under way. Next will be a striping plan for the parking lot.
- There was a town hall meeting in Lockwood to introduce the contractors on the new Community Center to the public, and discuss traffic, student traffic, site fencing and more.

Planning Department

- Planning Manager Kathy Canfield said the department has received surprise recognition from FEMA for participating in flood programs.

VCTC

- Tourism Director Todd Tuttle said the normal Mix and Mingle will not be held at Piper's Opera House next Tuesday in support of the Sheriff's Night Out in Virginia City.
- In regard to the Hot August Nights incident, we are trying to organize a merchants roundtable to put an action plan together to address the issue.
- The VCTC board meeting will be at 10 a.m. August 8 in the Courthouse.
- A lot of media is in town, and his office is open and available.
- Many bus tour groups are coming in over the next few weeks.
- Hot August Nights brought more than 300 cars on Friday and nearly 400 on Saturday.
- August 23-24 is the Motorcycle Roundup, bulls and all, along with a dance at Piper's Opera House.
- Virginia City will have an Art Walk on August 24-25.
- Camel Races are Sept. 6-8, with most Saturday and Sunday shows sold out. Friday is locals nights with \$10 tickets at the Visitor's Center. The Camel Hump will be at noon Saturday. And there will be shuttles to and from the Fairgrounds.

Assessor's Office

- Assessor Jana Seddon said there were a lot of corrections due to property tax cap applications and asked the public for patience. She said the first installment of taxes must be made on time or the taxpayer will be hit with late fees.

IT Department

- IT Director James Deane said the fiber project with Senior Center, Community Chest building, park gazebo and swimming pool was completed.

Community Development

- Director Pete Renaud said the department is self-sufficient with planning documents and no longer need third-party assistance. He credited staff with spearheading the project and writing policy. He said everything can be scanned and it will be faster.

County Manager's Office

- County Manager Austin Osborne said the next town hall on the Master Plan is this Thursday at 4:30 p.m. in the Virginia City Highlands. He said the last town hall in Mark Twain had a good turn-out.

Clerk/Treasurer's Office

- Clerk/Treasurer Jim Hindle said the Office is going live with the new voter registration management system. There will be another mock election, and he invited the

commissioners to participate. The Office's interaction with the Secretary of State's Office and contractors to test and prepare the new system for the November election is ongoing.

- A jury trial in the District Court is scheduled for this month and the Office is using a new jury management system to inform and schedule residents for jury duty.
- Tax payments are due August 19th. That will make it busy in the office as it coincides with a jury trial; and election system prep. Residents impacted by the tax-cap corrections should pay the first installment, as emphasized earlier by the Assessor, and the other three installments will be adjusted per the tax-cap corrections.

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

- Commission Chairman Jay Carmona noted the passing of Charlotte Halterman of Lockwood and William Emerest of the Virginia City Highlands.
- Commissioner Carmona also said the county was aware of the racial comments in the Hot August Nights incident, and that those involved are not staff, volunteers or associated with Storey County government in any way. The comments are abhorrent and not reflective of our community. Virginia City was built by people of all races, ethnicities and background. We are supportive of the sheriff's investigation.

9. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF HEALTH

10. PUBLIC COMMENT (No Action):

11. DISCUSSION ONLY: Presentation by Stacy York about the nature and purpose of the Board of Health including, but not limited to, a description of the members of the board, a history of the Storey County Board of Health, and the vision for the future activity of the Storey County Board of Health

Director of Health and Community Services Stacy York said the Board of Health is governed by NRS 439, for the prevention and control of diseases, with the board made up of the County Commission Chairman, Health Director Dr. Scott Shepherd and the sheriff. Dr. Shepherd was elected Board Chair at their organizing meeting.

Public Comment: None

12. DISCUSSION ONLY: Quad-County Public Health Preparedness Update. This item will include an update for the hospital sector status for the State of Nevada, an overview of recent extreme heat watches and warnings, hospital workforce information, medical cost growth, an update on CrowdStrike, and other health-related information.

Ms. York gave a PowerPoint presentation on the history and purpose of the Board of Health.

Storey County participates in the Quad County Public Health group with Douglas and Lyon counties and Carson City, which puts out weekly updates. Issue examples the board covers

are incident planning for events like extreme heat, a decrease in the health care workforce and a shortage of culture vials.

Public Comment: None

Dr. Shepherd introduced himself as an emergency physician at Renown Medical Center, the health officer for the Storey County Fire District, and an Air Force veteran, currently serving as disaster manager for the West Coast.

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

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-741 designating Derek Dreiling as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances regarding abatement of nuisances, and other properly related matters.

County Manager Austin Osborne said in an earlier meeting Storey County Code 8.01 was updated by this board addressing nuisances and related matters. A nuisance is defined as dangerous buildings, debris, rubbish refuse, litter, garbage, abandoned or junk vehicles or junk appliances, weeds and noxious plant growth. It is not focused on construction. When there is a complaint an authorized inspector will address the issue, and when a decision is made, the property owner can appeal the decision to court pro tem to hear the case at a fee of \$100 per hour. He recommends Derek Dreiling be appointed.

Public Comment: None

Mr. Osborne read the title.

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-741 designating Derek Dreiling as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-742 designating John Springgate as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances regarding abatement of nuisances, and other properly related matters.

County Manager Austin Osborne said in an earlier meeting Storey County Code 8.01 was updated by this board addressing nuisances and related matters. A nuisance is defined as

dangerous buildings, debris, rubbish refuse, litter, garbage, abandoned or junk vehicles or junk appliances, weeds and noxious plant growth. It is not focused on construction. When there is a complaint an authorized inspector will address the issue, and when a decision is made, the property owner can appeal the decision to court pro tem to hear the case at a fee of \$100 per hour. He recommends John Springgate be appointed.

Public Comment: None

Mr. Osborne read the title.

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-742 designating John Springgate as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to approve Resolution 24-743 to lease a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC, for a monthly rental of \$1,500.00 per month until July 31, 2026.

Deputy District Attorney Brian Brown said this matter was heard at the last meeting at a public hearing. The commission voted to direct staff to direct a resolution to lease property at less than fair market value. this was as directed by the commission to lease at \$1,500 total per month.

Commissioner Mitchell said he does not agree, though he will make the motion but will vote against it.

Public Comment: Alexia Sober said ask the chair about helping a for-profit business and said the commission should ask for public comment one more time.

Mr. Brown, prior to the execution of the resolution, Divide Fitness is an INC, not LLC. There will be a modification to the lease before execution.

Commissioner Carmona said there was a two-hour discussion at the previous public hearing, but Commissioner Mitchell said the motion considered now was different.

Motion: I, Commissioner Mitchell, move to approve Resolution 24-743 to lease a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC, for a monthly rental of \$1,500.00 per month until July 31, 2026. **Seconded by:** Lance Gilman. **Vote:** Motion passes with 2 for and 1 against.

- 17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve the lease for a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC for a monthly rental of \$1,500.00 per month until July 31, 2026.

Mr. Brown said that in following up with the resolution, this is the lease agreement.

Commissioner Mitchell asked about any changes and Mr. Brown said he is unaware of any changes.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the lease for a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC for a monthly rental of \$1,500.00 per month until July 31, 2026. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 33. DISCUSSION/FOR POSSIBLE ACTION:** Consideration for approval of a release of liability presented by the State of Nevada to Storey County in order to be able to participate in the national Kroger Settlement Agreement dated March 22, 2024.

Mark Krueger, State Deputy Attorney General for Consumer Protection, said that everyone who was party to the agreement will receive funds. The agreement stipulates that those who signed the agreement agrees to give up claims against Kroger. The Department of Health and Human Services is creating a dashboard so everyone can go online and see which counties have received funds and the amount. It will also show what the funds are used for; they are restricted to programs and services to fight addiction. Storey County agreed to participate in March 2024.

County Manager Austin Osborne said future items can be expedited by him to the commission.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve release of liability presented by the State of Nevada to Storey County in order to be able to participate in the national Kroger Settlement Agreement dated March 22, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 18. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval, licensing board second reading, General Business License-Pope Technologies LLC, 5661 S. Cameron Road, Las Vegas, NV 89118.

Deputy Frank Valdez said after conducting background investigation, he found their business license in good standing and found no negative information.

In response to a question from Commissioner Mitchell, Deputy Valdez said the company had no physical location in the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading, General Business License for Pope Technologies LLC, 5661 S. Cameron Road, Las Vegas, NV 89118.

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

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to direct staff to proceed with the steps necessary to create a Commercial Property Assessed Clean Energy (CPACE) Program in Storey County.

Business Development Director Lara Mather CPACE financing is secured by an assessment lien on real property in which the assessment is senior to all other liens and all other lenders must consent to a subordinate position before final approval. The lien shall run with title and not be extinguished by the sale of any property. CPACE offers a financing amount used to improve existing structures and a new structure up to 25 percent of value of property. Repayment is secured by the assessment and assessment lien.

Commissioner Gilman asked what staff's position was, and Ms. Mather replied it was fairly neutral. She said there are concerns if companies are aware of the long-term loan. She said most commercial loans are 5-8 years, where the CSPACE loan could last up to 25 years. She said the applicant must realize that will extend the amount that will be paid.

Commissioner Mitchell asked if senior status is in conflict with other lenders. Ms. Mather said other lenders would have to agree to that, and most don't. She said she spoke to businesses in Colorado, Nevada and Oregon, and many could not qualify because senior lenders did not agree. Commissioner Mitchell also asked if it was used for nonprofits, and Ms. Mather said she didn't have information on that. She said CPACE did not have a lot of applicants. Commissioner Mitchell asked if other jurisdictions in Nevada had passed this, and Ms. Mather said John Martini of Sparks said his city has had it for more than a year and has not had an applicant.

Public Comment: Randy Soule with New Rise Renewables said his company was a candidate for this type of loan and brought it to Storey County. He said lead lenders are banks such as Greater Nevada Credit Union and are backed by the federal government. This will be very demanding, especially in solar fields, but we think it is a loan program we can benefit from.

Brian McCarter, CEO of Sustainable Real Estate Solutions said that nine jurisdictions have approved this plan, and there have been five applicants, with a value of \$40 million. He said he has had 3-4 inquiries to date about Storey County adopting this. It provides a means for developers who would otherwise have to raise equity. It will benefit county by attracting

development to county. He said all of the nine jurisdictions have engaged a third-party administrator, which limits county involvement. The County would facilitate the assessment interest.

Michael Yaki, Senior Vice President of Petros Pace Finance, worked with Sen. Chris Brooks on drafting legislation, which was adopted in Washoe County, for projects in Storey. He said this legislation is done to minimize the burden on local governments. Mr. Yaki said this is a financial transaction that can be complicated. The county can enact and administer it. He said there is interest in the Storey County in industrial park area.

County Manager Austin Osborne said that Ms. Mather had put in a lot of research looking at the cost vs. benefit of the program. The research is neutral as we don't have people, so there will be a cost to the county. He suggested staff outline the cons as well as the pros.

Commissioner Mitchell asked if the board approves the recommended motion, does that create the program, or would there need to be another resolution designating the area where these developments could be? Commissioner Gilman said he was concerned about contingent liability. Commissioner Mitchell suggested delaying for two weeks to go over this with the District Attorney's Office.

Commissioner Carmona said if this is approved, a circle will be drawn around a piece of land and it will be encumbered permanently. Ms. Mather said, she didn't know, and that if the county did implement this program, it could also be used for commercial/residential.

Mr. Osborne said it should be allowed county-wide, if approved. He asked if there was a district that applies, and Ms. Mather said the second resolution would create that jurisdiction. She said it can't be restricted to the company; it has to be a jurisdiction.

Mr. Osborne said Storey County has abated programs, and asked how that would interact with CPACE properties. Ms. Mather said CPACE is tied to property, but the abatements were tied to the company.

Commissioner Gilman said he didn't know enough to put forth questions. Commissioner Mitchell said he wanted a motion to continue, to dig a bit deeper.

Motion: I, Commissioner Mitchell, move to continue this item to our Aug. 20 meeting here at the courthouse and on Zoom. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and Possible Approval of Grant of Easement File No. 2024-041 to NV Energy for communication and electric facilities within the L Street Right-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence.

Planning Manager Kathy Canfield said this is an easement request for NVEnergy, located south of Washington St. and is to facilitate construction on an adjacent property.

Public Comment: None

Motion : In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve a Grant of Easement (2024-041) to NV Energy for communication and electric facilities within the L Street Right-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible authorization for the County Manager to sign and approve the DOWL 2024-25 Contract for County GIS services in the amount of \$78,000. This amount is divided and budgeted for 10 different task items. \$37,200 of this budget is attributed to the Assessor Office for mapping, and monthly GIS updates.

Assessor Jana Seddon said this is formerly Farr West Engineering, now DOWL, and this will be used by eight different departments. All items are divided among departments that use GIS, with the majority in the Assessor's Office. This has been budgeted.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the contract with DOWL for a total of \$78,000 as outlined in the agenda. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible authorization for the County Manager to sign and approve the Addendum to the Pictometry International Contract signed 3/24/24 in the amount of \$9,585 to be paid out of the Assessor Tech Fund for Future View training.

Ms. Seddon said this this is an addendum to a contract signed in March, and it is to allow department heads and elected officials to training so they can successfully interact with officials in other counties. This would occur in 2025.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve authorization for the County Manager to sign and approve the Addendum to the Pictometry International Contract signed 3/24/24 in the amount of \$9,585 to be paid out of the Assessor Tech Fund for Future View training. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

23. (rendered moot by the earlier continuance of Item #24) RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

24. DISCUSSION/FOR POSSIBLE ACTION: To approve guidelines for Revisions and As-Built construction submittals outlining the process and associated fees.

This item was continued to the August 20, 2024, meeting.

25. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

26. DISCUSSION ONLY: Report of Public Works Department regarding roads and highways throughout Storey County.

Operations and Projects Manager Mike Northan said that the top layer of paving of Lousetown Road has begun; and that, the County is just starting the design phase of the Road Rehab Plan with DOWL.

Public Comment: None

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

28. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Edward Lee Feriance, Champagne & Chocolate located at 5 North C Street, Virginia City, NV 89440.

Deputy Frank Valdez said after an intensive investigation on Edward Lee Feriance, he found all input to be positive. No financial, legal or criminal issues were found. Mr. Feriance operates four businesses in good standing and has a liquor license in Washoe County in good standing.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First reading for the On-Sale Liquor License. Applicant is Edward Lee Feriance, Champagne & Chocolate located at 5 North C Street, Virginia City, NV 89440. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

30. DISCUSSION/FOR POSSIBLE ACTION: To accept a proposal for the completion of an environmental report to comply with USDA requirements for the Fire Station 71 project from DOWL and to authorize the County Manager to sign the DOWL task order in an amount not to exceed \$31,132.50.

Operations and Project Manager Mike Northan said at the deadline on July 10, Storey County received three proposals to produce an environmental report compliant with USDA requirements. Of the three proposals, one was deemed to be non-responsive as it did not contain any mention of the archeological requirements. Another was similar in that there was no demonstration of NEPA compliance experience. The remaining proposal was responsive, included discussion of all required areas of the USDA Environmental Report, demonstrated experience with each of these areas, and expressed an ability to start work immediately. The submitting firm also has a track record of successful projects with the county. With a tight deadline from USDA for this environmental report to obligate the funds for this project, staff placed some emphasis on the ability to start immediately and ability to complete the report within a very short timeframe. Due to the above factors, staff recommends acceptance of the proposal from DOWL for the completion of the Environmental Report in the amount of \$31,132.50. Authorization of this contract at the August 6 meeting and a four-week work period will mean a completion date of September 6 at the earliest.

Public Comment: None

Motion: In accordance with staff recommendations, I, Commissioner Mitchell, move to accept and approve the proposal for the completion of the environmental report for the Fire Station 71 project from DOWL and to authorize the County Manager to sign the DOWL task order in an amount not to exceed \$31,132.50. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

31. DISCUSSION/FOR POSSIBLE ACTION: Possible approval of amendment 1 to DOWL task order 62 to provide construction phase support for the Fairgrounds Improvement Project to include construction surveying, staking and observation, project closeout, parcel consolidation survey and map, as-built record drawings, contractor coordination and meetings, and general administration of the contract for construction. This amendment also includes bid support services which were in the original task order but moved to the current fiscal year. The task order amendment proposes the listed services for a total amount not to exceed \$139,000.00.

Mr. Northan said this complements the original task order, by providing construction management services, ensures oversight and that they are at 100 percent on plan. He said the project will go to bid very shortly. This Task Order is for the design phase of the Virginia City Fairgrounds Upgrade Project. DOWL completed the preliminary architectural and

environmental reports. The cost of \$180,000 is in line with the typical percentage of 18- 20% of the total project for design services. The 2024 estimated project total is \$993,000

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve amendment 1 to DOWL task order 62 to provide the enumerated services for the Fairgrounds Improvements Project for an amount not to exceed \$139,000.00. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

32. DISCUSSION/FOR POSSIBLE ACTION: Possible approval of proposal from Paul Cavin Architect, LLC for a site evaluation and project feasibility report for the Virginia City Highlands Community Center in an amount not to exceed \$24,000.00, and to authorize the County Manager to enter into an agreement with Paul Cavin Architect LLC for these services.

Mr. Northan said this is the beginning of Phase 2. This is a proposed use of the metal building, and an investigation into its existing condition and attempt to provide a comprehensive design.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the proposal from Paul Cavin Architect, LLC for a s site evaluation and project feasibility report for the Virginia City Highlands Community Center in an amount not to exceed \$24,000.00 and to authorize the County Manager to enter in to an agreement with Paul Cavin Architect LLC, for these services. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

34. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval authorizing the County Manager to approve and sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs during the 2024 interim legislative period and 2025 general legislative session in the amount of \$4,000 per month.

County Manager Austin Osborne said this is a 12-month contract with Foley Public Affairs to continue lobbying and related government services. Contract expired at the end of the last fiscal year. All contracted and employed lobbyists will coordinate as a team to address issues in the Interim session as well as the next Legislative session. Issues include abatements, water and land use and Justice Court reform.

Helen Foley said it is great to work with Storey County. She likes the approach, and we work cooperatively with other lobbyists, and we work together to protect Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs during the 2024 interim legislative period and 2025 general legislative session in the amount of \$4,000 per month. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

35. DISCUSSION/FOR POSSIBLE ACTION: Review draft, conduct workshop, and consider possible approval directing county staff and lobbyists to submit to the Nevada Legislative Counsel Bureau a draft legislative bill addressing a local jurisdiction's authority and ability to be noticed, comment on, participate in, negotiate terms of, and to determine the outcome of Governor's Office of Economic Development (GOED) applications involving \$3.5B and \$1.0B tax abatement categories under Senate Bill 1 (2014 session), and matters involving assessor appraisals, taxation, and auditing of taxes for other State GOED tax abatement category applications, and other properly relate matters.

Mr. Osborne said County staff seek to amend NRS that are applicable to abatements. This draft will enable local jurisdictions to be treated as stakeholders in the process in which abatements are decided. It means small jurisdictions can comment and be involved at GOED board level and can negotiate a Government Services Agreement, that is mandatory, not discretionary. If a small county can't handle the needs of a company, it should be at the table. When applications are approved, it is not retroactive, causing difficulties for local counties. The proposal creates a balance between economic development and local responses.

Will Adler with Silver State Government Relations said had success in last session. One opportunity to change that and compiled that bill draft request. It will be submitted to LCB and they will submit a draft back. We will bring it back to you and redraft or resubmit in February 2025.

Commissioner Gilman said this is timely and important, and that having a seat at the table is critical.

Commissioner Mitchell asked about notification, and said first layer is we should be notified on receipt of application and 15 days out full disclosure and third is requesting participating. from a strategic perspective? He asked if resistance was anticipated. Mr. Adler said you can't anticipate resistance prior to introduction. With the things we know now, once we introduce this, other counties will support us. There is notification in other areas with the state; this should be much the same. there is notification in other areas with the state. this should be much the same.

Commissioner Mitchell asked if a recipient is disqualified, what is their liability on repayment on some of the benefits they have received.

Mr. Osborne said we purposefully put language in for a company that has 10-year abatement, does county have ability to influence it or recover that for infrastructure. The language does address that.

Mr. Adler said he tried to incorporate some of that language. The county has to come to the table with infrastructure, the risk is out there.

Commissioner Mitchell asked about state loan caps. Mr. Osborne said that warrants further research, when you start getting into bonds. We are keeping it narrowly focused on being a stakeholder.

Commissioner Mitchell asked if approvals could be locked down to a specific date, and should that be in the BDR?

Will Adler said there was language in there that says all abatement approval, no language about retroactivity. We will work with LCB on that.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to submit to the Nevada Legislative Counsel Bureau (LCB) a draft legislative bill addressing the matters described at this meeting including the items brought forth and directed hereby at this public workshop. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

- A. Applied Staffing Solutions LLC – Out of County / 449 S. Virginia St. 4th Fl. ~ Reno, NV
- B. Cheryl's Country Cottage – Home Based / 2300 Enterprise Rd. ~ Reno, NV
- C. Delta Dirtwork – Contractor / 1300 Starview Cir. ~ Reno, NV
- D. Goettl – Contractor / 5330 S. Durango Ste 100 ~ Las Vegas, NV
- E. Jaxan Electric – Contractor / 6041 McLeod Dr. ~ Las Vegas, NV
- F. Lacy J Dalton Productions LLC – Home Based / 820 Cartwright Rd. ~ Reno, NV
- G. Lake Tahoe Overlanding – Home Based / 300 Eagle View Trl. ~ Dayton, NV
- H. Lost in Time Ranch Art – Home Based / 2380 Wildrose Rd. ~ Reno, NV
- I. Nextek Construction Inc. - Contractor / 890 Patriot Blvd. Ste. E ~ Reno, NV
- J. Pavement Recycling Systems Inc. – Contractor / 10240 San Sevaire Way ~ Jurupa Valley, CA
- K. SGS Silver State Analytical Laboratories Inc. – Out of County / 3626 E. Sunset Rd. Ste. 100 ~ Las Vegas, NV
- L. Simpson Gumpertz & Heger Inc. – Professional / 480 Totten Pond Rd. ~ Waltham, MA
- M. Site Services of Nevada LLC – Out of County / 100 Sunshine Ln. ~ Reno, NV
- N. Sun Mountain Hideaway – Home Based / 81 S. B St. ~ Virginia City, NV
- O. Tesla Inc. – General / 2777 USA Parkway Ste. 101 ~ McCarran, NV

- P. The Kitchen Sink Bakery & Rotisserie - General / 32 N. C St. ~ Virginia City, NV
- Q. TVC – Out of County / 150 Brantingham Ct. ~ Dayton, NV
- R. West Springs Heating & Air Conditioning LLC – Contractor / 565 Valle Verde Dr. ~ Sparks, NV
- S. WTR Electric Inc. – Contractor / 1655 C St. ~ Sparks, NV 37.

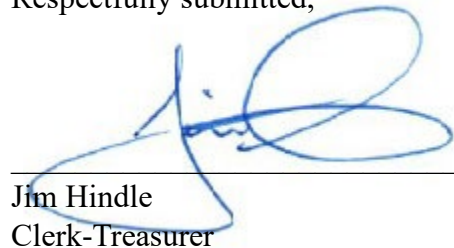
Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #36 listed as A-S. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

37. PUBLIC COMMENT (No Action): Hugh Gallagher said Commissioner Mitchell's “no” vote on Agenda Item #16 demonstrates his disconnect with stakeholders of county, especially in District 1. It was an attempt to discontinue the business. He asked why there was no resolution in 2009. He said there was no discussion in opposition at the workshop so there would not likely be any today.

38. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA
Commissioner Carmona adjourned the meeting at 12:07 pm.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the August 20, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/20/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

✓ Commission Chairman Jay Carmona, ✓ Commission Vice-Chair Clay Mitchell,
✓ Commissioner Lance Gilman, □ District Attorney Anne Langer, ✓ Clerk & Treasurer Jim Hindle,
✓ County Manager Austin Osborne, ✓ Deputy District Attorney Brian Brown

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

✓ Grants Manager Sara Sturtz
✓ Health & Community Services Director Stacy York
✓ Human Resources Director Brandie Lopez
✓ IT Director James Deane
□ Operations and Project Manager Mike Northan
✓ Planning Manager Kathy Canfield
□ Public Works Director Jason Wierzbicki
✓ Tourism Director Todd Tuttle
Other:

Total Attendance: 80

In-Person: 30

Zoom: 50

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

Commission Chairman Jay Carmona called the meeting to order at 10:00 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): Jeanette Metz, owner of Smash My Trash, a compacting service that has been operating since 2021, said her company helps people to save money on trash disposal. She said the language added in the Solid Waste Management Agreement that limits waste compaction will harm their business. She said it is Storey County's responsibility to change the language or grandfather-in her company.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the August 20, 2024, meeting.

Public Comment: None

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

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the May 7th, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our May 7, 2024, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the May 21st, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our May 21, 2024, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

8. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. AK Rebar Services LLC – Contractor / 4140 Novato Ct. ~ Reno, NV
- B. CFA, A Bowman Company – Professional / 12355 Sunrise Valley Dr. Ste. 520 ~ Reston, VA
- C. CMB407 Cleaning Services, LLC – Out of County / 2880 Kietzke Ln. Trlr. #23 ~ Reno, NV
- D. Coventry Administrator, LLC - Out of County / 1001 Gayley Ave. # 24330 ~ Los Angeles, CA
- E. CRP IV USA Parkway NV, LLC – Out of County / 1300 Dove St. Ste 200 ~ Newport Beach, CA
- F. Maxwell Mechanical LLC – Contractor / 8050 W. 4th St. ~ Reno, NV
- G. Powerhouse Construction Inc. – Contractor / 5250 Coggins Rd. ~ Reno, NV
- H. Talent Framework – Out of County / 5596 Longley Ln. ~ Reno, NV 89511

II. Approval of claims in the amount of \$9,190,466.99.

Public Comment: None

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

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

9. DISCUSSION ONLY: Congressman Mark Amodei to provide and discuss with the board updates regarding Congress and other public issues.

U.S. Rep. Mark Amodei reported on community and project funding, and that Storey County received \$2.5 million this fiscal year.

This year \$1 million is expected to be approved for the Divide Water Line Replacement Program.

On the Post Office, Rep. Amodei said the distribution center debacle of moving it from Reno to Sacramento, which would require local Northern Nevada Mail to be shipped to Sacramento and then back to Nevada, is still in the works, but there will be no changes for the rest of this year. He said as chairman of the subcommittee on Appropriations, he called on the Controller General to audit the whole plan. The audit will be done in three months. He said the Controller General asked for a letter requesting and audit of the entire plan. He said that fight is far from over as long as he has the responsibility of representing this district, this is a fight to the death thing. He also said since Nevada is a mail-in state for the elections, who has control of those ballots when they are in California and in transit? He said this is not a way for the USPS to save money.

On lands bills, Rep. Amodei said the Northern Nevada Economic Development package creates TRIC-2, near Fernley, east of the existing development. This will come out of the Natural Resources Committee. He said there are two lands bills, one for Clark County and one for Washoe County. He said it would be a challenge to pass the Washoe bill.

Rep. Amodei said that as of April, he has been Chair of the subcommittee for Homeland Security, which covers FEMA, the Border Patrol, ICE and the Coast Guard, so he can have a direct impact on how things go on the border. He would also impact cybersecurity, which allowed assistance to MGM, when a hacker tried to hold the company hostage.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-748 recognizing and commending a Storey County employee who has served 10 years of service to the county.

HR Director Brandie Lopez said the proposed resolution recognizes and commends Brooke Beaumont, a Storey County employee who has served 10 years of service to Storey County. Ms. Lopez read resolution, a plaque was presented, and photos were taken.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-748 recognizing and commending a Storey County employee who has served 10 years of service to the county, namely Brooke Beaumont. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Sheriff's Office

- Sheriff Mike Cullen thanked Stacy York and Brooke Beaumont for help with recent events.
- The Office recently filled 6 six open positions.
- There will be an Off-Road Summit at Piper's Opera House on Sept. 3-5. It is open to the public.

Fire District

- Fire Chief Jeremy Loncar said seven staffers will go to Susanville, CA, to participate in a joint effort to teach people how to use child safety seats.
- There is firefighter testing going on for 3 positions.
- A factory inspection is ongoing of a Type 6 brush truck, a pickup model, which is good for our terrain.
- The District will be getting a side-by-side stationed in the Virginia City Highlands.
- The district also has a cooperative agreement with the Red Cross to provide smoke detectors to the public.

Public Works

- County Manager Austin Osborne, speaking for Public Works Director Jason Wierzbicki, said that a staffer is on the way to Elko to pick up a new vehicle.
- Lousetown Road repair is coming to an end; the completion of shoulder work is going on now.
- In the next few weeks there will be slurry seals on streets in Virginia City.
- The Road Rehab CIP is in phases with DOWL Engineering.
- The Lead Siphon Replacement Project is on hold as waiting on BLM, from whom no movement is being seen,....

Business Development Office

- Director Lara Mather said that on federal appropriations grants, the Divide Water main and Mobile Command Center requests have moved forward, but the Piper's Opera House

wall repair may not make it. They are still monitoring the Lockwood Community Center application.

Emergency Management

- Director Adam Wilson introduced Tristian Wadsworth as new member of the department.
- His department has completed a program with the school district on emergency training.
- Next Tuesday there will be a meeting for the hazard mitigation plan. They had good feedback from the public and will get the final draft in October.
- He met with emergency managers from Kansas on dealing with lithium battery hazards.
- Sept. is national preparedness month.

VCTC

- Tourism Director Todd Tuttle said the Motorcycle Roundup will begin on Friday with a dance and party at Piper's Opera House. The rodeo is at 10 a.m. Saturday.
- The Labor Day Parade will be at noon Monday and we will have viewing areas.
- Camel Races have tickets available for \$10 for Friday only, with Saturday sold out and Sunday nearly sold out. The Camel Hump will be at noon Saturday. Get tickets for Friday at the Visitor's Center.

Comptroller's Office

- Comptroller Jennifer McCain said the audit is in full swing.

Assessor's Office

- Assessor Jana Seddon said the physical office would be closed Sept. 9-13 for new carpet installation. Staff will be working in different areas, but if the public needs to see someone, the best way to contact staff is via email, or check at the Commissioner's Office.
- If corrections on personal exemptions are not received by the end of September, call the office.

Recorder's Office

- Dru McPherson said an update now allows all public and recorded documents from 1859 to the present, to be available online

-

IT

- Director James Deane said he was working with Stacy York to get the Mark Twain Community Center wired, along with three camera projects for the sheriff's locations at the jail and Lockwood.

Community Development

- Pete Renaud said the permitting process, plans and submittals are going great. No problems. Staff in training for a system that ties permits to inspections.

Health and Community Services

- Director Stacy York thanked the Commissioners for National Night Out and Sheriff's Night Out.
- There will be flu shot clinics coming up in all communities. Call the senior center at 775-847-0957 for times, dates and locations.

County Manager's Office

- County Manager Austin Osborne said there will be a town hall meeting on the Master Plan at 5:30 p.m. Thursday.

Community Chest

- Director Erik Schoen said his organization identified the top priorities they have for the county, which are affordable housing, early childhood programs and food insecurity.

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

- Commission Chairman Jay Carmona mentioned the passing of Carlos Ordaz of Virginia City, Mark Twain residents Keith Hartman and Gregory Bochat, Charlotte Halterman in Lockwood, and Jim Stewart, of the Virginia City Highlands.

13. DISCUSSION ONLY: Presentation by Bill Teel-LVMPD Captain (Ret.) with GROWLER Consulting about the Storey County Jail MOUD & Community Continuation of Care Model Development.

Mr. Teel said he works with the state department of Health and Human Services, and is currently working with the Storey County Sheriff's Office on jail issues. MOUD is Medications for Opioid Use Disorder, and the purpose is, for those who have started a program in the community, to ensure they continue in the jail. There must be risk needs assessment on all county jails to mitigate risk and provide services. He said Community and Health Services Director Stacy York, Sheriff Cullen, Community Chest Director Erik Schoen and state representatives are involved. The program uses a model to identify gaps and needs. This is a state-funded program with no cost to the County, though there may be costs to implement Medicaid and Medicaid-assisted treatment.

Public Comment: None

14. DISCUSSION ONLY: Presentation by David Smith of the U.S. Geological Survey (USGS). An update on the Highlands Groundwater Investigation (15 minutes). Topics will include status of the current monitoring network, water-level changes observed in from 2023 to 2024, how to access data, planned project tasks, update on the study report, and general question and answer session. County staff has and will continue to collaborate with the USGS and other federal, state, and/or local agencies, as well as residents and stakeholders of the Highlands and recommendations from the board and planning commission to develop

recommendations based on findings, and to prepare to report findings upon conclusion of the study. Public questions and comments are encouraged. The Planning Department may be reached at 775.847.1144 or planning@storeycounty.org with question.

David Smith of USGS gave a presentation from 2023-2024. He said in 2017, we had two monitoring wells in highlands and saw declines. In Oct. 2018 we added more wells. seeing trends. This is an ongoing project, and we extended monitoring in 2023.

He said in 2023 there were big precipitation years, so we have report that will be published this year analyzing data collected.

In July 2023 we were monitoring 63 wells. There were clusters of wells with issues, mostly in the one-acres. Of 730 wells, 16 percent were replaced or deepened, potentially indicating water level decline or earthquakes causing cave-ins.

Commissioner Mitchell asked that after significant precipitation in 2018 and 2024, does that indicate a cycle. Mr. Smith said it did, and when the study is complete, we will be able to better forecast when recharge occurs. Commissioner Mitchell noted that 60 residents were receiving water delivered, which could also be due to poor water quality. Mr. Smith said very few individuals that have come forward had wells where water is being delivered. He said that if a well is going dry, residents should reach out to him.

Public Comment: None

15. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval for the Assessor's Office to review and apply corrections to the American Battery CM000528 2023-24 tax bill in the amount of \$156,784.01 due to the company's non-reporting of personal property declaration.

Assessor Jana Seddon said state reporting of personal property is sent to all companies. For new companies, which have purchased older companies, staff doesn't don't know what is going on. American Battery took over Auqametals and their equipment. Our Office sent out letters, got some contact but nothing happened. Per NRS we add an estimate of an assessment. American Battery still did not reach out. If a company has any taxes owing, they can't renew their business license. Then we get a call. They asked for the correction, since the previous estimate with Aquametals. They missed every deadline. We do strive to make every effort to help new business, so we support approval of this tax bill.

Commissioner Mitchell said taxable values are not the tax bill and asked if the company representatives have an understanding of how it works. She said she is working with Business Development Officer Lara Mather to improve communications with businesses on the requirements for personal property tax.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve the Assessor's Office to review and apply corrections to the American Battery CM000528 2023-24 tax bill in the amount of \$156,784.01 due to the company's non-reporting of personal property declaration. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of Assessor's removal of tax bill for International Paper Molded Fiber LLC CM000476 in the amount of \$52,571.65 due to double billing.

Jana Seddon said International Paper Molded Fiber LLC purchased Berkeley MF LLC. Berkeley had filed as did International Paper Molded Fiber LLC, but did not inform the Assessor's Office about the purchase, which led to double billing.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve the Assessor's removal of tax bill for International Paper Molded Fiber LLC CM000476 in the amount of \$52,571.65 due to double billing. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

18. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration to approve Storey County Fire Protection District's Revisions/As-Built submittal guidelines outlining the process and associated fees for submitted construction plan revisions and as-built construction submittals.

Chief Jeremy Loncar said this is some transparency and housekeeping. We wanted to find a way better than what we were currently doing. We already adopted a fee structure. This does not add additional fees. This was a collaborative effort with building department to get submittals from companies. The Fire District does not have an established procedure to process building plan revisions and as-builts. This guideline provides the necessary guidance to ensure both revisions and as-builts are processed and billed appropriately and in a timely manner. This guideline closely follows current practices conducted within Storey County Community Development and implements rates currently established and previously approved by the board.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to move to approve the Revision / As-built Submittal Guidelines for implementation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

20. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to appoint Stacy York to the Storey County School District's Emergency Operations Plan Development Committee as a county representative.

Community and Health Services Director Stacy York said Kim Hames requested she be appointed to this committee. asked she be appointed to this. The Storey County School District is required to have an Emergency Operations Plan Development Committee per NRS 388.241. That NRS also requires the committee to have at least one representative of the county or district Board of Health in which the school district is located, designate by the county or district Board of Health. The school district is requesting the appointment of Stacy York to this committee.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the appointment of Stacy York to serve on the Storey County School District's Emergency Operations Plan Development Committee as a county representative. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to direct staff to proceed with the steps necessary to create a Commercial Property Assessed Clean Energy (CPACE) Program in Storey County.

Business Development Officer Lara Mather said the CPACE Financing program was available to commercial business and commercial residential development for clean energy projects. Legislation must be passed by the state, and Nevada passed the program through NRS 271 in 2017. She described the program as one in which private financing was provided by placing a lien on the property, and the loan assumes senior status above other loans. Any other lender can reject the proposed financing and refuse to be subordinate to the CPACE loan. So far, Reno, Sparks, Washoe County, Pershing County, Las Vegas, North Las Vegas, and Henderson have approved CPACE projects. Repayment of the loan is secured by the lien and it stays with the property and not the business, so if the business is sold, the loan is paid off or the new owner assumes the loan. The County could hire a third party to administer CPACE loans.

Commissioner Gilman said he was opposed to moving forward with this but will follow the other board members' approach.

Commissioner Mitchell asked if the county was involved in the collection of payments, and Ms. Mather said it would not be.

Commissioner Mitchell said the program would attract new businesses, but he could go either way with approval. Commissioner Mitchell pointed out that a buyer could assume the loan.

Commissioner Carmona asked where the County falls on the list of getting paid, and Ms. Mather said taxes were at the top.

Commissioner Carmona also asked if a purchaser of a property with a CPACE loan had to pay it all. Ms. Mather said yes, and noted that land is at a premium in the industrial park. She said proponents feel that since the loan can only be 25 percent to 30 percent, it will be small compared to all the other loans. He also mentioned that since all lenders have to agree, there are few applicants.

Public Comment: Shelby DuPont, manager at Nuveen Green, which provides capital for commercial properties, said CPACE drives private capital, and her company is working with several companies who would be eligible to apply, anticipating over \$15 million in investment. Delinquency is rare. There is no risk to the government and no cost to the government. Storey County will enable property owners to have lower costs and improve the local tax base.

Randy Soule, principal of the New Rise Renewables Aviation Fuel plant in TRIC, said his company was seeking CPACE loans, has a primary lender and a facilitator. He said these projects are difficult and are risk programs, but this can be done successfully and they can avoid any burden on the county.

John Kinney, founder of Clean Fund, said the risk posed by CPACE financing is lower than other financing, and the real risk is in the senior lender, which allows CPACE financing to be the top lender. It makes it difficult to get senior loans done. Greater Nevada Credit Union is part of his arrangement with a developer and said it would increase the value. If there is a property tax delinquency, the senior lender would make the late property tax payment.

Pierre Herring, a CPACE finance broker with Green Point, said he never had an issue with the salability of property with CPACE loan attached to it. CPACE financing is a less expensive form of capital than traditional loans. He said this would be a benefit to the county.

Brent Wright with Bravestar Capital said this is a big project that will bring a lot of jobs. This is a bold idea that will fit into creating more jobs in your area.

Commissioner Carmona asked Ms. Mather if a green energy project just meant windows or the whole facility. Ms. Mather said it was for both.

In response to a question from Commissioner Mitchell, Ms. Mather said the county can opt out of any collection responsibilities, which most jurisdictions have done.

Motion: I, Commissioner Mitchell move to approve staff to proceed with the steps necessary to create a Commercial Property Assesses Clean Energy (CPACE) Program in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the updated Storey County Nonprofit Application for Program Support Funds.

Grants Manager Sarah Sturtz recommended the Board place a cap at \$1.1 million for the year 2025-26. The committee will create a scoring system, and update plans on an annual basis. This is for next fiscal year. The board provided \$1 million last year and added \$100,000 this fiscal year.

Commissioner Mitchell asked if this would reduce individual asks or deter someone from getting a grant.

Ms. Sturtz said the committee would decide that if more funds were asked for than were available, some might get less and some might not get any. She said a cap would prevent an applicant from believing decisions to be capricious and arbitrary if they were refused.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the updated Storey County Nonprofit Application for Program Support Funds. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to sign and approve the DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 2024-2025 fee schedule.

Ms. Sturtz said this is funded by principal forgiveness, and that DOWL's fee schedule must be added to the existing agreement.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign and approve the DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 2024-2025 fee schedule. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 24. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approving the Emergency Management Director to remove the A Street "Slope Failure" damages from the 2023 Storm Damage project claim with FEMA and other properly related matters.

Emergency Management Director Adam Wilson said there were damages on Taylor, B and A streets. We have a \$77,131.51 reimbursement, of which FEMA would pay 75 percent. FEMA officials think this is not a priority to the County and reimbursement is not necessary. We are on a time schedule to have it 100 percent complete by October, and we can't get A Street done in time. B Street is a higher priority, and it is not worth risking the other two reimbursements for the smaller one. We are still in progress on Taylor Street; we negotiated that and have a subcontractor through DOWL design, with an architectural historian or engineer to describe what was on that site. We are working with the VCTC, and FEMA has approved DOWL subcontracting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to proceed with approval for the Emergency Management Director to remove the A Street "Slope Failure" damages from the 2023 Storm Damage project claim with FEMA and other properly related matters. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 25. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration to approve Storey County Revisions/As Built submittal guidelines outlining the process and associated fees for submitted construction plan revisions and as-built construction submittals.

Community Development Director Pete Renaud said this is a mirror of Item 18. We want to be consistent with our fees, with the revisions.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve the Revision / As built Submittal Guidelines for implementation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 26. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval directing county staff and lobbyists to scope interests of the Lockwood community and other stakeholders, and as appropriate prepare a legislative bill, seek a sponsor, and submit to the sponsor or to the legislature a bill enabling Storey County and Washoe County to cooperate in the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive (Washoe APN 084.080.15) situated approximately between Lockwood/Rainbow Bend and

Interstate-80 from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan.

County Manager Austin Osborne said we are looking for direction from the Board, regarding an area immediately north of Lockwood. It has been a nuisance, with junk on it, but it is in Washoe County, which has a hard time controlling it because it is sandwiched between an area east of Sparks and is isolated. Storey County has no control. We are looking to see it transferred to Storey and we could zone it and work with property owners and transportation issues in the Master Plan. The owner has requested Washoe County to change the zoning from Rural/General to Light Industrial and Open Space. Storey County officials offered comments regarding truck traffic. It is right up against Rainbow Bend, and there was a proposal to park trucks and trailers in the open space along the Truckee River. Mr. Osborne said he submitted a letter to Washoe County Manager Eric Brown and proposed the transfer. The property owner still wants to work with Washoe County, but he got full denial from Washoe Planning Commission. He is interested in possibly working with Storey County. This would be similar to the action taken in 2016 or 2017 for property over in Patrick.

Commissioner Gilman said we have to move forward and support our Lockwood community and said it could be a simple process.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to scope interests of the Lockwood community and other stakeholders, and as appropriate prepare a legislative bill, seek a sponsor, and submit to the sponsor or to the legislature a bill enabling Storey County and Washoe County to cooperate in the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive (Washoe APN 084.080.15) situated approximately between Lockwood/Rainbow Bend and Interstate-80 from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Blend Catering – Out of County / 615 Spice Island Dr. #4 ~ Sparks, NV
- B. Cheryl Berry – Home Based / 470 E. Mill St. ~ Virginia City, NV
- C. Comstock Family Fun – Home Based / 138 S. A St. ~ Virginia City, NV
- D. Daddy’s Tacos NV – Food Truck / 4840 Mill St. Ste 8 ~ Reno, NV
- E. Education Almanacs – Home Based / 138 S. A St. ~ Virginia City, NV
- F. Frydays – Food Truck / 104 Double Eagle Dr. ~ Fernley, NV
- G. ImCon – Home Based / 2230 Agate Rd. ~ Reno, NV
- H. Metcalf Builders Inc. – Contractor / 1900 S. McCarran Blvd. Ste. 270 ~ Reno, NV
- I. Redwood Materials Inc. – General / 675 Innovation Way ~ McCarran, NV
- J. Redwood Materials EPC LLC – Contractor / 675 Innovation Way ~ McCarran, NV

K. RESA Service LLC – Out of County / 8723 Fallbrook Dr. ~ Houston, TX
L. S & L Plumbing LLC – Contractor / 235 E. Surge St. ~ Reno, NV
M. Sierra Construction Services – Contractor / 1155 Watson Way #7 ~ Sparks, NV
N. Sierra Drywall, Inc. – Contractor / 550 Seattle Slew Ct. ~ Reno, NV
O. Sierra Gate & Control – Contractor / 1125 Mill St. ~ Gardnerville, NV
P. Silver & Sage Rental Company LLC – Home Based / 398 N. B St. ~ Virginia City, NV
Q. The Biggest Little Vape Shop – General / 440 USA Parkway Ste. 109 ~ Sparks, NV
R. Trihydro Corporation – Professional / 1252 Commerce Dr. ~ Laramie, WY
S. Western States Fire Protection – Contractor / 7020 S. Tucson Way ~ Centennial, CO

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve second readings of business licenses under Item #27 listed as A-S. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

28. PUBLIC COMMENT (No Action): None

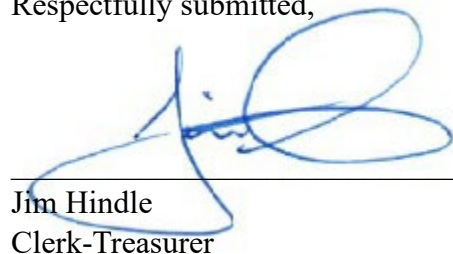
29. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA.

Commissioner Carmona adjourned the meeting at 12:55 p.m.

30. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Sheriff's Office Employees' Association NAFSA Local 9110. This meeting will commence immediately following the regular commission meeting.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the September 3, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 1775847584

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/3/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Brian Brown

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

□ Grants Manager Sara Sturtz
√ Health & Community Services Director Stacy York
□ Human Resources Director Brandie Lopez
□ IT Director James Deane
√ Operations and Project Manager Mike Northan
√ Planning Manager Kathy Canfield
□ Public Works Director Jason Wierzbicki
√ Public Relations Officer Julia Moreno-Fritz
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 35

In-Person: 16

Zoom: 19

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

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

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action)

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the September 3, 2024, meeting.

Public Comment: None

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

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the June 4, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our June 4, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the June 20th, 2024, Special Meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our June 20, 2024, special meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the July 2nd, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our July 2, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

9. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Blue Collar Vending – Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Classic Finishes LLC – Contractor / 708 University Way Ste. 300 ~ Reno, NV
- C. Fiber Telecom NV LLC – Contractor / 1580 Kleppe Ln. ~ Sparks, NV
- D. Five Acre Construction Inc. – Contractor / 4205 Slide Mountain ~ Reno, NV
- E. Flodraulic Group Inc. – Out of County / 8510 Breen Rd. ~ Houston, TX
- F. Jamyta Home Improvement LLC – Contractor / 1930 Sweetgrass ~ Reno, NV
- G. Kingsland Properties, LLC – Out of County / 852 Marion Way ~ Gardnerville, NV

- H. Lexicon Inc. – Contractor / 8900 Fourche Dam Pike ~ Little Rock, AR
- I. Mills Roofing Inc. – Contractor / 57 Coney Island Dr. ~ Sparks, NV
- J. Taurus Construction – Contractor / 1529 Greg St. ~ Sparks, NV

II. Approval of claims in the amount of \$5,327,976.18.

III. Consideration and possible approval of the revised and updated Storey County Policy 048-Purchasing Procedures.

IV. Consideration and possible approval of late filed personal exemptions, resulting in corrections to 3 separate 2024-25 individual tax bills. 3-361-37, 3-442-05, 2-021-05.

V. Consideration and possible approval to delete 3 Sierra Pacific non-operating parcel tax bills totaling \$49,320.66 that were included in the asset list submitted to the Department of Taxation for Centrally assessed billing, resulting in double taxation of these parcels: 004-093-31 & 32, 005-071-19.

Public Comment: None

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

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

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

Sheriff's Office

- Undersheriff Eric Kern noted that the Nevada off highway summit is going on this week at Piper's Opera House.

Fire District

- Fire Chief Jeremy Loncar said an engine has been sent to a fire in northern Idaho. There are also fires in Northern California, but the district is watching resources as this is high fire danger in Nevada.
- We will be participating in NOHV Summit's OHV trail ride along with sheriff's office.

Public Works

- Operations and Projects Manager Mike Northan said Electric Ave. was closed due to a water leak and roadway failure and would reopen shortly.
- In Virginia City there will soon be crack sealing throughout town.
- The pool is now closed, but served 77 persons per day, including 328 on July 4, and there were no accidents this year.

Operations and Projects

- Mr. Northan said demolition of part of the existing Lockwood Senior Center building construction begins today, and that Fairgrounds utility improvements also start today.

VCTC

Todd Tuttle

- There are a lot of media around with the Camel Races coming up.
- Many group tours are returning to Virginia City.
- The next Merchant Mix and Mingle will be at 6 p.m. Sept. 10 at Piper's Opera House.
- Last weekend's motorcycle rodeo did well until the rain came.
- There were 16 participants in Labor Day Parade.
- The Camel Races Saturday shows are sold out; the Camel Hump is at 12:30 p.m. that day. There is a show Friday at 5 p.m. at tickets are still available for \$10 at the Visitor's Center. Sunday there will be free camel rides for the first 100 kids. The VCTC will provide shuttles to the races, and an extra bus was added.
- From Sept. 11-15 a Model T club is coming to town.
- The Virginia City 100 Endurance Ride will be Sept. 21.
- Street Vibrations will be Sept. 26-29.

County Manager's Office

- County Manager Austin Osborne introduced Julia Moreno-Fritz as the County's new Public Relations Officer. He said the PR officer will work with social media and regular media and aid the Business Development Office.
- The recent town hall meeting in Lockwood showed the residents approved the County working with Washoe County on transfer of the land across the river. Nothing will happen until Oct. 22, when the property owner's appeal will be heard, but after the land-use decision we have until December for something to be submitted to the Legislature.

Clerk Treasurer

- Clerk & Treasurer Jim Hindle said his office was gearing up for a jury trial to be held in Carson City the end of September. He said jury summons's have already been sent out.
- Background checks from District Court have doubled in the last six months.
- Ballots go out before the end of the month and training for poll leaders and workers was beginning so our volunteers can get familiar with the new system.

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

- Commissioner Carmona said the Virginia City Highlands Volunteer Fire Department's annual Spaghetti Feed will be this Saturday, with the bar opening at 5 p.m. and dinner at 6 p.m., along with raffles.
- He also noted the passing of Carl Kuttel, longtime owner/operator of the Virginia City Tours bus tour.

12. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

13. 10:30 A.M. PUBLIC HEARING: Public Hearing on proposed Resolutions 24-744, 24-745, 24-746 and 24-747 as described: Resolution 24-744 proposes the identification of Storey County Road Number 910010, commonly known as UNNAMED, road segment length 3,021 feet (0.54 Miles), Overall Average Disturbed Width: Approximately thirty (30) feet. It is proposed that the road be identified as a minor county road. Resolution 24-745 proposes the identification of Storey County Road Number 910005, commonly known as UNNAMED, road segment length 1,289 feet (0.24 Miles), Overall Average Disturbed Width: Approximately sixteen (16) feet. It is proposed that the road be identified as a minor county road. Resolution 24-746 proposes the identification of Storey County Road Number 911005, commonly known as UNNAMED, road segment length 2,448 feet (0.46 Miles), Overall Average Disturbed Width: Approximately eight to twelve (8-12) feet. It is proposed that the road be identified as a minor county road. Resolution 24-747 proposes the identification of Storey County Road Number 910030 (2 Segments), commonly known as UNNAMED, (Segment 1), road segment length 5,894 feet (1.12 miles), road width approximately twenty-four (24) feet; and UNNAMED (Segment 2), road segment length 1,048 (0.2 miles), road width approximately eight (8) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by the public at its own risk.

Planning Manager Kathy Canfield said this Public Hearing was noticed in the newspaper and no public comments were received.

Public Comment: None

Motion: I, Commissioner Mitchell, move close the public hearing on the proposed Resolutions 24-744, 24-745, 24-746, and 24-747. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 24-744, which proposes the identification of Storey County Road Number 910010, commonly known as UNNAMED, road segment length 3,021 feet (0.54 Miles), Overall Average Disturbed Width: Approximately thirty (30) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this is a segment all on the same parcel of land managed by Bureau of Land Management. This segment is where the four counties, Storey, Lyon, Washoe and Carson City meet. It has unnamed road section, but looks like an extension of Goni Road in Carson City.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-744, identifying Storey County Road Number 910010, commonly known as UNNAMED, road segment length 3,021 feet (0.54 Miles), Overall Average Disturbed Width: Approximately thirty (30) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution 24-745, which proposes the identification of Storey County Road Number 910005, commonly known as UNNAMED, road segment length 1,289 feet (0.24 Miles), Overall Average Disturbed Width: Approximately sixteen (16) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield this is on the same BLM parcel, smaller, but also south of McClelland Peak.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-745, identifying Storey County Road Number 910005, commonly known as UNNAMED, road segment length 1,289 feet (0.24 Miles), Overall Average Disturbed Width: Approximately sixteen (16) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution 24-746, which proposes the identification of Storey County Road Number 911005, commonly known as UNNAMED, road segment length 2,448 feet (0.46 Miles), Overall Average Disturbed Width: Approximately eight to twelve (8-12) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this road is just north of the Mound House industrial area and goes east-west. It is entirely in Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-746, Storey County Road Number 911005, commonly known as UNNAMED, road segment length 2,448 feet (0.46 Miles), Overall Average Disturbed Width: Approximately eight to twelve (8-12) feet, identifying as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution 24-747, which proposes the identification of Storey County Road Number 910030 (2 Segments), commonly known as UNNAMED, (Segment 1), road segment length 5,894 feet (1.12 miles), road width approximately twenty-four (24) feet; and UNNAMED (Segment 2), road segment length 1,048 (0.2 miles), road width approximately eight (8) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this section was just south of the 5-Mile Canyon Reservoir in Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-747, identifying Storey County Road Number, Number 910030 (2 Segments), commonly known as UNNAMED, (Segment 1), road segment length 5,894 feet (1.12 miles), road width approximately twenty four (24) feet; and UNNAMED (Segment 2), road segment length 1,048 (0.2 miles), road width approximately eight (8) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Operations and Projects Manager Mike Northan said that the Lousetown Road project was wrapping up; slurry sealing, and patch paving will begin in the coming weeks; and the 2025 Road Rehab project is in the design phase.

Public Comment: None

- 19. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

- 20. CONSENT AGENDA FOR POSSIBLE ACTION:** Consideration and possible approval of the new Fire District Policy 048-Purchasing Procedures.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the new Fire District Policy A048-Purchasing Procedures. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- 22. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and potential approval to establish a Memorandum of Understanding (MOU) with the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO). The MOU aims to amend Article 7, Section (14) to enable employees to receive milestone disbursements based on their continuous years of service with the Sheriff's Office.\

Comptroller Jennifer McCain said this amendment is related to a few issues overlooked in the contract that was approved July 1, and the financial impact was minimal.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Memorandum of Understanding (MOU) with the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO). The MOU aims to amend Article 7, Section (14) to enable employees to receive milestone disbursements based on their continuous years of service with the Sheriff's Office. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 23. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for the County Manager to sign and approve the second DOWL amendment for the Lead Siphon Phase I Project. This amendment would accept DOWL's 15% subconsultant markup that was already included in the fee for Task Order 64 but excluded from the language in the scope of work.

Business Development Officer Lara Mather said the project is being partially funded by The Nevada Department of Environmental Protection and they must be included contract. It does not change the amount of the contract.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign and approve the second DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 15% subconsultant markup. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

24. DISCUSSION/FOR POSSIBLE ACTION: Discussion and consideration authorizing the County Manager to approve and sign a contract between Storey County and Steven D. King, Attorney at Law for consultation in water resource planning with focus on potential negotiations with the State of Nevada regarding allocation and acquisition of water and/or water system components of the Marlette Water System, at an hourly rate of \$300 and not to exceed \$20,000 on a time and materials basis, for a period from September 3, 2024, to August 1, 2025.

County Manager Austin Osborne said Steve Walker of Walker and Associates, lobbyists for the County, has retired after representing us on water issues for many years. We are in the process of negotiating a successor agreement with the State, and Mr. King has an extensive background in water rights. This contract will go through the end of the legislative session.

Steven D. King listed his experience in water rights issues, including as a deputy city attorney with Fallon, as well as working with private clients. He has dealt with all utility matters for the City of Fallon, particularly water issues. He said he was involved in the settlement involving The Carson River, Truckee River and Pyramid Lake.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign a contract between Storey County and Steven D. King, Attorney at Law for consultation in water resource planning with focus on potential negotiations with the State of Nevada regarding allocation and acquisition of water and/or water system components of the Marlette Water System, at an hourly rate of \$300 and not to exceed \$20,000 on a time and materials basis, for a period from September 3, 2024, to August 1, 2025. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. AK Rebar Services LLC – Contractor / 4140 Novato Ct. ~ Reno, NV
- B. CFA, A Bowman Company – Professional / 12355 Sunrise Valley Dr. Ste. 520 ~ Reston, VA
- C. CMB407 Cleaning Services, LLC – Out of County / 2880 Kietzke Ln. Trlr. #23 ~ Reno, NV
- D. Coventry Administrator, LLC Out of County / 1001 Gayley Ave. # 24330 ~ Los Angeles, CA

- E. CRP IV USA Parkway NV, LLC – Out of County / 1300 Dove St. Ste 200 ~ Newport Beach, CA
- F. Maxwell Mechanical LLC – Contractor / 8050 W. 4th St. ~ Reno, NV
- G. Powerhouse Construction Inc. – Contractor / 5250 Coggins Rd. ~ Reno, NV
- H. Talent Framework – Out of County / 5596 Longley Ln. ~ Reno, NV 89511

Public Comment: None

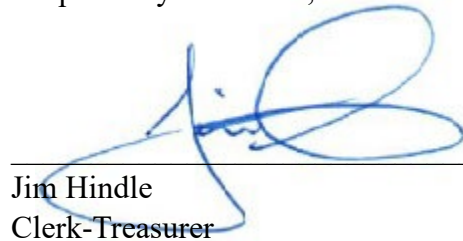
Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #25 listed as A-H. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. PUBLIC COMMENT (No Action)


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

Commissioner Carmona adjourned the meeting at 10:56 a.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 9/17/2024 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. Capriotti's Sandwich Shop – Out of County / 6056 S. Durango Dr. Ste. 100 ~ Las Vegas, NV
- B. Clint Jensen Construction LLC – Contractor / 623 Windmill Dr. ~ Fallon, NV
- C. Delta Saloon Gift – General / 18 S. C St. ~ Virginia City, NV
- D. J.S. Services LLC – Home Based / 21875 Adobe Rd. ~ Reno, NV
- E. My TRI Suites – General / 1103 Venice Dr. ~ McCarran, NV
- F. Northwoods Construction – Contractor / 1617 C St. ~ Sparks, NV
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
- **Prepared by:** Ashley Mead

Department: Community Development

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 Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

September 09, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **September 17, 2024**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Capriotti's Sandwich Shop** – Out of County / 6056 S. Durango Dr. Ste. 100 ~ Las Vegas, NV
- B. Clint Jensen Construction LLC** – Contractor / 623 Windmill Dr. ~ Fallon, NV
- C. Delta Saloon Gift** – General / 18 S. C St. ~ Virginia City, NV
- D. J.S. Services LLC** – Home Based / 21875 Adobe Rd. ~ Reno, NV
- E. My TRI Suites** – General / 1103 Venice Dr. ~ McCarran, NV
- F. Northwoods Construction** – Contractor / 1617 C St. ~ Sparks, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$1,596,624.15.
- **Recommended motion:** Approval of claims as submitted.
- **Prepared by:** Cory Y Wood

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Plesae find attached claims.
- **Supporting Materials:** See Attachments
- **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

Check Register

Packet: APPKT06963 - 2024-08-26 Spcl Ck LP Ins cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406569	L/P INSURANCE SERVICES LLC	08/26/2024	Regular	0.00	38,485.74	115086

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	38,485.74
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
	1	1	0.00	38,485.74

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

Cory Wood
Processed & Submitted to Treasurer by Comptroller Admin

8/26/24
Date

Approved By:

AM
Comptroller

8.26.24
Date

[Signature]
Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2024	38,485.74
			<u>38,485.74</u>



STOREY COUNTY

Check Register

Packet: APPKT06977 - Special Check for HR to Anthem LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
407110	ANTHEM BLUE CROSS AND BLUE SH	08/28/2024	Regular	0.00	27,849.64	115098

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	27,849.64
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
	1	1	0.00	27,849.64

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

Luig Sun 8/28/24
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
Cheryl MFC 8.28.24
Comptroller Date

Michelle Moorhead 8.29.24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2024	27,849.64
			<u>27,849.64</u>



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 08/30/2024 - 08/30/2024
Payment Date Range 08/30/2024 - 08/30/2024

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													
INV0019241	Medicare	0.00	0.00	8/30/2024	001-29503-000	DFT0001933	8/30/2024	97,754.92	0.00	0.00	0.00	97,754.92	97,754.92
								13,342.92	0.00	0.00	0.00	13,342.92	13,342.92
								13,342.92					
INV0019242	Social Security	0.00	0.00	8/30/2024	001-29505-000	DFT0001934	8/30/2024	1,328.40	0.00	0.00	0.00	1,328.40	1,328.40
								1,328.40					
INV0019243	Federal Income Tax w/held	0.00	0.00	8/30/2024	001-29501-000	DFT0001935	8/30/2024	45,658.77	0.00	0.00	0.00	45,658.77	45,658.77
								45,658.77					
INV0019255	Medicare	0.00	0.00	8/30/2024	001-29503-000	DFT0001936	8/30/2024	6,650.72	0.00	0.00	0.00	6,650.72	6,650.72
								6,650.72					
INV0019256	Social Security	0.00	0.00	8/30/2024	001-29505-000	DFT0001937	8/30/2024	820.96	0.00	0.00	0.00	820.96	820.96
								820.96					
INV0019257	Federal Income Tax w/held	0.00	0.00	8/30/2024	001-29501-000	DFT0001938	8/30/2024	29,953.15	0.00	0.00	0.00	29,953.15	29,953.15
								29,953.15					
Vendors: (1)								Total 01 - Storey County Vendors:					
Vendors: (1)								97,754.92	0.00	0.00	0.00	97,754.92	97,754.92
Report Total:								97,754.92	0.00	0.00	0.00	97,754.92	97,754.92

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

Processed & Submitted to Treasurer by Comptroller Admin 20240829 Date

Approved By:

Comptroller 8/29/24 Date

Treasurer 8/30/24 Date



STOREY COUNTY

Check Register

Packet: APPKT06973 - 2024-08-30 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 BC	08/30/2024	EFT	0.00	157,095.30	10567
404639	VOYA INSTITUTIONAL TRUST COMP,	08/30/2024	EFT	0.00	10,874.48	10568
300003	AFLAC	08/30/2024	Regular	0.00	1,671.06	115088
300008	AFSCME LOCAL4041	08/30/2024	Regular	0.00	657.76	115089
300001	COLONIAL LIFE & ACCIDENT INS CO	08/30/2024	Regular	0.00	103.38	115090
407117	COMMONWEALTH OF MASSACHUS	08/30/2024	Regular	0.00	1,200.00	115091
406598	MICHIGAN STATE DISBURSEMENT U	08/30/2024	Regular	0.00	393.79	115092
300011	NEVADA STATE TREASURER	08/30/2024	Regular	0.00	4.00	115093
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	08/30/2024	Regular	0.00	406.17	115094
300010	STATE COLLECTION & DISBURSEMEI	08/30/2024	Regular	0.00	1,124.44	115095
300006	STOREY CO FIRE FIGHTERS ASSOC	08/30/2024	Regular	0.00	1,700.00	115096
300005	WASHINGTON NATIONAL INS	08/30/2024	Regular	0.00	1,731.75	115097

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	10	0.00	8,992.35
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	167,969.78
	24	12	0.00	176,962.13

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

Kyle 20240829
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 8-29-24
Comptroller Date

[Signature] 8/30/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2024	176,962.13
			<u>176,962.13</u>



STOREY COUNTY

Check Register

Packet: APPKT06974 - 2024-08-30 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	08/30/2024	EFT	0.00	82,106.05	10569

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	82,106.05
	2	1	0.00	82,106.05

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

Kyle 20240829
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 8.29.24
Comptroller Date

[Signature] 8/30/24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2024	82,106.05
			<u>82,106.05</u>



STOREY COUNTY

Payroll Check Register
Report Summary

Pay Period: 8/12/2024-8/25/2024

Packet: PRPKT02186 - 2024-08-30: FIRE Payroll tp
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	52	187,454.90
Total	52	187,454.90

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

Kyle 20240829
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

CMC 8.29.24
Comptroller Date

[Signature] 8/30/24
Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 8/12/2024-8/25/2024

Packet: PRPKT02183 - 2024-08-30 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	6	10,193.67
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	195	389,685.90
Total	201	399,879.57

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

Kyle 20240829
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

AMC 8.29.24
Comptroller Date

[Signature] 8/30/24
Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07007 - 2024-09-06 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	09/06/2024	EFT	0.00	9,418.75	10570
404671	PORTER GROUP LLC	09/06/2024	EFT	0.00	10,000.00	10571
407110	ANTHEM BLUE CROSS AND BLUE SH	09/06/2024	EFT	0.00	27,849.64	10572
404930	ALADTEC LLC	09/06/2024	Regular	0.00	4,876.37	115099
403795	ALPINE LOCK INC	09/06/2024	Regular	0.00	942.75	115100
406619	AMAZON BUSINESS	09/06/2024	Regular	0.00	556.59	115101
404264	AMERICAN SOCIETY OF COMPO ASC	09/06/2024	Regular	0.00	443.33	115102
404394	GTP ACQUISITION PARTNERS II LLC	09/06/2024	Regular	0.00	816.53	115103
403651	ARC HEALTH AND WELLNESS	09/06/2024	Regular	0.00	739.00	115104
406683	SIERRA MEAT CO	09/06/2024	Regular	0.00	1,459.69	115105
406748	AT & T MOBILITY, LLC	09/06/2024	Regular	0.00	2,910.44	115106
99663	AT&T MOBILITY II LLC	09/06/2024	Regular	0.00	6,387.27	115107
100073	AUTO & TRUCK ELECTRIC, INC	09/06/2024	Regular	0.00	375.00	115108
407211	AVIDXCHANGE INC	09/06/2024	Regular	0.00	6.06	115109
407210	BAJWA PROPERTIES LLC	09/06/2024	Regular	0.00	33.04	115110
403959	BENDER, DEBORAH	09/06/2024	Regular	0.00	60.00	115111
405077	MACKAY MANSION	09/06/2024	Regular	0.00	786.00	115112
407217	BLUE TO GOLD, LLC.	09/06/2024	Regular	0.00	1,272.00	115113
404634	SIX MILE CANYON MINI STORAGE	09/06/2024	Regular	0.00	60.00	115114
406556	BRIAN BROWN MEDIATION, LTD	09/06/2024	Regular	0.00	10,000.00	115115
403671	THE WASHOE CLUB MUSEUM	09/06/2024	Regular	0.00	490.00	115116
100476	BURTONS FIRE APPARATUS	09/06/2024	Regular	0.00	1,210.13	115117
99763	CANYON GENERAL IMPROVEMENT I	09/06/2024	Regular	0.00	1,278.00	115118
100475	CAPITAL CITY AUTO PARTS	09/06/2024	Regular	0.00	311.32	115119
100486	CAPITOL REPORTERS	09/06/2024	Regular	0.00	122.40	115120
101274	NEVADA SPEEDOMETER	09/06/2024	Regular	0.00	195.00	115121
404216	CARSON VALLEY OIL CO	09/06/2024	Regular	0.00	8,579.50	115122
407221	CAZAHOUS, ANN M	09/06/2024	Regular	0.00	157.31	115123
404633	CHARTER COMMUNICATIONS HOLD	09/06/2024	Regular	0.00	113.93	115124
407169	HEADWAY TRANSPORTATION, LLC	09/06/2024	Regular	0.00	6,000.00	115125
404798	CINTAS / CINTAS FIRST AID AND SAF	09/06/2024	Regular	0.00	39.40	115126
405134	CMC TIRE INC	09/06/2024	Regular	0.00	2,898.56	115127
404868	PRECISION DOCUMENT IMAGING	09/06/2024	Regular	0.00	1,990.00	115128
403887	COMSTOCK GOLD MILL LLC	09/06/2024	Regular	0.00	63.00	115129
406406	COMSTOCK PROPANE	09/06/2024	Regular	0.00	78.00	115130
406602	CORWIN BUICK GMC RENO	09/06/2024	Regular	0.00	557.94	115131
103220	ON THE SIDE GRAPHICS & SIGNS	09/06/2024	Regular	0.00	140.00	115132
99652	COMSTOCK CHRONICLE	09/06/2024	Regular	0.00	299.25	115133
405997	DIVIDE GRAPHICS	09/06/2024	Regular	0.00	110.00	115134
403835	EWING IRRIGATION PRODUCTS, INC	09/06/2024	Regular	0.00	62.41	115135
407223	FABER, MARK	09/06/2024	Regular	0.00	55.81	115136
404509	FASTENAL COMPANY	09/06/2024	Regular	0.00	1,471.22	115137
403712	FAST GLASS	09/06/2024	Regular	0.00	255.00	115138
406951	FLOCK SAFETY	09/06/2024	Regular	0.00	18,500.00	115139
100826	FOURTH WARD SCHOOL MUSEUM	09/06/2024	Regular	0.00	212.50	115140
407074	GARDA CL SOUTHWEST INC	09/06/2024	Regular	0.00	298.90	115141
404640	GLADDING, EDWARD A.	09/06/2024	Regular	0.00	3,000.00	115142
103470	GREAT BASIN TERMITE & PEST CON	09/06/2024	Regular	0.00	450.00	115143
102983	USABLUBOOK	09/06/2024	Regular	0.00	443.87	115144
406941	BLIZZ INC	09/06/2024	Regular	0.00	3,500.00	115145
406603	HUSTLER HYDRAULICS LLC	09/06/2024	Regular	0.00	257.61	115146
102564	HYDRAULIC INDUSTRIAL SERVICES II	09/06/2024	Regular	0.00	36.52	115147
100978	INTERSTATE OIL CO	09/06/2024	Regular	0.00	6,203.93	115148
403834	IT1 SOURCE LLC	09/06/2024	Regular	0.00	20,464.75	115149

Check Register

Packet: APPKT07007-2024-09-06 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103317	SILVER STATE INTERNATIONAL TRUC	09/06/2024	Regular	0.00	112.99	115150
403613	JNA CONSULTING GROUP LLC	09/06/2024	Regular	0.00	1,050.00	115151
406428	J W WELDING SUPPLIES & TOOLS	09/06/2024	Regular	0.00	162.86	115152
103032	JOHN DEERE FINANCIAL POWERPLA	09/06/2024	Regular	0.00	147,974.04	115153
406617	JOHN H BURROWS INC	09/06/2024	Regular	0.00	311.53	115154
404724	MILLER'S JACKETS AND UNIFORMS	09/06/2024	Regular	0.00	670.00	115155
407219	K7 CONTRUCTION INC	09/06/2024	Regular	0.00	41,040.00	115156
405263	KANSAS CITY LIFE INS CO	09/06/2024	Regular	0.00	40.89	115157
407218	KUTTEL, CARL	09/06/2024	Regular	0.00	45.19	115158
101040	L N CURTIS & SONS	09/06/2024	Regular	0.00	5,025.34	115159
101030	LIFE-ASSIST INC	09/06/2024	Regular	0.00	834.63	115160
405548	LUMOS & ASSOCIATES, INC	09/06/2024	Regular	0.00	300.00	115161
404363	MA LABS INC	09/06/2024	Regular	0.00	2,307.80	115162
405307	THE TOMBSTONE COWBOYS/HELLD	09/06/2024	Regular	0.00	1,139.00	115163
102857	MICHAEL HOHL MOTOR CO	09/06/2024	Regular	0.00	240.26	115164
407222	MONTOYA, BARBARA O & JANE, ME	09/06/2024	Regular	0.00	55.48	115165
405144	MOTOROLA SOLUTIONS INC	09/06/2024	Regular	0.00	3,093.14	115166
103075	NEV SECRETARY OF STATE	09/06/2024	Regular	0.00	100.00	115167
103075	NEV SECRETARY OF STATE	09/06/2024	Regular	0.00	100.00	115168
404715	NEVADA ASSOCIATION OF EMPLOYE	09/06/2024	Regular	0.00	1,000.00	115169
99806	CONCENTRA MEDICAL CENTERS	09/06/2024	Regular	0.00	136.00	115170
407216	OCV CONTROL VALVES, LLC	09/06/2024	Regular	0.00	3,332.00	115171
404118	OPTUMINSIGHT INC	09/06/2024	Regular	0.00	1,215.00	115172
405127	O'REILLY AUTO PARTS	09/06/2024	Regular	0.00	4,107.26	115173
404870	LAW OFFICE OF JOAN OSBORNE	09/06/2024	Regular	0.00	33,915.00	115174
404746	OTIS ELEVATOR COMPANY	09/06/2024	Regular	0.00	3,623.76	115175
403398	OWEN EQUIPMENT SALES	09/06/2024	Regular	0.00	2,613.52	115176
404983	MOUNTAIN UNIFORMS	09/06/2024	Regular	0.00	371.50	115177
406359	PACSTATES	09/06/2024	Regular	0.00	9,733.12	115178
403895	WAY IT WAS MUSEUM	09/06/2024	Regular	0.00	147.00	115179
404845	PILOT THOMAS LOGISTICS LLC	09/06/2024	Regular	0.00	5,757.57	115180
404837	PIPER'S OPERA HOUSE	09/06/2024	Regular	0.00	47.00	115181
403329	PROTECTION DEVICES INC	09/06/2024	Regular	0.00	389.85	115182
407124	RAINBOW BEND HOMEOWNERS AS	09/06/2024	Regular	0.00	500.00	115183
404863	REFUSE, INC	09/06/2024	Regular	0.00	192.58	115184
404911	RON'S REFRIGERATION, INC	09/06/2024	Regular	0.00	336.88	115185
200395	SAINT MARYS ARTCENTER INC	09/06/2024	Regular	0.00	3.00	115186
101568	SANI-HUT COMPANY INC	09/06/2024	Regular	0.00	1,080.00	115187
406778	SILVER STATE ANALYTICAL LABORA	09/06/2024	Regular	0.00	1,880.00	115188
404187	SAWDUST TRAILS	09/06/2024	Regular	0.00	31.00	115189
406258	SIDDONS MARTIN EMERGENCY GRC	09/06/2024	Regular	0.00	12,936.11	115190
102980	SIERRA FIRE PROTECTION LL	09/06/2024	Regular	0.00	63.00	115191
101630	NV ENERGY	09/06/2024	Regular	0.00	20,117.07	115192
	Void	09/06/2024	Regular	0.00	0.00	115193
101632	SIERRA PEST CONTROL INC	09/06/2024	Regular	0.00	55.00	115194
100732	SMITH POWER PRODUCTS INC	09/06/2024	Regular	0.00	288.80	115195
403234	TAHOE SUPPLY COMPANY LLC	09/06/2024	Regular	0.00	162.34	115196
405989	TSA CUSTOM CAR AND TRUCK	09/06/2024	Regular	0.00	273.98	115197
101745	ST CO WATER SYSTEM	09/06/2024	Regular	0.00	7,965.09	115198
402848	MARK STAFFORD REAL ESTATE APPI	09/06/2024	Regular	0.00	4,500.00	115199
405475	STAPLES BUSINESS ADVANTAGE	09/06/2024	Regular	0.00	71.86	115200
101335	STATE OF NEVADA, DEPT OF TAXAT	09/06/2024	Regular	0.00	213.97	115201
407220	STORMOEN, TROY & ADINE I	09/06/2024	Regular	0.00	116.74	115202
406494	ROY L STRALLA ATTORNEY AT LAW I	09/06/2024	Regular	0.00	5,000.00	115203
403892	PONDEROSA MINE TOURS	09/06/2024	Regular	0.00	1,545.00	115204
407051	SUNRISE DISTRIBUTING LLC	09/06/2024	Regular	0.00	230.35	115205
407068	SYSCO SACRAMENTO INC	09/06/2024	Regular	0.00	2,474.23	115206
406915	TECTONICS DESIGN GROUP	09/06/2024	Regular	0.00	24,250.00	115207
405185	THATCHER COMPANY OF NEVADA, I	09/06/2024	Regular	0.00	2,581.63	115208
404615	THE ANTOS AGENCY	09/06/2024	Regular	0.00	3,915.61	115209
102311	THORNDAL ARMSTRONG PC	09/06/2024	Regular	0.00	1,018.90	115210

Check Register

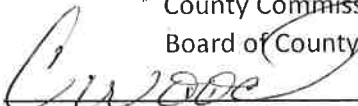
Packet: APPKT07007-2024-09-06 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404030	TAHOE SIERRA DISTRIBUTING CO	09/06/2024	Regular	0.00	132.00	115211
406388	TAPCO	09/06/2024	Regular	0.00	736.40	115212
403225	TRI GENERAL IMPROVEMENT	09/06/2024	Regular	0.00	1,988.35	115213
406725	JOHNSON CONTROLS SECURITY SOL	09/06/2024	Regular	0.00	558.81	115214
405112	TYLER TECHNOLOGIES, INC	09/06/2024	Regular	0.00	3,095.20	115215
406738	UBEO BUSINESS SERVICES	09/06/2024	Regular	0.00	48.24	115216
407142	UNIFIRST CORPORATION	09/06/2024	Regular	0.00	332.54	115217
102962	UNIFORMITY	09/06/2024	Regular	0.00	974.72	115218
406623	US FOODS INC	09/06/2024	Regular	0.00	6,833.98	115219
101845	US POSTOFFICE (VC)	09/06/2024	Regular	0.00	300.00	115220
404828	V & T ROCK, INC	09/06/2024	Regular	0.00	798.42	115221
403983	VCTC	09/06/2024	Regular	0.00	70.00	115222
407181	VERITEXT LLC	09/06/2024	Regular	0.00	250.00	115223
403894	VIRGINIA & TRUCKEE RR CO, INC.	09/06/2024	Regular	0.00	1,656.00	115224
101899	GRAINGER	09/06/2024	Regular	0.00	65.12	115225
101920	WESTERN NEVADA SUPPLY CO	09/06/2024	Regular	0.00	161.76	115226
405794	WHARTON CONCRETE FORMING SU	09/06/2024	Regular	0.00	1,075.82	115227
405184	UNIFORMS2YOU / RENO UNIFORMS	09/06/2024	Regular	0.00	1,450.81	115228
405466	ZOLL MEDICAL COPRPORATION	09/06/2024	Regular	0.00	7,175.56	115229
404295	WELLS ONE COMMERCIAL CARD	09/06/2024	Bank Draft	0.00	36,793.88	DFT0001941

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	254	130	0.00	502,068.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	47	1	0.00	36,793.88
EFT's	4	3	0.00	47,268.39
	305	135	0.00	586,131.20

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


Processed & Submitted to Treasurer by Comptroller Admin 9/5/2024
Date

Approved By:


Comptroller 9.5.24
Date


Treasurer 9.5.24
Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	9/2024	586,131.20
			<u>586,131.20</u>



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal year ending June 30, 2023, and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$4,922,281 towards the infrastructure liability.
- **Recommended motion:** I, Commissioner ____, move to approve the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal year ending June 30, 2023, and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$4,922,281 towards the infrastructure liability.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The audit for the Project Revenue and Net Revenue was completed by Connie Chsirtianson CPA for FY23. This audit states the net revenue Storey County collected in sales tax, real and personal property tax, business licenses, building permits, real property transfer taxes, recorder fees, and liquor and gaming license fees totalling \$17,910,749. Minus the stipulated project costs of \$3,534,178. Revenues from Centrally assessed property tax, utilities fees, and waste pickup fees have yet to be determined.
- As of June 30, 2022, the vouchers accepted by Storey County Board of Commissioners with cumulative credits and payments totalled \$31,948,705. The current payment due determined by this audit is in the amount of \$4,922,281, This payment will bring this line item account over budget by \$703,383 causing a transfer or augment at the end of the current fiscal year. This is also attributed to the \$781,101 paid to Dermody Property in July of this year.
- **Supporting Materials:** See Attachments
- **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

Schedules of Project Revenue and Net Revenue

For the Years Ended June 30, 2023 and 2022

TRI Public-Private Partnership

DRAFT

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Supplementary Information	
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DRAFT

INDEPENDENT AUDITOR'S REPORT

To the Commissioners of Storey County, Nevada
and the members of Tahoe-Reno Industrial Center, LLC

Report on the Audit of the Schedule

Qualified Opinion

I have audited the accompanying Schedules of Project Revenue and Net Revenue (Schedules) of the TRI Public-Private Partnership (Project) for the years ended June 30, 2023 and 2022, and the related notes to the schedules.

In my opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the Schedules of Project Revenue and Net Revenue referred to above presents fairly, in all material respects, the Project revenue and net revenue of the TRI Public-Private Partnership for the years ended June 30, 2023 and 2022 in accordance with the financial reporting provisions of the development agreement between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC, as amended.

Basis for Qualified Opinion

I conducted my audit in accordance with auditing standards generally accepted in the United States of America (GAAS). My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Storey County, Nevada and Tahoe-Reno Industrial Center, LLC and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Matter Giving Rise to Qualified Opinion

Included in Stipulation #4 between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC, are provisions to include the portion of centrally assessed property taxes, utility fees, and waste pick-up fees collected by the County and attributable to the Project in the Schedules of Project Revenue and Net Revenue beginning July 1, 2016. I was unable to obtain sufficient appropriate audit evidence about the centrally assessed property taxes, utility fees, and waste pick-up fees for the Project because the information necessary to allocate the revenues was not available. Accordingly, no amounts of centrally assessed property taxes, utility fees, and waste pick-up fees are included in the Schedules of Project Revenue and Net Revenue for the years ended June 30, 2017 through 2023. If the centrally assessed property taxes, utility fees, and waste pick-up fees were recorded, the Project revenue and net revenue would increase.

Basis of Accounting

I draw attention to Note 1 of the Schedules, which describes the basis of accounting. The Schedules are prepared by Storey County on the basis of the financial reporting provisions of the development agreement between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC., as amended, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to comply with the financial reporting provisions of the contract referred to above. My opinion is not modified with respect to this matter.

Responsibilities of Management for the Schedules

Storey County is responsible for the preparation and fair presentation of these Schedules in accordance with the development agreement between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC (TRI) dated February 1, 2000, as amended. Storey County is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedules that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Schedules

My objectives are to obtain reasonable assurance about whether the Schedules as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the schedule.

In performing an audit in accordance with GAAS, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the schedule, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the Schedules.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Storey County's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the Schedules.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

Other Matters

Supplementary Information

My audits were conducted for the purpose of forming an opinion on the Schedules of Project Revenue and Net Revenue of the TRI Private-Public Partnership as a whole. The accompanying information included in pages 9 through 12 is presented for purposes of additional analysis and is not a required part of the Schedules of Project Revenue and Net Revenue. Such information is the responsibility of Storey County and was derived from and relates directly to the underlying accounting and other records used to prepare the Schedules of Project Revenue and Net Revenue. The information, except for that portion marked, "unaudited," has been subjected to the auditing procedures applied in the audits of the Schedules of Project Revenue and Net Revenue and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the Schedules of Project Revenue and Net Revenue or to the Schedules of Project Revenue and Net Revenue themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, except for the information marked, "unaudited," on which I express no opinion or any assurance, and the effects on the supplementary Schedules of Net Project Revenue Reimbursement and Schedules of Reimbursement Limits for the omitted revenue as explained in the Basis for Qualified Opinion paragraph of this report, the supplementary information, is fairly stated in all material respects to the Schedules of Project Revenue and Net Revenue as a whole.

Restriction on Use

My report is intended solely for the information and use of the members and management of the Tahoe-Reno Industrial Center, LLC and the Commissioners and management of Storey County, Nevada, and is not intended to be and should not be used by anyone other than these specified parties.

Reno, Nevada
September 9, 2024

TRI Public-Private Partnership
Schedules of Project Revenue and Net Revenue
For the Years Ended June 30, 2023 and 2022

	<u>2023</u>	<u>2022</u>
PROJECT REVENUE		
Sales tax	\$ 2,773,148	\$ 1,063,418
Real and personal property taxes	11,101,061	10,048,507
Business licenses and fees	83,230	57,036
Building and fire permits	3,622,314	2,853,378
Real property transfer taxes	318,772	180,001
Recorder fees	8,124	7,258
Centrally assessed property (CAP) taxes	-	-
Utility fees	-	-
Waste pick-up fees	-	-
Liquor and gaming license fees	<u>4,100</u>	<u>3,980</u>
Total project revenue	17,910,749	14,213,578
STIPULATED PROJECT COSTS	<u>3,534,178</u>	<u>3,365,884</u>
NET REVENUE	<u>\$ 14,376,571</u>	<u>\$ 10,847,694</u>

Note 1 - Nature of Activities and Summary of Significant Accounting Policies

On February 1, 2000, Tahoe-Reno Industrial Center, LLC (TRI), along with DP Operating Partnership, L.P., entered into a development agreement with the Storey County, Nevada (County) for the purposes of completing structures, including grading, infrastructure, and all public facilities related to the Tahoe-Reno Industrial Center property. The TRI Public-Private Partnership (Project) represents the commitment between TRI and the County to fund the capital infrastructure costs and local community services required by the development agreement. According to the agreements, TRI was responsible for the construction of the Project public infrastructure, which shall be dedicated to and maintained by the County, such as streets, sidewalks, and streetlights; flood control drainage channels, storm drains, basins, and other related facilities; and County building complexes (i.e., police stations, public works maintenance yards, and administrative offices). TRI was also responsible for the construction of the Project private infrastructure, which shall be dedicated to and maintained by the TRI General Improvement District, such as community water and sewer facilities. The utilities shall be dedicated to the purveyors. The railroad track and related facilities; landscaping of common areas; private trails and parks; and other property not dedicated to the County shall be constructed by TRI and dedicated to the TRI Owners Association. Stipulation #4 entered into between TRI and the County in June 2020, effectuates the dedication of the infrastructure already constructed and waives TRI's obligation to construct an additional fire station and park in exchange for the conveyance of APN 005-041-65 to the County and the waiver of payment of certain outstanding vouchers as discussed in Note 2. The County is responsible for separately recording certain revenue and expenses directly attributable to the Project, approving reimbursable costs, and determining the annual net revenue reimbursement to TRI, if applicable.

The agreements establish a threshold of \$5,000,000 for the Project net revenue before any reimbursements are made to TRI for Project-related infrastructure costs. This revenue threshold was met during the year ended June 30, 2008. Accordingly, the County is responsible for reimbursing TRI for the outstanding approved Project vouchers up to 35% of the annual net revenue. The County's annual debt is limited to 5% of the Project assessed valuation. See the supplementary schedules on page 12 for the calculation of these limitations.

Reporting Entity

These schedules include only selected financial activity attributable to the Project as agreed upon by TRI and Storey County. Such information has been extracted from the financial records of Storey County, Nevada.

Basis of Accounting

Basis of accounting refers to when revenue and expenditures are recognized in the accounts and reported in the Schedules. For purposes of these Schedules, revenue includes only amounts received by the County within the fiscal year and expenses are based upon a stipulated amount as discussed below.

Project Revenue

Project revenue includes certain taxes and fees recorded by the County from Project-related sources. Project revenue does not include portions of any tax not actually distributed to the County or amounts that are dedicated revenue for earmarked programs not associated with Project services. In addition, certain revenue sources may be included/excluded in Project revenue based on mutual consent of TRI and the County.

Proceeds from certain tax settlements related to businesses within the Project subject to Nevada Revised Statutes (NRS) Chapter 360.750 must be used by the County only for the purposes authorized by NRS 354.6113 or 354.6115. Accordingly, such amounts are not included in Project revenue.

In June 2020, TRI and Storey County entered into Stipulation #4, which identifies additional sources of revenue to be included in the Project revenue beginning July 1, 2016. The additional revenue sources include the following:

- Centrally assessed property taxes as they apply to electric lines and gas pipelines within the Project, excluding the centrally assessed value of the Tracy Power Plant expansion. The Project's portion of centrally assessed property taxes is subject to allocation based upon the percentage of gas and electric lines miles within the Project as compared to the County totals or other reasonable estimates and excludes portions of property tax rates levied for Indigent Accident, Indigent Medical, Capital Acquisition and Youth Services.
- Liquor and gaming license fees generated from businesses within the Project.
- Utility fees charged by NV Energy to customers with the Project.
- Waste pick-up fees charged by Waste Management to customers within the Project.
- Sales tax, which includes Supplemental City-County Relief Tax (SCCRT) and Basic City-County Relief Tax (BCCRT) that are not legally restricted for specific purposes will be included in Project revenue based upon formula set forth in Stipulation #4. The portion of sales tax included in Project revenue is calculated at 80% of the applicable SCCRT and BCCRT received by the County in excess of the stipulated base amount of \$1,262,247 each year. The base amount is subject to redetermination every 5 years beginning after fiscal year 2025-2026.

No amounts for centrally assessed property taxes, utility fees or waste pick-up fees have been reported in the Schedules of Project Revenue and Net Revenue for the years ended June 30, 2017 through 2023 because of the difficulty of obtaining the necessary information to calculate the amounts attributable to the Project. If practical, these revenue sources beginning July 1, 2016 may be recognized in future Schedules of Project Revenue and Net Revenue as prior period adjustments.

Stipulated Project Costs

In lieu of allocating actual operations and maintenance costs, capital outlay and overhead, TRI and the County have stipulated to a base total of \$1,700,000 for Project costs for the year ended June 30, 2008, with scheduled annual increases of 5%. In accordance with Stipulation #4, beginning July 1, 2016, major expenditures exceeding \$50,000 per project for County road improvements, drainageway improvements, or comprehensive drainage studies in the Project that are not funded by certain

TRI Public-Private Partnership
Notes to Financial Statements
For the Years Ended June 30, 2022 and 2021

dedicated tax funds will increase that year's stipulated project costs. The stipulated project costs for the year ended June 30, 2023 and 2022 did not include any additional major expenditures and total \$3,534,178 and \$3,365,884, respectively.

Use of Estimates

The preparation of the Schedules of Project Revenue and Net Revenue and supplementary schedules includes estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent Events

Subsequent events have been evaluated through September 3, 2024, which represents the date the Schedules of Project Revenue and Net Revenue were available to be issued. Subsequent events after that date have not been evaluated.

Note 2 - Vouchers

In connection with the development agreement between TRI and Storey County, Nevada, TRI has submitted vouchers for reimbursement of infrastructure costs it has incurred to the County. Following is a summary of the voucher totals for each of the years ended June 30:

	2023	2022
	<u>(Unaudited)</u>	<u>(Unaudited)</u>
Beginning balance of vouchers accepted by Storey County Board of Commissioners	\$43,834,600	\$43,834,600
Cumulative total approved payments and credits against TRI property taxes	<u>(15,729,862)</u>	<u>(11,885,895)</u>
Total outstanding approved vouchers	<u>\$28,104,738</u>	<u>\$31,948,705</u>

Subsequent to June 30, 2023, vouchers totaling \$3,666,154 were reimbursed to TRI.

Note 3 - Contingencies and Uncertainties

Stipulation #4 includes a provision that allows for an increase in stipulated project costs in fiscal year 2024/2025 upon the expiration of the Government Services Agreement dated June 2015 between Storey County Fire Protection District and Tesla Motors, Inc. The increase would be equal to the 2024/2025 Fire District Fee paid by Tesla and will be included in the base that shall increase by 5% each year thereafter provided that the fee is not otherwise paid by a third party.

DRAFT

Supplementary Information

DRAFT

TRI Public-Private Partnership
Supplementary Information
For the Years Ended June 30, 2023 and 2022

SCHEDULES OF NET PROJECT REVENUE REIMBURSEMENT

	2023	2022
NET PROJECT REVENUE		
For the year ended June 30, 2002	\$ 622,967	\$ 622,967
For the year ended June 30, 2003	281,152	281,152
For the year ended June 30, 2004	620,102	620,102
For the year ended June 30, 2005	599,079	599,079
For the year ended June 30, 2006	1,095,455	1,095,455
For the year ended June 30, 2007	1,537,981	1,537,981
For the year ended June 30, 2008	1,608,939	1,608,939
For the year ended June 30, 2009	1,844,154	1,844,154
For the year ended June 30, 2010	2,467,573	2,467,573
For the year ended June 30, 2011	2,179,714	2,179,714
For the year ended June 30, 2012	1,672,476	1,672,476
For the year ended June 30, 2013	1,559,563	1,559,563
For the year ended June 30, 2014	2,068,872	2,068,872
For the year ended June 30, 2015	2,486,137	2,486,137
For the year ended June 30, 2016	2,788,141	2,788,141
For the year ended June 30, 2017	3,149,015	3,149,015
For the year ended June 30, 2018	3,905,794	3,905,794
For the year ended June 30, 2019	5,798,197	5,798,197
For the year ended June 30, 2020	6,677,098	6,677,098
For the year ended June 30, 2021	6,294,173	6,294,173
For the year ended June 30, 2022	10,847,694	10,847,694
For the year ended June 30, 2023	14,376,571	-
	74,480,847	60,104,276
Revenue threshold	(5,000,000)	(5,000,000)
 Total net project revenue reimbursement	 69,480,847	 55,104,276
 LESS CUMULATIVE REPAYMENTS THROUGH JUNE 30	 <u>(15,729,862)</u>	 <u>(11,885,895)</u>
 Total net project revenue reimbursement over cumulative repayments through June 30	 <u>\$ 53,750,985</u>	 <u>\$ 43,218,381</u>

TRI Public-Private Partnership
Supplementary Information
For the Years Ended June 30, 2023 and 2022

SCHEDULES OF PROJECT VOUCHERS

Location/Costs	Prior to June 30, 2021		During the Year Ended June 30, 2022		June 30, 2022
	Total		Vouchers		Outstanding
	Approved Vouchers (Unaudited)	Vouchers Paid (Unaudited)	Approved / (Waived) (Unaudited)	Vouchers Paid (Unaudited)	Approved Vouchers (Unaudited)
Waltham Way Phase I	\$ 751,562	\$ (751,562)	\$ -	\$ -	\$ -
Waltham Way Phase II	3,226	(3,226)	-	-	-
Fire Station -					
Includes Hydrants	3,093,856	(3,093,856)	-	-	-
Britain	510,546	(510,546)	-	-	-
Denmark	804,327	(804,327)	-	-	-
Ireland	318,999	(318,999)	-	-	-
Italy	285,648	(285,648)	-	-	-
London	373,299	(373,299)	-	-	-
Milan	695,025	(695,025)	-	-	-
Peru	1,980,606	(1,980,606)	-	-	-
Pittsburgh	202,328	(202,328)	-	-	-
Portofino	3,685,873	(461,709)	-	(2,404,764)	819,400
RR Spur	4,918,261	-	-	-	4,918,261
Sydney	589,985	-	-	-	589,985
USA Interchange	10,725,755	-	-	-	10,725,755
USA Parkway	2,484,529	-	-	-	2,484,529
USA Parkway Phase II	8,920,764	-	-	-	8,920,764
USA Parkway Phase III	3,331,622	-	-	-	3,331,622
USA RR Bridge	-	-	-	-	-
Venice	-	-	-	-	-
Infrastructure					
2010-2011 Fiscal Year	120,013	-	-	-	120,013
2011-2012 Fiscal Year	28,482	-	-	-	28,482
2012-2013 Fiscal Year	9,894	-	-	-	9,894
Milan Drive East	-	-	-	-	-
	<u>\$ 43,834,600</u>	<u>\$ (9,481,131)</u>	<u>\$ -</u>	<u>\$ (2,404,764)</u>	<u>\$ 31,948,705</u>

Storey County has established the TRI Payback Fund in order to accumulate money for the payback of approved vouchers. At June 30, 2022, the TRI Payback Fund balance totaled \$1,572,402.

TRI Public-Private Partnership
Supplementary Information
For the Years Ended June 30, 2023 and 2022

SCHEDULES OF PROJECT VOUCHERS

Location/Costs	Prior to June 30, 2022		During the Year Ended June 30, 2023		June 30, 2023
	Total		Vouchers		Outstanding
	Approved Vouchers (Unaudited)	Vouchers Paid (Unaudited)	Approved / (Waived) (Unaudited)	Vouchers Paid (Unaudited)	Approved Vouchers (Unaudited)
Waltham Way Phase I	\$ 751,562	\$ (751,562)	\$ -	\$ -	\$ -
Waltham Way Phase II	3,226	(3,226)	-	-	-
Fire Station -					
Includes Hydrants	3,093,856	(3,093,856)	-	-	-
Britain	510,546	(510,546)	-	-	-
Denmark	804,327	(804,327)	-	-	-
Ireland	318,999	(318,999)	-	-	-
Italy	285,648	(285,648)	-	-	-
London	373,299	(373,299)	-	-	-
Milan	695,025	(695,025)	-	-	-
Peru	1,980,606	(1,980,606)	-	-	-
Pittsburgh	202,328	(202,328)	-	-	-
Portofino	3,685,873	(2,866,473)	-	(819,400)	-
RR Spur	4,918,261	-	-	(3,024,567)	1,893,694
Sydney	589,985	-	-	-	589,985
USA Interchange	10,725,755	-	-	-	10,725,755
USA Parkway	2,484,529	-	-	-	2,484,529
USA Parkway Phase II	8,920,764	-	-	-	8,920,764
USA Parkway Phase III	3,331,622	-	-	-	3,331,622
USA RR Bridge	-	-	-	-	-
Venice	-	-	-	-	-
Infrastructure					
2010-2011 Fiscal Year	120,013	-	-	-	120,013
2011-2012 Fiscal Year	28,482	-	-	-	28,482
2012-2013 Fiscal Year	9,894	-	-	-	9,894
Milan Drive East	-	-	-	-	-
	<u>\$ 43,834,600</u>	<u>\$ (11,885,895)</u>	<u>\$ -</u>	<u>\$ (3,843,967)</u>	<u>\$ 28,104,738</u>

Storey County has established the TRI Payback Fund in order to accumulate money for the payback of approved vouchers. At June 30, 2023, the TRI Payback Fund balance totaled \$647,187.

TRI Public-Private Partnership
Supplementary Information
For the Years Ended June 30, 2023 and 2022

SCHEDULES OF REIMBURSEMENT LIMITS

	2023	2022
ANNUAL DEBT LIMIT CALCULATION		
Total net project assessed valuation (unaudited)	\$ 629,841,849	\$ 448,347,016
Percentage allowed	5%	5%
Annual debt limit	<u>\$ 31,492,092</u>	<u>\$ 22,417,351</u>
ANNUAL NET REVENUE LIMIT CALCULATION		
Net revenue	\$ 14,376,571	\$ 10,847,694
Percentage allowed	35%	35%
Annual net revenue limit	<u>\$ 5,031,800</u>	<u>\$ 3,796,693</u>
ANNUAL ELIGIBLE REIMBURSEMENTS BASED ON NET REVENUE LIMITS		
June 30, 2020 and prior	\$ 1,400,948	\$ 3,805,712
June 30, 2021	2,202,961	2,202,961
June 30, 2022	3,796,693	3,796,693
June 30, 2023	<u>5,031,800</u>	<u>-</u>
	12,432,402	9,805,366
Reimbursed vouchers	<u>(3,843,967)</u>	<u>(2,404,764)</u>
Eligible reimbursements based on debt and annual net revenue limits at June 30*	<u>\$ 8,588,435</u>	<u>\$ 7,400,602</u>
SUMMARY OF OUTSTANDING VOUCHERS		
Total outstanding approved vouchers, beginning of year	\$ 31,948,705	\$ 34,353,469
Add new vouchers approved	-	-
Less reimbursements from Storey County	<u>(3,843,967)</u>	<u>(2,404,764)</u>
Approved outstanding vouchers	28,104,738	31,948,705
Approved outstanding vouchers in excess of reimbursement limits	<u>(19,516,303)</u>	<u>(24,548,103)</u>
Approved outstanding vouchers eligible for reimbursement	<u>\$ 8,588,435</u>	<u>\$ 7,400,602</u>

*Subsequent to June 30, 2023, the County paid TRI \$3,666,154 leaving a balance of \$4,922,281 for the year ended June 30, 2023.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible approval of Storey County Resilient 8 Opioid Response Reporting Plan.
- **Recommended motion:** Approve
- **Prepared by:** Stacy York

Department: Health and Community Services
7758470957

Contact Number:

- **Staff Summary:** The Storey County Resilient 8 Opioid Response Plan is a guiding document that was put together in collaboration with Storey County offices and Community Chest. This plan will keep the agencies on track when it comes to efforts addressing opioid related issues in the county. This plan is consistent with other rural counties participating in the Resilient 8 project and will focus on investment and utilization of Community Health Workers.
- **Supporting Materials:** See Attachments
- **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 Resilient 8 Opioid Response Reporting Plan

Analysis

1. What opportunities and gaps do you see in OUD prevention and treatment in Storey County?

The single biggest opportunity identified was building on the momentum and promise of the County's MDT approach which has providers across all spectrums working together to address the needs of residents in an integrated fashion. Regardless of the issue presented -- whether hunger, illness, or OUD involvement -- this approach has thus far appeared to provide a better quality response and better quality service provision for less cost.

In addition, the largest gaps -- i.e., a general lack of availability of services of any kind within the county -- has been identified as the second most important opportunity: thinking broadly to include ready and accessible quality of life activities and supports. This would not only include "treatment as usual options" like more SUD counselors, but also important elements such as ready access to healthy food, affordable housing, and more positive recreation options.

Related to the previous point, the geographical distance between the four distinct County communities is an opportunity to rethink effective service delivery within the county -- one idea worthy of strong consideration is having a community center located in each community through which services could be delivered, like spokes from the hub of a bicycle.

2. What opportunities and gaps do you see with respect to the recovery workforce, services, and access to care within Storey County?

Building on the previous answer, the County is thinking broadly about what would help to support its residents to live life healthfully, and this is the primary thrust of a focus to develop all sorts of readily available and accessible supports and services throughout the County to include not only SUD-trained counselors but also access to health food, numerous positive recreational activities, and more. Along with this is an intentional desire to support and foster a "Neighbors helping neighbors" culture within the County. If it isn't clear, here is why this is the rationale -- by ensuring folks have such opportunities and organic sources of support, the need for formal recovery workforce and services should be less robust than in the absence of such organic community supports.

With the previous elements in place, it is anticipated that additional SUD workers would be helpful for connecting folks to available resources. This may or may not include MAT treatment, residential services, and more.

3. What existing federal, state, and local OUD resources are you aware of that could be leveraged in Storey County?

At a Federal and State level, we are aware that there are a variety of grants and initiatives that can lend themselves to helping Storey County to develop the robust capacity for supporting its residents in a variety of ways. One possible source of funding at the Federal level may be the expected implementation phase for addressing opioid issues.

Storey County Resilient 8 Opioid Response Reporting Plan

At the local level, the County has become increasingly supportive of having a healthy and robust provision of social services. We expect this level to continue if not increase in the future.

Strategic Plan

What concrete strategies would folks like to see put into place that address the gaps in OUD prevention and treatment in Storey County? In answering this question, consideration should be given to the following:

- 1. Evidence-based, promising, and innovative approaches***
- 2. Affordability and Accessibility***
- 3. Leveraging of existing federal, state, and local OUD resources***
- 4. Community Support***

The concrete strategies that folks would like to see put in place are the following:

- Capitalize and build on momentum/promise of MDT approach

Already we have experienced significant benefits with respect to quicker and better quality response times and service provision through working together, all leading to better outcomes for those needing help. This has been done, too, with less expense as we've been able to shift high-dollar deployments of first responders to lower cost community health workers who are able to connect residents to needed services over the short- and long-term. As many of our residents are seniors who have been prescribed opioids, this has proven itself a particularly powerful strategy as the community health worker is able to help educate seniors and reduce the risks associated with the use of opioids (sometimes resulting in the complete removal of opioid-based medications from the home). For these and other reasons (i.e., sustainability), it is just these sorts of organic, innovative, and low cost approaches that Storey County would prefer to focus on.

- Think broadly to include ready and accessible quality of life activities and supports

There is an evidence-based approach to working with youth that focuses on developing their own internal strengths and those of their surrounding community to reduce their likelihood of using drugs/alcohol and/or getting into other sorts of trouble. Developed by the Search Institute, the Developmental Assets framework has proven particularly effective at helping us to develop robust community supports that increase the likelihood of making healthy choices not only for these youth, but those surrounding them (i.e., their parents).

- Support/create culture of neighborly caring and concern

There is simply no way of getting enough doctors, counselors, and other professionals on-board to address this issue -- not when nearly all of Nevada is designated as a medical services shortage area, and nationally there is a lack of needed providers. As such, we must focus on developing what surely must be the front-line -- friends watching out for friends, neighbors for neighbors. This isn't to say that

Storey County Resilient 8 Opioid Response Reporting Plan

treatment professionals aren't important -- they are! -- but absent their ready access, we must find ways to again stitch together robust social supports within our communities.

A few last comments: absent MAT, there appears to be a general lack of evidence with regards to effective treatment options for the treatment of opioids through treatment as usual. The problem with MAT is that our community has ambivalence -- just as we're told is true of communities nationally -- around its use, and how widespread it should be. Because of recent news regarding the similarity of MAT drug companies' tactics' and those of cigarette companies, and continued press regarding the many instances of unethical practices of pharmaceutical companies, the evidence cited to support MAT is looked at skeptically. As a result, Storey County is currently neutral on whether MAT options should be expanded within the county.

Because approximately half of Storey County's residents are seniors, strategies specifically targeted towards helping them get rid of unneeded medications, and then managing those they do take, will likely bear fruit. The Sheriff's Office is already able to destroy unneeded medications; a clean needle exchange would be another logical step for this population (to ensure they are not reusing unclean needles). And, we are working at better connecting seniors with those who can advise them on their medications. This is where federal/state efforts at ensuring that seniors are not over-prescribed opioids by multiple medical professionals will be helpful.

With respect to Naloxone to reduce opioid deaths, it is something that Storey County is already doing through its First Responders and Sheriff's Office. At this point in time, per the data we have available, it seems to be enough; should we see an increase in opioid deaths, it is possible that wider access would be considered.

Workforce Plan

1. What strategies would folks like to put into place that address the gaps in the OUD prevention, treatment, and recovery workforce in Storey County?

As discussed previously, the focus of efforts would be on those workers such as Community Health Workers who can effectively tend to the myriad connectivity and case management needs of those referred. Community Health Workers are trained in evidence-based techniques (i.e., Motivational Interviewing) and other education with which to engage those they serve. In Storey County, we would like to have more SUD-trained Community Health Workers as they have proven themselves to be the "glue" for better service coordination and integration with those resources that are available.

In addition to the Community Health Workers, we would like to see at least another two or three SUD-trained counselors who can work with those with SUD disorders including OUD.

Depending on how the previous two strategies addressed the ongoing and emerging needs, we would then evaluate to see if additional supports -- possible residential treatment -- would need to be offered.

Storey County Resilient 8 Opioid Response Reporting Plan

2. *What strategies would folks like to utilize for recruiting and integrating additional providers into Storey County?*

We will continue as we have, mainly by focusing on delivering “aspirationally-delivered” services to attract those who also want to make a significant difference. As well, we will continue to offer a competitive salary and benefits.

3. *What plans would folks like to identify to train and retain new and existing substance use disorder providers in Storey County? Note: may include identifying possible sites for placing National Health Service Corps clinicians.*

Community Chest -- the primary provider of SUD services in Storey County -- is already a designated National Health Service Corps site for its clinicians. This has proven invaluable for recruiting and retaining qualified practitioners. We will continue to utilize this strategy.

Sustainability Plan

1. *What strategies do folks envision needing to be utilized to sustain the needed activities and strategies in Storey County beyond the one-year planning cycle?*

As discussed previously, the primary focus is on developing health and human service capacity in general. To the short-term, though, the primary strategies employed will be continuing to grow the MDT meeting and support our engagement of Community Health Workers.

2. *How do folks envision maintaining affordability and accessibility of OUD prevention, treatment, and recovery services in Storey County for those who need them?*

Believe it or not, Community Health Workers help to keep costs down while increasing the accessibility of treatment. This is because CHWs come at a discount relative to higher-priced medical professionals and are able to take care of the myriad case management needs clients present with. This allows the SUD professionals to focus on the treatment needs.

3. *What are the Top 5 quantifiable metrics that folks imagine utilizing in order to assess the impact of future activities in Storey County?*

Metric #1 -- MDT Structure Continuing to Improve Resulting in Better Health Outcomes for Residents

Metric #2 -- Increase in Number of Available Services/Supports in ALL Storey County Communities

Metric #3 -- Solid and Sustainable Funding/Resource Base

Metric #4 -- Reduced Number of Problems Related to Use of Opioids

Metric #5 -- Increased Community Member Engagement and Satisfaction

Storey County Resilient 8 Opioid Response Reporting Plan

Various Answers for Metrics

Metric #1 -- MDT Structure Continuing to Improve Resulting in Better Health Outcomes for Residents

- Time for turn-around on social services calls
- Number of meaningful interventions versus just handing out a business card
- Continuous improvement process
- Depth and breadth of collaboration
- Everyone at the table
- MDT team growing
- Frequency and quality of communication

Metric #2 -- Increase in Number of Available Services/Supports in ALL Storey County Communities

- Number of prevention activities
- Number of regular community events
- Access to information
- Quality of comprehensive prevention program/structure
- Number of community members supporting one another
- Number of transportation options
- Standardized/similar services in all communities
- Number of services available
- Number of people utilizing those services
- Number of opportunities for careers/employment in Storey County
- Number of healthy options/activities in all communities

Metric #3 -- Solid and Sustainable Funding/Resource Base

- Solid funding -- established, sustained positions
- Dedicated/sustainable funding base
- Having plans in place if needed to utilize for variety of emergent situations

Metric #4 -- Reduced Number of Problems Related to Use of Opioids

- Number of folks using opioids
- Reduce folks languishing in jail
- Less family recidivism

Metric #5 -- Increased Community Member Engagement and Satisfaction

- Community Member Satisfaction
- Blended/balanced feedback from newer residents

Participants

- Community Relations, Storey County
- Senior Services, Storey County
- Storey County School District
- Storey County Sheriff's Office
- Storey County Fire Department
- Justice of the Peace, Storey County
- Community Chest



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 24-749, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Civil/Records Division Manager, grade 130, for the Sheriff's Office.
- **Recommended motion:** I (commissioner) move to approve Resolution No. 24-749, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Civil/Records Manager, grade 130, for the Sheriff's Office.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** The Sheriff's Office underwent a minor reorganization resulting in the creation of a Civil/Records Manager at grade 130, for the Sheriff's Office. This position will be exempt and will supervise all civil, administrative and records employees in the Sheriff's Office. Grade 130 is appropriate based on salary data and internal alignment with other positions within the County. The fiscal impact of this reclassification was approved in the 2024-25 budget.
- **Supporting Materials:** See Attachments
- **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

RESOLUTION NO. 24-749

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 245.045 FOR APPOINTED OFFICIALS.

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

WHEREAS, for the purposes of NRS 245.045, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed and non-represented County employees by the enactment of a resolution.

WHEREAS, the salaries of all appointed officials and non-represented county employees, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule A for appointed officials and non-represented employees of the county and General Salary Schedule B for intermittent/less than parttime employees of the county.

WHEREAS, the General Salary Schedule step and grade ranges (Schedules A and B) will be consistent with the AFSCME general employees salary schedule and will be adjusted accordingly on a year-by-year basis to account for cost-of-living and to maintain consistency in the county's classification plan.

WHEREAS, the salary grade range of appointed officials and non-represented employees shall be as follows for the 2024-25 fiscal period:

Position	Salary Grade
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116
Administrative Assistant III	Grade 119
Administrative Officer	Grade 140
Assistant Sheriff	Grade 144
Automotive/Equipment Manager	Grade 133
Bailiff/Court Services Officer	Grade 124
Buildings and Grounds Manager	Grade 133
Building Official	Grade 144
Business Development Officer	Grade 140
Chief Deputy District Attorney	Grade 153
Civil/Records Division Manager	Grade 130
Code Enforcement Officer	Grade 124
Community Development Director	Grade 152
Community Services Coordinator	Grade 130
Comptroller	Grade 154
Cook	Grade 115
Corrections Officer	Grade 117

County Manager	Grade 161
Culinary Coordinator	Grade 119
Cyber Security Officer	Grade 133
Deputy District Attorney	Grade 152
Dispatch Manager	Grade 140
Emergency Management Director	Grade 144
Events and Assistant Tourism Director	Grade 140
Event and Site Manager	Grade 124
Grants Manager	Grade 135
HR Director	Grade 144
HR Generalist	Grade 124
Information Technology Director	Grade 152
Information Technology Officer	Grade 140
Kitchen Aide	Grade 110
Management Analyst	Grade 131
Meals on Wheels Coordinator	Grade 110
Planning Manager	Grade 144
Program Coordinator (Senior Services)	Grade 113
Public Relations Officer	Grade 124
Public Works Director	Grade 152
Roads Manager	Grade 133
Network Security Administrator	Grade 140
Senior Center Site Manager	Grade 119
Senior Planner	Grade 140
Senior Services Director	Grade 144
Tourism Director	Grade 152
Undersheriff	Grade 148

WHEREAS, the salary grade and step range of casual intermittent less-than part-time positions in the General Salary Schedule B shall be as follows for the 2024-25 fiscal period:

IPT Administrative Assistant I	Grade 110
IPT Administrative Assistant II	Grade 116
IPT Evidence Custodian	Grade 115
IPT Facilities Maintenance Worker	Grade 110
IPT Homemaker	Grade 110
IPT Inmate Work Crew Coordinator	Grade 117
IPT Lifeguard	Grade 100
IPT Maintenance Worker/Heavy Equipment Operator	Grade 118
IPT Park Maintenance Worker	Grade 105
IPT Pool Maintenance Worker	Grade 110
IPT Pool Supervisor	Grade 108
IPT Program Coordinator (Senior Services)	Grade 104
IPT Road Worker	Grade 110
IPT Volunteer Coordinator (Sheriff Office)	Grade 117

IPT Tourism Assistant	Grade 110
IPT Tourism Transportation Driver	Grade 110
IPT Transportation Driver	Grade 110
IPT Visitor Liaison	Grade 110

WHEREAS, the salary grade and step range of casual, intermittent, less-than part-time Deputy Sheriff positions shall be as outlined in Appendix A of the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO) for the 2024-25 fiscal period.

WHEREAS, the flat-rate salaries for the positions below shall be set by the Storey County Board of Commissioners as follows:

Government Affairs Director	\$30,000 (salary split 50/50 with SCSD)
Justice of the Peace	\$ 89,500

WHEREAS, salaries are set by the Nevada Legislature and County Commissioners for elected positions as follows:

Assessor	\$71,361
Commissioners	\$30,806.31
Clerk/Treasurer	\$71,361
District Attorney	\$122,678
Recorder	\$71,361
Sheriff	\$96,937

WHEREAS, if there is a PERS increase, said increase will be shared equally between Storey County and the employee in accordance with NRS 286.421 (3) (a) (1) and will be so reflected on Salary Schedule A. Salary Schedule B and casual, intermittent, less than part-time Deputy Sheriffs will not be impacted by any changes in PERS contributions.

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, by unanimous vote, to adopt Resolution 24-749 providing for the setting of salaries for the appointed officials and non-represented employees.

This resolution shall be effective on the 17th day of September 2024.

PROPOSED AND ADOPTED this 17th day of September 2024.


THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS: _____
Jay Carmona, Chairman

ATTEST: _____
CLERK TO THE BOARD

Non-Represented					Non-Represented Pay Schedule															
	1		2		3		4		5		6		7		8		9		10	
110	\$ 40,472.71	\$ 19.46	\$ 41,889.25	\$ 20.14	\$ 43,355.38	\$ 20.84	\$ 44,872.82	\$ 21.57	\$ 46,443.36	\$ 22.33	\$ 48,068.87	\$ 23.11	\$ 49,751.29	\$ 23.92	\$ 51,492.58	\$ 24.76	\$ 53,294.83	\$ 25.62	\$ 55,160.13	\$ 26.52
111	\$ 41,484.53	\$ 19.94	\$ 42,936.48	\$ 20.64	\$ 44,439.25	\$ 21.37	\$ 45,994.64	\$ 22.11	\$ 47,604.44	\$ 22.89	\$ 49,270.59	\$ 23.69	\$ 50,995.07	\$ 24.52	\$ 52,779.89	\$ 25.37	\$ 54,627.18	\$ 26.26	\$ 56,539.13	\$ 27.18
112	\$ 42,521.62	\$ 20.44	\$ 44,009.90	\$ 21.16	\$ 45,550.23	\$ 21.90	\$ 47,144.49	\$ 22.67	\$ 48,794.54	\$ 23.46	\$ 50,502.35	\$ 24.28	\$ 52,269.95	\$ 25.13	\$ 54,099.39	\$ 26.01	\$ 55,992.87	\$ 26.92	\$ 57,952.63	\$ 27.86
113	\$ 43,584.69	\$ 20.95	\$ 45,110.14	\$ 21.69	\$ 46,689.01	\$ 22.45	\$ 48,323.11	\$ 23.23	\$ 50,014.44	\$ 24.05	\$ 51,764.94	\$ 24.89	\$ 53,576.71	\$ 25.76	\$ 55,451.89	\$ 26.66	\$ 57,392.71	\$ 27.59	\$ 59,401.45	\$ 28.56
114	\$ 44,674.30	\$ 21.48	\$ 46,237.88	\$ 22.23	\$ 47,856.22	\$ 23.01	\$ 49,531.18	\$ 23.81	\$ 51,264.77	\$ 24.65	\$ 53,059.04	\$ 25.51	\$ 54,916.12	\$ 26.40	\$ 56,838.16	\$ 27.33	\$ 58,827.49	\$ 28.28	\$ 60,886.46	\$ 29.27
115	\$ 45,791.15	\$ 22.01	\$ 47,393.84	\$ 22.79	\$ 49,052.62	\$ 23.58	\$ 50,769.47	\$ 24.41	\$ 52,546.38	\$ 25.26	\$ 54,385.53	\$ 26.15	\$ 56,289.02	\$ 27.06	\$ 58,259.14	\$ 28.01	\$ 60,298.19	\$ 28.99	\$ 62,408.64	\$ 30.00
116	\$ 46,935.93	\$ 22.57	\$ 48,578.70	\$ 23.36	\$ 50,278.95	\$ 24.17	\$ 52,038.71	\$ 25.02	\$ 53,860.07	\$ 25.89	\$ 55,745.17	\$ 26.80	\$ 57,696.26	\$ 27.74	\$ 59,715.62	\$ 28.71	\$ 61,805.67	\$ 29.71	\$ 63,968.87	\$ 30.75
117	\$ 48,109.32	\$ 23.13	\$ 49,793.14	\$ 23.94	\$ 51,535.92	\$ 24.78	\$ 53,339.68	\$ 25.64	\$ 55,206.55	\$ 26.54	\$ 57,138.80	\$ 27.47	\$ 59,138.63	\$ 28.43	\$ 61,208.50	\$ 29.43	\$ 63,350.79	\$ 30.46	\$ 65,568.08	\$ 31.52
118	\$ 49,312.06	\$ 23.71	\$ 51,037.98	\$ 24.54	\$ 52,824.30	\$ 25.40	\$ 54,673.15	\$ 26.29	\$ 56,586.72	\$ 27.21	\$ 58,567.25	\$ 28.16	\$ 60,617.11	\$ 29.14	\$ 62,738.70	\$ 30.16	\$ 64,934.57	\$ 31.22	\$ 67,207.27	\$ 32.31
119	\$ 50,544.87	\$ 24.30	\$ 52,313.94	\$ 25.15	\$ 54,144.93	\$ 26.03	\$ 56,040.00	\$ 26.94	\$ 58,001.40	\$ 27.89	\$ 60,031.46	\$ 28.86	\$ 62,132.56	\$ 29.87	\$ 64,307.20	\$ 30.92	\$ 66,557.95	\$ 32.00	\$ 68,887.47	\$ 33.12
120	\$ 51,808.49	\$ 24.91	\$ 53,621.79	\$ 25.78	\$ 55,498.56	\$ 26.68	\$ 57,441.01	\$ 27.62	\$ 59,451.44	\$ 28.58	\$ 61,532.23	\$ 29.58	\$ 63,685.88	\$ 30.62	\$ 65,914.87	\$ 31.69	\$ 68,221.89	\$ 32.80	\$ 70,609.66	\$ 33.95
121	\$ 53,103.69	\$ 25.53	\$ 54,962.33	\$ 26.42	\$ 56,886.00	\$ 27.35	\$ 58,877.02	\$ 28.31	\$ 60,937.72	\$ 29.30	\$ 63,070.54	\$ 30.32	\$ 65,277.99	\$ 31.38	\$ 67,562.73	\$ 32.48	\$ 69,927.43	\$ 33.62	\$ 72,374.88	\$ 34.80
122	\$ 54,431.29	\$ 26.17	\$ 56,336.38	\$ 27.08	\$ 58,308.17	\$ 28.03	\$ 60,348.94	\$ 29.01	\$ 62,461.18	\$ 30.03	\$ 64,647.32	\$ 31.08	\$ 66,909.97	\$ 32.17	\$ 69,251.81	\$ 33.29	\$ 71,675.64	\$ 34.46	\$ 74,184.28	\$ 35.67
123	\$ 55,792.07	\$ 26.82	\$ 57,744.80	\$ 27.76	\$ 59,765.87	\$ 28.73	\$ 61,857.68	\$ 29.74	\$ 64,022.68	\$ 30.78	\$ 66,263.47	\$ 31.86	\$ 68,582.70	\$ 32.97	\$ 70,983.11	\$ 34.13	\$ 73,467.50	\$ 35.32	\$ 76,038.89	\$ 36.56
124	\$ 57,186.87	\$ 27.49	\$ 59,188.41	\$ 28.46	\$ 61,260.02	\$ 29.45	\$ 63,404.10	\$ 30.48	\$ 65,623.25	\$ 31.55	\$ 67,920.07	\$ 32.65	\$ 70,297.27	\$ 33.80	\$ 72,757.67	\$ 34.98	\$ 75,304.20	\$ 36.20	\$ 77,939.85	\$ 37.47
125	\$ 58,616.53	\$ 28.18	\$ 60,668.12	\$ 29.17	\$ 62,791.49	\$ 30.19	\$ 64,989.21	\$ 31.24	\$ 67,263.83	\$ 32.34	\$ 69,618.06	\$ 33.47	\$ 72,054.70	\$ 34.64	\$ 74,576.61	\$ 35.85	\$ 77,186.79	\$ 37.11	\$ 79,888.33	\$ 38.41
126	\$ 60,081.97	\$ 28.89	\$ 62,184.83	\$ 29.90	\$ 64,361.30	\$ 30.94	\$ 66,613.94	\$ 32.03	\$ 68,945.43	\$ 33.15	\$ 71,358.51	\$ 34.31	\$ 73,856.08	\$ 35.51	\$ 76,441.01	\$ 36.75	\$ 79,116.46	\$ 38.04	\$ 81,885.53	\$ 39.37
127	\$ 61,584.01	\$ 29.61	\$ 63,739.44	\$ 30.64	\$ 65,970.35	\$ 31.72	\$ 68,279.30	\$ 32.83	\$ 70,669.06	\$ 33.98	\$ 73,142.49	\$ 35.16	\$ 75,702.47	\$ 36.40	\$ 78,352.06	\$ 37.67	\$ 81,094.39	\$ 38.99	\$ 83,932.69	\$ 40.35
128	\$ 63,123.59	\$ 30.35	\$ 65,332.94	\$ 31.41	\$ 67,619.58	\$ 32.51	\$ 69,986.28	\$ 33.65	\$ 72,435.80	\$ 34.82	\$ 74,971.04	\$ 36.04	\$ 77,595.02	\$ 37.31	\$ 80,310.85	\$ 38.61	\$ 83,121.74	\$ 39.96	\$ 86,031.00	\$ 41.36
129	\$ 64,701.71	\$ 31.11	\$ 66,966.26	\$ 32.20	\$ 69,310.08	\$ 33.32	\$ 71,735.94	\$ 34.49	\$ 74,246.71	\$ 35.70	\$ 76,845.34	\$ 36.94	\$ 79,534.93	\$ 38.24	\$ 82,318.63	\$ 39.58	\$ 85,199.79	\$ 40.96	\$ 88,181.78	\$ 42.40
130	\$ 66,319.24	\$ 31.88	\$ 68,640.42	\$ 33.00	\$ 71,042.84	\$ 34.16	\$ 73,529.35	\$ 35.35	\$ 76,102.87	\$ 36.59	\$ 78,766.47	\$ 37.87	\$ 81,523.29	\$ 39.19	\$ 84,376.60	\$ 40.57	\$ 87,329.78	\$ 41.99	\$ 90,386.32	\$ 43.45
131	\$ 67,977.22	\$ 32.68	\$ 70,356.43	\$ 33.83	\$ 72,818.91	\$ 35.01	\$ 75,367.56	\$ 36.23	\$ 78,005.42	\$ 37.50	\$ 80,735.63	\$ 38.82	\$ 83,561.36	\$ 40.17	\$ 86,486.00	\$ 41.58	\$ 89,513.02	\$ 43.04	\$ 92,645.99	\$ 44.54
132	\$ 69,676.65	\$ 33.50	\$ 72,115.33	\$ 34.67	\$ 74,639.38	\$ 35.88	\$ 77,251.75	\$ 37.14	\$ 79,955.56	\$ 38.44	\$ 82,754.01	\$ 39.79	\$ 85,650.39	\$ 41.18	\$ 88,648.16	\$ 42.62	\$ 91,750.84	\$ 44.11	\$ 94,962.12	\$ 45.65
133	\$ 71,418.55	\$ 34.34	\$ 73,918.21	\$ 35.54	\$ 76,505.34	\$ 36.78	\$ 79,183.04	\$ 38.07	\$ 81,954.44	\$ 39.40	\$ 84,822.84	\$ 40.78	\$ 87,791.64	\$ 42.21	\$ 90,864.35	\$ 43.68	\$ 94,044.61	\$ 45.21	\$ 97,336.18	\$ 46.80
134	\$ 73,204.03	\$ 35.19	\$ 75,766.15	\$ 36.43	\$ 78,417.98	\$ 37.70	\$ 81,162.61	\$ 39.02	\$ 84,003.30	\$ 40.39	\$ 86,943.42	\$ 41.80	\$ 89,986.43	\$ 43.26	\$ 93,135.97	\$ 44.78	\$ 96,395.71	\$ 46.34	\$ 99,769.57	\$ 47.97
135	\$ 75,034.13	\$ 36.07	\$ 77,660.32	\$ 37.34	\$ 80,378.44	\$ 38.64	\$ 83,191.68	\$ 40.00	\$ 86,103.39	\$ 41.40	\$ 89,117.01	\$ 42.84	\$ 92,236.10	\$ 44.34	\$ 95,464.36	\$ 45.90	\$ 98,805.62	\$ 47.50	\$ 102,263.81	\$ 49.17
136	\$ 76,909.99	\$ 36.98	\$ 79,601.83	\$ 38.27	\$ 82,387.90	\$ 39.61	\$ 85,271.47	\$ 41.00	\$ 88,255.98	\$ 42.43	\$ 91,344.95	\$ 43.92	\$ 94,542.02	\$ 45.45	\$ 97,850.98	\$ 47.04	\$ 101,275.77	\$ 48.69	\$ 104,820.42	\$ 50.39
137	\$ 78,832.74	\$ 37.90	\$ 81,591.90	\$ 39.23	\$ 84,447.60	\$ 40.60	\$ 87,403.27	\$ 42.02	\$ 90,462.38	\$ 43.49	\$ 93,628.56	\$ 45.01	\$ 96,905.56	\$ 46.59	\$ 100,297.25	\$ 48.22	\$ 103,807.65	\$ 49.91	\$ 107,440.94	\$ 51.65
138	\$ 80,803.56	\$ 38.85	\$ 83,631.68	\$ 40.21	\$ 86,558.78	\$ 41.61	\$ 89,588.35	\$ 43.07	\$ 92,723.94	\$ 44.58	\$ 95,969.28	\$ 46.14	\$ 99,328.20	\$ 47.75	\$ 102,804.70	\$ 49.43	\$ 106,402.86	\$ 51.16	\$ 110,126.95	\$ 52.95
139	\$ 82,823.66	\$ 39.82	\$ 85,722.47	\$ 41.21	\$ 88,722.77	\$ 42.66	\$ 91,828.06	\$ 44.15	\$ 95,042.05	\$ 45.69	\$ 98,368.51	\$ 47.29	\$ 101,811.41	\$ 48.95	\$ 105,374.80	\$ 50.66	\$ 109,062.94	\$ 52.43	\$ 112,880.15	\$ 54.27
140	\$ 84,894.26	\$ 40.81	\$ 87,865.54	\$ 42.24	\$ 90,940.83	\$ 43.72	\$ 94,123.76	\$ 45.25	\$ 97,418.11	\$ 46.84	\$ 100,827.74	\$ 48.47	\$ 104,356.72	\$ 50.17	\$ 108,009.19	\$ 51.93	\$ 111,789.53	\$ 53.74	\$ 115,702.15	\$ 55.63
141	\$ 87,016.59	\$ 41.83	\$ 90,062.18	\$ 43.30	\$ 93,214.34	\$ 44.81	\$ 96,476.85	\$ 46.38	\$ 99,853.55	\$ 48.01	\$ 103,348.42	\$ 49.69	\$ 106,965.60	\$ 51.43	\$ 110,709.40	\$ 53.23	\$ 114,584.24	\$ 55.09	\$ 118,594.70	\$ 57.02
142	\$ 89,192.02	\$ 42.88	\$ 92,313.73	\$ 44.38	\$ 95,544.71	\$ 45.93	\$ 98,888.78	\$ 47.54	\$ 102,349.89	\$ 49.21	\$ 105,932.14	\$ 50.93	\$ 109,639.75	\$ 52.71	\$ 113,477.15	\$ 54.56	\$ 117,448.85	\$ 56.47	\$ 121,559.55	\$ 58.44
143	\$ 91,421.82	\$ 43.95	\$ 94,621.58	\$ 45.49	\$ 97,933.34	\$ 47.08	\$ 101,361.01	\$ 48.73	\$ 104,908.63	\$ 50.44	\$ 108,580.45	\$ 52.20	\$ 112,380.75	\$ 54.03	\$ 116,314.07	\$ 55.92	\$ 120,385.08	\$ 57.88	\$ 124,598.55	\$ 59.90
144	\$ 93,707.36	\$ 45.05	\$ 96,987.14	\$ 46.63	\$ 100,381.67	\$ 48.26	\$ 103,895.04	\$ 49.95	\$ 107,531.36	\$ 51.70	\$ 111,294.96	\$ 53.51	\$ 115,190.30	\$ 55.38	\$ 119,221.95	\$ 57.32	\$ 123,394.71	\$ 59.32	\$ 127,713.53	\$ 61.40
145	\$ 96,050.04	\$ 46.18	\$ 99,411.80	\$ 47.79	\$ 102,891.19	\$ 49.47	\$ 106,492.41	\$ 51.20	\$ 110,219.62	\$ 52.99	\$ 114,077.33	\$ 54.84	\$ 118,070.02	\$ 56.76	\$ 122,202.47	\$ 58.75	\$ 126,479.56	\$ 60.81	\$ 130,906.35	\$ 62.94
146	\$ 98,451.31	\$ 47.33	\$ 101,897.09	\$ 48.99	\$ 105,463.49	\$ 50.70	\$ 109,154.71	\$ 52.48	\$ 112,975.13	\$ 54.31	\$ 116,929.26	\$ 56.22	\$ 121,021.80	\$ 58.18	\$ 125,257.55	\$ 60.22	\$ 129,641.56	\$ 62.33	\$ 134,179.01	\$ 64.51
147	\$ 100,912.59	\$ 48.52	\$ 104,444.51	\$ 50.21	\$ 108,100.07	\$ 51.97	\$ 111,883.59	\$ 53.79	\$ 115,799.50	\$ 55.67	\$ 119,852.49	\$ 57.62	\$ 124,047.33	\$ 59.64	\$ 128,388.97	\$ 61.73	\$ 132,882.59	\$ 63.89	\$ 137,533.50	\$ 66.12
148	\$ 103,435.37	\$ 49.73	\$ 107,055.64	\$ 51.47	\$ 110,802.58	\$ 53.27	\$ 114,680.66	\$ 55.13	\$ 118,694.48	\$ 57.06	\$ 122,848.78	\$ 59.06	\$ 127,148.51	\$ 61.13	\$ 131,598.69	\$ 63.27	\$ 136,204.66	\$ 65.48	\$ 140,971.81	\$ 67.77
149	\$ 106,021.28	\$ 50.97	\$ 109,732.04	\$ 52.76	\$ 113,572.64	\$ 54.60	\$ 117,547.70	\$ 56.51	\$ 121,661.87	\$ 58.49	\$ 125,920.03	\$ 60.54	\$ 130,327.24	\$ 62.66	\$ 134,888.69	\$ 64.85	\$ 139,609.79	\$ 67.12	\$ 144,496.13	\$ 69.47
150	\$ 108,671.80	\$ 52.25	\$ 112,475.34	\$ 54.07	\$ 116,411.97	\$ 55.97	\$ 120,486.39	\$ 57.93	\$ 124,703.39	\$ 59.95	\$ 129,068.03	\$ 62.05	\$ 133,585.39	\$ 64.22	\$ 138,260.90	\$ 66.47	\$ 143,100.03	\$ 68.80	\$ 148,108.53	\$ 71.21
151	\$ 111,388.61	\$ 53.55	\$ 115,287.22	\$ 55.43	\$ 119,322.28	\$ 57.37	\$ 123,498.55	\$ 59.37	\$ 127,821.01	\$ 61.45	\$ 132,294.72	\$ 63.60	\$ 136,925.06	\$ 65.83	\$ 141,717.42	\$ 68.13	\$ 146,677.53	\$ 70.52	\$ 151,811.25	\$ 72.99
152	\$ 114,173.32	\$ 54.89	\$ 118,169.39	\$ 56.81	\$ 122,305.32	\$ 58.80	\$ 126,586.03	\$ 60.86	\$ 131,016.52	\$ 62.99	\$ 135,602.09	\$ 65.19	\$ 140,348.16	\$ 67.48	\$ 145,260.36	\$ 69.84	\$ 150,344.47	\$ 72.28	\$ 155,606.52	\$ 74.81
153	\$ 117,027.67	\$ 56.26	\$ 121,123.63	\$ 58.23	\$ 125,362.96	\$ 60.27	\$ 129,750.65	\$ 62.38	\$ 134,291.92	\$ 64.56	\$ 138,992.15	\$ 66.82	\$ 143,856.88	\$ 69.16	\$ 148,891.87	\$ 71.58				

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 9/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 mins	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval to authorize the County Manager to approve and sign a contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years.
- **Recommended motion:** I (commissioner) move to authorize the County Manager to approve and sign a contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** Currently, Storey County manages the purchase and servicing of all our AED machines in-house. Under this new contract, we will lease the machines from Cintas. Cintas will handle the monitoring, maintenance, and replacement of any faulty units. Leasing the machines will cost the county approximately half of what it would to replace them outright. The fiscal impact of contract was approved in the 2024-25 budget.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** \$18,144
- **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

Automated External Defibrillator Service Agreement

CUSTOMER INFORMATION

Company Name ("Customer"): Storey County

Phone: (775) 847-0968

Email: Shane Dixon <sdixon@storeycounty.org>

Customer #:

Billing Address: 26 S B St, Virginia City, NV 89440

Location Physical Address: 26 S B St, Virginia City, NV 89440

TERMS AND CONDITIONS

Cintas Corporation No. 2 d/b/a Cintas First Aid & Safety ("Cintas") will provide the Customer the Automatic External Defibrillator(s) selected by Customer below (the "AED Device(s)") and related products and services as specifically outlined in this agreement ("Agreement").

AED DEVICE	CASE	PRICE PER UNIT	NUMBER OF UNITS	MONTHLY PRICE
ZOLL® AED Plus®	<input type="checkbox"/> Cabinet <input type="checkbox"/> Grab N' Run	\$ 0.00 /unit	0	\$ 0.00 /month
ZOLL® AED 3	<input checked="" type="checkbox"/> Cabinet <input type="checkbox"/> Grab N' Run	\$ 126.00 /unit	12	\$ 1,512.00 /month
LifeLine VIEW AED	<input type="checkbox"/> Cabinet <input type="checkbox"/> Grab N' Run	\$ 0.00 /unit	0	\$ 0.00 /month
LifeLine AED	<input type="checkbox"/> Cabinet <input type="checkbox"/> Grab N' Run	\$ 0.00 /unit	0	\$ 0.00 /month
MEDICAL DIRECTION	<input checked="" type="checkbox"/> LifeREADY 360™ <input type="checkbox"/> LifeREADY™			
TRAINING	AHA Heartsaver™ FA/CPR/AED Course	\$ 0	/Seat or Key	\$ 0 /Class

1. Parties and Acknowledgment. This Agreement is between Cintas and Customer (individually, "Party"; together, the "Parties"). By signing this Agreement, Customer acknowledges it has received the entire Agreement and has read and understands all terms and conditions, including terms and conditions listed on page two. Any other terms not specifically agreed upon by Cintas, in writing, are not binding on Cintas.

2. Term; Renewal; Charges. The initial term of this Agreement is 36 months, commencing on the delivery date of the AED Device(s) to the Customer, which shall be reflected in the first invoice from Cintas to Customer for the AED Device(s) ("Initial Term"). This Agreement shall renew automatically for succeeding terms of 12 months (each a "Renewal Term") unless Customer gives to Cintas written notice of the Customer's intention not to renew at least 30 days prior to the expiration of the then-current term. Cintas shall charge Customer the above-referenced monthly price for use of the AED Device(s) and/or related services ("Monthly Service Charge"). Customer acknowledges, however, that Cintas's costs may increase or other events may occur during the course of the Agreement warranting a price increase, and Cintas reserves the right to increase prices. If Cintas increases a price, Customer has the right to object in writing within 10 days of the notice of the increase. If Customer objects to the increase, Cintas has the right to terminate the Agreement. If Customer does not object, Customer is bound by the new prices.

3. Products. Cintas will provide for use by Customer the AED Device(s). With each AED Device, Cintas will also provide for use: one battery, one set of pads, one Prep and Response Kit, and either one AED wall cabinet or one Grab N' Run Kit (together, including the AED Device, "Product"). (Additional batteries, sets of pads, data recording cards, and other accessories are not included in the definition of Product; such items may be purchased separately from Cintas.)

4. Service. Cintas will deliver AED software updates when available and provide periodic service visits (at a minimum, once every six months) to check expiration dates of the battery and set of pads, to replace them if expired, and to confirm the status of the AED Device(s) through a visual inspection of the AED status indicator ("AED Services"). If Customer performs its own inspection and/or Customer identifies an expired battery or an expired set of pads, notes a fault of the AED status indicator, or identifies any other concern, Customer shall contact Cintas during normal business hours and Cintas will respond to Customer by the first business day following receipt of notice.

5. Medical Direction. Customer acknowledges that it must obtain a prescription for the AED Device(s) and the AED Device(s) must be subject to medical oversight. Customer acknowledges that Cintas is not a health-care provider and does not issue the prescription, provide medical oversight, or provide other related health-care or medical services. Rather, by signing this Agreement, Customer receives access to a third-party, at no additional cost to Customer, who will provide a prescription for the AED Device(s), provide medical oversight, register the AED Device(s) with local EMS (together, "Medical Direction"), and provide Customer access to the third-party's on-line software portal. As a condition to being granted Medical Direction and access to third-party's software portal, Customer acknowledges it will be required to agree to the terms and conditions applicable to those services, which will be provided at the initial log in to the software portal. Failure to do so: (a) will relieve any third-party providing the services from any liability for AED management and (b) will result in Customer assuming full responsibility and any associated liabilities for failing to acknowledge the terms and conditions.

6. Quality of Services. Cintas will deliver quality service at all times. Any complaints about the quality of Cintas's service that are not resolved in the normal course of business must be sent by registered letter to Cintas's General Manager at the local FAS service office. If Cintas then fails to resolve a material complaint in a reasonable period, Customer may terminate this Agreement provided AED Device(s) are returned in good working order or purchased at Replacement Cost.

7. Scope and Limitations of Service. The scope of Cintas's responsibilities under this Agreement is limited to delivering, performing AED Services and providing access to third-party Medical Direction, as outlined above. Customer acknowledges that the scope of services expressly excludes: performance of a risk or hazard analysis of any kind or type, providing regulatory guidance, or providing recommendations regarding the type, number, and placement or location of AED Device(s) at Customer's facility. Customer further agrees that Cintas has no responsibility to monitor the condition of the AED Device(s) between Cintas's periodic service visits. Customer bears sole responsibility for notifying Cintas of faults, alarms, or indications that an AED Device is not functioning properly in between Cintas's periodic service visits. Should Customer so notify Cintas, Cintas will respond to Customer by the first business day following receipt of notice and will perform a service visit within a reasonable time thereafter to provide a visual inspection of the AED status indicator and/or provide a replacement AED Device.

8. Ownership; Care of AED Products; Replacement, Repair & Maintenance. Cintas maintains all right, title, and ownership of the AED Device(s). Customer agrees it will not alter, repair, or otherwise make changes to the AED Products. Customer agrees to protect AED Device(s) and Product(s) from mishap and misuse. If an AED Device requires repair due to ordinary wear and tear, Cintas shall, at its sole discretion, either provide Customer with a replacement AED Device or send the AED Device for repair by the manufacturer at no charge to Customer. If Cintas, in its sole discretion, determines an AED Device must be repaired due to mishap or misuse that occurred while in Customer's possession, Cintas may charge Customer for the time, materials, and shipping involved in the repair of the AED Device. In the event an AED Device is lost, stolen, or damaged beyond repair, Customer agrees to pay a replacement cost of \$1,995 ("Replacement Cost"). If replacement is necessary and the AED Device is still subject to the Initial Term or a Renewal Term, the payment of the Replacement Cost does not release Customer of its obligations under the terms and conditions of this Agreement. If an AED Device must be replaced or repaired, Cintas, at its sole discretion, may elect to ship to Customer a replacement AED Device and have Customer ship back to Cintas the AED Device requiring repair or replacement (rather than Cintas physically delivering a replacement AED Device). Upon receipt of a replacement AED Device, Customer shall return to Cintas the original AED Device, postage prepaid by Cintas, with the Customer taking reasonable care to protect the AED Device during transit. If, at any time, Customer identifies any concern, including, but not limited to, an expired battery or set of pads, a fault on the AED Status Indicator, or any other alarm, fault or other notification that an AED Device is not functioning correctly, Customer shall contact Cintas during normal business hours and Cintas will respond to Customer by the first business day following receipt of notice.

BY SIGNING BELOW, CUSTOMER CERTIFIES THAT CUSTOMER HAS READ AND AGREED TO THE TERMS AND CONDITIONS CONTAINED IN THIS AGREEMENT, INCLUDING THOSE PRINTED ON THE SECOND PAGE. I authorize Cintas to verify my credit on Credit.net and/or by contacting the parties provided. I am authorized to sign on behalf of this company. In addition, I authorize Cintas to open a new account on behalf of the company and deliver the products or services listed above at the agreed upon pricing and delivery terms.

Customer Signature:

Date:

Customer Name:

Title:

Original – Office | Yellow – Customer | Pink – Cintas Partner

Cintas Onsite AED Service Agreement, Page 1 of 2

TERMS AND CONDITIONS (CONT.)

9. Replacement AED Device. Customer may choose to replace an existing AED Device ("Original AED") with an AED Device of a different make or model ("Replacement AED") at any time after the expiration of the Initial Term with no penalty or cancellation charges; Customer may return Original AED to Cintas or purchase Original AED for \$399. If Customer chooses a Replacement AED, Customer must sign a new Service Agreement.

10. Cancellation; Return of AED Device. Customer may cancel the Agreement at any time with a 30-day advance written notification. If cancellation is made during the Initial Term, Customer shall pay all remaining Monthly Service Charges owed through the end of the Initial Term and either shall return all AED Devices subject to this Agreement or purchase each AED Device for a cost of \$399 per AED Device. If cancellation is made during a Renewal Term, Customer shall pay a cancellation fee of \$150 each per AED Device and either shall return all AED Devices subject to this Agreement or purchase each AED Device for a cost of \$399 per AED Device; the \$150 cancellation fee(s), however, may be applied to the purchase price of the AED Device(s). At the end of the Agreement, Customer shall return the AED Products to Cintas in good working and physical condition, reasonable wear and tear expected, within 5 business days of the cancellation of this Agreement.

11. Manufacturer Recalls. Customer acknowledges that, from time to time, an AED Product may be subject to a voluntary recall initiated by the manufacturer and/or an involuntary recall initiated by the United States Food and Drug Administration. Under either or both scenarios, Customer agrees to cooperate fully with Cintas regarding timely execution of any required recall procedures and to provide Cintas and/or its authorized representatives and agents with access to all of the Customer's locations and facilities where recall-affected AED Products are or may be located. Customer agrees to permit Cintas and/or its authorized representatives and agents to collect any and all recall-affected AED Products and transport any and all such AED Products away from the Customer's locations and facilities for destruction or other processing. Cintas may supply Customer with alternate AED Products having similar functions and characteristics to the recall-affected AED Products.

12. TRAINING ACKNOWLEDGEMENT. CUSTOMER ACKNOWLEDGES AND AGREES ALL TRAINING COURSES ARE PROVIDED BY CINTAS FOR EDUCATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON AS LEGAL ADVICE. THE INFORMATION PRESENTED IN ANY COURSE MAY NOT REFLECT THE MOST CURRENT LEGAL DEVELOPMENTS AND CINTAS DOES NOT PURPORT TO IMPLY OR GUARANTEE FULL COMPLIANCE WITH LOCAL, STATE OR FEDERAL REGULATIONS. AN ATTORNEY SHOULD BE CONTACTED FOR ADVICE ON SPECIFIC LEGAL ISSUES. CUSTOMER ACKNOWLEDGES AND AGREES IT BEARS THE SOLE RISK OF LOSS FOR ANY LOSS, INJURY OR DAMAGES RESULTING FROM OR RELATED IN ANY WAY TO CUSTOMER OR PARTICIPANT'S COMPLIANCE OR NON-COMPLIANCE WITH LAWS OR REGULATIONS. CINTAS SHALL HAVE NO LIABILITY TO CUSTOMER OR ANY OTHER PERSON RELATING TO OR RESULTING FROM TRAINING SERVICES OR INFORMATION PROVIDED IN CONNECTION WITH TRAINING SERVICES OR ANY DECISIONS MADE BY CUSTOMER AS A RESULT OF THE TRAINING PROVIDED.

13. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. CUSTOMER ACKNOWLEDGES THAT ALL AED PRODUCT PURCHASES UNDER THIS AGREEMENT WILL BE SUBJECT TO THE WARRANTY PROVIDED BY THE MANUFACTURER OF THE AED PRODUCT AND NOT CINTAS. CUSTOMER ACKNOWLEDGES THAT CINTAS MAKES NO WARRANTY, REPRESENTATION, COVENANT OR GUARANTEE, EXPRESS OR IMPLIED, IN CONNECTION WITH THE SALE OF THE GOODS AND/OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CINTAS FOR THIS EXPRESS PURPOSE THAT IS (I) SIGNED BY CINTAS, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT; AND (IV) EXPLICITLY AND UNAMBIGUOUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO CUSTOMER PURSUANT TO THIS AGREEMENT. CUSTOMER FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CINTAS'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND CUSTOMER REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE.

14. LIMITATION OF CINTAS'S LIABILITY: LIQUIDATED DAMAGES. Customer acknowledges that Cintas's Monthly Service Charges are based on the value of services provided and the limited liability provided under this Agreement and not on the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of any AED Product or AED Service to work as intended. **IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVES' COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000 AS LIQUIDATED DAMAGES.** If Customer wishes to increase the limitation of liability, Customer may, as of right, enter into a supplemental agreement with Cintas to obtain a higher limit by paying an additional amount consistent with the increase in liability. **CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE AED PRODUCTS AND AED SERVICES.** Neither Party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity; provided that the foregoing limitation shall not apply to indemnification for a third party claim pursuant to Section 17.

15. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio Nevada arbitration law. **EACH PARTY, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING.** The exclusive jurisdiction and forum for resolution of any such dispute shall lie in **Barren County, Ohio** **Stoey County Nevada.**

16. CINTAS NOT AN INSURER. Customer acknowledges and agrees that neither Cintas nor its Representatives are insurers and that no insurance coverage is provided by this Agreement. Customer understands and agrees that it is Customer's sole responsibility to obtain and maintain insurance coverage for costs, expenses, losses and damages, including related to the AED Devices. Customer releases and waives all rights of recovery against Cintas by way of subrogation. **CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF AN AED DEVICE TO OPERATE EFFECTIVELY OR AS DESIGNED.**

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE AED PRODUCT(S) OR AED SERVICE(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEYS' FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. THE CUSTOMER'S DEFENSE, HOLD HARMLESS AND INDEMNIFICATION OBLIGATIONS SHALL ALSO EXTEND TO INJURIES OR DEATH SUSTAINED BY CUSTOMER'S EMPLOYEES AND SHALL NOT BE LIMITED BY ANY APPLICABLE WORKERS' COMPENSATION LAW AND CUSTOMER EXPRESSLY WAIVES ANY STATUTORY OR CONSTITUTIONAL WORKERS' COMPENSATION IMMUNITY UNDER APPLICABLE LAW WHICH WOULD OTHERWISE LIMIT ITS INDEMNIFICATION OBLIGATIONS HEREUNDER. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF ACTION. ANY ACTION BY CUSTOMER AGAINST CINTAS OR ANY SUBCONTRACTOR MUST BE COMMENCED WITHIN ONE YEAR OF THE ACCRUAL OF THE CAUSE OF ACTION OR THE ACTION SHALL BE BARRED, REGARDLESS OF ANY OTHER STATUTE OF LIMITATION OR REPOSE THAT MAY APPLY TO THE CLAIM UNDER STATE OR FEDERAL LAW.

19. Force Majeure. Cintas shall not be responsible or liable for failure to perform attributable to any cause or contingency beyond its reasonable control including, without limitation, act of God; act or omission of civil or military authority; fire; flood; tempest; epidemic; earthquake; volcanic activity; quarantine restriction; labor dispute (e.g. lockout, strike or work stoppage or slowdown); embargo; war; riot; unusually severe weather; accidents; political strife; act of terrorism; delay in transportation; compliance with any regulation or directive of any national, state, or local government; or any department or agency thereof; or any other cause which by the exercise of reasonable diligence Cintas is unable to overcome.

20. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio.

21. Severability. The invalidity or unenforceability of any provision, section, or portion of a section of this Agreement shall not affect the validity or enforceability of any other provision or section.

22. Updated Terms and Conditions and Policies. Customer acknowledges and agrees Cintas may send copies of its various policies to Customer, including, but not limited to, amendments to these Terms and Conditions via e-mail or make them available via a web page or other similar mechanism and that these policies are incorporated and made part of this Agreement. Customer acknowledges and agrees its continued request for service pursuant to this Agreement and/or use and/or acceptance of the AED Products and AED Services constitute acceptance of any such updated Terms and Conditions.

23. Notices. Unless otherwise specified in this Agreement and specifically excluding a price increase under Section 2, any notice given pursuant to the Agreement shall be in writing and sent by certified mail or registered mail, postage prepaid, return receipt requested or by national overnight courier service, to the Customer at the address set forth in this Agreement, to Cintas at the nearest Cintas FAS service office, or at such other address as such Party may provide in writing to the other Party. Any such notice shall be effective upon the receipt thereof.

24. Authority to Execute Agreement. Each Party represents and warrants to the other Party that (i) the execution, delivery, and performance of this Agreement have been duly authorized by all necessary entity action(s), and (ii) this Agreement constitutes a valid and binding obligation as to it, enforceable against it in accordance with its terms. The person signing this Agreement on behalf of Customer expressly represents and warrants that he or she has all authority necessary to bind Customer to its terms.

25. Assignment. This Agreement cannot be assigned by the Customer without the prior written consent of Cintas, which will not be unreasonably withheld. Cintas has the right to assign this Agreement. The Agreement shall inure to the benefit of and be binding on the Parties and their respective successors and permitted assigns.

26. Entire Agreement; Modifications; Waiver. This Agreement contains the entire agreement of the Parties with respect to the subject matter of this Agreement and supersedes all prior negotiations, agreements, and understandings with respect thereto, and any terms and conditions set forth in subsequent purchase orders or other documents issued by Customer, in which case, the terms of this Agreement shall control. No amendment to or modification of this Agreement is effective unless it is in writing and signed by each of Customer and Cintas. A waiver

of any breach or violation of any other provision of this Agreement shall not constitute or be construed as a waiver of any subsequent breach or violation of that provision or as a waiver of any breach or violation of any other provision of this Agreement.

as Onsite AED Service Agreement, Page 2 of 2

Summary of Comments on Storey County - AED Agree edits - ID41763-B - 5.14.24 (003).pdf


Page: 2


 Number: 1 Author: c1239585 Subject: Comment on Text Date: 4/24/2024 1:53:02 PM

In paragraph 15, the highlighted sections MUST be changed to Nevada and the second section MUST be changed to Storey County, Nevada.

15. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. EACH PARTY, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio.


 Number: 2 Author: c1342689 Subject: Cross-Out Date: 5/14/2024 11:25:49 AM


 Number: 3 Author: c1342689 Subject: Cross-Out Date: 5/14/2024 11:27:51 AM

 Number: 4 Author: c1239585 Subject: Comment on Text Date: 5/14/2024 11:28:09 AM

In Paragraph 17, the release and indemnification MUST be deleted.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE AED PRODUCT(S) OR AED SERVICE(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEYS' FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. THE CUSTOMER'S DEFENSE, HOLD HARMLESS AND INDEMNIFICATION OBLIGATIONS SHALL ALSO EXTEND TO INJURIES OR DEATH SUSTAINED BY CUSTOMER'S EMPLOYEES AND SHALL NOT BE LIMITED BY ANY APPLICABLE WORKERS' COMPENSATION LAW AND CUSTOMER EXPRESSLY WAIVES ANY STATUTORY OR CONSTITUTIONAL WORKERS' COMPENSATION IMMUNITY UNDER APPLICABLE LAW WHICH WOULD OTHERWISE LIMIT ITS INDEMNIFICATION OBLIGATIONS HEREUNDER. Cintas reserves the right to select counsel to represent it in any such action.


 Author: c1342689 Subject: Sticky Note Date: 5/14/2024 11:28:26 AM
Jim Bunkers will need to approve

 Number: 5 Author: c1239585 Subject: Comment on Text Date: 5/14/2024 11:28:37 AM

Paragraph 18 Limitation of Action must apply to both Cintas and Customer, this can be accomplished with the changed language highlighted in yellow

18. LIMITATION OF ACTION. ANY ACTION BROUGHT BASED UPON THIS AGREEMENT MUST BE COMMENCED WITHIN ONE YEAR OF THE ACCRUAL OF THE CAUSE OF ACTION OR THE ACTION SHALL BE BARRED, REGARDLESS OF ANY OTHER STATUTE OF LIMITATION OR REPOSE THAT MAY APPLY TO THE CLAIM UNDER STATE OR FEDERAL LAW.

 Author: c1342689 Subject: Sticky Note Date: 5/14/2024 11:28:45 AM
This is OK

 Number: 6 Author: c1239585 Subject: Comment on Text Date: 5/14/2024 11:29:23 AM

Paragraph 20 Governing Law MUST be Nevada

20. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Nevada.

 Author: c1342689 Subject: Sticky Note Date: 5/14/2024 11:29:29 AM
This is OK

 Number: 7 Author: c1239585 Subject: Sticky Note Date: 5/14/2024 11:29:04 AM

Finally, this paragraph must be added to the agreement.

Termination for non-appropriation. The continuation of this Contract beyond the terms of office of the county commissioners approving this contract is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Board of County Commissioners. The County may

Comments from page 2 continued on next page

TERMS AND CONDITIONS (CONT.)

9. Replacement AED Device. Customer may choose to replace an existing AED Device ("Original AED") with an AED Device of a different make or model ("Replacement AED") at any time after the expiration of the Initial Term with no penalty or cancellation charges; Customer may return Original AED to Cintas or purchase Original AED for \$399. If Customer chooses a Replacement AED, Customer must sign a new Service Agreement.

10. Cancellation; Return of AED Device. Customer may cancel the Agreement at any time with a 30-day advance written notification. If cancellation is made during the Initial Term, Customer shall pay all remaining Monthly Service Charges owed through the end of the Initial Term and either shall return all AED Devices subject to this Agreement or purchase each AED Device for a cost of \$399 per AED Device. If cancellation is made during a Renewal Term, Customer shall pay a cancellation fee of \$150 each per AED Device and either shall return all AED Devices subject to this Agreement or purchase each AED Device for a cost of \$399 per AED Device; the \$150 cancellation fee(s), however, may be applied to the purchase price of the AED Device(s). At the end of the Agreement, Customer shall return the AED Products to Cintas in good working and physical condition, reasonable wear and tear expected, within 5 business days of the cancellation of this Agreement.

11. Manufacturer Recalls. Customer acknowledges that, from time to time, an AED Product may be subject to a voluntary recall initiated by the manufacturer and/or an involuntary recall initiated by the United States Food and Drug Administration. Under either or both scenarios, Customer agrees to cooperate fully with Cintas regarding timely execution of any required recall procedures and to provide Cintas and/or its authorized representatives and agents with access to all of the Customer's locations and facilities where recall-affected AED Products are or may be located. Customer agrees to permit Cintas and/or its authorized representatives and agents to collect any and all recall-affected AED Products and transport any and all such AED Products away from the Customer's locations and facilities for destruction or other processing. Cintas may supply Customer with alternate AED Products having similar functions and characteristics to the recall-affected AED Products.

12. TRAINING ACKNOWLEDGEMENT. CUSTOMER ACKNOWLEDGES AND AGREES ALL TRAINING COURSES ARE PROVIDED BY CINTAS FOR EDUCATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON AS LEGAL ADVICE. THE INFORMATION PRESENTED IN ANY COURSE MAY NOT REFLECT THE MOST CURRENT LEGAL DEVELOPMENTS AND CINTAS DOES NOT PURPORT TO IMPLY OR GUARANTEE FULL COMPLIANCE WITH LOCAL, STATE OR FEDERAL REGULATIONS. AN ATTORNEY SHOULD BE CONTACTED FOR ADVICE ON SPECIFIC LEGAL ISSUES. CUSTOMER ACKNOWLEDGES AND AGREES IT BEARS THE SOLE RISK OF LOSS FOR ANY LOSS, INJURY OR DAMAGES RESULTING FROM OR RELATED IN ANY WAY TO CUSTOMER OR PARTICIPANT'S COMPLIANCE OR NON-COMPLIANCE WITH LAWS OR REGULATIONS. CINTAS SHALL HAVE NO LIABILITY TO CUSTOMER OR ANY OTHER PERSON RELATING TO OR RESULTING FROM TRAINING SERVICES OR INFORMATION PROVIDED IN CONNECTION WITH TRAINING SERVICES OR ANY DECISIONS MADE BY CUSTOMER AS A RESULT OF THE TRAINING PROVIDED.

13. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. CUSTOMER ACKNOWLEDGES THAT ALL AED PRODUCT PURCHASES UNDER THIS AGREEMENT WILL BE SUBJECT TO THE WARRANTY PROVIDED BY THE MANUFACTURER OF THE AED PRODUCT AND NOT CINTAS. CUSTOMER ACKNOWLEDGES THAT CINTAS MAKES NO WARRANTY, REPRESENTATION, COVENANT OR GUARANTEE, EXPRESS OR IMPLIED, IN CONNECTION WITH THE SALE OF THE GOODS AND/OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CINTAS FOR THIS EXPRESS PURPOSE THAT IS (I) SIGNED BY CINTAS, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT; AND (IV) EXPLICITLY AND UNAMBIGUOUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO CUSTOMER PURSUANT TO THIS AGREEMENT. CUSTOMER FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CINTAS'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND CUSTOMER REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE.

14. LIMITATION OF CINTAS'S LIABILITY: LIQUIDATED DAMAGES. Customer acknowledges that Cintas's Monthly Service Charges are based on the value of services provided and the limited liability provided under this Agreement and not on the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of any AED Product or AED Service to work as intended. **IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVES' COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000 AS LIQUIDATED DAMAGES.** If Customer wishes to increase the limitation of liability, Customer may, as of right, enter into a supplemental agreement with Cintas to obtain a higher limit by paying an additional amount consistent with the increase in liability. **CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE AED PRODUCTS AND AED SERVICES.** Neither Party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity; provided that the foregoing limitation shall not apply to indemnification for a third party claim pursuant to Section 17.

15. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable ~~Ohio~~ **Nevada** arbitration law. **EACH PARTY, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING.** The exclusive jurisdiction and forum for resolution of any such dispute shall lie in ~~Warren County, Ohio~~ **Stoey County Nevada**.

16. CINTAS NOT AN INSURER. Customer acknowledges and agrees that neither Cintas nor its Representatives are insurers and that no insurance coverage is provided by this Agreement. Customer understands and agrees that it is Customer's sole responsibility to obtain and maintain insurance coverage for costs, expenses, losses and damages, including related to the AED Devices. Customer releases and waives all rights of recovery against Cintas by way of subrogation. **CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF AN AED DEVICE TO OPERATE EFFECTIVELY OR AS DESIGNED.**

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE AED PRODUCT(S) OR AED SERVICE(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEYS' FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. THE CUSTOMER'S DEFENSE, HOLD HARMLESS AND INDEMNIFICATION OBLIGATIONS SHALL ALSO EXTEND TO INJURIES OR DEATH SUSTAINED BY CUSTOMER'S EMPLOYEES AND SHALL NOT BE LIMITED BY ANY APPLICABLE WORKERS' COMPENSATION LAW AND CUSTOMER EXPRESSLY WAIVES ANY STATUTORY OR CONSTITUTIONAL WORKERS' COMPENSATION IMMUNITY UNDER APPLICABLE LAW WHICH WOULD OTHERWISE LIMIT ITS INDEMNIFICATION OBLIGATIONS HEREUNDER. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF ACTION. ANY ACTION BY CUSTOMER AGAINST CINTAS OR ANY SUBCONTRACTOR MUST BE COMMENCED WITHIN ONE YEAR OF THE ACCRUAL OF THE CAUSE OF ACTION OR THE ACTION SHALL BE BARRED, REGARDLESS OF ANY OTHER STATUTE OF LIMITATION OR REPOSE THAT MAY APPLY TO THE CLAIM UNDER STATE OR FEDERAL LAW.

19. Force Majeure. Cintas shall not be responsible or liable for failure to perform attributable to any cause or contingency beyond its reasonable control including, without limitation, act of God; act or omission of civil or military authority; fire; flood; tempest; epidemic; earthquake; volcanic activity; quarantine restriction; labor dispute (e.g. lockout, strike or work stoppage or slowdown); embargo; war; riot; unusually severe weather; accidents; political strife; act of terrorism; delay in transportation; compliance with any regulation or directive of any national, state, or local government; or any department or agency thereof; or any other cause which by the exercise of reasonable diligence Cintas is unable to overcome.

20. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio.

21. Severability. The invalidity or unenforceability of any provision, section, or portion of a section of this Agreement shall not affect the validity or enforceability of any other provision or section.

22. Updated Terms and Conditions and Policies. Customer acknowledges and agrees Cintas may send copies of its various policies to Customer, including, but not limited to, amendments to these Terms and Conditions via e-mail or make them available via a web page or other similar mechanism and that these policies are incorporated and made part of this Agreement. Customer acknowledges and agrees its continued request for service pursuant to this Agreement and/or use and/or acceptance of the AED Products and AED Services constitute acceptance of any such updated Terms and Conditions.

23. Notices. Unless otherwise specified in this Agreement and specifically excluding a price increase under Section 2, any notice given pursuant to the Agreement shall be in writing and sent by certified mail or registered mail, postage prepaid, return receipt requested or by national overnight courier service, to the Customer at the address set forth in this Agreement, to Cintas at the nearest Cintas FAS service office, or at such other address as such Party may provide in writing to the other Party. Any such notice shall be effective upon the receipt thereof.

24. Authority to Execute Agreement. Each Party represents and warrants to the other Party that (i) the execution, delivery, and performance of this Agreement have been duly authorized by all necessary entity action(s), and (ii) this Agreement constitutes a valid and binding obligation as to it, enforceable against it in accordance with its terms. The person signing this Agreement on behalf of Customer expressly represents and warrants that he or she has all authority necessary to bind Customer to its terms.

25. Assignment. This Agreement cannot be assigned by the Customer without the prior written consent of Cintas, which will not be unreasonably withheld. Cintas has the right to assign this Agreement. The Agreement shall inure to the benefit of and be binding on the Parties and their respective successors and permitted assigns.

26. Entire Agreement; Modifications; Waiver. This Agreement contains the entire agreement of the Parties with respect to the subject matter of this Agreement and supersedes all prior negotiations, agreements, and understandings with respect thereto, and any terms and conditions set forth in subsequent purchase orders or other documents issued by Customer, in which case, the terms of this Agreement shall control. No amendment to or modification of this Agreement is effective unless it is in writing and signed by each of Customer and Cintas. A waiver

by either party of a breach or violation of any provision of this Agreement will not constitute or be construed as a waiver of any subsequent breach or violation of that provision or as a waiver of any breach or violation of any other provision of this Agreement.

as Onsite AED Service Agreement, Page 2 of 2

terminate this Contract, and Contractor waives any and all claims(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding for this Contract or a like item or service is not appropriated or is withdrawn, limited, or impaired



Author: c1342689 Subject: Sticky Note Date: 5/14/2024 11:29:10 AM

This is OK



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for First Reading of Bill No. 144 Ord No. 24-332 an ordinance amending provisions of Storey County Code Title 17 Chapter 17.30, Sections 17.30.020 and 17.30.030 to allow for tattoo facilities in the Downtown District of the CR Commercial-Residential zoning district and to allow with a special use permit tattoo facilities outside of the Downtown District in the CR Commercial-Residential zoning district and providing for other matters properly related thereto.
- **Recommended motion:** Item to be removed from the agenda
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** This item was removed from the agenda by Staff at the September 5th Planning Commission meeting. The item will be heard at a later undetermined date.
- **Supporting Materials:** See Attachments
- **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

Ordinance No. 24-332

Summary

An ordinance amending provisions of Storey County Code Title 17 Chapter 17.30, Sections 17.30.020 and 17.30.030 to allow for tattoo facilities in the Downtown District of the Commercial-Residential zoning district and to allow with a special use permit tattoo facilities outside of the Downtown District and providing for other matters properly related thereto.

Title

An ordinance amending provisions of Storey County Code Title 17 Chapter 17.30, Sections 17.30.020 and 17.30.030 to allow for tattoo facilities in the Downtown District of the CR Commercial-Residential zoning district and to allow with a special use permit tattoo facilities outside of the Downtown District in the CR Commercial-Residential zoning district and providing for other matters properly related thereto.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain as follows:

SECTION 1. Section 17.30.020 and Section 17.30.030 of Chapter 17.30 (CR Commercial Residential) of the Storey County Code is hereby amended to provide as follows:

17.30.020 Allowed uses

The following uses are allowed in the CR commercial-residential zone unless stated otherwise:

A. Retail uses and shopping centers:

1. General stores, shopping centers, convenience stores, principal grocery stores; and neighborhood stores and shopping centers.
2. Seasonal holiday sales and use.
3. Seasonal farmers markets.
4. The display, sale, lease, or rental of “adult” material is prohibited. Adult material includes books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing, or relating to “specific sexual activities” and “specific anatomical areas”.

B. Commercial offices and financial institutions:

1. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer

representatives, newspapers, secretarial services, associations and other similar office uses and activities.

2. Building maintenance and services.
3. Business offices and professional buildings.
4. Convention and meeting facilities.

C. Personal Services:

1. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
2. Wedding chapels and travel agencies. A special use permit is required for cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
3. Laundromats.
4. Laundry and dry cleaning pick-up service. A special use permit is required for personal dry cleaning services.
5. Veterinary services, indoor.
6. Childcare facilities.

D. Tourist and visitor services:

1. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops, coffee houses, and soda-fountains; and saloons, taverns, brew-pubs, micro-breweries, and micro-wineries with on- and off-site sales. A special use permit is required for micro-distilleries.
2. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
3. Equestrian Establishments.

E. Recreation including bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, permanent indoor and seasonal or temporary outdoor theatres, and other similar recreational uses and activities.

F. Civic uses:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
3. Crisis care facility, temporary and permanent.
4. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.
5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational

education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential and boarding accommodations.

6. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
7. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, transportation garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
8. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

G. General services:

1. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities. Businesses featuring “adult material” are prohibited.
2. Uses involving the indoor discharge of firearms.
3. Uses involving indoor and outdoor archery.

H. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.

I. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.

J. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, short-term vacation rentals, time shares, and other transient lodging.

K. Residential uses and buildings of permanent character and permanent location including the following.

1. Single-family dwellings.
2. Multi-family dwellings.
3. Mixed-uses. This includes any commercial-residential combined uses on a single lot or within a building on a single lot.
4. Accessory uses, buildings, and structures if they are clearly incidental to a permitted residential use, placed upon the same lot or parcel with a permitted use, and comply with the regulations of section 17.12.045-046.

L. Private garages, no outdoor storage.

M. Animal Grooming and Boarding, all indoor facility.

N. Beekeeping.

O. Tattoo Facility (within boundaries of Downtown District only, see Appendix A).

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Buildings and structures exceeding 45 feet in height or less than 25 feet in width.
- B. Recreational vehicle (RV) parks.
- C. Regional stores and shopping centers and super regional stores and shopping centers.
- D. Automotive washing and detailing using coin-operated and production line methods.
- E. Automotive services including service and fueling stations, repair, sales, and rentals.
- F. Casinos and gaming establishments (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment).
- G. Golf courses.
- H. Fairgrounds, rodeo arenas, competition tracks and arenas, and similar uses.
- I. Veterinary Services with outdoor facilities, a minimum of 10 acres is required.
- J. Amusement parks.
- K. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
- L. Fortune teller, astrology parlor, clairvoyance and palmistry. Uses under this subsection must comply with the requirements under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.
- M. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
- N. Facilities for the use of radio-controlled (RC) cars, vehicles, watercraft, and aircraft.
- O. Healthcare facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- P. Education facilities which include student residential and boarding accommodations.
- Q. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- R. Animal Boarding and Grooming with outdoor facilities. A minimum of 10 acres is required.
- S. Mini-warehouses and storage facilities for rent, including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- T. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business

when not directly associated with a construction project on the premises.

- U. Open-air markets, flea-markets, and similar outdoor venues for the sale of goods. A special use permit is not required for farmers markets featuring the sale of edible and items made of edible products.
- V. Permanent outdoor skateboard parks and related facilities.
- W. Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.
- X. Personal dry cleaning.
- Y. Micro-distilleries.
- Z. Childcare facilities (in-home child care regulated by Chapter 17.12)
- AA. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- BB. Temporary real-estate tract offices not located within a permanent structure.
- CC. Uses involving the outdoor discharge of firearms.
- DD. Wild Animal Keeping.
- EE. Multi-family and attached single-family dwellings with density exceeding 1 unit for every 2,000 square feet of gross lot area (see Section 17.30.020).
- FF. Single-family detached dwellings less than 800 square-feet. No dwelling shall be less than 401 square feet in area and have less than a minimum dimension of 12 feet on any side.
- GG. Equestrian Establishments.
- HH. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

II. *Tattoo Facility (outside the boundaries of Downtown District, see Appendix A).*

Proposed on _____, 2024.

by Commissioner _____

Passed on _____, 2024.

Vote: Ayes: _____ Commissioners _____

Nays:

Commissioners

Absent:

Commissioners

_____, Chair
Storey County Board of County Commissioners

Attest:

Jim Hindle
Clerk & Treasurer, Storey County

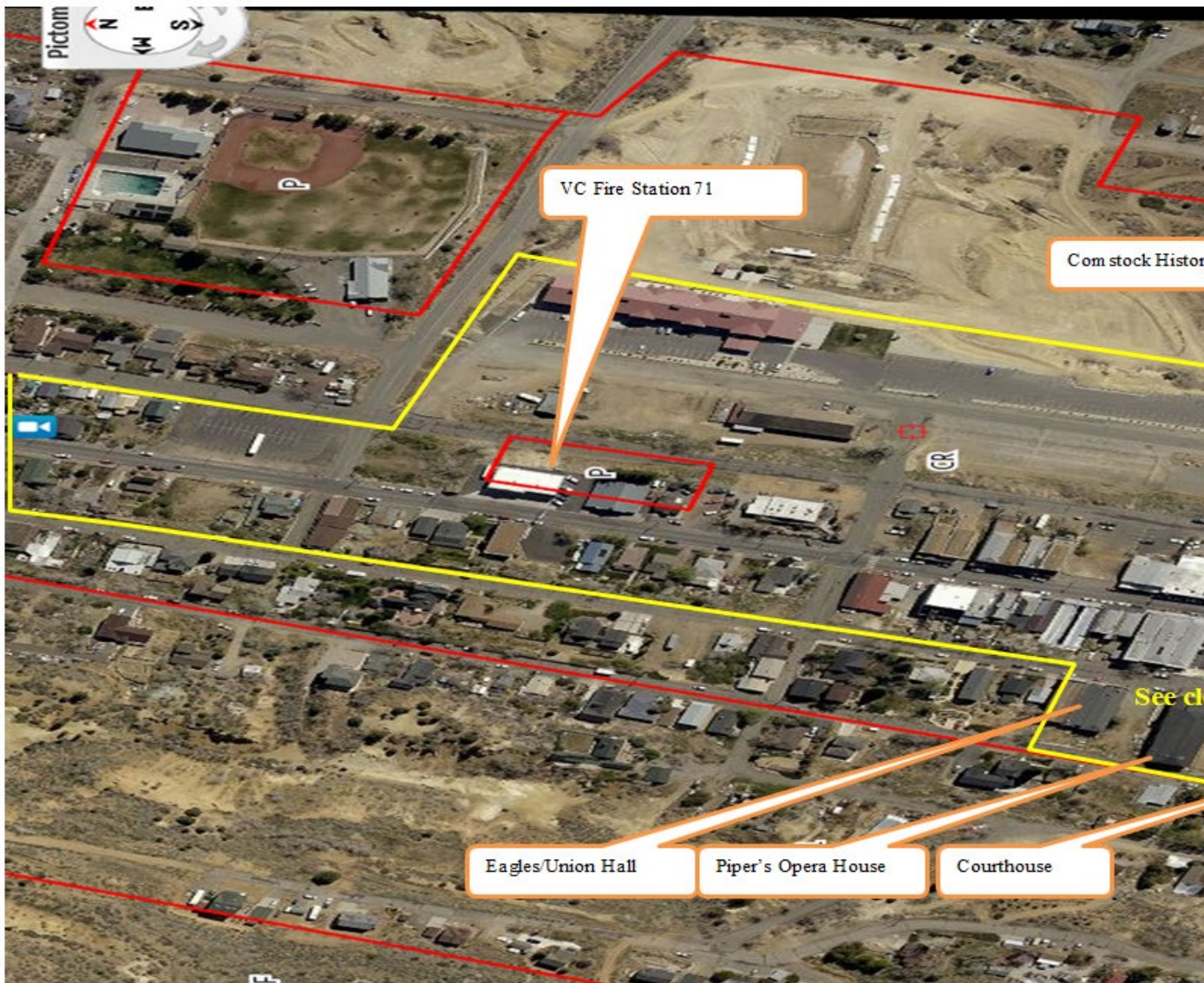
This ordinance will become effective on _____, 2024.

Appendix A: Virginia City Downtown District Boundaries

(The “Virginia City Downtown District” (area inside yellow boundary line shown below) includes all parcels shown below, in which a pattern of historic higher-density and mixed-uses are found. The information shown below is approximate and does not represent survey delineation and should not be construed as a replacement of authoritative sources, zone maps, plat maps, deeds, resurveys, etc.)

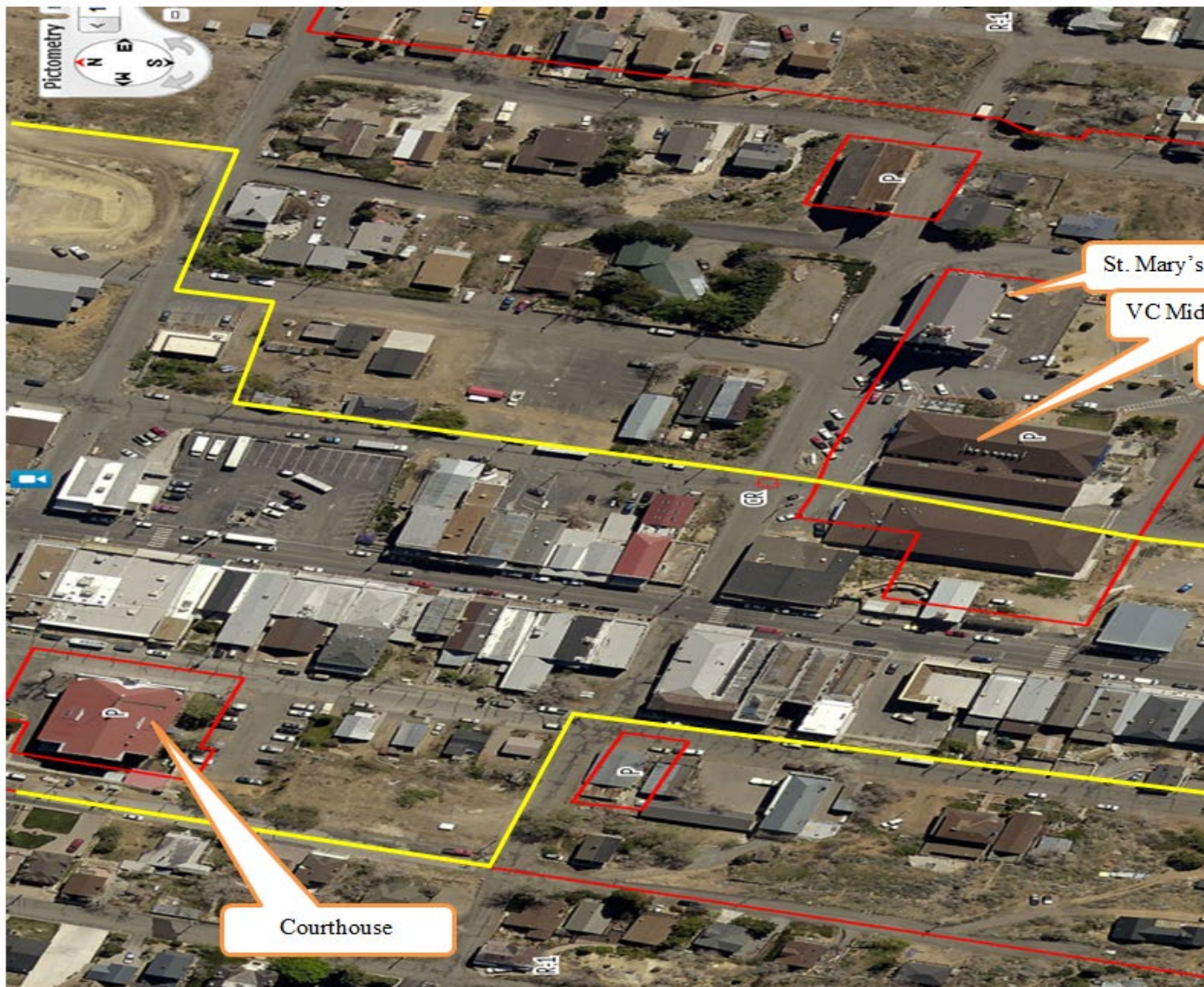


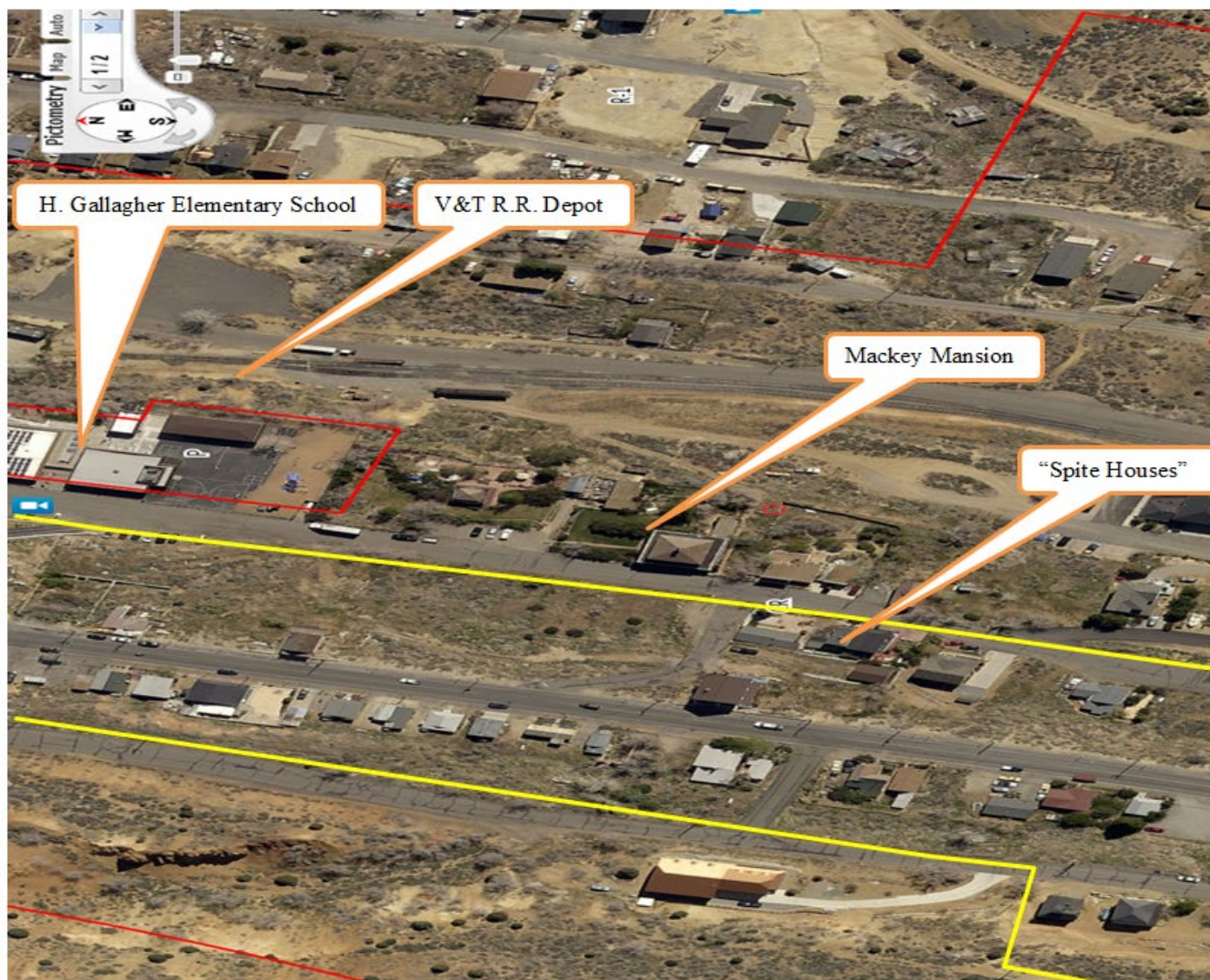




***Close-up view around Courthouse, Piper's Opera House, and Eagles/Union Hall.**













Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and Possible Approval of Grant of Easement file 2024-049 from Storey County to NV Energy for communication and electric facilities within the Waltham Way Right-of-Way, in McCarran, Storey County, Nevada.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] move to approve Grant of Easement file 2024-049 from Storey County to NV Energy for communication and electric facilities within the Waltham Way Right-of-Way, in McCarran, Storey County, Nevada.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** See Easement document attached
- **Supporting Materials:** See Attachments
- **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

Location: WALTHAM WAY

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. To construct, operate, add to, modify, maintain, replace and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixture, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");
2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;

Location: WALTHAM WAY
RW# 0836-2024
Proj. # 3010978001
Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC
GOE_DESIGN_OH_UG

3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Location: WALTHAM WAY

RW# 0836-2024

Proj. # 3010978001

Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC

GOE_DESIGN_OH_UG

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: WALTHAM WAY

RW# 0836-2024

Proj. # 3010978001

Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC

GOE_DESIGN_OH_UG

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By: _____

Name: William Kruger

Title: Manager Land Resources

Date: _____

(acknowledgements on next page)

Location: WALTHAM WAY

RW# 0836-2024

Proj. # 3010978001

Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC

GOE_DESIGN_OH_UG

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this ____ day of _____, 2024
by William Kruger as Manager, Land Resources of Sierra Pacific Power
Company d/b/a NV Energy.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this ____ day of _____, 2024,
by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political subdivision
of the State of Nevada.

Notary Public

Location: WALTHAM WAY
RW# 0836-2024
Proj. # 3010978001
Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC
GOE_DESIGN_OH_UG



Fallon
275 W. Williams Ave
Fallon, Nevada 89406
775.423.2188

July 29, 2024
Job No. 11374.000

EXHIBIT "A"

EASEMENT

All that certain easement situate within a portions of the Section Thirty-Two (32), Section Thirty-Three (33) and Section Thirty-Four (34), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Storey County, Nevada, being portions of Waltham Way as described in Quitclaim Deed of Dedication Document No. 89412, Quitclaim Deed of Dedication Document No. 78479, Quitclaim Deed of Dedication Document No. 87958, Quitclaim Deed of Dedication Document No. 97738 and Quitclaim Deed of Dedication Document No. 97737 all filed in the Official Records of Storey County, Nevada, said easement being more particularly described as follows:

COMMENCING at the southeast corner of said Section 32;

THENCE North 29°15'27" West, 2642.10 feet to the POINT OF BEGINNING, said point being on the southerly right-of-way line of Waltham Way as described in said Quitclaim Deed of Dedication Document No. 89412;

THENCE From the POINT OF BEGINNING, leaving said southerly right-of-way line, North 16°23'39" West, 80.00 feet to the northerly right-of-way line of said Waltham Way, also being the beginning of a non-tangent curve to the right, from which the radius bears South 16°23'39" East;

Thence along said northerly right-of-way line, the following twenty-three (23) courses and distances:

- 1) 112.97 feet along the arc of a 1500.00 foot radius curve, through a central angle of 04°18'55";
- 2) North 77°55'16" East, 328.30 feet to the beginning of a curve to the left;
- 3) 61.41 feet along the arc of a 1500.00 foot radius curve, through a central angle of 02°20'45";
- 4) North 75°34'31" East, 684.85 feet to the beginning of a curve to the right;
- 5) 325.54 feet along the arc of a 1240.00 foot radius curve, through a central angle of 15°02'31";
- 6) South 89°22'58" East, 1125.39 feet to the beginning of a curve to the left;
- 7) 228.91 feet along the arc of a 160.00 foot radius curve, through a central angle of 81°58'21" to a point of reverse curvature;
- 8) 619.98 feet along the arc of a 490.00 foot curve to the right, through a central angle of 72°29'39";
- 9) North 81°08'19" East, 1473.99 feet to the beginning of a curve to the right;

- 10) 428.32 feet along the arc of a 1040.00 foot radius curve, through a central angle of 23°35'50";
- 11) South 75°15'51" East, 217.89 feet to the beginning of a curve to the left;
- 12) 79.91 feet along the arc of a 880.00 foot radius curve, through a central angle of 05°12'10";
- 13) South 80°28'01" East, 314.71 feet to the beginning of a curve to the left;
- 14) 12.90 feet along the arc of a 660.00 foot radius curve, through a central angle of 01°07'12";
- 15) South 81°35'13" East, 1062.77 feet to the beginning of a curve to the left;
- 16) 140.75 feet along the arc of a 780.00 foot radius curve, through a central angle of 10°20'21";
- 17) North 88°04'26" East, 500.33 feet to the beginning of a curve to the right;
- 18) 660.21 feet along the arc of a 1080.00 foot radius curve, through a central angle of 35°01'30";
- 19) South 56°54'04" East, 539.16 feet to the beginning of a curve to the left;
- 20) 37.12 feet along the arc of a 780.00 foot radius curve, through a central angle of 02°43'36";
- 21) South 59°37'41" East, 3360.27 feet to the beginning of a curve to the left;
- 22) 479.73 feet along the arc of a 860.00 foot radius curve, through a central angle of 31°57'40" and;
- 23) North 88°24'40" East, 185.10 feet

THENCE leaving the southerly right-of-way line of said Quitclaim Deed of Dedication No. 97737, South 00°31'37" West, 80.05 feet to the southerly right-of-way line of said Waltham Way;

THENCE along said southerly right-of-way line the following twenty-three (23) courses and distances:

- 1) South 88°24'40" West, 182.14 feet to the beginning of a curve to the right;
- 2) 524.36 feet along the arc of a 940.00 foot radius curve, through a central angle of 31°57'40";
- 3) North 59°37'41" West, 3360.27 feet to the beginning of a curve to the right;
- 4) 40.93 feet along the arc of a 860.00 foot radius curve, through a central angle of 02°43'36";
- 5) North 56°54'04" West, 539.16 feet to the beginning of a curve to the right;
- 6) 611.30 feet along the arc of a 1000.00 foot radius curve, through a central angle of 35°01'30";
- 7) South 88°04'26" West, 500.33 feet to the beginning of a curve to the right;

- 8) 155.19 feet along the arc of a 860.00 foot radius curve, through a central angle of $10^{\circ}20'20''$;
- 9) North $81^{\circ}35'13''$ West, 1062.77 feet to the beginning of a curve to the right;
- 10) 14.47 feet along the arc of a 740.00 foot radius curve, through a central angle of $01^{\circ}07'12''$;
- 11) North $80^{\circ}28'01''$ West, 314.71 feet to the beginning of a curve to the right;
- 12) 87.17 feet along the arc of a 960.00 foot radius curve, through a central angle of $05^{\circ}12'10''$;
- 13) North $75^{\circ}15'51''$ West, 217.89 feet to the beginning of a curve to the left;
- 14) 395.38 feet along the arc of a 960.00 foot radius curve, through a central angle of $23^{\circ}35'50''$;
- 15) South $81^{\circ}08'19''$ West, 1473.99 feet to the beginning of a curve to the left;
- 16) 518.76 feet along the arc of a 410.00 foot radius curve, through a central angle of $72^{\circ}29'39''$ to a point of reverse curvature;
- 17) 343.37 feet along the arc of a 240.00 foot radius curve to the right, through a central angle of $81^{\circ}58'21''$;
- 18) North $89^{\circ}22'58''$ West, 1125.39 feet to the beginning of a curve to the left;
- 19) 304.54 feet along the arc of a 1160.00 foot radius curve, through a central angle of $15^{\circ}02'31''$;
- 20) South $75^{\circ}34'31''$ West, 684.85 feet to the beginning of a curve to the right;
- 21) 64.69 feet along the arc of a 1580.00 foot radius curve, through a central angle of $02^{\circ}20'45''$;
- 22) South $77^{\circ}55'16''$ West, 328.30 feet to the beginning of a curve to the left and;

23) 106.95 feet along the arc of a 1420.00 foot radius curve, through a central angle of 04°18'55" to the POINT OF BEGINNING.

Said Easement contains 23.82 ACRES of land, more or less.

See Exhibit "A-1", sheets 1 through 10, attached hereto and made part thereof.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) HARN EXTENSION, BASED UPON THE GRID BEARING OF N 68°20'45" E, BETWEEN NGS STATIONS N339 AND X146. THE PROJECT COMBINED FACTOR OF 1.000254928, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET.

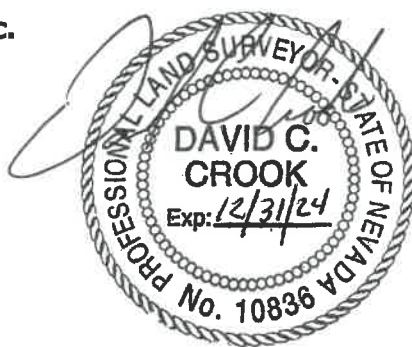
Prepared by:

Lumos & Associates, Inc.

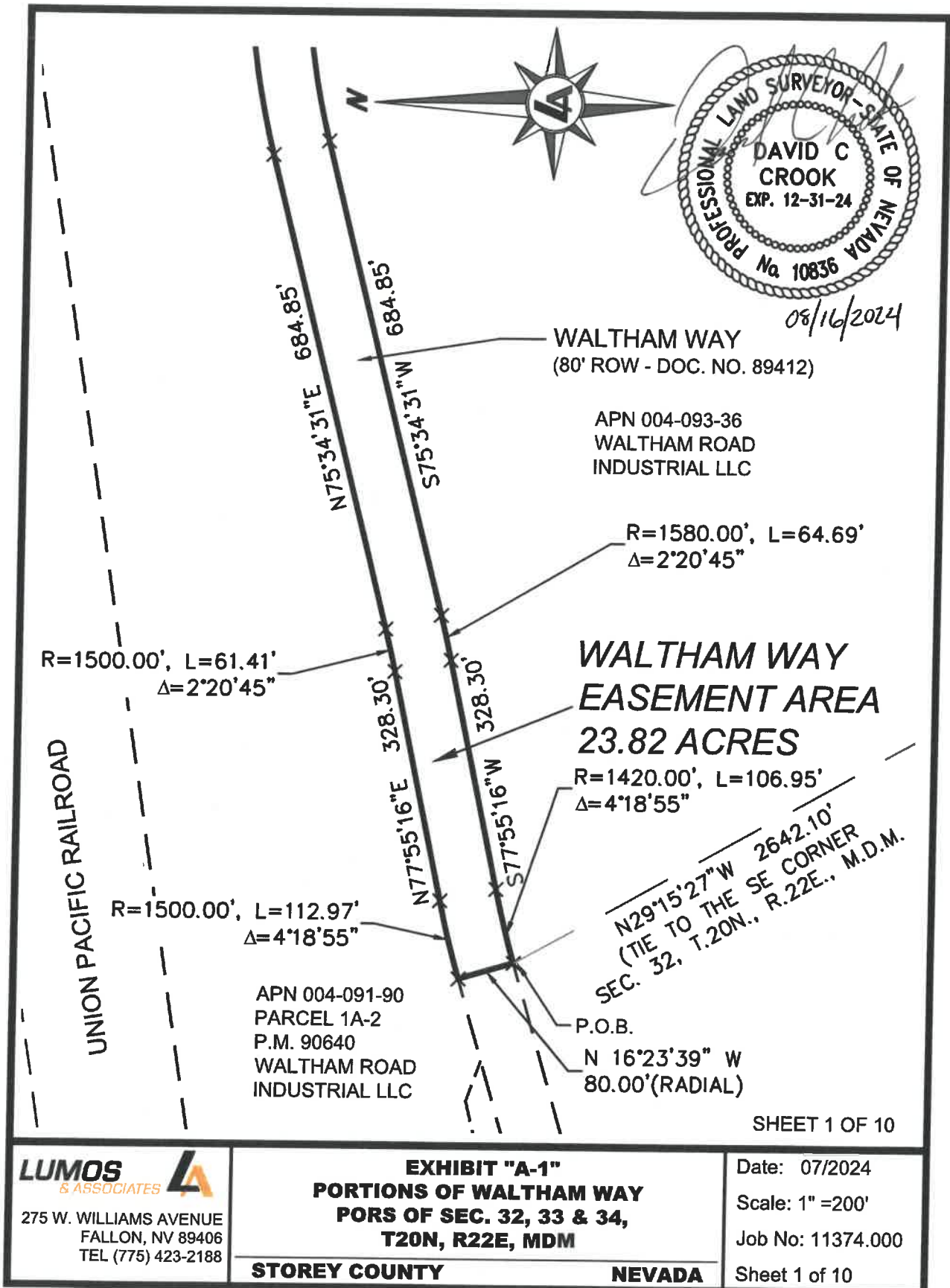
David C. Crook, PLS 10836

275 W. Williams Avenue

Fallon, NV 89406



08/16/2024



LUMOS
& ASSOCIATES

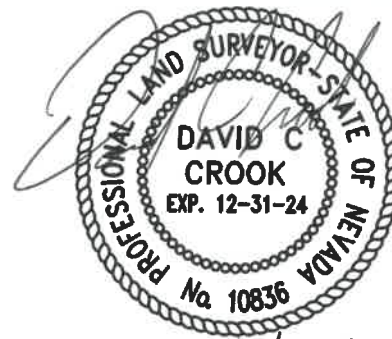
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

NEVADA

Date: 07/2024
Scale: 1" = 200'
Job No: 11374.000
Sheet 1 of 10



08/16/2024

WALTHAM WAY
(ROW VARIES -
DOC. NO. 89412)

APN 004-091-83
WALTHAM ROAD
INDUSTRIAL LLC

APN 005-031-21
DG WALTHAM WAY
PROPERTY OWNER, L.P.

WALTHAM WAY
EASEMENT AREA
23.82 ACRES

WALTHAM WAY
(ROW VARIES - DOC. NO. 78479)

UNION PACIFIC RAILROAD

S89°22'58"E 1125.39'

N89°22'58"W 1125.39'

80'

R=1240.00', L=325.54'
 $\Delta=15^{\circ}02'31''$

R=1160.00', L=304.54'
 $\Delta=15^{\circ}02'31''$

SEC. 33, T.20N., R.22E., M.D.M.

SEC. 32 T.20N., R.22E., M.D.M.

APN 004-091-90
PARCEL 1A-2
P.M. 90640
WALTHAM ROAD
INDUSTRIAL LLC

WALTHAM WAY
(80' ROW - DOC. NO. 89412)

APN 004-093-36
WALTHAM ROAD
INDUSTRIAL LLC

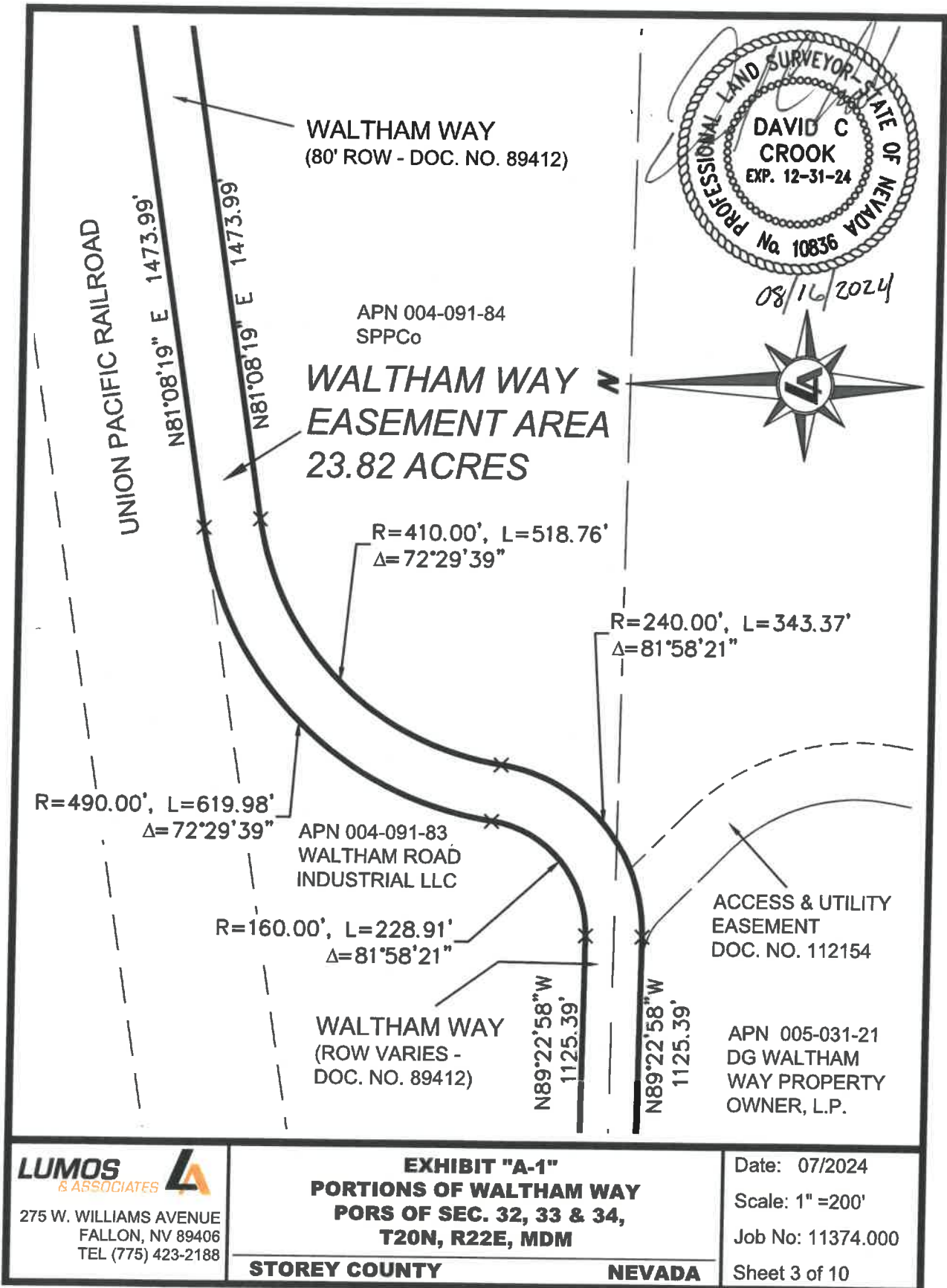
LUMOS
& ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

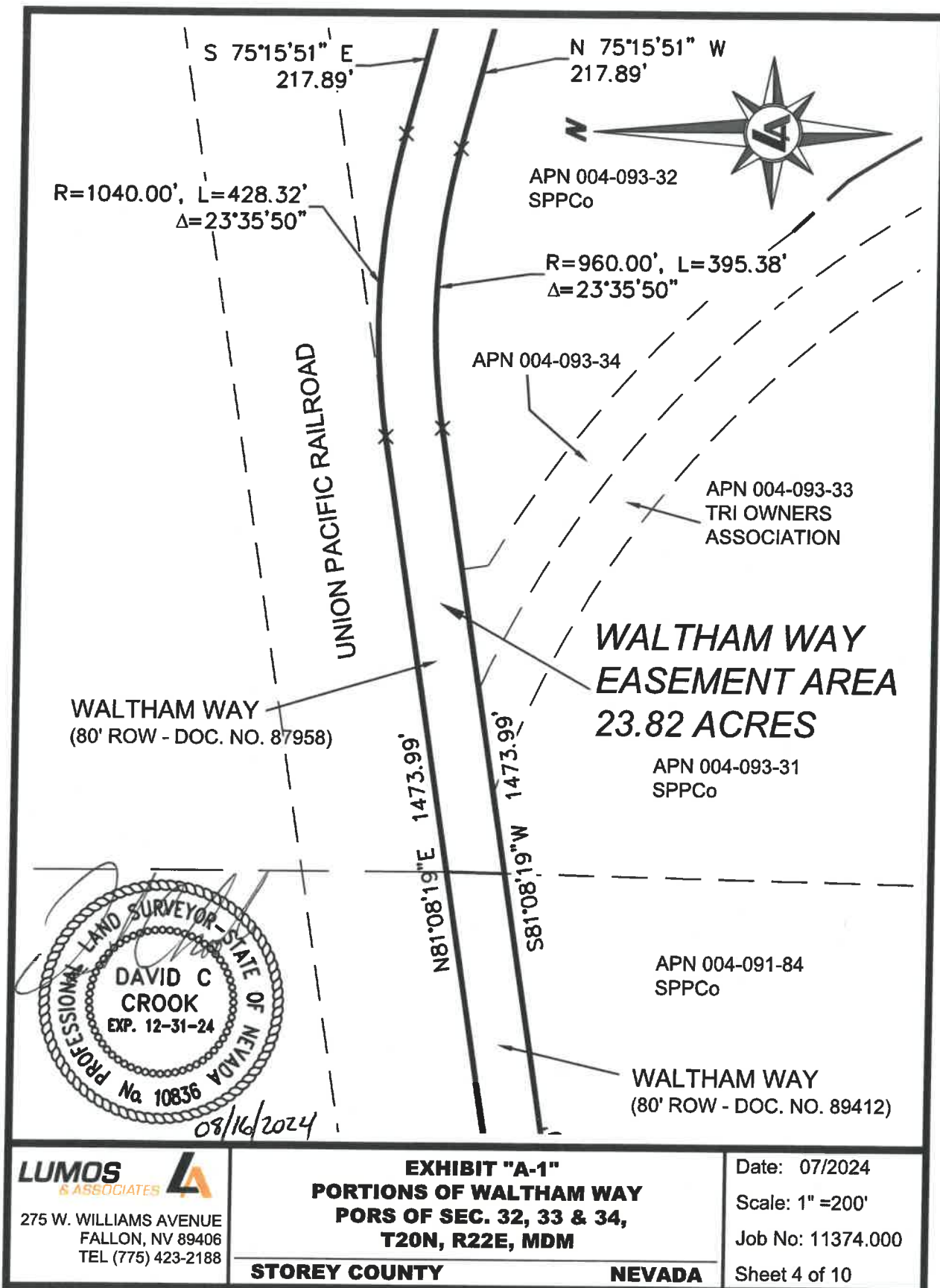
EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

NEVADA

Date: 07/2024
Scale: 1" =200'
Job No: 11374.000
Sheet 2 of 10





LUMOS
& ASSOCIATES

275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

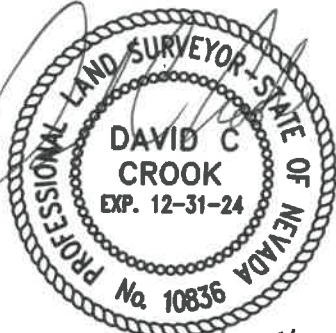
NEVADA

Date: 07/2024

Scale: 1" = 200'

Job No: 11374.000

Sheet 4 of 10



APN 004-091-35
SPPCo

S81°35'13"E 1062.77'

N81°35'13"W 1062.77'

APN 004-093-32
SPPCo

UNION PACIFIC RAILROAD

**WALTHAM WAY
EASEMENT
AREA
23.82 ACRES**

WALTHAM WAY
(80' ROW - DOC. NO. 87958)

R=660.00', L=12.90'
Δ=1°07'12"

R=740.00', L=14.47'
Δ=1°07'12"

S 80°28'01" E
314.71'

N 80°28'01" W
314.71'

R=880.00', L=79.91'
Δ=5°12'10"

R=960.00', L=87.17'
Δ=5°12'10"

S 75°15'51" E
217.89'

N 75°15'51" W
217.89'



LUMOS
& ASSOCIATES

275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

NEVADA

Date: 07/2024

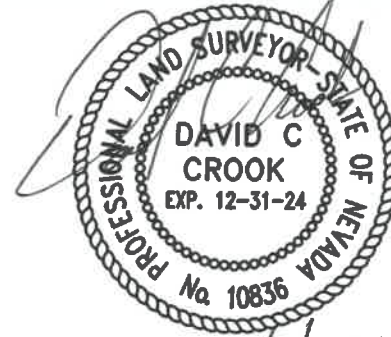
Scale: 1" = 200'

Job No: 11374.000

Sheet 5 of 10



APN 004-092-32
NEVADA GOLD
MINES LLC



APN 004-091-54
NEVADA GOLD
MINES LLC

WALTHAM WAY
(80' ROW - DOC. NO. 97738)

$R=780.00'$, $L=140.75'$
 $\Delta=10^{\circ}20'21''$

SEC. 34, T.20N., R.22E., M.D.M.

SEC. 33 T.20N., R.22E., M.D.M.

WALTHAM WAY
(80' ROW - DOC. NO. 87958)

$R=860.00'$, $L=155.19'$
 $\Delta=10^{\circ}20'20''$

WALTHAM WAY
EASEMENT AREA
23.82 ACRES

APN 004-091-35
SPPCo

$S81^{\circ}35'13''E$ 1062.77'

$N81^{\circ}35'13''W$ 1062.77'

APN 004-093-32
SPPCo

LUMOS
& ASSOCIATES

275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

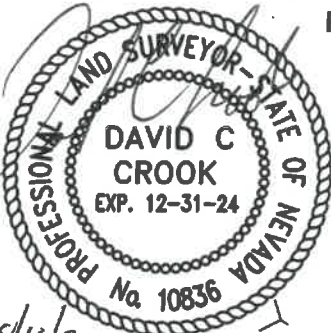
NEVADA

Date: 07/2024

Scale: 1" = 200'

Job No: 11374.000

Sheet 6 of 10



08/16/2024

$R=780.00'$, $L=37.12'$
 $\Delta=2^{\circ}43'36''$

APN 004-093-39
TRIGGS BRENT

APN 004-041-88

WALTHAM WAY
(80' ROW -
DOC. NO. 97737)

APN 004-092-31
BLUE CREEK
VENTURES LLC

$S56^{\circ}54'04''E$ 539.16'
 $N56^{\circ}54'04''W$ 539.16'

APN 004-091-54
NEVADA GOLD
MINES LLC

$R=860.00'$, $L=40.93'$
 $\Delta=2^{\circ}43'36''$

APN 005-03.1-07
THE CLEARVIEW
TRUST
AGREEMENT

$R=1080.00'$, $L=660.21'$
 $D=35^{\circ}01'30''$

**WALTHAM WAY
EASEMENT AREA
23.82 ACRES**

$R=1000.00'$, $L=611.30'$
 $\Delta=35^{\circ}01'30''$

WALTHAM WAY
(80' ROW - DOC. NO. 97738)

APN 004-092-32
NEVADA GOLD
MINES LLC

LUMOS
& ASSOCIATES

275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

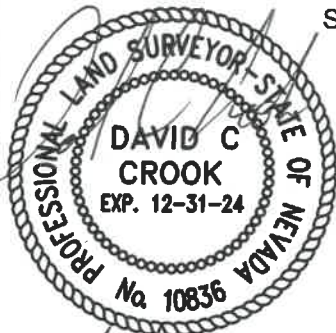
NEVADA

Date: 07/2024

Scale: 1" = 200'

Job No: 11374.000

Sheet 7 of 10



APN 005-041-65
STOREY COUNTY

APN 005-041-09
AQUA METALS
WALTHAM HOLDING LLC

APN 005-041-20
JAMES HARDIE
BUILDING
PRODUCT INC

APN 005-041-08
KISMAN SHANE
& KISMAN ZACH

APN 005-041-87
PF RENO IV, LLC

APN 005-041-17
EMM PROPERTIES
LLC

APN 005-041-16
SCHUETZLE DENNIS
& JUDITH M TTE

WALTHAM WAY
(80' ROW - DOC. NO. 97737)

APN 005-031-07
THE CLEARVIEW
TRUST
AGREEMENT

APN 004-041-88

**WALTHAM WAY
EASEMENT AREA
23.82 ACRES**



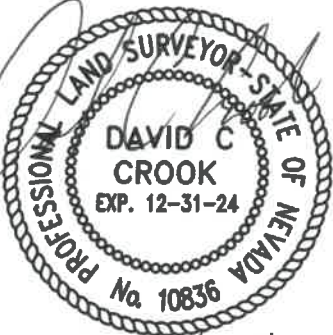
LUMOS
& ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

NEVADA

Date: 07/2024
Scale: 1" = 200'
Job No: 11374.000
Sheet 8 of 10



08/16/2024
APN 005-041-65
STOREY COUNTY

APN 005-041-12
MC UNITED
VENTURES LLC

APN 005-041-11
AQUA METALS
WALTHAM
HOLDING LLC

APN 005-041-09
AQUA METALS
WALTHAM HOLDING LLC

APN 005-041-13
THERMO
DEVELOPMENT
INC

WALTHAM WAY
(80' ROW - DOC. NO. 97737)

APN 005-041-20
JAMES HARDIE
BUILDING
PRODUCT INC

WALTHAM WAY
EASEMENT AREA
23.82 ACRES



-041-08
SHANE

LUMOS
& ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY

NEVADA

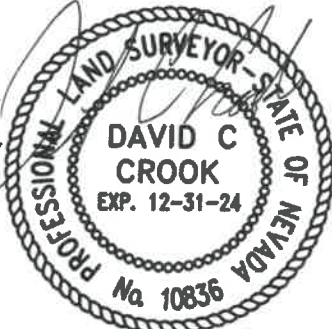
Date: 07/2024
Scale: 1" = 200'
Job No: 11374.000
Sheet 9 of 10



APN 005-041-24
700 USA
PARKWAY LLC

SEC. 35, T.20N., R.22E., M.D.M.

SEC. 34 T.20N., R.22E., M.D.M.



08/16/2024

R=860.00', L=479.73'
 $\Delta=31^{\circ}57'40''$

WALTHAM WAY
(80' ROW - DOC. NO. 97737)

APN 005-041-67
POWERHOUSE
RENO BRITAIN
LLC

APN 005-041-13
THERMO
DEVELOPMENT
INC

S $0^{\circ}31'37''$ W
80.05'

N $88^{\circ}24'40''$ E
185.10'

APN 005-051-02
PARCEL 2007-9
R.O.S. 106285
USA PARKWAY
DEVELOPMENT LLC

S $88^{\circ}24'40''$ W
182.14'

APN 005-051-01
PARCEL 2007-10
R.O.S. 106285
MEPT USA PARKWAY
DIST CTR LLC

R=940.00', L=524.36'
 $\Delta=31^{\circ}57'40''$

WALTHAM WAY
EASEMENT AREA
23.82 ACRES

S $59^{\circ}37'41''$ E 3360.27'

N $59^{\circ}37'41''$ W 3360.27'

APN 005-041-23
SEE JANE RUN
INC

IRELAND DRIVE
(80' ROW - DOC. NO. 107608)

LUMOS
& ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2188

EXHIBIT "A-1"
PORTIONS OF WALTHAM WAY
PORS OF SEC. 32, 33 & 34,
T20N, R22E, MDM

STOREY COUNTY


NEVADA

Date: 07/2024

Scale: 1" = 200'

Job No: 11374.000

Sheet 10 of 10

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 9/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and Possible Approval of Grant of Easement file 2024-050 from Storey County to NV Energy for communication and electric facilities within a portion of Germany Circle, APN 005-061-51, parcel 2017-27, owned by Storey County, located in McCarran, Storey County, Nevada.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] move to approve Grant of Easement file 2024-050 from Storey County to NV Energy for communication and electric facilities within a portion of Germany Circle, APN 005-061-51, parcel 2017-27, owned by Storey County, located in McCarran, Storey County, Nevada.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** See easement document
- **Supporting Materials:** See Attachments
- **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

Location: GERMANY CIRCLE (APN: 005-061-51)

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. To construct, operate, add to, modify, maintain, replace and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixture, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");
2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;

Location: GERMANY CIRCLE (APN: 005-061-51)
RW# 0835-2024
Proj. # 3010978001
Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC
GOE_DESIGN_OH_UG

3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Location: GERMANY CIRCLE (APN: 005-061-51)

RW# 0835-2024

Proj. # 3010978001

Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC

GOE_DESIGN_OH_UG

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: GERMANY CIRCLE (APN: 005-061-51)

RW# 0835-2024

Proj. # 3010978001

Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC

GOE_DESIGN_OH_UG

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By: _____

Name: William Kruger

Title: Manager Land Resources

Date: _____

(acknowledgements on next page)

Location: GERMANY CIRCLE (APN: 005-061-51)

RW# 0835-2024

Proj. # 3010978001

Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC

GOE_DESIGN_OH_UG

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this ____ day of _____, 2024
by William Kruger as Manager, Land Resources of Sierra Pacific Power
Company d/b/a NV Energy.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this ____ day of _____, 2024,
by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political subdivision
of the State of Nevada.

Notary Public

Location: GERMANY CIRCLE (APN: 005-061-51)
RW# 0835-2024
Proj. # 3010978001
Project Name: E-600 BRITAIN DR-FP-COMM-E-AREP SOF III TRIC, LLC
GOE_DESIGN_OH_UG



W.O. 3010978001

Storey County

APN: 005-061-51

EXHIBIT "A"

EASEMENT

A portion of the Northwest Quarter of Section 11, Township 19 North, Range 22 East, M.D.M., Storey County, Nevada; situated within that Parcel of land described as Parcel 2017-27 on the Record of Survey for Tahoe-Reno Industrial Center, LLC and Storey County, recorded as File Number 126405 on September 19, 2017, Official Records of Storey County, Nevada.

BEGINNING at the Northeast corner of said Parcel 2017-27;

THENCE South 62°37'15" West, 702.30 feet;

THENCE South 27°22'45" East, 40.00 feet;

THENCE North 62°37'15" East, 702.30 feet;

TEHNCE North 27°22'45" West, 40.00 feet to the POINT OF BEGINNING and the terminus of this description.

Said Easement contains 28,088 square feet of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

Prepared by Leland Johnson, P.L.S.

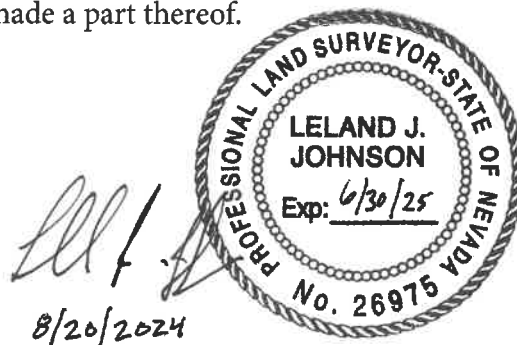
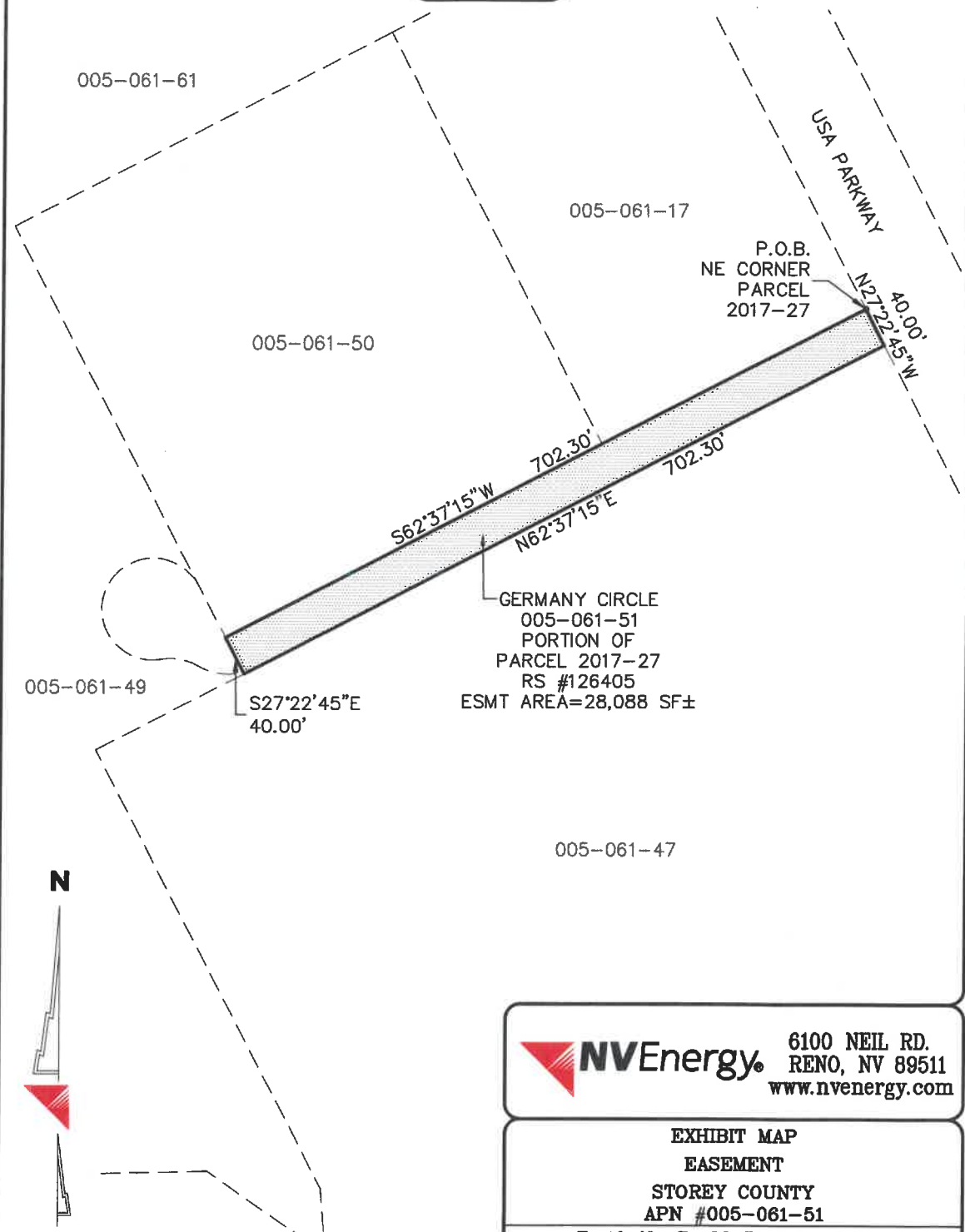



EXHIBIT A-1



SCALE: 1" = 150'
 S:\Survey\CSE\Cse_Cad\CSE 2024\3010978001-600 Britain-AREP\dwg\3010978001-600 Britain-AREP-Germany Circle Blanket Easement.dwg <ah23446>
 20Aug24-12:41

NVEnergy 6100 NEIL RD.
 RENO, NV 89511
 www.nvenergy.com

EXHIBIT MAP	
EASEMENT	
STOREY COUNTY	
APN #005-061-51	
T. 19 N., R. 22 E., S.11-M.D.M.	
STOREY COUNTY	NEVADA
08/20/24	1 OF 1

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 9/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and Possible Approval of Grant of Easement file 2024-054 from Storey County to NV Energy for Utility Facilities within assessor's parcel number 001-135-06 (Fairgrounds), located in Virginia City, Storey County, NV as described in the attached Request for Grant of Easement from NV Energy for the installation of electrical utilities to provide power to the Fairgrounds as part of the Fairgrounds Improvements Project.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] move to approve Grant of Easement file 2024-054 from Storey County to NV Energy for Utility Facilities within assessor's parcel number 001-135-06 (Fairgrounds), located in Virginia City, Storey County, NV as described in the attached Request for Grant of Easement from NV Energy for the installation of electrical utilities to provide power to the Fairgrounds as part of the Fairgrounds Improvements Project.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** The Public Works Director and Project Manager has reviewed the easement and has no concerns.
- **Supporting Materials:** See Attachments
- **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

Location: APN# 001-135-06

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. To construct, operate, add to, modify, maintain, replace and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixture, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");

Location: APN# 001-135-06
RW# 0561-2024
Proj. # 3012110340
Project Name: E-460 S F ST-FP-COL-COMM-E-STOREY COUNTY #BA
GOE_DESIGN_OH_UG

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons

Location: APN# 001-135-06

RW# 0561-2024

Proj. # 3012110340

Project Name: E-460 S F ST-FP-COL-COMM-E-STOREY COUNTY #BA

GOE_DESIGN_OH_UG

arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: APN# 001-135-06

RW# 0561-2024

Proj. # 3012110340

Project Name: E-460 S F ST-FP-COL-COMM-E-STOREY COUNTY #BA
GOE_DESIGN_OH_UG

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By: _____

Name: _____

Title: _____

Date: _____

GRANTEE:

Sierra Pacific Power Company

By:  _____

Name: William Kruger

Title: Manager, Lands Resources

Date: 06/05/2024

(acknowledgements on next page)

Location: APN# 001-135-06

RW# 0561-2024

Proj. # 3012110340

Project Name: E-460 S F ST-FP-COL-COMM-E-STOREY COUNTY #BA

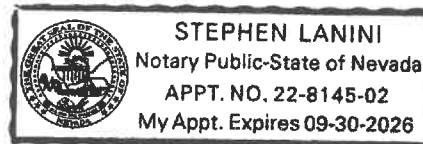
GOE_DESIGN_OH_UG

ACKNOWLEDGEMENTS

STATE OF Nevada)
COUNTY OF Washoe) ss.

This instrument was acknowledged before me this 6 day of
June, 2024, by William Kruger as Manager, Land Resources of Sierra
Pacific Power Company d/b/a NV Energy.

Stephen Lanini
Notary Public



STATE OF NEVADA)
COUNTY OF STOREY) ss.

This instrument was acknowledged before me this _____ day of
_____, 2024, by _____ as _____
of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political
subdivision of the State of Nevada.

Notary Public

Location: APN# 001-135-06
RW# 0561-2024
Proj. # 3012110340
Project Name: E-460 S F ST-FP-COL-COMM-E-STOREY COUNTY #BA
GOE_DESIGN_OH_UG



W.O. 3012110340

Storey County

APN: 001-135-06

EXHIBIT "A"

EASEMENT

A portion of the South half of Section 29, Township 17 North, Range 21 East, M.D.M., Storey County, Nevada; situated within that Parcel of land described as Parcel 1 in a Grant, Bargain and Sale Deed, recorded as File Number 129461 on April 16, 2019, Official Records of Storey County, Nevada.

An easement, 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

Commencing at the Northeast Corner of said Parcel 1;

THENCE along the East line of the Grantor, South 20°36'13" West, 63.10 feet to the **POINT OF BEGINNING**;

THENCE South 65°16'36" West, 51.08 feet;

THENCE South 32°32'59" West, 215.99 feet;

THENCE South 27°01'11" West 55.18 feet to an existing building and the **terminus of this description**.

The sidelines of said easement are to be extended or truncated as to meet at angle points and terminate on the east line of the Grantor.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

Said Easement contains 3,222 square feet of land more or less.



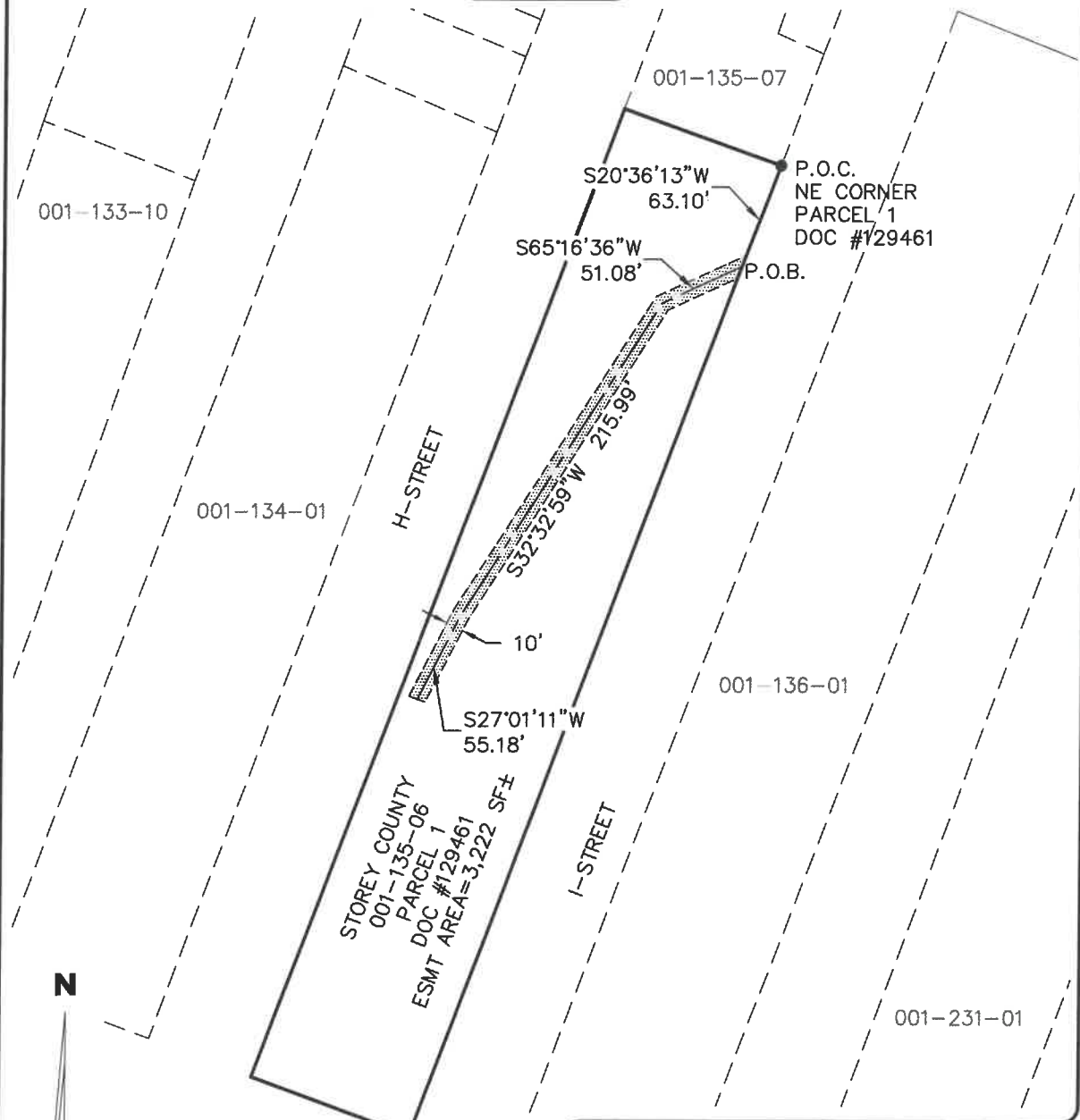
See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is the Official Map of Virginia City, recorded June 6, 1865, Official Records of Storey County, Nevada.

Prepared by Leland Johnson, P.L.S.



EXHIBIT A-1



N



SCALE: 1" = 100'

S:\Survey\CSE\Cad\CSE 2024\3012110340-460 F Street-Storey County\dwg\3012110340-460 F Street-Storey County.dwg <sh23446> 21May24-13:23



NV Energy

6100 NEIL RD.
RENO, NV 89511
www.nvenergy.com

EXHIBIT MAP

EASEMENT

STOREY COUNTY


APN #001-135-06

T. 17 N., R. 21 E., S.29-M.D.M.

VIRGINIA CITY STOREY COUNTY NEVADA

05/21/24

1 OF 1

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 9/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- Title:** 2024-045 Special Use Permit request to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.
- Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, the findings of fact under Section 3.A of this report as read into the record by staff, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), move to approve Special Use Permit File 2024-045 to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.
- Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- Staff Summary:** The Planning Commission heard this request at their September 5, 2024, meeting. The applicant explained the purpose of his request related to State of Nevada requirements and his plans for the site. The Planning Commission reiterated that this was for personal vehicle sales and not being proposed as a car sales lot that included selling techniques such as lights and large displays which the applicant agreed it was not. The Planning Commission recommended approval of the project (6-0, one position vacant).
- Supporting Materials:** See Attachments

- **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
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: September 17, 2024

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

Staff Contact: Kathy Canfield

File: 2024-045

Applicant: Samuel Clover Toll

Property Owner: Samuel Clover Toll

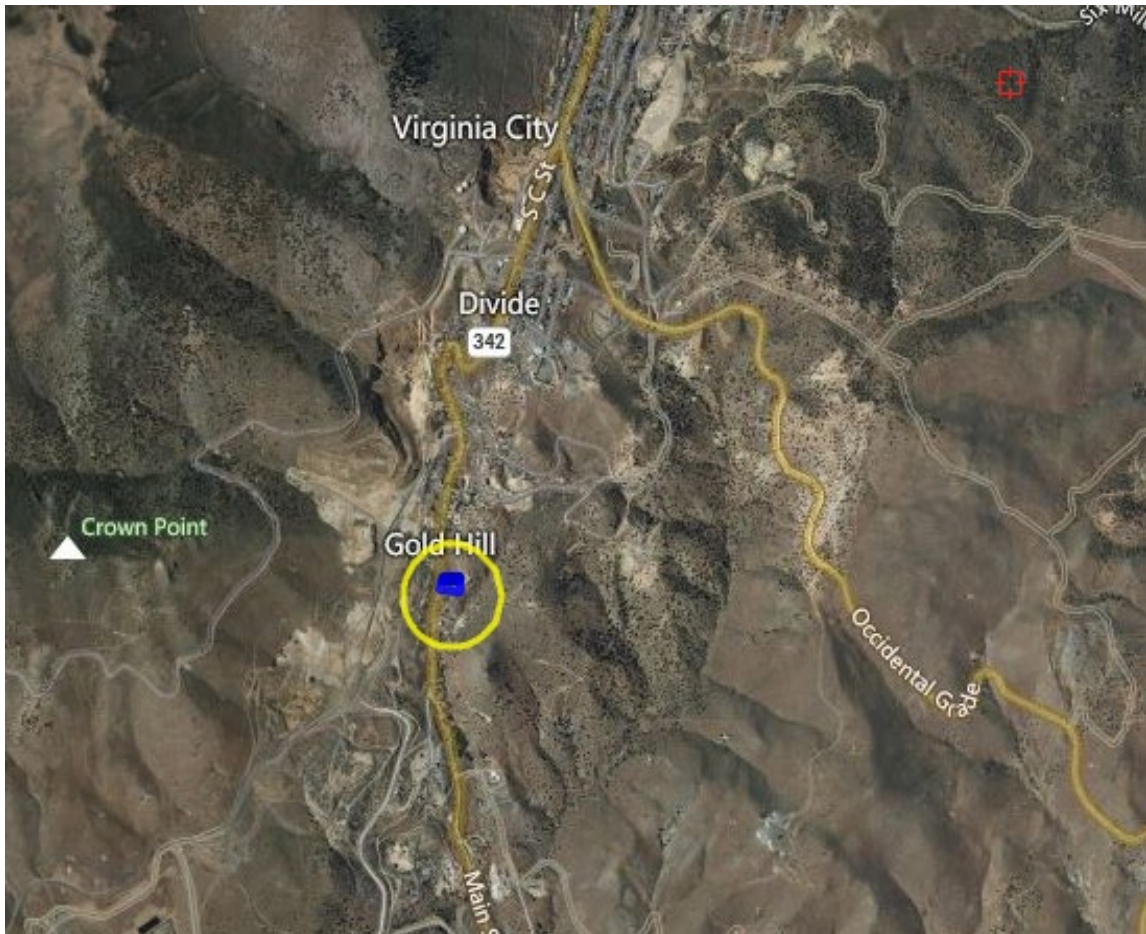
Property Location: 1747 & 1757 Main Street, Gold Hill, Storey County, Nevada, APNs 002-071-16 & 17

Request: The request is for a Special Use Permit (File 2024-045) to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.

Planning Commission: The Planning Commission heard this request at their September 5, 2024, meeting. The applicant explained the purpose of his request related to State of Nevada requirements and his plans for the site. The Planning Commission reiterated that this was for personal vehicle sales and not being proposed as a car sales lot that included selling techniques such as lights and large displays which the applicant agreed it was not. The Planning Commission recommended approval of the project (6-0, one position vacant).

1. Background & Analysis

- A. **Site Location and Characteristics:** The properties are located at 1747 and 1757 Main Street (Highway 342) in Gold Hill. The properties consist of a vacant parcel of land on APN 002-071-17 and a developed single family residence on APN 002-071-16. The front portion along 1747 Main Street has been graded to allow for a parking pad. Both properties are zoned CR Commercial-Residential and the total area of both parcels combined is approximately 37,729 square feet. Surrounding land uses include vacant CR zoned land to the north and west, a single family residence to the east and a single family residence and commercial storage facility to the south.



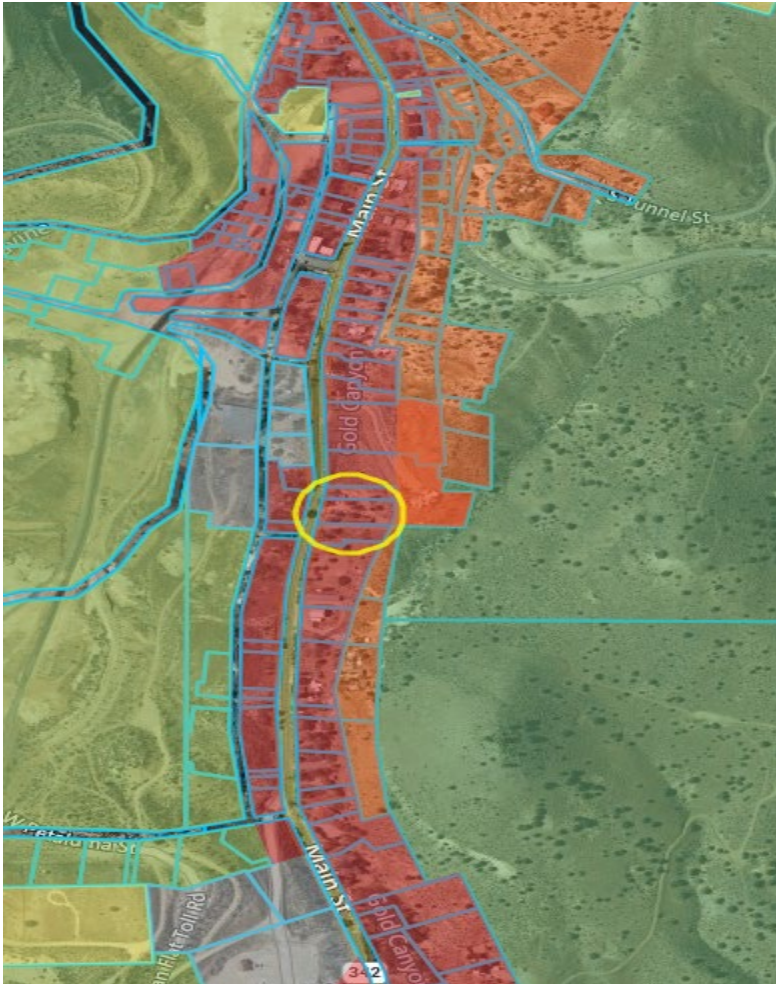
Vicinity Map



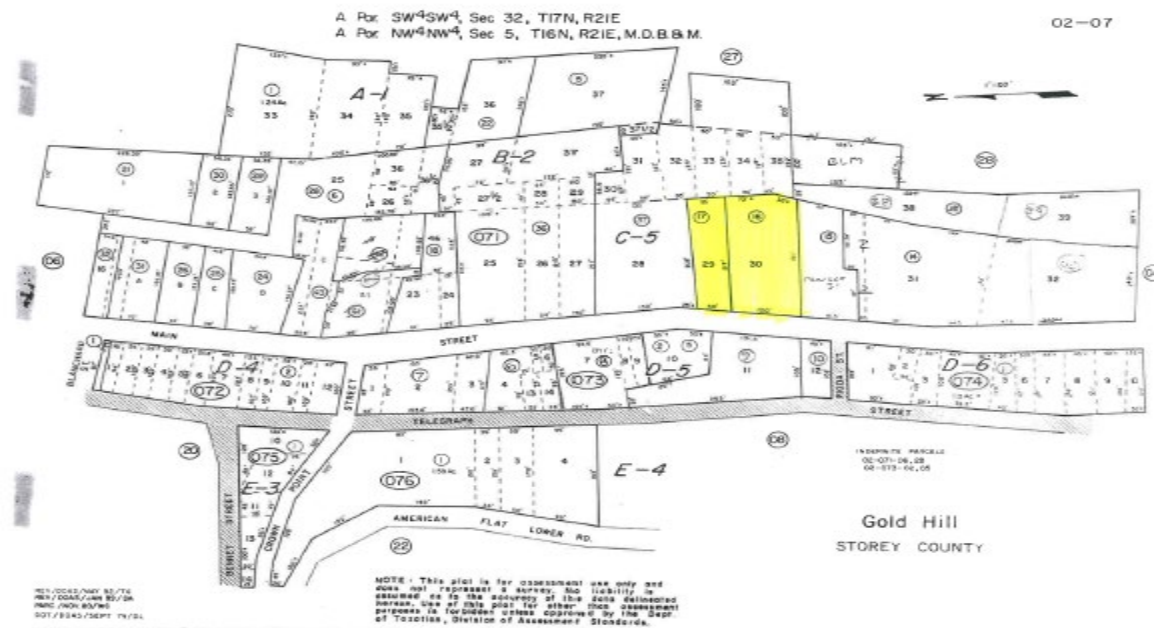
Location Map – green is approximate parcel locations



Green property lines are approximate



Zoning Map, red is CR, orange is R1, gray is I2



Assessor's Parcel Map



View looking east from Main Street.



Looking northeast from Main Street, existing residence.



Looking southeast from Main Street, fence is approximate south property line.

- B. **Proposed Use.** The applicant is proposing to operate an automotive services use related to the sale of vehicles. The applicant is a classic car hobbyist and proposes to utilize the site to sell personal vehicles. The State of Nevada defines a vehicle dealer as any person that sells more than three vehicles a year (NRS 482.020). As some years the three vehicle limit may be desired to be exceeded, the applicant has applied for an automotive services land use to comply with State of Nevada requirements. The applicant anticipates parking vehicles on the site that may be for sale. No new structures are proposed. Vehicles may be parked on either APN 002-07-16 and/or 17 and associated business activities will occur within the single family residence. There are no employees, other than the occupant(s) of the single family residence, proposed for the use.
- C. **Nevada Revised Statutes:** The Nevada Revised Statutes (NRS) has regulations related to the selling of vehicles. NRS 482.020 requires that anyone selling more than three vehicles a year be considered a “vehicle dealer”. With that designation, a variety of other regulations are applicable including establishing a place of business (NRS 482.323) and specific requirements for the place of business (NRS 482.326). A copy of the referenced NRS sections are included with this staff report. If approved, this special use permit will allow for authorization of the land use to occur at this site, demonstrating consistency with NRS requirements.
- D. **Zoning Code.** The properties are zoned CR Commercial-Residential. Automotive services, including service and fueling stations, repair, sales and rentals, is identified as a special use for the zoning district. In addition, Section 17.12.100.C requires the commercial land use to have a special use permit for sale of items outside of a permanent building. The existing single family residence is an allowed use for the property and utilizing the existing residence for other automotive services business related matters is covered with this special use permit. No separate home enterprise

authorization is required. Business licensing will be required and is separate from the special use review process.

- E. **Special Use Permit.** A Special Use Permit is required for the automotive service land use and the associated outdoor sales. The applicant and this report follow the requirements outlined in the Code.
- F. **Signs.** Nevada Revised Statutes (NRS) has requirements for signs associated with vehicle sales. In addition to the NRS requirements, any signs will need to comply with Storey County Chapter 17.84, including signs associated with the business (Section 17.84.100), signs proposed to be located on sale vehicles (Section 17.84.110.G), along with all the general provisions for signs within the sign ordinance.
- G. **Screening.** The General Provisions chapter of the Storey County Zoning Ordinance (Chapter 17.12) identifies regulations for screening outdoor storage. Section 17.12.080 states that open storage must be screened from public places and abutting private property. In this case, screening vehicles goes against the purpose of the land use. Sale of vehicles is the land use and screening what is for sale is counter to the land use. The properties along Main Street all have commercial-residential zoning and most have a mix of both land uses. The existing residence to the east of the project area is at an elevation much higher than the elevation of the project area, and unless screening was done on the adjacent property, no amount of fencing or screening would eliminate any view down onto these properties. In this instance, it is staff's opinion that as long as the project area is kept in a neat and orderly condition, free of nuisance as defined in Chapter 8.08.030, no screening of the outdoor storage of vehicles should be required.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2016 Master Plan. The proposed use is also consistent with the surrounding zoning and master plan designations.

	Land Use	Master Plan Designation	Zoning District
Applicant's Land	Vacant & <u>single family residence</u>	Mixed Use Commercial-Residential	CR Commercial-Residential
Land to the North	vacant	Mixed Use Commercial-Residential	CR Commercial-Residential
Land to the East	Single family residence	Single Family Residential	R1 Residential
Land to the South	Commercial storage & <u>single family residence</u>	Mixed Use Commercial-Residential	CR Commercial-Residential
Land to the West	vacant	Mixed Use Commercial-Residential	CR Commercial-Residential

- B. **General use allowances and restrictions.** Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for

allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval, with rationale for the findings included below each finding.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The property is located within the CR Commercial-Residential zoning district which allows for a mix of commercial and residential uses. The property consists of two parcels of land, one that is vacant to park vehicles and a second that is developed as a single family residence. The Storey County Master Plan identifies each area of the Comstock community to retain the small-town character. The proposed project will not change the use of the property other than allowing for some of the vehicles on the site to be sold in conformance with Nevada State Statutes requirements. The site will conform to all Storey County Ordinances, including the sign ordinance.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The automobile service is proposed to allow for more than three vehicles to be sold per year in accordance with State of Nevada requirements. The project area includes the applicant's single family residence and a separate parcel located immediately north of the applicant's residence. Both personal vehicles and vehicles for sale may be parked on the properties. As condition of project approval, the sites shall be maintained to avoid negative impacts to adjacent properties.

- (3) **Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.**

The proposed project is located within the commercial-residential portion of the Gold Hill community. A mixture of both commercial uses and residences exists along this stretch of Main Street. The project area includes two parcels of land owned by the applicant, one which is vacant and one which has the applicant's residence. The site has ample room for anyone wishing to stop to pull onto the property out of the Main Street right-of-way.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing facilities. There are no new water or sewer features required for the proposed use.

- C. **Conformance with the 2016 Storey County Master Plan.** The property is located within the Gold Hill portion of the Comstock Area Plan. The Master Plan states a desire to maintain the small town character of each Comstock community. Goals for the Comstock Area Plan include “Enhance and Diversify the local Economy” and “Maintain historic use patterns on the Comstock”, which includes the policy of “encouraging commercial, residential-commercial, single family residential, multi-family residential, and mixed-uses in the core areas of Gold Hill, Virginia City and the Divide”. The mixed commercial-residential use of the proposed project area is consistent with these goals of the Master Plan. No changes are proposed which would alter the character of the property or the neighborhood.

3. Findings of Fact

- A. **Motion for approval (staff recommendation).** The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) This approval is for Special Use Permit (File 2024-045) to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor’s Parcel Numbers (APN) 002-071-16 & 17.
- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

- (4) The proposed project as conditioned will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Gold Hill portion of the Comstock Plan Area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 CR Commercial-Residential Zone.

B. Motion for denial. Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit (File 2024-045) to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 CR Commercial-Residential Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

- A. **Special Use Permit.** Special Use Permit (File 2024-045) is to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.
- B. **Screening.** As addressed in the Section 1.G of the staff report, screening of the outdoor storage will not be required as long as the project area is kept in a neat and orderly condition, free of nuisance as defined in Chapter 8.08.030.
- C. **Signs.** All signs shall be in compliance with Chapter 17.84 of the Storey County zoning ordinance.
- D. **Requirements.** The Permit Holder shall apply for all required permits and licenses, including any applicable building and fire permits, for the project within 24 months from the date of final approval of this SUP, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This Special Use Permit shall remain valid as long as the Applicant remains in compliance with the terms of this Special Use Permit and Storey County, State of Nevada, and federal regulations. No activity shall commence prior to the Permit Holder securing rights to the Special Use Permit.
- E. **Compliance.** The uses on the subject property must comply with federal, state, and county codes and regulations and the submitted plans as approved. The Permit Holder shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by this Special Use Permit and all other federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Permit Holder by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Permit Holder's compliance with all conditions and stipulations of the Special Use Permit.
- F. **Business License.** The proposed commercial use must comply with the provisions of Title 5 business licenses of the county code.
- G. **Property Taxes.** Before obtaining the Special Use Permit from the Planning Department, the Property Owner must provide evidence that all property taxes on the land are paid-to-date.
- H. **Indemnification/Insurance.** The Permit Holder warrants that the use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued

and future use of the land shall so conform. The Permit Holder agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit.

- I. **Transfer of Rights.** This Special Use Permit (SUP 2024-011) is non-transferable. This Special Use Permit applies to the Permit Holder/Property Owner listed in this permit and may not be transferred to new owners of the property.

5. **Public Comment**

As of August 27, 2024, staff has not received any comments from the public.

6. **Power of the Board**

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

7. **Proposed Motions**

This section contains two motions from which to choose. The first motion (A) for approval is recommended by the Planning Commission and staff in accordance with the findings under Section 3.A of this report. The second motion (B) is a motion for denial and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. **Recommended motion for approval (staff recommendation)**

In accordance with the recommendation by the Planning Commission and staff, the findings of fact under Section 3.A of this report as read into the record by staff, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve Special Use Permit File 2024-045 to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.

B. Alternative motion for denial

Against the recommendation by the Planning Commission and staff, but in accordance with the findings of fact under Section 3.B of this report as read into the record by staff, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Special Use Permit File 2024-045 to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.

Exhibit 1
Nevada Revised Statutes

NRS 482.020 “Dealer” and “vehicle dealer” defined.

1. “Dealer” or “vehicle dealer” means any person who:

(a) For compensation, money or other thing of value sells, exchanges, buys, offers or displays for sale, negotiates or attempts to negotiate a sale or exchange of an interest in a vehicle subject to registration under this chapter or induces or attempts to induce any person to buy or exchange an interest in a vehicle;

(b) Represents that he or she has the ability to sell, exchange, buy or negotiate the sale or exchange of an interest in a vehicle subject to registration under this chapter or in any other state or territory of the United States;

(c) Receives or expects to receive a commission, money, brokerage fee, profit or any other thing of value from the seller or purchaser of a vehicle; or

(d) Is engaged wholly or in part in the business of selling vehicles or buying or taking in trade vehicles for the purpose of resale, selling or offering for sale or consignment to be sold or otherwise dealing in vehicles, whether or not he or she owns the vehicles.

2. “Dealer” or “vehicle dealer” does not include:

(a) An insurance company, bank, finance company, government agency or any other person coming into possession of a vehicle, acquiring a contractual right to a vehicle or incurring an obligation with respect to a vehicle in the performance of official duties or under the authority of any court of law, if the sale of the vehicle is for the purpose of saving the seller from loss or pursuant to the authority of a court of competent jurisdiction;

(b) A person, other than a long-term or short-term lessor, who is not engaged in the purchase or sale of vehicles as a business, but is disposing of vehicles acquired by the owner for his or her use and not for the purpose of avoiding the provisions of this chapter, or a person who sells not more than three personally owned vehicles in any 12-month period;

(c) Persons regularly employed as salespersons by dealers, licensed under this chapter, while those persons are acting within the scope of their employment;

(d) Persons who are incidentally engaged in the business of soliciting orders for the sale and delivery of vehicles outside the territorial limits of the United States if their sales of such vehicles produce less than 5 percent of their total gross revenue; or

(e) Persons who sell kit trailers but no other vehicle defined by this chapter.

[Part 1:202:1931; A 1951, 165; 1953, 280]—(NRS A 1975, 1069; 1993, 2339; 2007, 3201)

NRS 482.323 Established place of business required for dealers, short-term lessors and brokers; notification of Department of branches by short-term lessors.

1. Except as otherwise provided in subsections 2 and 3, every vehicle dealer shall maintain an established place of business in this State which:

(a) Includes a permanent enclosed building, owned in fee or leased, with sufficient space to display one or more vehicles which the dealer is licensed to sell; and

(b) Is principally used by the dealer to conduct his or her business.

2. Every used vehicle dealer, trailer dealer or semitrailer dealer shall maintain an established place of business in this State which has:

(a) Sufficient space to display one or more vehicles;

(b) Boundaries which are clearly marked; and

(c) A permanent enclosed building large enough to accommodate his or her office and provide a safe place to keep the books and other records of the business.

3. A short-term lessor shall:

(a) Designate his or her principal place of business as the short-term lessors established place of business and each other location where the short-term lessor conducts business as a branch that is operated pursuant to the license for the principal place of business.

(b) Notify the Department of each branch at which he or she conducts business by filing, on forms provided by the Department, such information pertaining to each branch as required by the Department.

4. Every broker shall maintain an established place of business in this State which is in a permanent building with sufficient space to accommodate his or her office.

(Added to NRS by 1981, 1044; A 1995, 2366; 1997, 2992)

NRS 482.326 Dealers: Location and name of business; designation of principal place of business and branches; branches may be operated under authority of license for principal place of business under certain conditions; change of name or location.

1. A vehicle dealer shall inform the Department of the location of each place at which the vehicle dealer conducts any business, and the name under which he or she does business at each location.

2. If a vehicle dealer does business at more than one location, the vehicle dealer shall designate one location in each county in which he or she does business as his or her principal place of business for that county and one name as the principal name of the business. The vehicle dealer shall designate all other business locations not otherwise designated as a principal place of business pursuant to this subsection as branches.

3. A vehicle dealer who maintains a principal place of business and one or more businesses designated as branches may operate those branches under the authority of the license issued by the Department to the principal place of business under the following conditions:

(a) The principal and branch locations are owned and operated by the same principal or group of principals listed on the records of the Department for the principal place of business;

(b) The sales activities conducted at a branch location are the same as those authorized by the Department at the principal place of business;

(c) The principal place of business and each branch location are located within the same county;

(d) The principal place of business and each branch location maintains the appropriate city or county license;

(e) The closest boundary of a branch location is not more than 500 feet from the principal place of business;


(f) The business sign displayed at each branch location meets the requirements of NRS 482.332 and is essentially the same in name, style and design as that of the principal place of business;

(g) Sales transactions originating at a branch location must be culminated, and the records of the transaction maintained, at the principal place of business; and

(h) The vehicle dealer shall provide all documentation which the Department deems necessary to ensure that each business location is operated in accordance with the provisions of this chapter and all other applicable laws and regulations established for the operation of a vehicle sales business in this State.

4. If a vehicle dealer changes the name or location of any of his or her established places of business, the vehicle dealer shall not conduct business as a vehicle dealer under the new name or at the new location until he or she has been issued a license for the new name or location from the Department.

(Added to NRS by 1979, 1023; A 1997, 91; 2007, 3206)

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 9/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** 2024-053 A Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.
- **Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report as read into the record by staff, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to waive the requirement for a Tentative Map and move to approve the Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** This application was heard by the Planning Commission at their September 5, 2024 meeting. There was a brief discussion of the purpose of the new parcel and one adjacent property owner attended the meeting and asked questions on how this may impact their adjacent property. The property owner was satisfied with the explanation that this was changing property lines, but nothing physically was changing at the site. The Planning Commission voted 6-0 (one position vacant) to recommend approval of the application.
- **Supporting Materials:** See Attachments
- **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 PLANNING DEPARTMENT

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: September 17, 2024

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

Staff Contact: Kathy Canfield

File: 2024-053

Applicant: Storey County

Property Location: 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-156-02

Request: A Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.

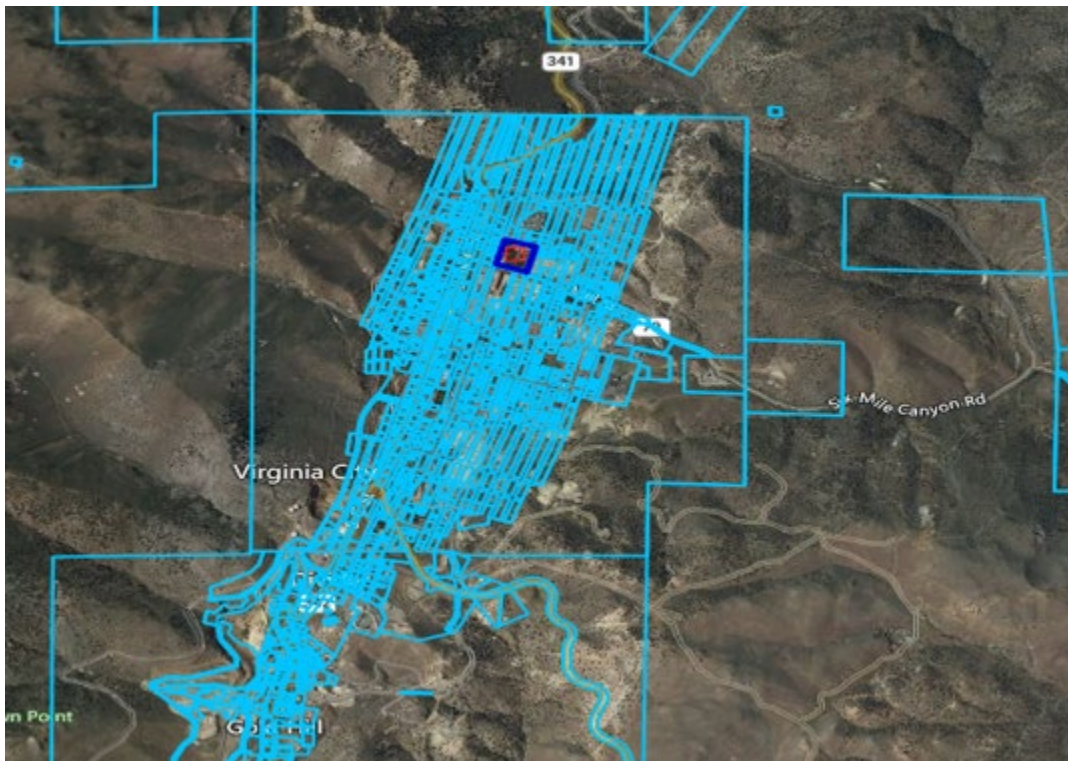
Planning Commission: This application was heard by the Planning Commission at their September 5, 2024 meeting. There was a brief discussion of the purpose of the new parcel and one adjacent property owner attended the meeting and asked questions on how this may impact their adjacent property. The property owner was satisfied with the explanation that this was changing property lines, but nothing physically was changing at the site. The Planning Commission voted 6-0 (one position vacant) to recommend approval of the application.

1. Background & Analysis

- A. Previous Approval.** This application builds on the recent abandonment application (File 2024-022) that was approved on June 18, 2024 by the Storey County Board of County Commissioners. This previous approval was to abandon a portion of F Street and G Street rights-of-way located between Mill Street and Carson Street within the Miner's Park property in Virginia City. The rights-of-way to be abandoned will be consolidated into the

adjacent parcels of land owned by Storey County and become one parcel. The rights-of-way to be abandoned are contained within APN 001-156-02.

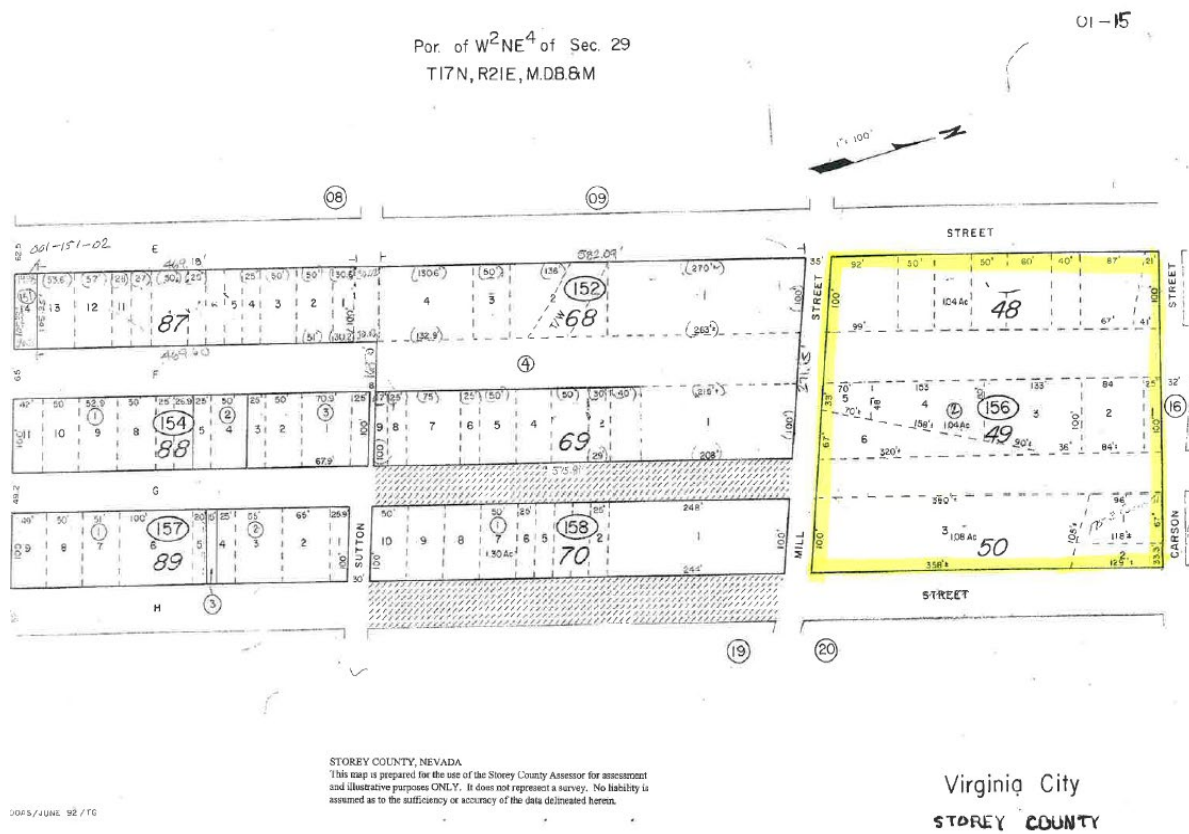
- B. Site Location & Background.** The proposed parcel map will be located within the boundary of Miner's Park in Virginia City. The proposal is to consolidate all existing parcels of land and abandoned right-of-way into one parcel and then create a new parcel of land for the existing Community Chest building located at the northeast corner of the site. Currently, Storey County and Community Chest have negotiated a long term lease for the land associated with the building, however Community Chest is finding that they are limited on many funding opportunities because of not owning the building/parcel.



Vicinity Map of Virginia City Highlands, red circle is proposed project.



Location Map



Assessor's Parcel Map

- C. **Proposed Project.** The proposed merger and resubdivision map will consolidate all the parcels within the boundary of APN 001-156-02 (Miner's Park), including the abandoned rights-of-way associated with F and G Streets (abandonment approved with File 2024-022) and then create a new parcel of land to be associated with the Community Chest building. The new parcel is approximately ½ acre in size and includes the existing building and associated exterior features.



Approximate parcel location, subject to final modifications

- D. **Parcel Maps.** Nevada Revised Statutes (NRS) sections 278.461 through 278.469 defines the requirements for Parcel Maps. Storey County has adopted Chapter 16.30 of the Storey County Code to also address Parcel Maps. This proposed project has been reviewed to be consistent with both NRS and Storey County requirements. Typically, a Parcel Map process provides for a Tentative Parcel Map and a Final Parcel Map. Because of the simplicity of this application, Planning staff is requesting the Planning Commission recommend waiving the requirement for a Tentative Parcel Map. Review of this application considered the requirements for both the Tentative Map and the Final Map.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed Parcel Map and Storey County Title 17 Zoning or the 2016 Master Plan.

	Land Use	Master Plan Designation	Zoning Designation
Land to be Abandoned	Public Park	Public Facilities	P Public
Land to the North	Parking Lot, Residential	Mixed Use Commercial-Residential	CR Commercial Residential
Land to the East	Vacant (mining tailings)	Single Family Residential	R1 Residential
Land to the South	Hotel, vacant land	Mixed Use Commercial-Residential	CR Commercial Residential
Land to the West	Residential	Mixed Use Commercial-Residential	CR Commercial Residential

B. Compliance with the Storey County Code. The parcel is located within the P Public zoning district. This zoning district does not have a minimum parcel size. There are no minimum setback requirements for the building from the new parcel lines. The proposed use is consistent with the land uses allowed for the Public zoning district.

C. Compliance with 2016 Storey County Master Plan.

This project is located within the V&T Midtown Area Specific Plan in Virginia City. The Master Plan does not identify any specific concerns for additional consideration for this site. The proposed parcel map will not change the physical appearance or use of the park and Community Chest building.

D. Findings for Tentative Parcel Maps

Section 16.30.060 of the Storey County Code identifies the following factors to be considered when making a determination on the approval of a Parcel Map.

- (1) The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the county code.

The proposed property is zoned P Public and the proposed parcels meet the requirements of the Public zoning district.

- (2) The proposed parcel map conforms to the public facilities and improvement standards of this county land development code.

The proposed Parcel map does not impact the public facilities and improvement standards of the county land development code.

- (3) The proposed parcel map conforms to the design standards manual.

The proposed parcel configurations are consistent with the design standards.

- (4) The developer and successor owners of each new parcel created understand that the county, county fire protection district, county school district, and special districts in the county are not obligated to furnish any service, specifically mentioning fire protection and roads to the land so divided, and that any public utility may be similarly free from obligation.

This Parcel Map is not expected to impact roads, fire protection and other public utility facilities.

- (5) There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

The entirety of the property is currently in Storey County's name and no property taxes are applicable.

- (6) The project is not located within an identified archeological or cultural study area, as recognized by the county.

This property is not located within a county recognized identified archeological or cultural study area.

- (7) The proposed parcel map that is adjacent to public lands will not cause substantial adverse impact to access to public lands.

This property is public land. No modification to public access to the land is proposed.

- (8) The proposed parcel map conforms to the county zoning ordinance and master plan.

The Parcel Map conforms to the zoning ordinance and master plan, see Sections 2.B and 2.C of this staff report.

- (9) The proposed parcel map accounts for physical characteristics of the land including floodplains, slope and soils.

The proposed parcel configurations follow the development of the property.

- (10) Applicant for the parcel map will relinquish to the state division of water resources water rights necessary to ensure an adequate water supply for the domestic use of the newly created parcel(s) from within the water basin in which the parcel map is located.

This property is served by the Storey County municipal system. No changes to the water system service are proposed with this parcel map.

3. Findings of Fact

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

A. Motion for Approval. The following Findings of Fact are the minimum to be cited for a motion for approval or approval with conditions. The following Findings are evident with regards to the requested Parcel Map when the recommended conditions of approval in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is for a Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.
- (2) The Parcel Map complies with NRS 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code, including the specific criteria outlined in Section 2.D of this staff report.
- (3) The Parcel Map complies with all Federal, State, and County regulations pertaining to Parcel Maps.

- (4) The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Parcel Map will not cause the public to be materially injured.
- (6) The conditions of approval for the requested Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.15 P Public zone or any other Federal, State, or County regulations.

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

- (1) Substantial evidence shows that the Parcel Map with the purpose, intent, and other specific requirement of Storey County Code Chapter 16.30 Parcel Maps, or any other Federal, State, or County regulations, including NRS 278.461 through 278.469.
- (2) The Recommended Conditions of Approval for the Parcel Map does not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

- A. Approval.** This approval for a Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.
- B. General requirements.** The Parcel Map must comply with Nevada Revised Statutes (NRS) 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code.
- C. Final Map.** The applicant shall submit to the Storey County Planning Department a Final Map for review and approval, whether or not the Planning Commission/Board of County Commissioners waive the requirement of a Tentative Map, before the Final Map is recorded with the Office of the Storey County Recorder. The Final Map must show all parcel boundaries, easements, and rights-of-way. Upon acceptance of the format, and completion of all other conditions of approval, the Final Map may be recorded. The Final Map must meet the form and contents pursuant to NRS 278.466.
- D. Access and Easements.** All existing streets, easements, and utility easements (unless approved for abandonment), whether public or private, must remain in effect and be delineated clearly on the Final Map.
- E. Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.461 through 278.469.

- F. Null and Void.** The Final Parcel Map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.

5. Public Comment

As of August 27, 2024, Staff has received no written comments from the public. One adjacent property owner spoke at the September 5, 2024, Planning Commission meeting. She asked questions about the proposed application and had them answered by staff and Planning Commissioner Sober. She had no further comment.

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended Motion (motion for approval)

In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report as read into the record by staff, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to waive the requirement for a Tentative Map and move to approve the Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by the Planning Commission and Staff, I [Commissioner], hereby move to deny the Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.



Storey County Liquor Licensing Board Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** First reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.
- **Recommended motion:** I (insert name) motion to approve the First reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.
- **Prepared by:** Dore Fate

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** First reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.
- **Supporting Materials:** No Attachments
- **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: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** To approve a contract for design services from Tectonics Design Group for preliminary architectural design to support the development of plans for the addition to Fire Station 71 in Virginia City and to authorize the County Manager to sign the contract in an amount not to exceed \$39,000.00.
- **Recommended motion:** I, [commissioner], move to approve the contract with Tectonics Design Group for preliminary architectural design and to authorize the County Manager to sign the contract for an amount not to exceed \$39,000.00.
- **Prepared by:** Mike Northan

Department: Public Works

Contact Number: 775 230 4255

- **Staff Summary:** This contract addresses the site change and the required preliminary design to support feasibility, scoping, and cost estimating as we move into RFQ stage for the full design.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** 39,000
- **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



September 4, 2024

Storey County
145 North C Street
Virginia City, Nevada 89440

RE: Prelim work for Virginia City Fire Station - *Architectural Design Proposal*

Dear Storey County:

Thank you for including us in the above endeavor. This letter outlines our understanding of the overall project and of our scope.

PROJECT DESCRIPTION

You are proposing to pursue preliminary plans for the project mentioned above, which consists of the following tasks on our end:

- New location of the fire station will be between the two existing fire station buildings, with a footprint of roughly 3,000 sf per floor
- Refinement of the site plan, which will likely include iterations with the civil engineer to confirm grading, drainage, etc.
- Building floor plan and elevations for the three-story building as well as upgrading the existing fire station building to remain.

SERVICES NOT INCLUDED

1. Phase 1 or NEPA reports.
2. Artistic renderings, which we can provide in the future, a typical fee is \$3,500.
3. Landscape, geotechnical report, and special inspection
4. Preparation for processes such as zone change or special use permit, other than exhibits.
5. LEED or Green Building concepts, which can be included separately if required.
6. Significant redesign or major adjustments to the scope shown in the Project Description.

FEES & SCHEDULE

We propose the services described above for the fixed sums shown below.

Conceptual Site Planning, coordination with Civil	\$ 19,500
Fire Station Elevations and floor plan	\$ 19,500

If other elevations for items such as screen walls, retaining walls and trash enclosures are required, we may provide those on an hourly basis depending on the scope.

ACCEPTANCE

This proposal is valid if accepted within 60 days of its date. If it is acceptable to you, please sign and return the attached contract so that we may schedule the work. Thank you.

Sincerely,
TECTONICS DESIGN GROUP, INC

A handwritten signature in blue ink, appearing to read "Barrett Donovan", with a long horizontal flourish extending to the right.

Barrett Donovan
Principal

STANDARD AGREEMENT

The Consulting Agreement between **Storey County Fire Protection District** (herein referred to as "Client") and **TECTONICS DESIGN GROUP, INC.** a Nevada Corporation (herein referred to as "TDG") is made and entered into for the provision of professional services. Whereas, TDG will perform services outlined in our proposal letter dated **September 4, 2024** the parties agree as follows:

1. **Schedule and Delays**

- a) TDG will perform the services in accordance with mutually agreed upon schedules.
- b) TDG will notify Client of any added costs that result from protracted delays.
- c) TDG is excused from any delays that result from events beyond its control, including acts of God, acts of the Client, acts of public agencies, or failure of Client to make prompt progress payments to TDG.
- d) TDG shall not be liable for damages caused by delay in project completion. These damages include lost opportunity costs, lost rent, interest, and changes in political policies.

2. **Compensation & Lien Potential**

- a) Typically a 25% retainer is provided prior to starting design, and 50% is due at permit submittal.
- b) All sums under this agreement shall be due and payable upon receipt of billing. Interest shall accrue at the rate of 1½% per month on bills thirty (30) days past due; interest shall be deemed included in all sums under this agreement.
- b) Should it become necessary to retain legal counsel to enforce any terms of this agreement, all legal and collection expenses shall be paid by the losing party in such actions.
- c) In the event any invoice becomes over (60) days past due, TDG reserves the right to suspend or terminate work. If TDG stops work due to nonpayment, Client agrees TDG is not responsible for project missed deadlines or delays.
- c) This contract gives formal notice that by providing these services, TDG may at a future date, claim a lien against the project property as provided by law.

3. **Ownership of Work Product**

- a) All materials relating to this project which originate from TDG are the property of TDG. Upon request, TDG shall provide copies of materials to the Client. TDG will not provide copies of project materials to any other parties without the permission of the Client.
- b) Client agrees that all plans specifications, and calculations furnished to the Client are for use solely by the Client on this project. These items may not be modified or reused on subsequent projects and may not be sold or given to others without written permission from TDG.

4. **Confidentiality**

- a) TDG agrees that certain matters related to the project are of a confidential nature, particularly regarding potential tenants, land acquisitions or sales. TDG agrees to maintain confidentiality in regards to the project, unless disclosure is required by a court of law or to defend against suit or claim.

5. **Insurance**

- a) TDG represents and agrees that it and its staff are protected by Workers Compensation Insurance and that it has coverage under public liability and property damage insurance policies. Certificates of Insurance will be provided to the Client when requested.

6. **Limitation of Liability**

- a) Client agrees to limit TDG's liability to the client and to all construction contractors & subcontractors arising from TDG's professional acts, errors, and omissions such that the total aggregate liability to all those named shall not exceed \$100,000.

7. **Indemnification**

- a) TDG shall indemnify and hold harmless the Client from and against any liability or any claims, suits or actions arising out of, made or asserted for any damage to persons or property, occasioned by the sole negligence, errors or omissions of TDG in connection with the performance of TDG's obligations under this Agreement.

The client shall indemnify and hold harmless TDG from and against any claims, suits or actions made or asserted for any damage to persons or property occasioned by the Client's negligence in connection with performance of any of the his obligations under this Agreement. Additionally, the Client agrees to execute acceptable indemnification agreements if TDG is required to perform nominee services.

8. Third Party Review

- a) Unless explicitly included in TDG's proposal letter, no design time or fee has been included for response to a private, third-party review of TDG's design. Only responses to jurisdictional reviews are anticipated and included.
- b) TDG is not responsible for damages resulting from any third-party review occurring after construction has begun. Client and Owner acknowledge that the proper time for any third-party review is during design, when changes can be more easily incorporated into the Project scope.

9. Termination

- a) Either party may terminate this Agreement by seven (7) days written notice to the other party. In such event, Client shall fully pay TDG for all work authorized and performed prior to notice of termination.

10. Assignability

- a) Neither party to this agreement may delegate, assign, sublet, or transfer his duties or interest to the Agreement without written consent from the other party.
- b) This agreement shall be binding upon the heirs, successors and assigns of the parties hereto.

11. Disputes

- a) In the event of a dispute between Client and TDG in connection with this Agreement the parties agree to submit the dispute to nonbinding mediation unless mutually agreed otherwise. The Client and TDG further agree to include a similar mediation agreement with independent contractors and consultants retained for the Project and to require all independent contractors and consultants to enter similar mediation agreements with their subcontractors, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution between parties to all those agreements. Each party shall bear its own expenses in connection with the mediation and the fees and expenses of the mediator shall be divided equally between the parties; provided that, if the mediator determines that a party's position was without substantial merit or was taken in bad faith he may require that party to bear all or a portion of the expenses of the other party including reasonable attorney's fees and more than one-half of the fees and expenses of the mediator.

12. Standard of Care

- a) Services performed under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily expected by members of the profession currently practicing in the project's community under similar conditions. No other warranty is expressed or implied.
- b) If a required item or process is omitted from TDG's documents in error, TDG shall only be responsible for extra costs caused by the omission, not the costs of the item or process itself.

13. Law The governing laws for this Agreement shall be those of the jurisdiction of the Project.

14. Project Completion TDG's services are complete 60 days after "Notice of Substantial Completion" is filed.

15. Termination

- a) The Client and the Consultant hereby acknowledge and agree that this Agreement shall become effective on the date specified herein and shall continue to be in full force and effect, unless terminated by either of the Parties hereto.
- b) Either Party may terminate this Agreement upon written notice to the other Party or if any of the following events occur:
- c) if either Party to this Agreement is in breach of any of its obligations contained in this Agreement which is not remedied within thirty (30) days of written notice from the other Party; or
- d) if each of the Parties hereto is approved and involved in any bankruptcy proceedings, or an administration order is made or a receiver or an administrative receiver is appointed over any of the other

Party's assets or an undertaking or a resolution or petition to wind up the other Party is passed or presented (other than for the purposes of amalgamation or reconstruction) or any analogous procedure in the country of incorporation of either party or if any circumstances arise which entitle a court or a creditor to appoint a receiver, administrative receiver or administrator or to present a winding up petition or make a winding up order in respect of the other Party.

- e) The Client shall have the right to terminate with or without cause, the Services or any portion thereof, at any time, by thirty (30) days advance written notice in the case of termination without cause and with immediate written notice in the case of termination for cause, to Consultant specifying the Services to be terminated and the effective date of the termination. Upon such notice the Consultant shall discontinue the Services in accordance with the notice, and shall take such steps as may be necessary to minimize the costs associated with the termination of Services. The Consultant shall be reimbursed for those costs pre-approved by the Client that are reasonably incurred by the Consultant as a direct result of the termination of the Services. The Consultant shall continue to perform all non-terminated portions of the Services, and this Agreement shall remain in full force and effect with respect to those non-terminated portions of the Services, if any.
- f) Any termination of this Agreement shall not affect any accrued rights or liabilities of either Party to this Agreement nor shall it affect the coming into force or the continuance in force of any provision contained herein which is expressly or by implication intended to come into or continue in force on or after such termination. Termination for non-appropriation. The continuation of this Contract beyond the terms of office of the county commissioners approving this contract is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Board of County Commissioners. The County may terminate this Contract, and Contractor waives any and all claims(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding for this Contract or a like item or service is not appropriated or is withdrawn, limited, or impaired.

16. Modification of Agreement

The conditions of this Agreement may not be modified except by written agreement between the Consultant and the Client, and no amendment to this Agreement shall be binding on either party unless reduced to writing and signed by an officer or duly authorized representative of the party sought to be bound thereby.

TECTONICS DESIGN GROUP, INC.

By (name): Barrett Donovan, SE

Signature: 

Date: September 4, 2024

Storey County Fire Protection District

By (name): _____

Signature: _____

Date: _____



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 20 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees for the 2024 calendar year by updating the Safety Committee chair and a representative on the Western Nevada Development District.
- **Recommended motion:** I (commissioner) motion to approve the list of appointments recommended by staff in the enclosure herewith to serve on state, county, and regional boards and committees for the 2024 calendar year.

- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The attached list indicates the recommended changes to the list of appointments.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**List of Storey County Board and Committee Appointments for 2024
Amended September 17, 2024**

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

Notes:

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 20 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible approval authorizing the County Manager to approve and sign scope of work with Lumos & Associates in accordance with the Master Services Agreement to perform County Facility Condition Assessment and Space Needs Assessment for a total amount not to exceed \$107,400. This project conforms to Goal 6.1 of the Storey County Strategic Plan.
- **Recommended motion:** I (commissioner) authorize the County Manager to approve and sign the attached scope of work with Lumos & Associates in accordance with the Master Services Agreement to perform County Facility Condition Assessment and Space Needs Assessment for a total amount not to exceed \$107,400, and I find that this project conforms to Goal 6.1 of the Storey County Strategic Plan.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** In accordance with Goal 6.1 of the Storey County Strategic Plan, this contract will cause key county facilities to be evaluated for their efficiency and effectiveness now and in the future.
- The assessment will include Piper's Cottage (Comptroller's Office), B Street Barn, VC Senior Center, Storey County Courthouse, County Jail, Emergency Management Office, and the administrative offices of the Sheriff and District Attorney. Additionally, Hugh Gallagher Elementary School and Virginia City Middle School will be evaluated for their best and highest possible public uses upon transfer of these facilities from the Storey County School District to the county, subject to completion of the school district's planned K-12 unified school campus in Virginia City.
- Remaining useful life, level of needed maintenance, geographic location, rate of utilization, cause of failure and deterioration, potential energy conservation measures, and potential alternative uses of each of the subject facilities will be evaluated.
- The data from the study will be applied toward capital improvement and maintenance planning, as well as determining the potential for reorganization of public services and functions, consolidation of key county departments into a one-stop-shop (e.g., at the school buildings), and restructuring existing county facilities to improve accessibility and quality of service for the public.
- The proposed project conforms to the FY 2025 budget and Goal 6.1 of the Storey County Strategic Plan as follows: Perspective 6, Provide excellent, predictable, and efficient

services to all our communities; Goal 6.1, Anticipate, evaluate, and plan for public service needs; Objective/Strategy/ Tactic, Prepare a facilities master plan providing cost-benefit analyses of current and prospective facilities to meet current and future needs within fiscal limitations.

- **Supporting Materials:** See Attachments

- **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



Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

May 10, 2024

LA24.173

Mr. Austin Osborne, PHR, SHRM-CP
County Manager
Storey County
Box 176
Virginia City, NV 89440
Via Email: aosborne@storeycounty.org

**Re: Proposal for Professional Services
Storey County – County Facility Condition Assessment and Space Needs
Assessment**

Dear Mr. Osborne:

Lumos & Associates, Inc. appreciates this opportunity to provide you with this proposal for professional services to assist Storey County with developing an understanding of your facilities with the goal of eventually developing a proactive plan for future capital spending on existing or new facilities.

Project Understanding

It is understood that Storey County would like professional services to help develop an understanding of your facilities with the goal of eventually developing a proactive plan for future capital spending on existing or new facilities. The first step for this is to develop an understanding of the current condition of the County's facilities to help determine capital needs and timing for those existing facilities. The second step of this is developing a space needs assessment for your existing departments. Once both of these are completed then we can then assist the County in determining the best path forward for future efforts to consolidate space and make improvements to existing or new facilities.

We propose the following tasks to assist you with the first two steps of this process (existing facility assessments and space needs assessments).

Project Scope

Task 1 – Existing Facility Assessments

In coordination with Lumos and Storey County, our sub-consultant, AtkinsRealis, will conduct condition assessments on the following facilities provided by Storey County. In addition to the existing Storey County facilities provided by the County, this task also includes an assessment of the existing Storey County School District Middle School and Elementary School as those facilities are part of the evaluation of future facilities and needs associated with Task 2 (see complete list of facilities below). The scope of services for this task is provided after the list of facilities to be included. Additional facilities can be included for an additional cost.

Facilities			
Building Name	Address 1	City	Area Total
PIPER'S COTTAGE	10 N B STREET	VIRGINIA CITY	1,450
B STREET BARN	104 S B ST	VIRGINIA CITY	2000
VC SENIOR CENTER	211 N E ST	VIRGINIA CITY	5501
COUNTY COURTHOUSE (HISTORICAL	26 S B ST	VIRGINIA CITY	16372
JAIL	911 HWY 341	VIRGINIA CITY	6,000
EM Office	372 SO C STREET	VIRGINIA CITY	300
SHERIFF/DA OFFICE	201-205 C STREET	VIRGINIA CITY	3,510
		Totals	35,133
School Facilities			
Building Name	Address 1	City	Area Total
Elementary School:			15,284
Middle School:			13,353
		Totals	28,637
		Combined Totals	63,770

Phase 1 - Assessment Planning

The planning phase consists of submission of a detailed milestone project schedule, gathering existing facility asset data and establishing points of communication and access prior to the assessment team's arrival on site. Working with the various facilities staff, our team will assist and develop project-specific policies and procedures to provide consistent, relevant, and quality product deliverables.

Included in this phase, AtkinsRéalis will interview key staff to better understand asset usage, maintenance history, and related items that affect rates of consumption (i.e., wear and tear) that reduces useful life. This phase will incorporate multiple sources of information to assist the assessment team in making field determinations. Additionally, we will meet with facility staff to understand their data transfer needs.

Phase 2 - On-Site Data Capture

With knowledge and insight from the planning phase, our assessment team will carry out a thorough condition assessment of all buildings and conduct and update / reconcile the asset inventory of all systems and equipment in accordance with the scope of work. We will utilize the latest mobile computing technologies with the use of handheld iPads. This technology not only provides efficiency in data capture but reassurance that each assessor is working with quality-assured procedures by capturing data in the same way to a pre-defined scope and workflow developed to meet the goals of the project.

Our assessment teams will inspect and carry out a detailed visual assessment of systems and equipment in each building and not just a high-level walkthrough of major systems. We will determine the current condition, average remaining useful life expectancy, assessment of building security, code violations, reason for the deficiency, and effect on the structure or occupancy together with required maintenance and repair works in accordance with the developed scope. This includes performing the assessments in accordance with the updated ASTM E2018-24 Standard Guide for Property Condition Assessments.

With the use of handheld iPads, our assessment teams will inventory maintainable equipment within each building at the more granular Uniformat II level 5 component level unique to Faithful+Gould. We understand the full digital asset management process where preventative maintenance tasks are performed on system components and not systems, therefore, it's imperative to capture the data during the FCA at the right level and not the typical system Uniformat level 3. We then prepare all equipment data on a structured flat file spreadsheet mapped to the existing system or future (CMMS) to manage equipment preventative maintenance and ongoing capital needs. Our goal is to provide you with accurate data which the County can utilize across your organization as a basis to maintain the equipment over its lifetime.

Phase 3 - Analysis of Asset Data

Our approach is centered on understanding the component deficiency, failure modes, and triggers of asset equipment, facility systems, and site improvements to develop a comprehensive management tool for future implementation of program recommendations. We will evaluate the component lifecycle of each system and equipment over a suggested 5-10-20-year planning horizon or longer depending on the lifespan of the equipment.

When developing a recommended lifecycle assessment, we do not rely upon published statistically estimated useful life (EUL) data, which does not consider site-specific factors. Most assessment programs aim to automate the process of determining the lifespan of equipment by calculating the manufacturer's estimated life with the year in service which is an inaccurate methodology.

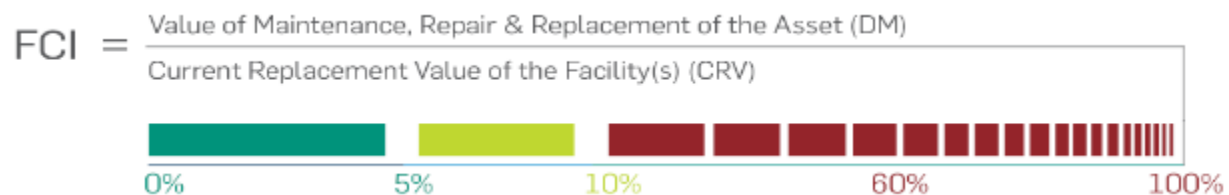
AtkinsRéalis understands that repairs and asset replacement needs may be required due to several contributing factors including not only Age (calculated method), but Maintenance Levels, Location, and the Utilization of the asset or system. Our experienced assessors will make the necessary adjustments to the benchmark data to reflect the conditions and factors associated with deficiency to provide a more realistic lifecycle assessment and capital expenditure plan.

For each asset we will determine:

➤ Manufacturer	➤ Unit	➤ Estimated Useful Life (EUL): expected life from the time of installation to expected replacement
➤ Model #	➤ Capacity	➤ Remaining Useful Life (RUL) an evaluation of where the asset sits in its lifecycle and how many years left to replacement
➤ Serial #	➤ Location	➤ Level of Preventative Maintenance: maintenance performed on the asset which may result in an extended life
➤ Install Date	➤ Condition rating	➤ Geographic Location: atmospheric and environmental conditions greatly affect the EUL of equipment
➤ System Type	➤ Current damage, deficiencies, or failure	➤ Utilization Rate: The EUL of assets can be significantly affected by the rate of utilization.
➤ Asset Classification	➤ Last certified inspection	➤ Cause of Failure/Deterioration: Is the asset deteriorating in line with age? Or is some other factor causing an accelerated rate of deterioration?
➤ Tag	➤ Bar/QR Code	➤ Potential for energy conservation measures
		➤ Representative Photographs

Data Analysis / Evaluation and Recommendations

AtkinsRéalis will analyze the condition data collected and determine the cause and impact of the deficiency on the operation of the facility. We will utilize the Facility Condition Index (FCI) to benchmark asset conditions across the County portfolio. We will calculate the FCI for the facilities, illustrating the current and likely condition of the systems and equipment over time. The graphic below illustrates the FCI calculation. The higher the value of repairs, the higher the FCI will be.



Priorities

The development of a methodology to determine the priority of each deficiency is crucial to the success of any FCA. Through consultation with Storey County 's executive team and facilities staff, we will develop a capital asset strategy by creating prioritization and deficiency categories that will be applied to each identified deficiency or action. This will create additional consideration factors to provide strategic analysis and stakeholder reporting on different work priorities and potential budget streams. The priorities and deficiency categories below are suggested and can be applied to each identified repair action. With an understanding of priority criticality of each action, the County will be able to effectively apply available funding to the most urgent and needed actions, based upon criticality, and will be able to develop a list of less critical actions that could be deferred to future fiscal years.

Priority Categories (Suggested)

Priority 1 Life Safety / Code Compliance / ADA	Compromises staff or public safety or when a system needs to be upgraded to comply with current codes and standards
Priority 2 Currently Critical	A system or component is inoperable or compromised and requires immediate action
Priority 3 Necessary / Not Critical	Maintain the integrity of the facility or component and replace those items that will exceed their expected useful life within the study period

Deficiency Categories (Suggested)

We have illustrated below typical or suggested deficiency categories.

Plan Type 1 Deferred Maintenance	Maintenance that was not performed when it was scheduled or past its useful life, resulting in immediate repair or replacement
Plan Type 2 Routine Maintenance	Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal	Planned replacement of building systems that have reached the end of their useful life
Plan Type 4 Energy & Sustainability	When the repair or replacement of equipment or systems is recommended to improve energy and sustainability performance

Phase 4 - Data and Report Preparation

We will prepare comprehensive narrative and statistical reports for each facility. The focus of the reports will be to provide comprehensive and defensible information that will support strategic decisions about the economic use and viability of facilities and assets with charts that will summarize the prioritized budget expenditure for repair, maintenance and lifecycle component replacement needs in the form of reserve studies. We will develop cost information supporting the inventory and replacement value of the assets.

Appendices will contain structured spreadsheets with capital asset inventory data, cross-referenced digital photo logs in support of the deficiencies noted during the assessment, methodologies, scope, and definitions used. We will prepare and issue, in addition to the individual building reports, a combined executive report pulling together all the results and needs across the County buildings into one holistic report for stakeholder reporting.

All data produced as part of the site assessment and report development will be exported into flat mapping file spreadsheets containing asset lifecycle deficiencies together with maintainable equipment data which can be used to upload into a CMMS system.

Phase 5 - Quality Assurance Review

The AtkinsRéalis team will perform a management overview function throughout the project, so activities meet the commitments and the intent of the State. AtkinsRéalis has implemented

various internal procedures related to work quality. We have successfully completed the Lloyds Registered Quality Assurance Registry and hold the following certifications: ISO 9001 for Quality Management Systems (QMS), ISO 14001 for Environmental Management Systems (EMS) and OHSAS 18001 for Occupational Health & Safety Management Systems (SMS).

We will utilize the strict quality standards in accordance with our ISO 9001 quality assurance practice. Reports will be issued to facility staff on a phased basis throughout the duration of the project. Our project team will meet with facility staff and walk through the initial phase reports to provide an opportunity to review the content and layout and make any necessary amendments to the deliverable. The client can engage in client reviews of each phase throughout the course of the project to make sure the project and deliverables are meeting their expectations.

Phase 6 - Preparation of Strategic Plan

Our FCA service will provide Storey County with a solution to support your business decisions. We will work with, and assist in preparing, a strategic plan to correct the deficiencies and actions identified through the assessments. The plan will provide a foundation for informed decision-making regarding asset, facility, and infrastructure condition, multi-year capital budgeting, cost-saving measures, capital project planning, and functional adequacy.

Our methodology and approach will address the cycle of backlog maintenance and escalating reactive and preventative maintenance.

List of Deliverables:

We reconfirm that we will deliver:

- A baseline assessment of existing and future condition and lifecycle replacement of all systems and equipment at the component level
- An analysis of the current deferred maintenance needs
- A FCI score for each building across the portfolio, including the existing Storey County School District Middle School and Elementary School
- A prioritized capital and repair plan which assists in the process of making decisions about the priority of the capital plan involving multiple criteria and multiple parties
- Comprehensive written FCA reports for each building
- An executive summary report aggregating the results of the individual building report, which provides a holistic County -wide view of the needs
- Stakeholder County presentation of results
- An updated equipment inventory of maintainable equipment

Task 2 – Needs Assessment and Space Evaluation

Under this task, Lumos will work with Storey County and our sub-consultant, H&K Architecture, to assess the current and estimated future facility space requirements for the existing Storey County departments. We have estimated that there are approximately 22 departments within Storey County to incorporate into this assessment.

It is our understanding the scope of this project is to provide Existing Facilities Space Assessment (Architectural Programming), to document each Department regarding existing space requirements, future space requirements, and existing facilities space allocations and usage. With the potential

availability of Hugh Gallagher Elementary School and the Virginia City Middle School facilities, the County would like to consider consolidation of departments into these buildings. To accomplish these goals, we have outlined a 2 Phase Scope of Work approach that can be summarized as follows:

Phase 1: Architectural Programming

Programming on a per Department Basis (Approximately 22 separate departments)

- Existing Staffing
- Existing Space Allocation
- Future Staffing / Space Requirements
- Future new facilities needs

Phase 2: Existing and Future Facilities Opportunities

- Analyze existing Hugh Gallagher Elementary School and Virginia City Middle School Buildings as opportunities to consolidate departments. Provide high level conceptual space studies of each.
- Analyze space opportunities created within existing buildings by consolidation.
- Incorporate condition assessments created in Task 1 along with other factors such as SHPO requirements for modifications to historic buildings, to assist in preparing an evaluation and recommendation of which existing facilities should continue to be utilized, which existing facilities should be vacated, and what the potential for consolidation of departments within the potential school properties is and what the steps to do so would be.
- Provide Recommended Next Steps:
 - This is anticipated to include an assessment of the County's CIP and how to implement the CIP based upon the findings of Task 1 and Task 2. The level of effort for evaluating the CIP is unknown and is not included at this time.

Assumptions/Exclusions

Lumos has made the following assumptions in preparation of this proposal

- The County will provide access to all facilities, including coordinating with the Storey County School District for access to their facilities, on an as needed basis after coordination with Lumos and the Team on the schedule.

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task	Description	Proposed Budget
Task 1	Existing Facility Assessments	\$46,900
Task 2	Needs Assessment and Space Evaluation	\$60,500
Total:		\$107,400

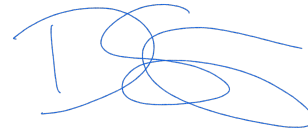
Tasks 1 through 2 are proposed as Lump Sum. Lumos & Associates, Inc. will be happy to amend this proposal as necessary. If this proposal is acceptable to the County, please provide approval to proceed. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. Lumos will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos & Associates, Inc. to provide you with this proposal. Please do not hesitate to call me at (775) 883-7077 if you have questions.


Sincerely,

A handwritten signature in blue ink that reads "Tim Russell". The signature is fluid and cursive, with the first name "Tim" and last name "Russell" clearly distinguishable.

Tim Russell, P.E.
Director of Engineering

A handwritten signature in blue ink that reads "Dan Stucky". The signature is stylized and cursive, with the first name "Dan" and last name "Stucky" clearly distinguishable.

Dan Stucky, P.E.
Group Manager

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 9/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 20 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** In accordance with land appraisal and acceptance of conditional offer of purchase, consideration and possible approval opening escrow, completing title search, and after determination of clean title, purchasing vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, for the appraised value of \$41,000 to facilitate improved access to the county jail facility.
- **Recommended motion:** In accordance with land appraisal and acceptance of conditional offer of purchase, I (commissioner) motion to approve opening escrow, completing title search, and after determination of clean title, purchasing vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, for the appraised value of \$41,000 to facilitate improved access to the county jail facility.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** County staff approached the owner of the subject property which is situated adjacent to the Storey County Detention Center and State Route 341 Truck Route. The subject property encroaches into facility parking and egress areas, and it may be better suited to facilitate drainage and other improvements related to the adjacent jail. The owner of the property responded to the initial outreach in agreement to proceed with an appraisal of the property.
-
- Storey County Code 2.22 requires that the county to assign appraisers to projects in order of its list of qualified appraisers. Anthony J. Wren and Associates was the most recently used appraiser on this project; therefore, Mark Stafford Real Estate Appraisers would be chosen to perform the next appraisal of a county project.
-
- The appraisal report shows the value of the property at \$41,000. The county furnished a conditional offer to purchase the property for this amount, and the offer was accepted on August 30, 2024. The offer was contingent on the county having available budget funds for the purchase, a clear title search of the property being obtained, and approval by the board. Escrow and title search will commence promptly upon the board authorizing purchase of the property.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:** Yes

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775.847.0968 - Fax: 775.847.0949
commissioners@storeycounty.org

Jay Carmona, Chair
Clay Mitchell, Vice-Chair
Lance Gilman, Commissioner

Austin Osborne, County Manager

August 30, 2024

Keith Serpa
DGD Development
951 Jacks Valley Road, Suite E
Carson City, NV 89705

Attention: Keith Serpa and Corrado DeGasperis

Re: Conditional Offer of Purchase for 935 State Route 341, APN 002.023.08

Mr. Serpa:


In accordance with the enclosed property appraisal dated July 16, 2024, by Mark Stafford Real Estate Appraiser, and conditioned upon approval by the Board of Storey County Commissioners in accordance with NRS 244.275 authorizing Storey County to purchase real property after its value has been established by a sworn appraiser selected pursuant to Storey County Code 2.22, Storey County hereby provides a conditional offer to purchase vacant land located at 935 State Route 341 (enclosed exhibit), Storey County, Nevada (APN 002-023-08) not to exceed \$41,000.00.

This offer is also conditioned upon Storey County having available budget funds for the purchase, a clear title search of the property is obtained, and other conditions to be discussed.

This conditional offer is valid for 15 days from the date of this letter.

Thank you for your consideration in this matter. Please reach the County Manager's Office with any questions.

Regards,


Austin Osborne
Storey County Manager

Enclosures: Property Appraisal

Copied: Commission Chairman, Jay Carmona
Storey District Attorney's Office
Storey County Comptroller

Mark E. Stafford

Real Estate Appraiser

226 N B St PO Box 349
Virginia City, NV 89440

775-750-9078
mark@staffordappraisal.com

July 16, 2024

Austin Osborne, County Manager
Storey County
PO Box 176
Virginia City, NV 89440

SENT VIA E-MAIL

RE: 935 SR 341 APN 02-023-08 Storey County, NV

Dear Mr Osborne,

Pursuant to your request, the undersigned has prepared an appraisal report of the above-referenced property. The attached report sets forth the descriptions, analyses and estimate of Market Value. The estimate of value is made effective my last date of physical inspection, June 15, 2024.

An appraisal report of 33 pages is attached hereto and made a part hereof and the valuation is made subject to the comments and conditions appearing on such pages. Disclosure of the contents of the appraisal report is governed by the bylaws and regulations of the Uniform Standards of Professional Appraisal Practice. This report has been made in conformity with, and is subject to, the requirements of the Code of Professional Ethics and Standards of Professional Practice as stated in the Uniform Standards of Professional Appraisal Practice as adopted by the State of Nevada's Commission of Appraisers.

I am of the opinion that effective June 15, 2024, the subject property has a Market Value as defined in the attached report of:

FORTY-ONE THOUSAND DOLLARS
(\$41,000.00)

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark E. Stafford', is written over a light gray rectangular background.

Mark E. Stafford, Certified General Appraiser
State of Nevada No. A.0000178-CG

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Introduction

Purpose of Appraisal

The purpose of this appraisal report is to provide an estimate of Market Value for the property described in this report. The property appraised consists of a vacant parcel of land located in the unincorporated Town of Gold Hill, Storey County, Nevada. The estimate of value is made effective the last date of physical inspection, June 15, 2024. The appraisal report was prepared July 16, 2024.

Market Value Defined

The subject property is being considered for acquisition by Storey County for potential expansion of the Storey County Detention Center. The type of value sought in this appraisal report is Market Value. For this appraisal assignment, that value is defined in statute as follows:

The highest price, on the date of valuation, that would be agreed to by a seller, who is willing to sell on the open market and has reasonable time to find a purchaser, and a buyer, who is ready, willing and able to buy, if both the seller and the buyer had full knowledge of all the uses and purposes for which the property is reasonably adaptable and available. In determining value, except as otherwise provided in this subsection, the property sought to be condemned must be valued at its highest and best use without considering any future dedication requirements imposed by the entity that is taking the property. If the property is condemned primarily for a profit-making purpose, the property sought to be condemned must be valued at the use to which the entity that is condemning the property intends to put the property, if such use results in a higher value for the property.

Source: Nevada Revised Statutes Chapter 37-Eminent Domain
Definitions: NRS 37.009(6)

It is noted that the above definition is materially different than the standard definition of Market Value. The above definition uses the term "The highest price..." whereby the typical definition uses the term "The most probable price..."

Another difference is the consideration of the use planned by the condemning authority and if that use creates a higher value. The potential future use is not considered to be a “higher use” creating a higher value than those probable uses currently available.

Property Rights Appraised

The property rights appraised represent the Fee Simple Estate of the surface rights to the real property. Mineral Rights and Sub-Surface Rights are retained by an unrelated party and not included in the valuation. This situation is typical for this market area and other historic mining communities in Nevada.

The estate appraised may be defined as follows.

Excepting the retention of Mineral Rights and Sub-Surface Rights, absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Intended User

This appraisal report has been prepared for the Storey County Manager’s Office and its’ designees.

Intended Use

The intended use of this report is for decision-making purposes related to the possible acquisition of the subject property. Any other use by any other user is prohibited and renders the analyses and opinions stated in this report invalid.

Scope of the Appraisal

The undersigned researched sales of vacant and improved properties from the subject and competing neighborhoods. This included the examination of sales records maintained by the Storey County Assessor’s Office and those reported by area real estate professionals. Additionally, a survey of offerings of both vacant and improved properties was made during the normal course of inspecting the subject neighborhood and general market area. In addition to market data, information

regarding general economic conditions, building activity, occupancy levels, rental rates, employment trends, and other pertinent data were examined.

USPAP Compliance

The appraisal process and preparation of this report have been completed in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). The State of Nevada's Commission of Appraisers has adopted these standards for all licensed and certified appraisers conducting appraisals in the State of Nevada. This report is considered an Appraisal Report as defined by USPAP and is not a Restricted Appraisal Report. The Departure Provision of USPAP was not invoked in the valuation process or preparation of this appraisal report.

The appraiser preparing this report has been a professional appraiser in the State of Nevada since 1977. The undersigned has had the opportunity to appraise numerous commercial, industrial, rural, and residential properties throughout central, western, and northern Nevada. These appraisals have included the subject property type and locations in Storey County. It is felt that the appraiser preparing this report has the necessary experience and resources to complete the appraisal assignment in a competent, knowledgeable, and credible manner.

Identification of the Property

The property appraised is in the unincorporated Town of Gold Hill, Storey County, Nevada. This parcel is located at 935 Nevada State Route 341. The property is denoted as Storey County Assessor's Parcel Number 002-023-08. A legal description of the subject is as follows.

The surface rights in and to the following described parcel of land.

That parcel noted as the "Propane Tank Lot" depicted in the Record of Survey Map recorded as Document No. 67649 on June 4, 1991. This .280 acre parcel being a portion of Lot 44, Block 1, Range O, Town of Gold Hill, Storey County Nevada located in Township 17N, Range 21E, M.D.M.B.&M.

Owner of Record

As per the Storey County Assessor's Office, the subject property is vested as follows.

Sutro Tunnel Co.
PO Box 1724
Carson City, NV 89702

Property History

For the three-year period prior to the date of valuation, there were no arms-length transactions of the subject property. For the twelve-month period prior to the date of valuation, the undersigned discovered no listings or offerings for the subject.

Extraordinary Assumptions & Hypothetical Conditions

The Uniform Standards of Professional Appraisal Practice allows the appraiser to make an Extraordinary Assumption or assume a Hypothetical Condition as predicated conditions in an appraisal assignment. An Extraordinary Assumption is a non-standard assumption that assumes a condition or fact which is unknown or uncertain. A Hypothetical Condition assumes a condition which is known to be contrary to fact.

Neither of these non-standard assumptions or conditions were made by the appraiser in the preparation of this appraisal report.

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

- No responsibility is assumed for the legal description or for matters including legal or title considerations.
- Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised as-if free and clear of any or all liens or encumbrances unless otherwise stated
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- It is assumed that all applicable zoning and use regulation and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative

authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no encroachment or trespass unless noted in the report.

This appraisal report has been made with the following general limiting conditions:

- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
- The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, nor the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or any other media without the prior written consent and approval of the appraiser.

- The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes in future conditions.
- The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of such conditions. The appraiser's routine inspection of, and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions that would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

Descriptive Data

Regional and Town Data

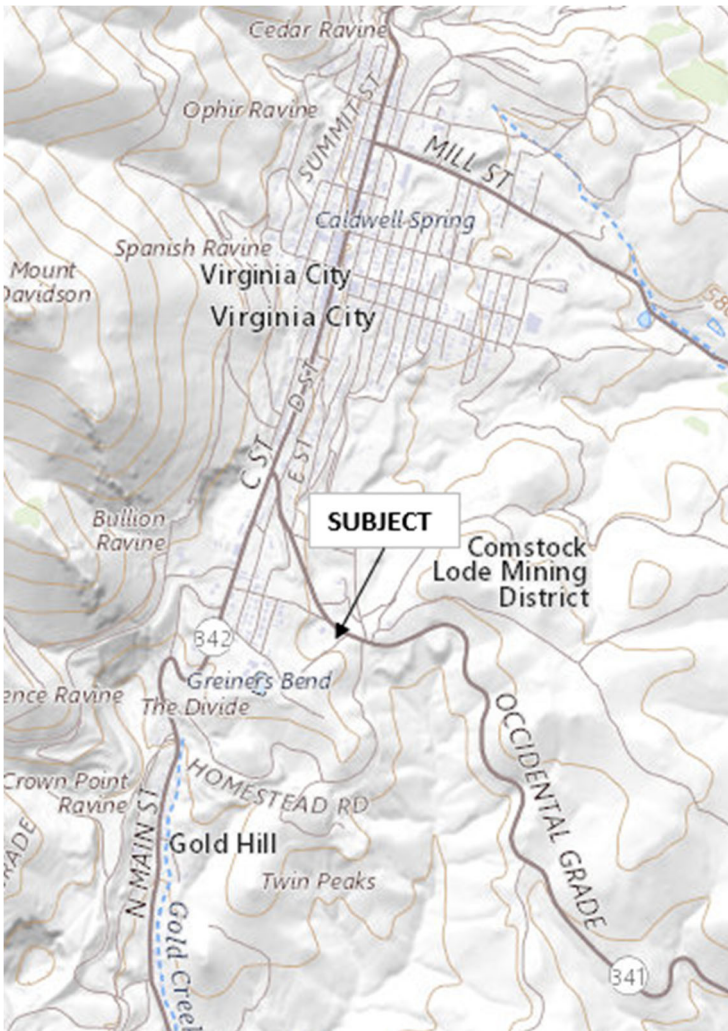
The subject property is in the unincorporated Town of Gold Hill, Nevada in the historic Comstock Lode Mining District. The subject's physical location is between central Gold Hill and downtown Virginia City, being just south of the latter. Technically the subject is in the Gold Hill tax district. However, most would consider it to be on the southern outskirts of Virginia City. In fact, the Storey County Sheriff's Office refers to their detention facility, which borders the subject, to be in Virginia City.



Virginia City is the County Seat for Storey County. The townsite is located along Nevada State Route 341 which extends from south Reno at US Highway 395 to Virginia City. At the Fourth Ward School at the south end of town, the highway splits. State Route 342 travels southward through Gold Hill and Silver City. State Route 341 turns southeast where it is designated as the "Truck Route" accessing the subject property. The Truck Route designation ends at Silver City and SR 341 ends at US Highway 50 in Mound House, Nevada. Turning westward there on US 50 it is a 12-

minute drive to the Nevada State Capitol of Carson City. Eastward US 50 accesses the bedroom communities of Dayton, Stagecoach and Silver Springs. At Silver Springs, US 50 intersects Alternate US Highway 95 connecting with Fernley and Interstate 80 to the north, and Yerington to the south. US 95 accesses Las Vegas some 400 miles south of Silver Springs.

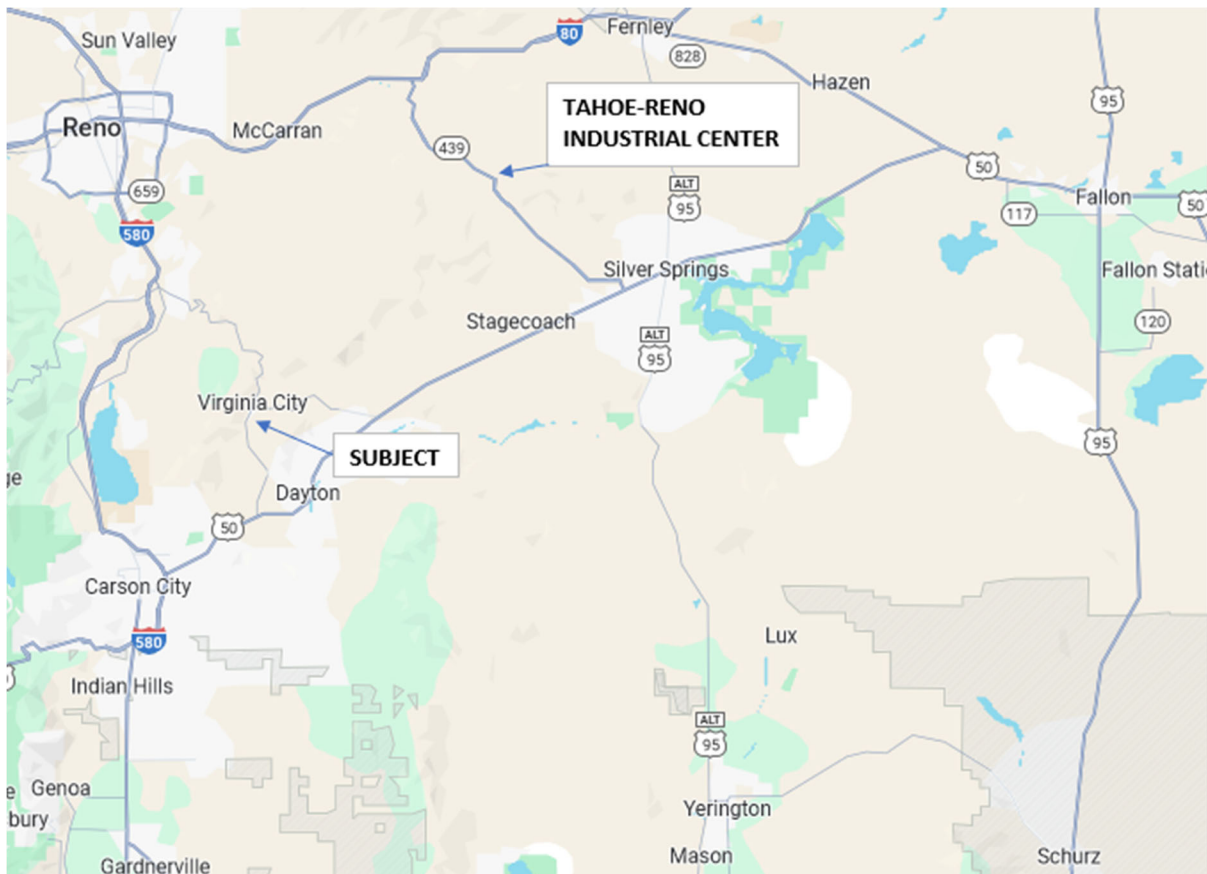
The town of Virginia City is found along the eastern slope of Mt Davidson at an elevation of 6,200 feet. After the discovery of gold and silver ore here in 1859, the



town population grew to some 25,000 persons by the mid-1870s. The Gold Hill population reached 8,000 people around this same time. During this period, the Comstock Lode discovery and subsequent regional growth surpassed any other precious metal discoveries in the United States. By 1876, Nevada produced over half of the precious metals in the country. Virginia City was deemed “The Richest City in the United States”. The wealth produced here was credited with building San Francisco and supporting the Union during the Civil War. The State motto “Battle Born” and the nickname “The Silver State” are due to the Comstock Lode.

By 1880 the mines were playing out and the town population fell to 10,917 persons. During most of the 20th century the population held in the 500-to-600-person range. The 2020 Census places the population of Virginia City at 787 people. The US Census Bureau reports Storey County has an estimated total population of 4,170 people as of July 1, 2022.

In the 1950s and 1960s Reno's tourism was picking up with legalized gaming and no-fault divorces. With Reno some 25 minutes away, Virginia City received some tourist spill-over, but Storey County remained one of the poorest counties in the state. During the 1960s and 1970s the television show Bonanza put Virginia City front and center to a national audience. Tourism resuscitated the town and continues to be the area's major economic driver today. An article by the University of Nevada at Reno estimates that Virginia City attracts two million visitors a year.



Located in Storey County northeast of Virginia City is the Tahoe-Reno Industrial Center. The "TRI Center" is found along Nevada State Route 439 between Interstate 80 and US Highway 50. Encompassing some 167 square miles, it is regarded as the largest industrial center in the United States. Notable occupants here include Tesla, Switch Data Centers, James Hardie, Google, Panasonic, PetSmart and Wal-Mart. Tesla developed their Gigafactory 1 here and had started to build their semi-truck manufacturing facility at the same location.

In Q3 2018 the US Bureau of Labor Statistics estimated total park employment to be 18,000 persons. In Q3 2022 the US Bureau of Labor Statistics reported total Storey County employment to be 19,871 persons. In 2019 Tesla reported total employment at

the Gigafactory, which would include Panasonic and Heitkamp/Thumann, to be 7,557 persons. These figures suggest that approximately 40% of Storey County's total employment is found in one building.

In April of 2024 Tesla announced it would be laying off 693 employees at Gigafactory 1 in the TRI Center. At the same time, it was reported 3,933 layoffs would occur in California and some 2,000 in Texas. These planned layoffs in Nevada were reported to be effective June 14. Construction of the planned semi-truck facility next to Gigafactory 1 has stopped. The layoffs are part of Tesla's plan to cut more than 10% of the global workforce due to declining demand and loss of market share in the electric vehicle industry.

Seasonally Adjusted
Unemployment Rates

	May 24	April 24
US	4.0%	3.9%
Nevada	5.1%	5.1%
Storey	4.8%	4.3%
Washoe	4.5%	4.2%
Carson	4.8%	4.6%
Clark	5.6%	5.2%

The unemployment rate for the State of Nevada, as reported by the Nevada Department of Employment, remains at a seasonally adjusted 5.1%. While this is less than the 5.4% reported year-end in December 2023, the current rate is the third highest in the nation. Southern Nevada continues to recover from significant job losses in the hotel and entertainment industries caused by the pandemic. Storey County's unemployment rate was 4.8% in May up from the 4.3% rate in the prior month. This is significantly higher than the December 2023 rate of 3.5%. Washoe County, home to the Reno-Sparks' metro area, had an unemployment rate of 4.5%. Neighboring Carson City had a rate of 4.8% matching the Storey County figure.

In reviewing sales activity for residential properties in the Virginia City/Gold Hill market, the undersigned reviewed data provided by Zillow and the Storey County Assessor's Office. Currently there are five active single-family residential listings ranging in asking price from \$350,000 to \$1,000,050. The median asking price is \$519,000. The median days-on-market is 107 days.

For the twelve-month period ending July 2, 2024, there were 15 transactions of residential properties in the Virginia City/Gold Hill market. The median sales price was \$475,000 and median days on market was 59. The selling prices had a median reduction from list price at time of sale of 4.1%. Using the rate of 15 sales per year, or 1.25 homes per month, the current five listings provide a four Months' Supply of Inventory (MSI). A normal real estate market, where factors of supply and demand are in balance, would be expected to have an MSI of four to six months.

My research into residential rentals reveals a continued lack of available properties. The only offering found was an apartment in a modern-style, four-plex located in lower Gold Hill on Main Street. This second-floor unit contains two bedrooms, one bath, 950 square feet, offers covered parking and a shared coin-operated laundry. The landlord is offering to pay water, sewer, and garbage. The asking price is a previously unheard level of \$1,650.00 per month. It has been offered for 45 days.

Neighborhood Discussion

The subject site is found on the southern edge of Virginia City east of The Divide residential district. The parcel is approximately 3/10 of a mile southeast of C Street where Nevada State Route 341 becomes designated as the Truck Route. It is at this point Nevada State Route 342 begins, traveling southward to central Gold Hill and Silver City. The most recent traffic data from the State of Nevada's Department of Transportation (NDOT) is from 2022. That data shows traffic is light on the Truck Route with an annual average daily traffic count measured between D and F Streets of 470 vehicles. On SR 342, south of its' split with SR 341, the count is 1,800 vehicles per day. By comparison, at two locations on Virginia City's primary commercial roadway, C Street, the average was 2,200 and 2,500 vehicles per day.

Northwest of the subject parcel SR 341 intersects F and D Streets. The area north of that is mostly residential in nature. Turning northerly on F Street offers access to tourist attractions such as the Chollar Mine and the Virginia and Truckee (V and T) Train Station. The V and T Train Yard, where equipment is stored, maintained, and repaired, is directly north of the subject. The Fourth Ward School, a restored 19th century school and active museum fronts C Street at the Truck Route.

Directly north of the subject a dirt road extends from the highway accessing a residential property. West of the subject at The Divide is the Storey County Public Works facilities on Toll Road. Near this is the Storey County Building Department. Along the west side of SR 342 is the Nevada Department of Transportation Maintenance yard. North of this is the Storey County Justice Court.

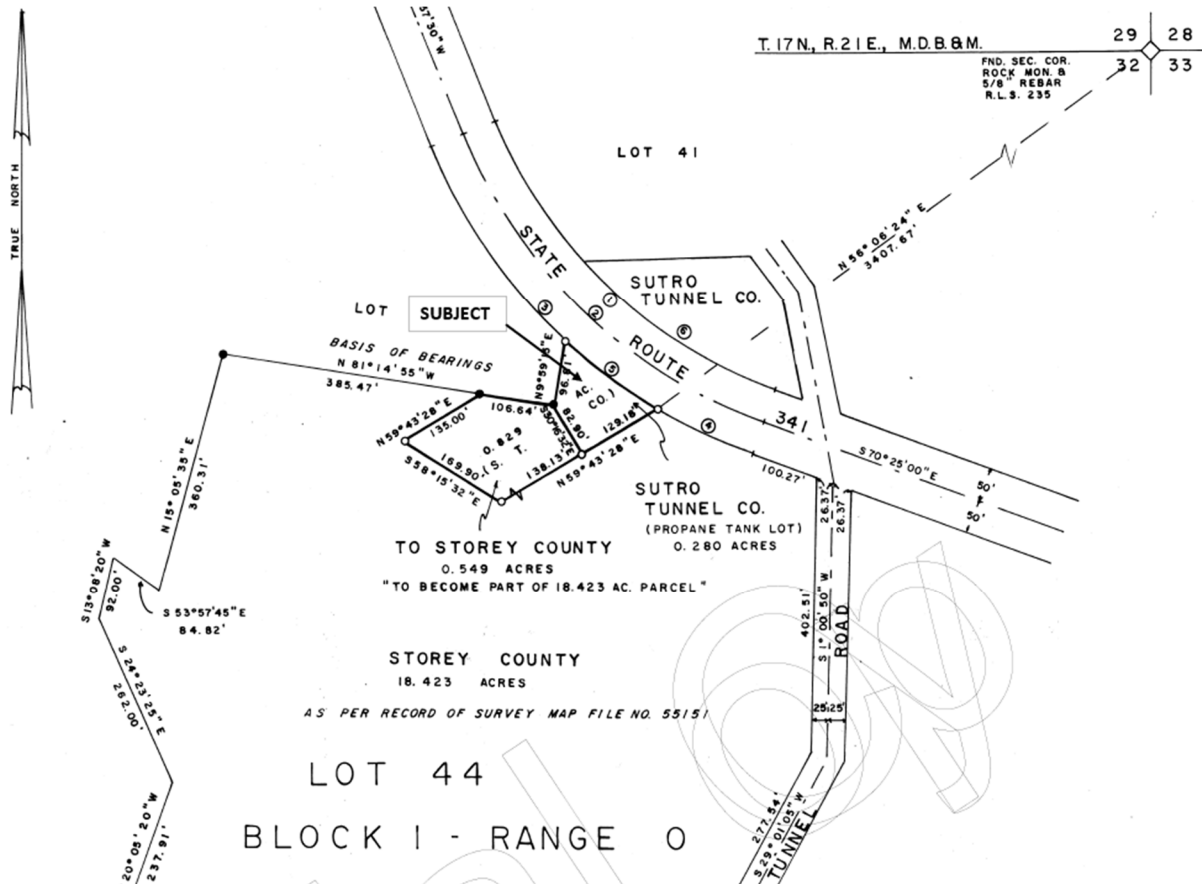


Just east of the subject property is the intersection of SR 341 and Tunnel Street. This dirt roadway initially travels southward, then turns westerly accessing northern Gold Hill proper at SR 342. Immediately east of Tunnel Street, SR 341 features a bridge over the V and T railway. Just east of this is a residence on the north side of the highway, and a hobby-farm on the south side, denoting the southeast end of town.

The subject neighborhood includes the residential properties at The Divide and south Virginia City tracts, nearby low-intensity and sparsely developed lands, governmental uses, and a few commercial uses on SR 342. This mixed-use area is typical of a small community and the Virginia City market. The location is a short drive to the Downtown Business District, but not judged to be an easily walkable distance on a steep grade.

Site Analyses

The subject is an irregular-shaped parcel fronting State Route 341. As a State Highway this roadway is maintained by the Nevada Department of Transportation (NDOT). The total right-of-way is 100 feet, or 50 feet from centerline. Physically this asphalt-paved, two-lane public roadway is some 25 feet in width.



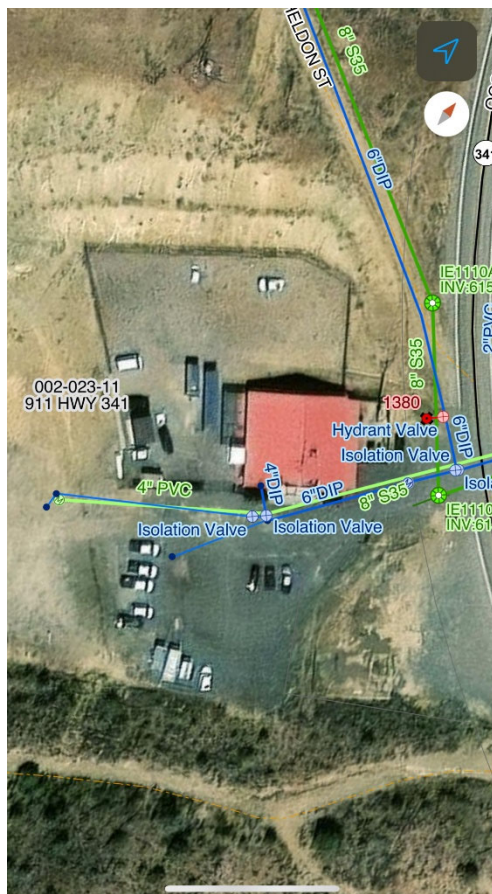
Per the above surveyor's parcel map, the subject parcel has 170.64 feet of frontage on SR 341. Moving clockwise, the southeasterly border is 129.18 feet, a southwesterly boundary of 82.9 feet, and the westerly border is 96.81 feet distant. The surveyor calculates the area of the parcel to be .280 acres. This acreage provides an approximate area of 12,200 square feet.

Topographically the site slopes downward from the highway to the southerly area of the site. The southeast boundary is at the base of a steep hill. The other two boundaries are, at the highest point, some ten feet below the Detention Center parking lot. As a result, most of the usable area of the parcel is below street-grade from the highway and below grade from surrounding lands.



evidenced by vegetation growing there. At an unknown date, an attempt to mitigate the drainage issues were made by the installation of a drainage culvert. The culvert is found in the south-central area of the subject. Unfortunately, run-off water isn't being fully captured by the on-site drain.

Topographic conditions are causing drainage issues in the southern corner of the parcel. Run-off from rain or melting snow has been moving downward along the east side of the Detention Center parking lot towards the subject. Here it drains onto the subject, pooling in the southern portion as



The Storey County Public Works Department reports that a 6-inch water line is directly north of the subject property along the southerly side of the highway. An 8-inch sanitary sewer line extends southward along Sheldon Street. A manhole cover for the sewer is in the approach to the Detention Center parking lot. A fire hydrant, depicted in red, is found north of the subject between the Detention Center and the highway. A former sewer line, shown in light green, was converted to a storm drain.

It is believed the southerly portion of the subject would need sufficient fill to raise the elevation to street level to facilitate access to the sanitary sewer.



gas service in the Virginia City/Gold Hill area. Instead, on-site tanks containing Liquified Propane Gas (LPG) are utilized. Off-site improvements at the subject parcel are typical of properties in this general location.

An overhead power line is located at the subject's most westerly corner. Power service has been extended onto the subject site as evidenced by a yard light at the former LPG tank area. There are no concrete curbs, gutters, or sidewalks in this area. There is no natural



Improvements

Improvements on the subject consist of the remains of the LPG storage facility that utilized one large, pressurized tank. Remaining improvements include a two-piece concrete saddle foundation and chain-link fencing. It is not known when operations here ended. These remnant structures offer no utility to a typical buyer. In fact, they are a detriment to the property as their presence would delay the development of the subject property.

Assessed Valuation and Taxes

Assessed valuation in the State of Nevada is thirty-five percent of Taxable Value. By statute, the Assessor's calculation of Taxable Value includes the estimated market value of the land plus the value of the improvements based upon a modified cost approach. By law, Taxable Value may not exceed its' Full Cash (Market) Value.

In 2005 the Nevada State Legislature passed AB489 which provided for a partial abatement of taxes. Commonly referred to as “The Tax Cap”, this legislation limits, or “caps” the amount annual real estate taxes may increase over the prior fiscal year. For a taxpayer’s primary residence, the “low cap” may not exceed three percent. For all other properties, including vacant land, the General or “high cap” is applied. The high cap may not exceed eight percent. Both caps can vary from year-to-year and county-to-county. For Storey County, the high cap for fiscal 2024-25 is eight percent.

The following are the Taxable and Assessed Values for the subject property for fiscal 2024-25.

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land	\$ 2,100	\$ 735
Improvements	\$ 0	\$ 0
Total	<u>\$ 2,100</u>	<u>\$ 735</u>

The tax rate for the subject taxing district is \$3.4607 per \$100.00 of Assessed Value. This equates to an effective tax rate of around 1.2% of Taxable Value. Using the assessed value and tax rate, gross taxes would be calculated at \$25.44. However, applying the high cap the Storey County Treasurer has calculated the 2024-25 net taxes to be \$21.79.

Zoning and Building Restrictions

The zoning designation for the subject property is P-Public Zone. Storey County Title 17 Zoning Ordinance states that the purpose of the Public Zone is “To accommodate the wide range of public institutional and auxiliary uses that are established in response to the health, safety, cultural, and welfare need of the citizens of the county”. Allowed uses under this zone include public facilities and buildings for fire, emergency services, sheriff, public works, and other governmental agencies and departments.

These county-operated uses could also include automotive, truck, and heavy equipment services including washing and detailing, service and fueling stations. Also cited are libraries, post offices, K-12 schools, parking, rest areas, parks and playgrounds, shooting range and indoor veterinarian services. Other allowed uses which may or may not be considered governmental include public utilities, tourism, cultural resources and community health. No minimum lot size is specified under the P zone.

All Gold Hill and Virginia City properties are within the Comstock Historic District. This district was established by an act of the Nevada State Legislature whose provisions are managed locally. This requires a review of architectural materials and design of any proposed construction to ensure historic continuity. Properties fronting C Street in Virginia City and Main Street in Gold Hill have additional design criteria not applicable to the subject.

The P zoning designation is unique for privately held property. Directly across SR 341 from the subject, lands there are zoned CR. The CR Zone is defined by Storey County as "Commercial Residential". This dual zoning is found along the length of C Street in Virginia City and Main Street in Gold Hill. I believe the subject property could be rezoned CR.

The CR zone requires a minimum lot size of 2,000 square feet and a minimum width of 25 feet. There are no building setbacks except for corner parcels where traffic visibility must be preserved. For a residential use, one dwelling unit per 2,000 square feet of land is allowed.

Regardless of the zone, county code states that off-street parking requirements for residential uses are two spaces per dwelling unit. For commercial uses, one off-street space per 500 square feet of gross floor area is specified. The granting of a Special Use Permit may modify the commercial square footage requirement.

Highest and Best Use

Highest and Best Use may be defined as that use which is maximally productive, and which produces the highest present land value as of the date of valuation. The criteria used in determining the Highest and Best Use from possible alternative uses includes that use which is legally permissible, physically possible, financially feasible, and which is maximally productive.

The subject property is a sloping parcel offering an area of 12,200 square feet. Nearby privately held properties feature the dual Commercial-Residential zone allowing a variety of uses. It is believed the subject could acquire this same designation. The site has adequate utilities at the parcel to facilitate any likely use. The property has direct access from State Route 341 at the southeastern edge of town.

Considering the subject's location outside of the Central Business District, I don't believe a commercial use here would make economic sense. As mentioned, the 4-month supply of residential listings is low, placing upward pressure on price levels. However, I don't believe a single-family residence here would be appropriate fronting the Truck Route.

There continues to be a shortage of residential rentals in the Virginia City/Gold Hill area. Although found at the outskirts of town, the subject really isn't at a remote location. It is 3/10 of a mile from C Street and then 6/10 of a mile to the commercial center of Virginia City (Union and C Streets). That's closer than the multi-family units in lower Gold Hill. There appears to be more than adequate parcel width to accommodate the required eight parking spaces for four residential units. In addition to parking, the ground floor could also contain rentable tenant storage closets and owner storage. A second floor above this would house the apartment units which would better align it with the nearby sewer. You would still have to bring in fill to level-up the rear of the parcel for construction and to mitigate drainage issues. The site is large enough to accommodate four, two-bedroom, one-bath units. As such, I believe the Highest and Best Use for the subject property would be a multi-family use.

Valuation

Methodology and Scope of Investigation

There are three accepted approaches to the valuation of real estate. These are the Cost, Sales Comparison, and Income Approaches to Value. The appropriateness and use of these approaches depend on the quality and quantity of pertinent data available, and the property being appraised. A discussion of these approaches and how they apply to the valuation of the subject is discussed below.

The Cost Approach to Value is best suited for the appraisal of properties which are new or like new, where good cost data is available, and when the improvements conform to the Highest and Best Use of the site. The Cost Approach to Value is based upon the premise that value can be established by estimating the cost of acquiring a like site and constructing a building of similar design and utility. It was determined that the remaining improvements on the property offer no utility to a typical buyer and are in fact a detriment. Because of this, the Cost Approach is not a valid method of valuation.

The Income Approach to valuation is best suited for the appraisal of properties that are bought and sold for the income they produce. The capitalization process is a conversion of anticipated or promised income streams into a present-day indication of value. The Income Approach is based upon the assumption that the amount that a potential buyer will pay for a property is heavily dependent upon the perception of net income to be received over the holding period. I do not believe this describes the motivation for purchase of the subject. Because of this, the Income Approach to Valuation has not been utilized in this report.

The Sales Comparison Approach provides an estimate of value by comparing the subject property to sales of competing substitute properties that provide like utility and economic benefits. By utilizing common units of comparison, an analysis of the prices paid for similar properties is made. It is believed that the Sales Comparison Approach is the best method to value the subject property.

Sales Comparison Approach

The undersigned researched sales and listings of vacant properties, and those with minor improvements, from Virginia City and Gold Hill. This research produced several sales featuring the R1 zone. As previously stated, I believe the subject can be zoned CR consistent with nearby privately-owned property. The R1 zone specifies detached, single-family uses with a minimum lot size of 5,000 square feet. Under the R1 zone, greater building setbacks are specified as compared to the CR zone. The R1 states 20-foot front, 10-foot rear, and 5-foot side building setbacks. The CR zone has no setbacks and allows additional uses beyond just single-family. Because of this, I determined that the R1-zoned sales are not compatible substitute properties for the subject. Therefore, I have limited my comparable sales listing to those properties featuring the CR zoning.

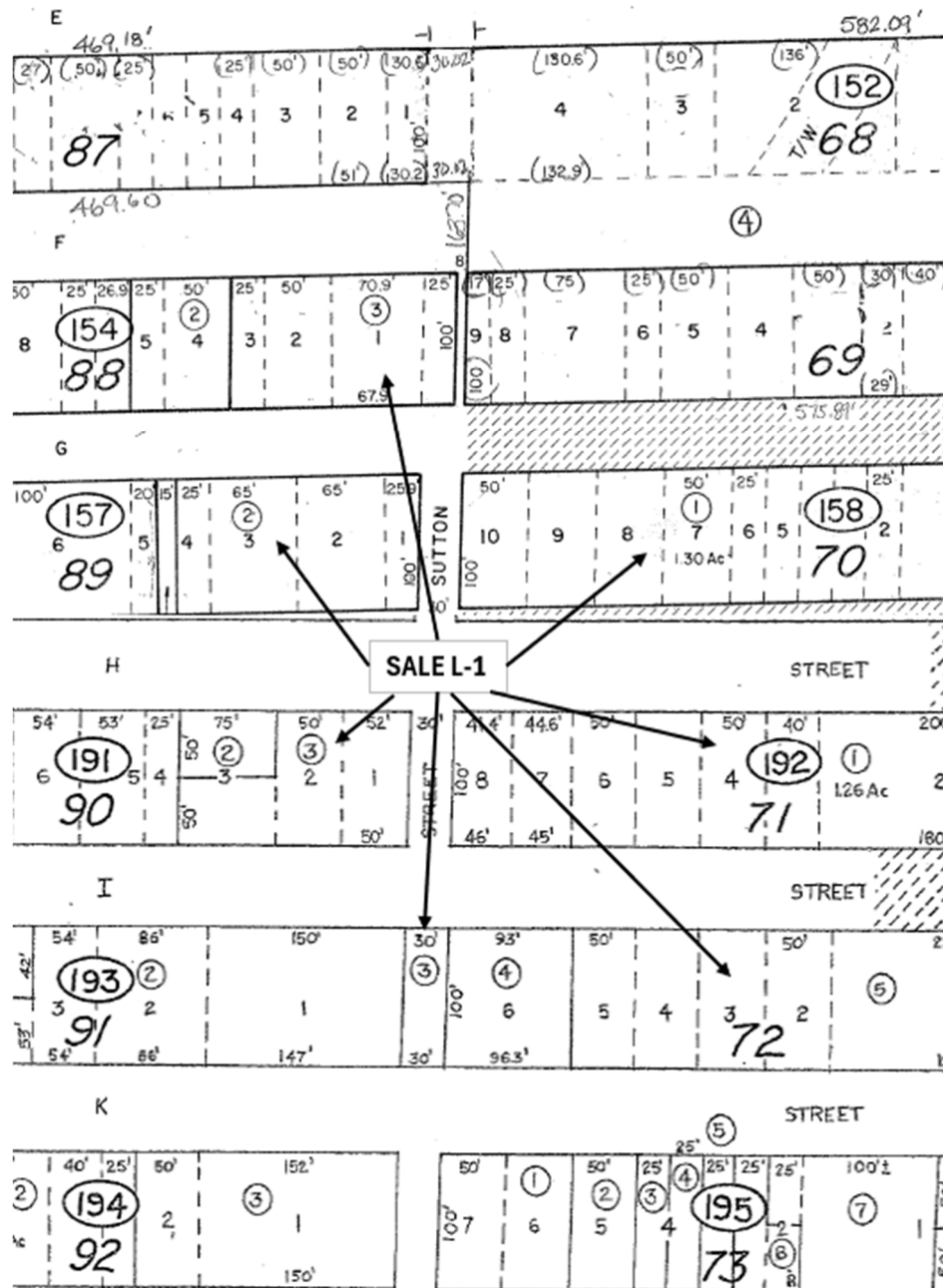
With one exception I further limited my sales tabulation to those properties transferring in calendar 2023 and 2024. The exception was a sale on The Divide just west of the subject. A tabulation of comparable sales follows.

Virginia City/Gold Hill Land Sales

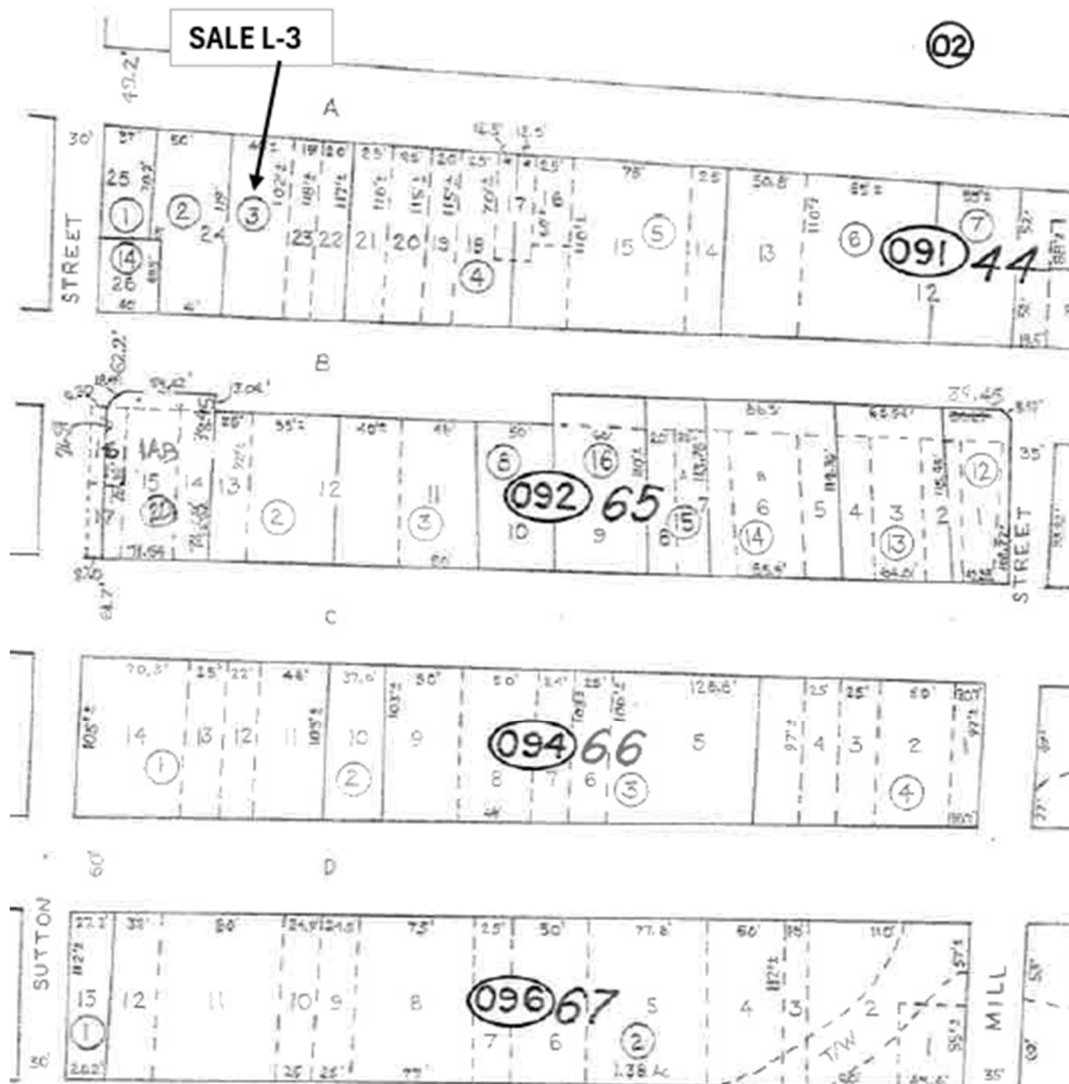
Sale No	APN	Address	Sales Price	Date Doc No	Grantor Grantee	Zone	Sq. Ft.	\$ Per Sq. Ft.	Comments
L-1	01-154-03,157-02 158-01,191-03,et al	Sutton, F, G, H, I and K Streets	\$415,000	12/21/23 138697	Comstock Park Co Virginia City Hotel	CR, R1	204,700	\$2.03	7 Parcels, purchased by Silverland buyer. Total 4.7 acres
L-2	02-052-05	1098 S C St	\$175,000	10/16/23 138426	Clara Estate Huntington	CR	27,940	\$6.26	Between the Divide & Greiners Bend, Flag-Shaped Parcel, Plottage
L-3	01-091-03	126 N B St	\$135,000	8/31/23 138200	McBride Egesdahl	CR	8,850	\$15.25	West side B just north of Sutton. Level parcel, good view, water meter.
L-4	02-082-03	1912 Main St	\$20,000	9/11/23 138243	Texas Land & Cattle McCraw	CR	4,100	\$4.88	Moderate to steep upslope from SR 342, standard views
L-5	02-033-08	S D St	\$40,000	6/21/22 136352	Dekalb Sanborn/Wikston	CR	9,800	\$4.08	West side D St one block north of Toll Road at The Divide
L-6	01-072-02	296 S C St	\$25,000	5/6/24 139237	Gardella Sendon	CR	2,400	\$10.42	Narrow parcel fronting C St, borders B St at rear, plottage sale, VCDD
L-7	01-131-25	355 S D St	\$45,000	3/22/24 139035	Findley Cronin	CR	14,000	\$3.21	Roadway traverses property, good views
L-8	01-131-26	375 S D St	\$45,000	3/14/24 138994	Findley Graham	CR	14,000	\$3.21	Roadway traverses property, good views

Sales Discussed

Sale L-1 consists of seven, non-contiguous parcels totaling 4.7 acres. All are accessed by dirt roads, and none appear to have any water or sewer service. It could be possible through the street abandonment process to combine these properties. Some of the parcels encompass the former rodeo arena location just east of the Silverland Inn and Suites. The buyer in this sale also purchased the Silverland, closing on the same date as a separate transaction. The seller was a related party to the seller of the motel.



Sale L-3 is located on North B Street one block west of SR 341/C Street. This comparable is a graded, level parcel with water meter in place at the time of sale. It is well-located and offers generally unobstructed views to the east of the Sugar Loaf and Dayton Valley. The topography, location and view potential make it one of the more desirable residential sites in town. The seller reports the buyer wishes to construct a single-family residence on the property.

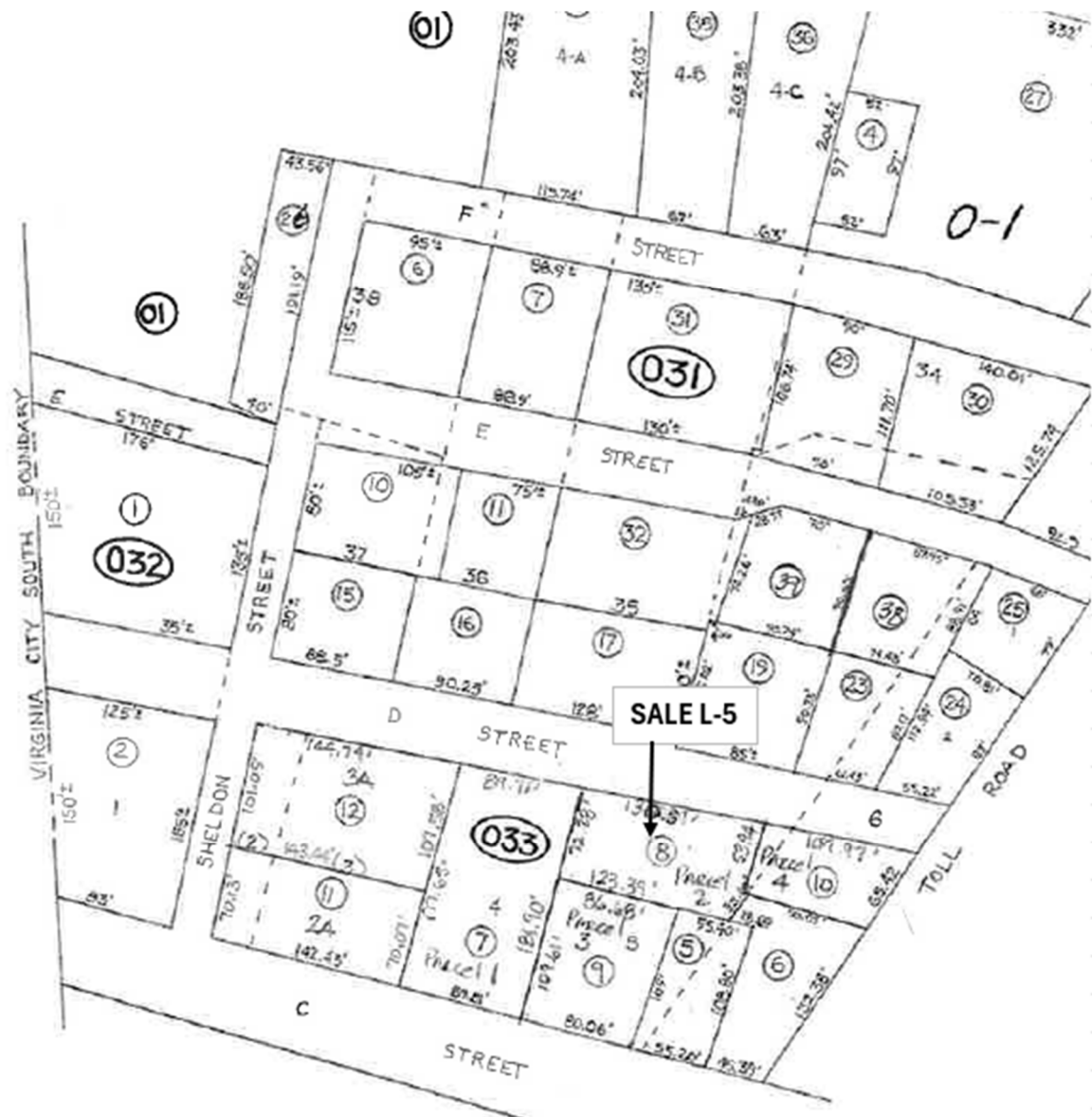


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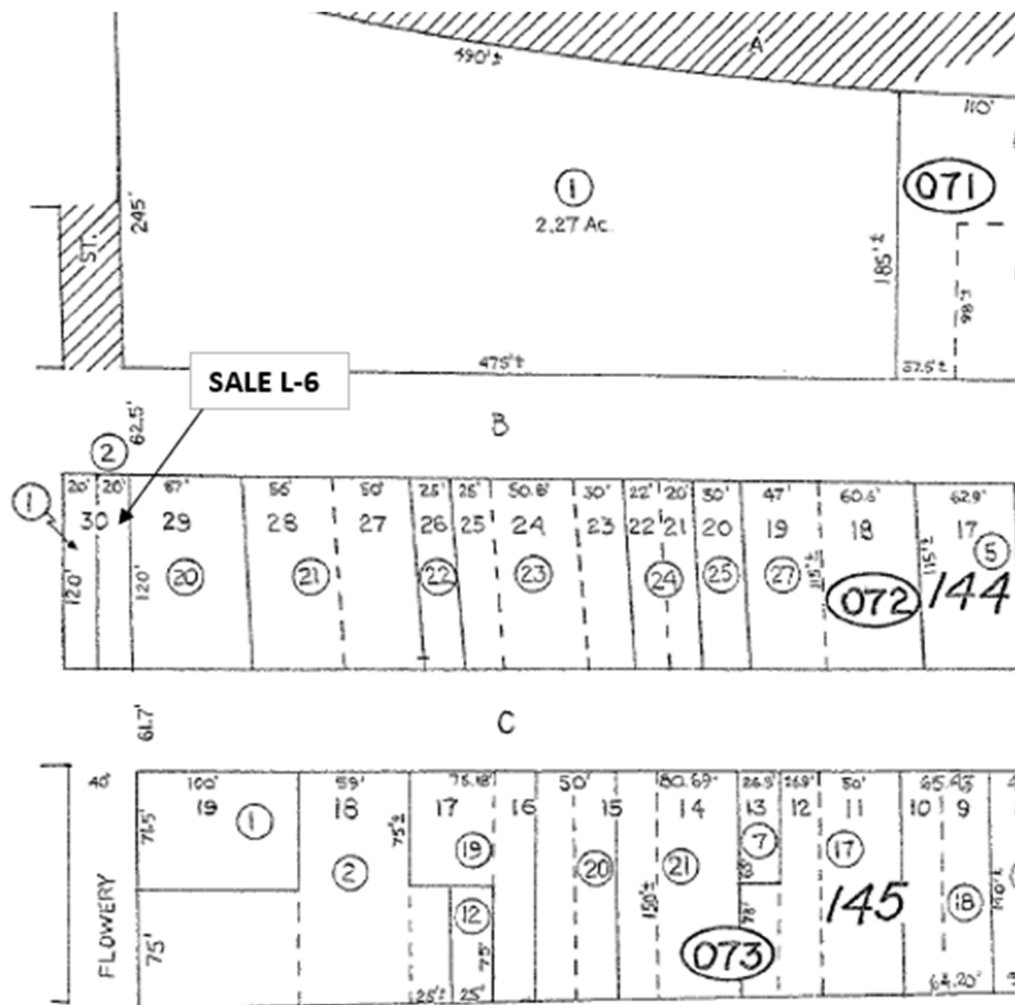


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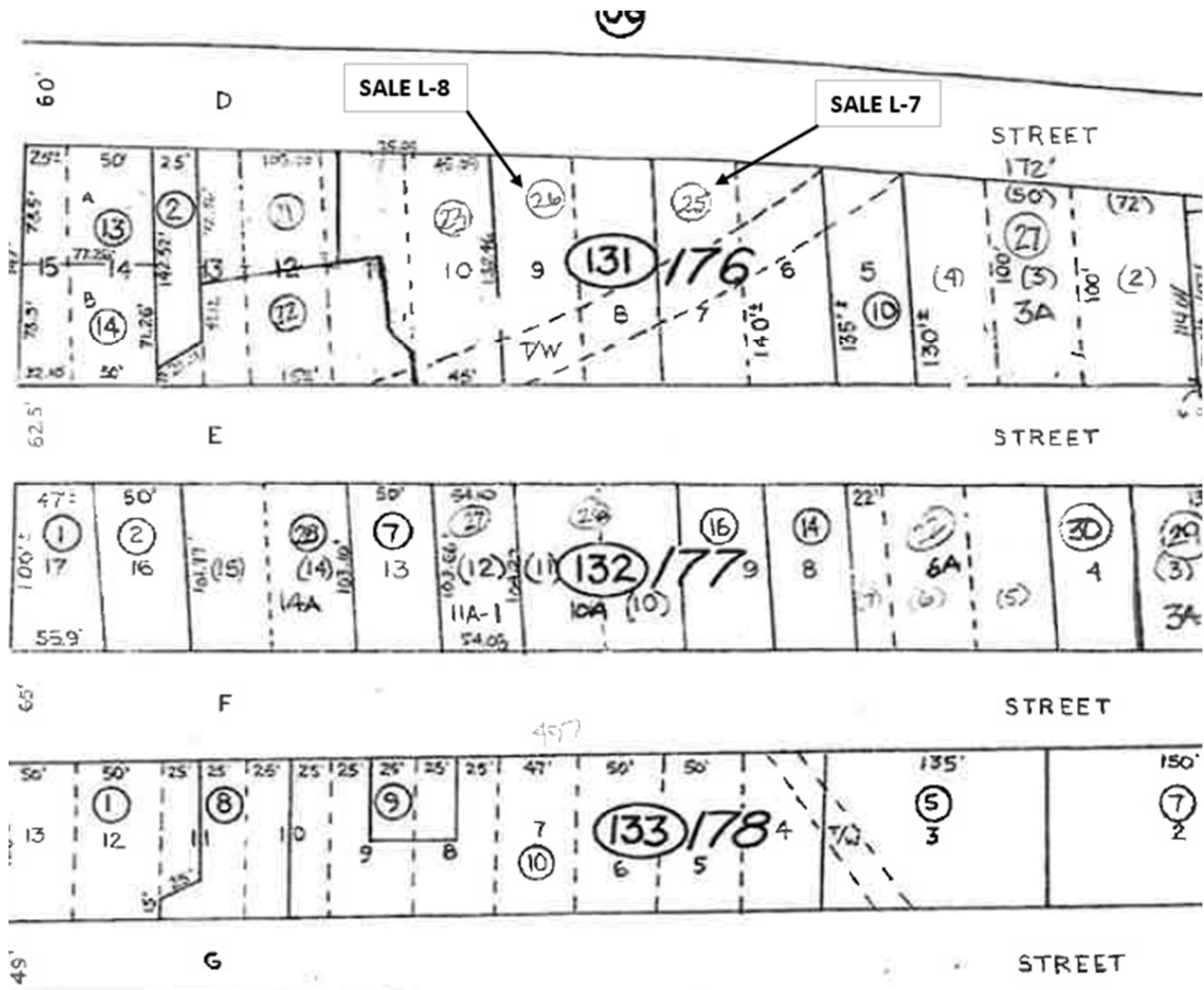
Sale L-5 is located on South D Street at The Divide. Uses immediately surrounding this sale are single family. One block southeast is the County Yard where the Storey County Public Works and Building Department are located. Just across C Street/SR 342 to the west is the NDOT Maintenance Yard. This comparable is level offering approximately 9,800 square feet of site area. South D Street is an asphalt-paved roadway with utilities located at the street. The site could accommodate a multi-family residential use. This location is not considered easily walkable to the central business district.



Sale L-6 is located between C and B Streets, south of the Central Business District. The parcel is very narrow with 20 feet of width and a depth of 120 feet. The topography is steep at the rear fronting B Street, becoming more level towards C Street. This parcel is located within the Virginia City Downtown District which offers some flexibility in density for residential use. This parcel does not meet the required minimum width of 25 feet under the CR Zone. It was purchased by the owner of Parcel 01 abutting this sale to the south. The property was listed for sale in September of 2022.



Sales L-7 and L-8 were sold by the same seller to different buyers. They are located on the east side of D Street between Silver and Flowery Streets. Both parcels have a paved, two-lane roadway (E Street) bisecting the full width of these properties. Both parcels have an approximate gross area of 14,000 square feet each. However, the roadway greatly diminishes the actual usable area. There is good view potential here looking east.



In reconciling an appropriate square-foot value for the subject, location, size, and topography are key factors to consider. Excluding the plottage sales, I have ranked the comparable sales against the subject property as follows.

			Sale No	\$/Sq Ft	
			L-3	\$15.25	In Town Location, View, Topo
Superior			L-4	\$4.88	Inferior Topo Offset by Size
			L-5	\$4.08	Better Location/Topo, Standard Views
Subject	=		L-7,L-8	\$3.21	In Town Loc/View, Roadway Impact
Inferior			L-1	\$2.03	In Town Loc Offset by Size, Access, Utilities

Although Comparable L-4 would be difficult to develop due to topography and size, its' small size of 4,100 square feet has a significant upward effect on selling price per unit. Sale L-5 is located at The Divide in an established residential neighborhood. The 9,800 square foot parcel is a more comparable in size to the subject's 12,200 square feet. It is slightly smaller putting upward pressure on per-unit price and the topography and location make it superior to the subject.

Sales L-7 and L-8 offered in-town locations and potential good views looking eastward to Dayton Valley. The utility of these parcels is significantly impacted by the roadway traversing their full width. Sale L-1 is also an in-town property. However, the ownership is much larger at 4.7 acres, the parcels are non-contiguous, roads are not paved and there does not appear to be utilities at the property boundaries.

Under a "Most Probable" definition of Market Value I would be inclined to reconcile on a per square-foot value of \$3.25 for the subject. However, the definition of Market Value used in this report is "The Highest Price". That value should still be less than Sale L-5, which is clearly a superior property. Using a per square-foot value of \$3.75 for the subject provides the following indication of value.

<u>Sq Ft</u>		<u>\$/Sq Ft</u>		<u>Value</u>
12,200	X	\$3.75	=	\$45,750
		SAY		\$46,000

Reconciliation and Final Statement of Value

A recapitulation of value provided for the subject property is as follows.

Sales Comparison Approach	\$ 46,000
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As previously discussed, the abandoned improvements on the subject property consist of the remains of an LPG storage facility. This includes the concrete saddle foundation and chain-link fencing. These remnant improvements are a detriment to the property. I have estimated that a reasonable downward adjustment for the presence of these improvements is \$5,000. Deducting this figure from the initial valuation of \$46,000 provides a final value estimate of \$41,000. Further, I would consider an appropriate exposure time to acquire a willing buyer for this property type and location to be one to two years.

Therefore, I am of the opinion that effective June 15, 2024, the subject property has a Market Value of:

FORTY-ONE THOUSAND DOLLARS
(\$41,000.00)

Certification of the Appraiser

I certify that, to the best of my knowledge and belief:

- I have made a personal inspection of the property that is the subject of this report.
- the statements of fact contained in this report are true and correct.
- no one provided significant real property appraisal assistance to the person signing this certification.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in, or bias towards the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as adopted by the State of Nevada.

Submitted by,

A handwritten signature in black ink, appearing to read 'Mark E. Stafford', is displayed on a light gray rectangular background.

Mark E. Stafford

ADDENDA



Standing near SR 341 looking southeasterly depicting the subject property in the foreground.



Standing on SR 341 looking southerly depicting the subject property in the foreground.



Standing at the southeasterly border of the subject property looking northwesterly depicting the downward slope from the highway to the subject in the foreground.



Standing at the southeasterly border of the subject property looking westerly depicting the subject property in the foreground.

Qualifications of
Mark E. Stafford
Real Estate Appraiser
 226 N B St, PO Box 349
 Virginia City, NV 89440
 775-750-9078
 mark@staffordappraisal.com

Education

Associate Degree in Applied Science: Business-Real Estate
 Truckee Meadows Community College Reno, NV

**Courses Successfully
Completed**

Appraisal Institute (Includes former AIREA and SREA):
 Real Estate Appraisal Principles
 Residential Valuation
 Standards of Professional Practice A & B
 Capitalization Theory & Techniques A & B
 Applied Income Property Valuation
 Case Studies in Real Estate Valuation
 Valuation Analysis & Report Writing

University of Nevada at Reno:
 Real Estate Evaluation

International Association of Assessing Officers:
 Fundamentals of Real Estate Appraisal-Course 101
 Income Approach to Valuation-Course 102
 Income Approach to Valuation II-Course 112
 Appraisal of Land-Course 201
 Real Property Modeling-Course 311
 Assessment Administration-Course 400
 Assessment of Personal Property-Course 500
 USPAP (National)-Workshop 151

**Professional
Experience**

Nov 2018 – Present Self-Employed Virginia City, NV

Independent Fee Appraiser and Consultant

- Providing appraisal and consulting services for gaming, hospitality, industrial, commercial, utility-scale renewable energy projects and other special use properties. Contract appraiser for ad valorem valuation and consultation services to County Assessors throughout Nevada. Present and defend valuation appeals to County and State Boards of Equalization for governmental and corporate entities.

April 1997 – Nov 2018 Washoe County Assessor Reno, NV

Senior Appraiser


- Responsible for oversight of all valuation activities relating to gaming properties, telecommunication equipment and leaseholds, possessory interest leaseholds and business personal property. Conducted reappraisal of residential and commercial districts. Charged with appraising large commercial, income oriented, distress, and special-use properties. Supervised appraisal and clerical staff, review and present valuation appeals to Boards of Equalization.

Oct 1981 – April 1997 Self-Employed Northern Nevada

Independent Fee Appraiser

- Working from offices in Reno, Fallon, and Tonopah, appraising all property types throughout Nevada and northern California. Clients included financial institutions, governmental agencies, attorneys and private parties for bankruptcy, condemnation, estate, relocation, and financing purposes.

Professional Experience cont.	<p>May 1980 – Oct 1981 Nye County Assessor Tonopah, NV</p> <p>Senior Appraiser</p> <ul style="list-style-type: none"> Supervised appraisal staff, valuation activities and procedures. Explained assessment procedures to property owners at town meetings. Defended values at Boards of Equalization. Restructured appraisal cycle districts and supervised implementation of Tax Reform Plan of 1981. Performed after-hours fee appraisals for banks, savings and loans, relocation companies, attorneys and others throughout Central Nevada. <p>May 1977 – May 1980 M.E. (Eddie) Stafford, MAI Reno, NV</p> <p>Associate Appraiser</p> <ul style="list-style-type: none"> Prepared single and multi-family, vacant land and site appraisal reports primarily for financing purposes. Performed compliance inspections and researched comparative income, sales, and cost data.
Qualified as Expert Witness	<p>Second Judicial District Court Reno Fifth Judicial District Court Tonopah United States Bankruptcy Court Reno Special Masters Hearings (Condemnation for sewer system) Reno</p> <p>Also testified at Churchill, Lander, Humboldt, Nye, Clark, Storey and Washoe County Boards of Equalization; Nevada State Board of Equalization</p>
Appraisal Courses Taught	<p>Principle & Theory of Real Estate Appraisal Truckee Meadows Community College, Reno-1982 to 1986 Northern Nevada Community College, Elko-1983</p> <p>Advanced Problems of Real Estate Appraisal (Income Properties) Truckee Meadows Community College, Reno-1984 to 1987</p> <p>IAAO Course 101: Fundamentals of Real Estate Appraisal, multiple</p> <p>IAAO Course 102: Income Approach to Valuation, multiple</p> <p>IAAO Course 112: Income Approach to Valuation II, multiple</p> <p>IAAO One-Day Forums: 931-Leases; 932-Income Statements; 991-Comparable Transactions; 960-Marshall-Swift Residential; 962-Marshall-Swift Commercial</p> <p>Numerous educational presentations for the Assessor's Association of Nevada</p> <p>Presentation on Gaming Properties at the IAAO International Conference</p>
State Certification	<p>Certified General Appraiser, State of Nevada No. A.0000178-CG Licensed Real & Personal Property Tax Appraiser, State of Nevada</p>
Other	<p>Former Co-Chair, Appraiser Certification Board, Nevada State Department of Taxation</p>
Noteworthy Assignments Completed	<p>Fast Food Franchises; Bank Buildings; Legal Brothels; Churches; Fitness Center; Truck Stop; Casinos and Hotel-Casinos; Water-righted ranches; Residential Subdivisions and Condominium Developments; Professional, Medical, and Dental Offices; Hotels, Motels, and Apartment Complexes of 100 plus units; Manufactured Housing & Recreational Vehicle Parks; Special Assessment Districts; Coal, Natural Gas, Geothermal and Solar Power Generating Facilities. Government property for public disposal; Condemnation appraisals for roadways, utility easements, proposed dam, and airport clear zones. Casino valuation consultant for the Detroit City Assessor's Office. Contract appraiser for Lander, Eureka, Mineral, Humboldt, Pershing, Churchill, and Storey County Assessor's Offices.</p>

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 9/17/2024 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. Blue Collar Vending – Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Classic Finishes LLC – Contractor / 708 University Way Ste. 300 ~ Reno, NV
- C. Fiber Telecom NV LLC – Contractor / 1580 Kleppe Ln. ~Sparks, NV
- D. Five Acre Construction Inc. – Contractor / 4205 Slide Mountain ~ Reno, NV
- E. Flodraulic Group Inc. – Out of County / 8510 Breen Rd. ~ Houston, TX
- F. Jamyta Home Improvement LLC – Contractor / 1930 Sweetgrass ~Reno, NV
- G. Kingsland Properties, LLC – Out of County / 852 Marion Way ~ Gardnerville, NV
- H. Lexicon Inc. – Contractor / 8900 Fourche Dam Pike ~ Little Rock, AR
- I. Mills Roofing Inc. – Contractor / 57 Coney Island Dr. ~ Sparks, NV
- J. Taurus Construction – Contractor / 1529 Greg St. ~ Sparks, NV

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

Department: Community Development

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 Attachments
- **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 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

September 09, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **September 17, 2024**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Blue Collar Vending** – Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Classic Finishes LLC** – Contractor / 708 University Way Ste. 300 ~ Reno, NV
- C. Fiber Telecom NV LLC** – Contractor / 1580 Kleppe Ln. ~ Sparks, NV
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Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office