



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JANUARY 19, 2016 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
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 Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

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

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January 19, 2016
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for December 15, 2015

### CONSENT 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. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

5. For possible action approval of Payroll Checks date 12/31/15 for \$337,630.39 and 01/05/16 for \$181,732.55 and \$110,332.94. Accounts Payable Checks date 01/08/16 for \$184,208.93 and \$4,864.95.

6. For possible action approval of Justice Court Quarterly Report
7. For possible action approval of Treasurer Report for December 2015
8. For possible action approval and acceptance of a Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$3,700.00 for a Metal Detector for the Virginia Township Justice Court and authorization for Eileen Herrington and/or Cherie Nevin to sign all associated grant documentation.
9. For possible action approval and acceptance of a STOP Violence Against Women Formula Grant administered by the Nevada Office of the Attorney General in the amount of \$10,000.00 to support the Storey County Victim, Services Unit and authorization for Anne Langer and/or Debra Burns and/or Cherie Nevin to sign all associated grant documentation.
10. For possible action approval of Business Licenses First Readings:
  - A. **CARMEN'S MEXICAN REST & CATERER** - General / 112 S Center ~ Yerington (Food Truck)
  - B. **BOSCH REXROTH CORP** - Contractor / 14001 South Lake Dr ~ Charlotte, NC (conveyor contr.)
  - C. **HITACHI HIGH-TECHNOLOGIES CORP** - Contractor / Osaka, JAPAN (equipment contractor)
  - D. **PRODUCT HANDLING DESIGN, INC.** - Contractor / Box 117866 ~ Carrollton, TX (crane cont.)
  - E. **SIERRA VIII, INC dba Diversified Painting** - Contractor / 881 E Glendale ~ Sparks (painting cont.)
  - F. **SHIMADZU SCIENTIFIC INSTRUMENTS** - Contractor / 7102 Riverwood Drive ~ Columbia, MD (analytical instruments)
  - G. **HITACHI POWER SOLUTIONS CO., LTD.** - Contractor / Tokyo, JAPAN (equipment contractor)
  - H. **BREAKTHRU BEVERAGE NV RENO** - General / 100 Distribution ~ Sparks (whsle distribution alcohol)
  - I. **PREMIER ELECTRICAL STAFFING, LLC** - General / 7901 Strickland Road ~ Raleigh, NC (staffing)
  - J. **AMERICAN CARPORTS, INC.** - Contractor / 157 North Broadway ~ Joshua, TX (carport contractor)
  - K. **EVOLUTION INDUSTRIES** - Contractor / 10939B Industrial Way ~ Truckee (flooring contractor)

**END OF CONSENT AGENDA**

11. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff
12. **DISCUSSION ONLY (No Action - No Public Comment):** Quarterly financial updates for fiscal year 2015/2016
13. **BOARD COMMENT (No Action - No Public Comment)**

14. **DISCUSSION/POSSIBLE ACTION:** Award bid to Houston Smith Construction in the amount of \$99,400.00 for the Gold Hill Depot renovation project.
15. **DISCUSSION ONLY (No Action):** Workshop on business and liquor licenses, chapters 5.04 and 5.12, to amend the code to improve the procedures with the application, investigation and approval of licenses.
16. **DISCUSSION/POSSIBLE ACTION:** Proclaiming January 2016 as National Radon Action Month in Storey County
17. **DISCUSSION/POSSIBLE ACTION:** Approval of Sheriff's General Business License Second Readings for Paul Rusch; PBR Concealed Carry Weapons Instruction, 443 Trellis Dr., Fernley, NV 89408.
18. **DISCUSSION/ POSSIBLE ACTION:** Approval of Sheriff's General Business License Second Reading for Delta Saloon, Tina Perkins, located at 18 S C St., Virginia City.

**RECESS AS BOARD OF COUNTY COMMISSIONERS TO CONVENE STOREY COUNTY LIQUOR BOARD**

19. **DISCUSSION/ POSSIBLE ACTION:** Approval of Liquor License Second Reading for Delta Saloon, Tina Perkins, located at 18 S C St., Virginia City.

**ADJOURN STOREY COUNTY LIQUOR BOARD TO RECONVENE BOARD OF COUNTY COMMISSIONERS**

20. **DISCUSSION/POSSIBLE ACTION:** Approval of award to Aspen Developers a total amount of \$238,200.00 for the completion of the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, and \$11,799.00 as contingency monies toward the project.

**COMMUNITY DEVELOPMENT AND PLANNING**

21. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 (Continued from 01/05/16 meeting) by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (River District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

**22. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

- A. **SBA NETWORK SVCS, LLC** - Contractor / 8051 Congress Ave ~ Boca Raton, FL (Contractor)
- B. **MINATO SANGYO CORP** - Contractor / Tokushima Japan (Panasonic contractor)
- C. **AZZ, INCORPORATED** - General / 1500 Milan (galvanizing facility) TRI
- D. **OASIS ONLINE, INC** - General / 375 West Williams, Fallon (IT Consulting)
- E. **HU-BRAIN, INC.** - Contractor / Osaka, Japan (Panasonic Contractor)
- F. **HASSHIN CO., LTD.** - Contractor / Osaka, Japan (Panasonic Contractor)

- G. **ESPEC TEST SYSTEM CORP.** -- Contractor / Hyogo, Japan (Panasonic Contractor)
  - H. **NIPPON REFINE CO., LTD** -- Contractor / Tokyo, Japan (Panasonic Contractor)
  - I. **THE CURTIS CO., INC.** - Contractor / 7200 N Hwy 29 ~ Pelzer, SC (contractor)
  - J. **CERCONE HEATING & AIR** - Contractor / 949 #3 Crestwood Drive ~ Sparks (hvac contractor)
  - K. **BOOTLEG DAVE'S BBQ CATERING CO.** - General / 1555 Big Smokey Drive ~ Reno (catering)
  - L. **CURRIE & BROWN, INC.** - Contractor / 821 Alexander Rd ~ Princeton, NJ (construction consulting)
  - M. **VANDER-BEND MFG, LLC** - Contractor / 2701 Orchard Pkwy ~ San Jose, CA (contract mfg)
  - N. **MITUTOYO AMERICA CORP.** - Contractor / 965 Corporate Blvd ~ Aurora, IL (Panasonic contractor)
  - O. **TORAY ENGINEERING CO., LTD.** -- Contractor / Shigov, Japan (Panasonic Contractor)
  - P. **SPARKS TRAILER REPAIR, LLC** - Contractor / 2095 Kleppe Lane ~ Sparks (repair semi-trailers)
  - Q. **ASADA IRON WORKS CO., LTD.** -- Contractor / Takatsuki, Japan (Panasonic Contractor)
  - R. **AKATSUKI MACHINERY CO., LTD** -- Contractor / Wakayama City, Japan (Panasonic Contractor)
  - S. **TOR ENGINEERING CORP** - Professional / 3731 East Grove ~ Phoenix, AZ (engineering)
  - T. **HORIBA INSTRUMENTS, INC.,** -- Contractor / 9755 Research Dr ~ Irvine, CA (Panasonic Contractor)
  - U. **OLD RED GARTER, LLC** -- General / 80 South C Street (Change of Ownership Only) VC
  - V. **MODERN MINING SOLUTIONS, LLC** - General / 1280 Alexandria Court TRI
  - W. **BI NUTRACEUTICALS, INC.** - General / 625 Waltham Way #101 (milling botanicals) TRI
  - X. **RICH DOSS, INC.** - General / 201 Wild Horse Canyon Drive (transportation) MCC
- (Items U through X will be removed from the agenda until ready for final reading.)

### 23. PUBLIC COMMENT (No Action)

### 24. ADJOURNMENT

#### 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.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including

gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(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](mailto: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, Vanessa Stephens, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before January 13, 2016; Virginia City Post Office at 132 S C St, Virginia City, NV, the 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.

By   
Vanessa Stephens Clerk-Treasurer



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: January 19, 2016

Estimate of time required: 5 min.

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

1. **Title:** Approval of minutes for December 15, 2015

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** N/A

\_\_\_\_ District Attorney

8. **Reviewed by:**

VB Department Head

Department Name: Clerk & Treasurer

Rebecca County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 4



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, DECEMBER 15, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, County Manager Pat Whitten, Sheriff Gerald Antinoro, Planner Jason VanHavel and Administrative Office/Planning Director Austin Osborne

1. **CALL TO ORDER AT 10:00 A.M.**

The meeting was called to order by the Chair at 10:00am

2. **PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance

Chairman McBride addressed the recent shooting in San Bernardino; he stressed the importance of reporting anything suspicious.

Sheriff Antinoro said the community should be watchful and if someone sees something - say something.

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for December 15, 2015,

**Motion:** Approve the Agenda for December 15, 2015, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for November 3, 2015

Commissioner McGuffey noted a correction on page 11, fifth paragraph, last line, add "a" before the word "lien" and delete "a" after "lien".

**Motion:** Approve the Minutes of November 3, 2015, with correction as noted, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

### CONSENT AGENDA

5. For possible action approval of Payroll Checks date 11/30/15 for \$72,815.44 and \$119,824.91, and date 12/04/15 for \$363,884.97. Accounts Payable Checks date 11/25/15 for \$154,138.64 and \$1,008.77 and \$2,756.35.
6. For possible action approval of Treasurer Report for November 2015.
7. For possible action approval to update the Storey County Administrative Policies and Procedures including: Policies 401 Position Classification Plan, 402 Reclassification, 602 Annual Leave, and 603 Sick Leave.
8. For possible action approval of Liquor Licensing Board First Reading:
  - a. Tina Perkins - The Delta Saloon, 18 S C St., Virginia City, NV (Liquor)
9. For possible action approval of Licensing Board First Reading:
  - a. Wells Fargo Bank NA/Security Response Center; 1 S C St., Virginia City, NV (Alarm)
10. For possible action approval of Business Licenses First Readings:
  - A. SMEE'S ALASKAN FISH BAR – General / 4650 Aberfeldy Rd ~ Reno (food truck)
  - B. VECOPLAN, LLC – Contractor / 5708 Uwhurrie Rd ~ Archdale, NC (equipment contractor)
  - C. CIC PITTSBURGH, LLC – Contractor / 2857 Banksville Rd ~ Pittsburgh, PA (contractor)
  - D. HIRANO TECSEED CO., LTD – Contractor / Nara, Japan (Panasonic Contractor)
  - E. HEWLETT-PACKARD JAPAN, LTD., -- Contractor / Osaka, Japan (Panasonic Contractor)
  - F. TECHNO SMART CORP. -- Contractor / Osaka, Japan (Panasonic Contractor)
  - G. SOFTWARE CONTROL CORP. -- Contractor / Osaka, Japan (Panasonic Contractor)
  - H. KACOMS CO., LTD – Contractor / Osaka, Japan (Panasonic Contractor)
  - I. SIERRA SHADING SOLUTIONS, INC. – Contractor / 715 Gregory Way ~ Sparks (contractor)
  - J. RED WING BRANDS OF AMERICA, INC. – General / 314 Main ~ Red Wing, MN (supplier)
  - K. WATER TREATMENT, INC. – Contractor / 405 S 18<sup>th</sup> St ~ Sparks (water filtration)
  - L. K2 ENGINEERING & STRUCT DESIGN, LLC – Professional / 3100 Mill ~ Reno (engineering)
  - M. AMCB, LLC dba Rubbish Runners – General / 1085 Telegraph ~ Reno (trash hauling)
  - N. PAPE' MATERIAL HANDLING dba Pape' Rents – Contractor / 25 Vista Blvd. ~ Sparks (equipment)
  - O. YOKOGAWA CORP OF AMERICA – Contractor / 2 Dart Road ~ Newnan, GA (process control)
  - P. COMSTOCK FOUNDATION FOR HISTORY AND CULTURE -- Nonprofit (HB) / 1669 Main Street ~ Gold Hill
  - Q. OLD RED GARTER, LLC -- General / 80 South C Street (Change of Ownership Only) VC

### END OF CONSENT AGENDA

**Motion:** Approve the Consent Agenda, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## 11. DISCUSSION ONLY (No Action – No Public Comment): Committee/Staff

### **Assessor Jana Seddon:**

- Legislature has changed the way the tax roll is to be presented to County residents. Previously it was published in the newspaper. This year it was approved to post on the internet only. This year only, an ad must be published four times basically explaining what the roll of the Assessor's Office is and how the tax roll can be found. Another requirement this year is that the tax roll will be posted in the Assessor's Office. A person can request that a copy be mailed. Copies of the tax roll will also be available at the library and on the internet – County website. There is no charge for the mailing or for a hard copy.

### **Administrative Officer/Planning Director Austin Osborne:**

- The next Master Plan workshop will be held December 17<sup>th</sup> at the Storey County Courthouse.
- This afternoon "Public Facilities Uses and Utilities" chapter will be released for public review and comment.

### **Comptroller Hugh Gallagher:**

- A draft of the 2015 audit report has been received. Staff will review the report and it will be presented to the Commission in January.
- With the audit report, an analysis can be completed regarding a possible property tax rollback.
- Along with the report, the 2016-17 budgets will be coming forward.
- There will be a ballot question next November regarding fuel tax indexing. There will be a complicated set of events put in place providing the tax payers approve the initiative. More information will be presented when available.

### **District Attorney Anne Langer:**

- In clarifying item 8 on the Consent Agenda, it is understood that this item refers only to the Liquor License. Is that correct? Mr. Malfitano already has a business license. The Staff Report says the request is for a General Business License and a Liquor License. Since there is already a General Business License held by Mr. Malfitano, the only item on the Consent Agenda is for the Liquor License.

Commissioner McGuffey: Does this applicant also need a General Business License?

Ms. Langer: That would be a duplicate. But it is in the Staff Report.

Sheriff Antinoro: There was an error. The request is for a General Business License and a Liquor License. You cannot have a Liquor License without having a General Business License. Mr. Malfitano's General License will apply to any parts that are not under lease to Ms. Perkins – there is a lease agreement in place requiring Ms. Perkins to have her own licensing.

Ms. Langer: It is only scheduled for a liquor license on the agenda. It is only in the staff report where another type of license is indicated – that may not give enough "heads up".

Sheriff Antinoro: The error will be corrected at the next meeting. The request should be for both General Business License and Liquor License.

Ms. Langer: Basically anything Ms. Perkins needs as a General License with her lease belongs to her, and anything left over belongs to Mr. Malfitano.

Sheriff Antinoro: Has not read through the terms of the lease agreement. If it applies to the Bonanza and just the downstairs of the Delta - then that is what's being leased and Mr. Malfitano would be able to run the upstairs of the Delta with his General Business License.

Ms. Langer: This is just a staff comment before the next reading because there is some confusion.

Sheriff Antinoro: The first reading is to bring the item to the attention of the Board not getting into specifics. There is a lease agreement in place and this will be done properly prior to final approval.

Chair McBride: If Ms. Perkins comes forward with an application for a General Business License, if it's to be approved, does Mr. Malfitano surrender his General Business License so there is not duplicate licensing for the same establishment?

Sheriff Antinoro: Has to go back to the lease. Ms. Perkins made the application, and it was put on the agenda in error - it should be for General and Liquor. All the necessary paperwork has been completed. Mr. Malfitano's General Business License depends on the particulars of the lease - if the lease is only for the downstairs of the building, his General license still applies to the upstairs. If Ms. Perkins is going to run the full establishment, Mr. Malfitano's General license is null and void.

Chair McBride: Will there be full clarification by the January 5<sup>th</sup> meeting?

Sheriff Antinoro: Yes.

Ms. Langer: This was just a clarification and now has become a Consent Agenda Item that should be moved to the Agenda and public comment should be allowed.

Sheriff Antinoro: The Consent Agenda has been approved. The discussion and all answers will be forthcoming at the second reading.

Chair McBride: On the recommendation of legal counsel, since Item 8 was opened up outside of the Consent Agenda, is there any public comment?

No public comment.

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

### **Commissioner McGuffey:**

- The NACO Board has a lot of "irons in the fire". An item being discussed is the waters of the U.S. The EPA and another organization are trying to take control, and regulate all waterways. There are many lawsuits against the Government regarding this issue. NACO Board has submitted a letter requesting denial of this move.

- American Lands Counsel announced that Utah is suing the Federal Government over control of Government land. Nevada NACO is watching this because if Nevada ends up with the land, it's our responsibility to take care of it and it will cost money to maintain and manage. The American Lands Counsel claims the Government loses money maintaining the lands and claims that States can generate funds.
- The ballot question for the fuel tax indexing asks voters to okay the County Commissioners to impose a tax on special fuels. There will be a lot to discuss on this issue.
- The St. Mary's Art Center Board is very solvent. There is a new gallery manager and a new building manager who are doing a great job
- Two officers on the Board of the Fourth Ward School recently retired. The positions will most likely be filled at the January meeting.
- The V & T Railway met and approved last year's audit along with various agreements and contracts. The audit report said the Railway is \$214K over and is doing well. This includes \$203K from Storey County out of the ¼ cent tax. The County is the only entity putting funds in. It appears Carson City is expecting the money and doing what they want with it. Storey County would like some development up here. All that needs to be done (in Carson City) is to grade and lay track. In Storey County we would like to build a train station. Mr. Gallagher is preparing an audit to determine where the funds are supposed to go and where it's been going.

Pat Whitten: Frequently when working with companies for site selections on properties, every ¼ cent of sales and use tax is a challenge. The Commission approved a boundary zone change on 600 acres of industrial park property now in Storey County that was in Washoe County. It has always been the vision that the property's best use is retail oriented. Storey County's sale tax rate being only 1/8 of a percent less than Washoe is another challenge. We, individual citizens in the County, might consider looking at repealing the ¼ cent, voter-approved over-ride. If all that ¼ cent is doing is to subsidize someone else, it can better be used to Storey County's advantage when working with these companies.

Commissioner McGuffey: The Interlocal Agreement with the V & T Railway needs to be reviewed to see where the money is going. Commissioner McGuffey stated he has been a supporter of the V & T from day one, an advocate of the tax and renewal, and is concerned that funds are going to pay for the portion of the track in Carson City and nothing is staying in Storey County. Voters were expecting the money to be spent in Storey County not Carson.

Mr. Whitten: That was the spirit and intent of the Interlocal Agreement.

**Chairman McBride:**

- A very nice Christmas parade was held on December 5<sup>th</sup> as part of the Christmas on the Comstock celebration. Despite the cold, a lot of people were in town. The chili sold out for the first time ever.
- Former County Commissioner, Shirley Colletti, recently passed away. Shirley was the River District representative, serving two terms. Ms. Colletti was a colorful and very generous individual.

**13. DISCUSSION /POSSIBLE ACTION:** Consideration and Possible Action to enter into contract with Tax Management Associates, Inc. (TMA) Pursuant to the contract TMA will provide audit services on behalf of the Storey County Assessor's Office to verify the accuracy of business taxpayer's listing of personal property for ad valorem taxation.

Vice-Chairman Gilman recused himself from vote and discussion on this item.

County Manager Whitten: At the last Commission meeting during this item, it was discussed that this agreement might potentially be creating a situation in auditing firms that may work against the County's best interest in attracting or retaining businesses.

Communication has been received from Chris Thompson, Project Manager at TRI, indicating TRI is comfortable with this process and with making sure that people pay the proper taxes.

During public comment at the last meeting, resident Mark Joseph Phillips expressed concern regarding the absence of the Assessor, Jana Seddon. Due to a conflict of interest Ms. Seddon was unable to attend that meeting. Ms. Seddon is available at today's meeting to discuss her endorsement, support, and desire to use this program.

Mr. Whitten continued that staff recommends approval of the contract.

Chair McBride: In looking at this, all forms of government in Nevada that have jurisdiction over taxation - everyone has to go through the audits. This will help keep taxpayers honest in the taxes that have to be paid.

Jana Seddon, County Assessor: This process has been going on since May.

- One of the reasons the County is looking for someone to audit, is the unique situation in Storey County.
- There are three ways taxes are valued. Personal property is valued by declaration. Per statute, the Assessor is supposed to go out and to do audits - like with real property.
- Unlike real property, which can be seen from outside, personal property is basically inside a building, there is not always access, and there are so many different types of equipment there needs to be an expert to know what items are, how it depreciates, and so forth. This would require another person in the Assessor's Office.
- With a lot of the companies in Storey County, the home offices are not in Nevada. This will require traveling to be able to review the books of a company and see the audits.
- A big item is a lot of valuations are being reported to Washoe County. The Assessor is not looking for dishonest people, but rather for accuracy. Where the companies are out of State, in looking at the zip code 89434 (for TRI), it automatically looks like Washoe County so reporting is made to Washoe County. Washoe County tries to find these and send it back to Storey County. A lot are missed.
- With the home offices being in other states, there are different tax laws. What may not be taxable in another State, may be taxable in Nevada.
- Again, the Assessor is looking to bring accuracy - not to point fingers at people.
- Declarations sent in by businesses have to be taken at face value. How to fix this has been a discussion with Assessors for some time.

- Washoe County found TMA a few years. It has been working out very well. Elko County has contracted with TMA. Other counties are also looking into using TMA or some sort of outside auditor.
- Assessors are looking for accuracy in the best way that can be done.

Commissioner McGuffey: This is a one year trial? Is there a projected number of audits that can be performed in that year?

Mr. Whitten: It is for a year, with the option to renew.

Ms. Seddon: Any company that generates less than \$50,000 taxable value and personal property - it is not cost effective to do an audit. Differences found will not be enough to cover the cost of audit. Businesses having \$50,000 and above, in personal property taxable value are being looked at. TMA has four different categories - A, B, C, D and D3. D3 will be the County's largest companies. In Storey County, most all of the largest companies are in the industrial park. The number of accounts over \$50,000 will be divided over three years. We'll see how it goes the first year - if it's productive and helps out - then it will be continued.

Mr. Whitten: There are businesses outside of the industrial park proper. It has been the intent to give this a one year trial. Theoretically, this program should gross more in revenue than expenses. There may be a few audits that reflect an item is being declared that is no longer had. The under-reported recovery rates by TMA are typically in the 30% range. In the first several years, Washoe County has experienced 70% recovery rates. On rare occasion, there are items declared that are no longer in use.

Commissioner McGuffey: Can a company say it does not want the audit? Is there an out?

Mr. Whitten: No. TMA acts under the full authority of the Assessor's Office and the right to audit the declarations. TMA has stressed they realize these are business relationships with the County and has provided attestations that the process is always friendly, helpful and open.

Ms. Seddon: The Assessor's Office has worked hard to be open and friendly and not want to be heavy-handed. The Assessor is only looking for accuracy. Most businesses are looking for the same. Surely it will be found that items being reported are gone, no longer being used and that some declarations are being reported in other counties.

Most companies do not mind as long as it is not pushy and are receptive most of the time. Most businesses want accurate reporting.

Commissioner McGuffey: How often will companies be audited?

Mr. Whitten: If most of the companies are accurate, we may not want to audit again for some time. It is hoped to get through all of the categories within a three year cycle. With approximately 1/3 this year. Based on the results, it will be decided whether to renew the contract for the next year or not.

Ms. Seddon: Cycle wise, it will depend on whether a business is expanding and bringing in more property. This will be an "as you go" decision.

Mr. Whitten: A list of the companies that meet the \$50,000 and above threshold has been provided to Mr. Cook, the CEO of TMA. Mr. Cook indicated that TMA is already auditing many of these companies and therefore the companies are used to the process.

Public Comment:

Kris Thompson, Project Manager for TRI: A letter has been submitted in over-all support of this program. There is one caveat in this letter:

- Many of the companies (at TRI) have highly proprietary, specialized floor layouts in their facilities.
- Also, the equipment layouts – what equipment is used, how it's used, how the production line is laid out - is a highly proprietary item.
- The companies, like Tesla and Switch, are very security conscious.
- Based on the above, TRI respectfully requests that a lot of attention be paid to the security of the information that TMA gathers. This includes photographs, videos – and requests that these items be secured in a very high security environment. And that file retention and destruction be highly controlled.
- TRI supports the program and asks that very special care be paid to the security information.

**Motion:** Approve contract with Tax Management Associates, Inc. (TMA). Pursuant to the contract TMA will provide audit services on behalf of the Storey County Assessor's Office to verify the accuracy of business taxpayer's listing of personal property for ad valorem taxation,

**Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride,

**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**14. DISCUSSION/POSSIBLE ACTION:** Approval of transfer of appropriations pursuant to NRS 354.598005

Comptroller Hugh Gallagher reported this item is to approve transfer of appropriations from the General Fund contingency fund. Most of the transfers are for salaries, PERS, PACT, and Medicare for Commissioners, Clerk-Treasurer, Recorder, Assessor, Sheriff, District Attorney and Justice Court due to increases approved at the last Legislative session after the last budget had been submitted.

Mr. Gallagher reviewed additional transfers, including groundwater basin, equipment maintenance for the Recorder and the Clerk, and Administration professional fees.

County Manager Whitten indicated under professional fees, while the County is paying more for an unemployment administrator, the company has already prevailed on one or more unemployment claims with a much more positive outcome for the County than the previous administrator.

Mr. Gallagher stated that funds with higher than anticipated revenues will be augmented in the spring.

Commissioner McGuffey commented that when the budget is reviewed, the County is not aware at that time what will be coming from the State.

**Motion:** Approve transfer of appropriations pursuant to NRS 354.598005, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**15. DISCUSSION/POSSIBLE ACTION:** Approval of Liquor License Second Reading:

- A. Palace Restaurant & Saloon, 54 S C St, Virginia City, NV - Robert and Nicole Wilkinson (requesting to add off-sale to the existing liquor license)
- B. Gold Hill Hotel, 1540 S Main St., Gold Hill, NV - Robert and Nicole Wilkinson (requesting to add off-sale to the existing liquor license)

Sheriff Gerald Antinoro presented this item. Applicants are asking to expand the existing liquor licenses at both of the locations. The existing licenses have been held for many years with no problems.

**Motion:** Approve Liquor License Second Reading for the Palace Restaurant & Saloon, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**Motion:** Approve Liquor License Second Reading for the Gold Hill Hotel, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

This item is re-addressed by the Board.

The Board of County Commissioners recesses and convenes as the Storey County Liquor Board:

**Motion:** Approve Liquor License Second Reading for the Palace Restaurant & Saloon, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote - McBride, Gilman, McGuffey and Antinoro **(Summary:** Yes=4)

**Motion:** Approve Liquor License Second Reading for the Gold Hill Hotel, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote - McBride, Gilman, McGuffey and Antinoro **(Summary:** Yes=4)

The Storey County Liquor Board recesses and reconvenes as Board of County Commissioners

**COMMUNITY DEVELOPMENT AND PLANNING**

**16. DISCUSSION/POSSIBLE ACTION:** Approve second reading of Ordinance 15-270, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or July 1, 2016, whichever comes first.

Vice-Chairman Gilman recused himself from discussion and vote on this item.

Planning Director Austin Osborne said this is the second reading of the moratorium on planned unit developments and subdivisions of five parcels or more. This does not affect special use permits, variances, parcel maps of four or less parcels, and other such planning applications. Approval is requested until July 1, 2016 or completion of the Master Plan, whichever comes first.

**Motion:** Approve second reading of Ordinance 15-270, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or July 1, 2016, whichever comes first, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

At the request of the District Attorney and Staff, Chairman McBride re-addresses item 15.

**17. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

- A. VFI KR SPE I, LLC – General / 7303 SE Lake Road ~ Portland, OR (leasing company)
- B. CODFATHER, LLC – General / 16180 Tanea Drive ~ Reno (food truck) TRI
- C. NEVADA HEALTH CENTERS – Nonprofit / 175 East Carson VC
- D. FIGHTING IRISH SERVICES, LLC dba Clearpay Processing NV – 839 Lafond Avenue ~ Dayton (home-based credit card processing services)
- E. AROK, INC – Contractor / 2819 West Grovers ~ Phoenix, AZ (Contractor)
- F. OPTIV SECURITY, INC. – Contractor / 6130 Sprint Parkway ~ Overland Park, KS (Internet Security Svcs)
- G. ALLIED CRANE, INC. – Contractor / 855 North Parkside Drive ~ Pittsburg, CA (Crane services)
- H. DAS GROUP PROFESSIONAL, INC. – Contractor / 1330 N Broadway ~ Walnut Creek, CA (wifi provider)
- I. HELIX ELECTRIC, INC. – Contractor / 6795 Flanders Drive ~ San Diego, CA (electrical contractor)
- J. CLARKSON INDUST CONTRACTORS – Contractor / 256 Broadcast Dr ~ Spartanburg, SC (industrial containers)
- K. KATOAKA-SS AMERICA CORP – Contractor / 21255 Hawthorne Blvd ~ Terrance, CA 90503 (equipment installation and maintenance—using “other” contractor’s license tbd)
- L. H&T NEVADA, LLC – General / Electric Avenue (manufacturing battery components) TES
- M. MACKAY MANSION MUSEUM – General / 291 South D Street (new owner) VC
- N. RICK’S AEC REPROGRAPHICS, INC. – General / 488 Kietzke Lane ~ Reno (copy/scanning)
- O. TITAN CONSTRUCTION SUPPLY, INC. – General / 250 Edison Way ~ Reno (construction supply)
- P. AMERICAN FIREPROOFING, INC. – Contractor / 9900 Georgia St ~ Crown Pt, IN (fireproofing cont.)
- Q. ON ELECTRIC GROUP dba Integrated Systems Group – Contractor / 1709 SE 3<sup>rd</sup> Ave ~ Portland, OR (electrical contractor)
- R. LLOYD W AUBRY CO., INC. – Contractor / 2148 Dunn Road ~ Hayward, CA (electrical contractor)
- S. WILSON TREE WORKS – Contractor / 425 Channel Drive ~ Dayton (arborist)
- T. FASTENAL COMPANY – Contractor / 1117 Gator Way ~ Sparks (industrial fasteners/supplies)

- U. HILTI, INC. – Contractor / 5400 S 122<sup>nd</sup> East Ave ~ Tulsa, OK (construction tools)
- V. DURA-STONE, INC. – Contractor / 750 Freeport Blvd ~ Sparks (coatings and sealants)
- W. ADVANCED TECHNOLOGY GROUP, INC. – 455 SE 2<sup>nd</sup> Avenue ~ Hillsboro, OR (drywall cont)
- X. XL CONCRETE MASONRY, LLC – Contractor / 4460 Riviera Ridge ~ Las Vegas (masonry contractor)
- Y. MCDONALD CARANO WILSON, LLP – Professional / 100 West Liberty ~ Reno (law firm)
- Z. SAI ELECTRICAL CONTRACTORS – Contractor / 580 Murray Road ~ Dothan, AL (elect cont)
- AA. FAST WRAP RENO ONE – Contractor / 1000 Cottonwood Road ~ Reno (shrink wrap protection)
- BB. ROSEN MATERIALS, LLC – Contractor / 1371 Sawgrass Corporate Pkwy ~ Reno (materials)
- CC. TEMP-AIR, INC. – Contractor / 3700 West Preserve ~ Burnsville, MN (hvac contractor)
- DD. BOSSARD NORTH AMERICA – Contractor / 6521 Production Dr ~ Cedar Falls, IA (installer)
- EE. LR SELL SERVICES – Contractor / 9845 Palmetto Dr ~ Stagecoach (manufactured home setters)
- FF. JR AUTOMATION TECHNOLOGIES, LLC – Contractor / 13365 Tyler St ~ Holland, MI (mfg)
- GG. MURATA MACHINERY USA, INC. – Contractor / 2120 Queen City ~ Charlotte, NC (handling sys)
- HH. BEU-MATH ENGINEERING, INC. – Contractor / 3201 W Harrison ~ Phoenix (pollution control)
- II. MODERN MINING SOLUTIONS, LLC – General / 1280 Alexandria Court TRI
- JJ. BI NUTRACEUTICALS, INC. – General / 625 Waltham Way #101 (milling botanicals) TRI
- KK. RICH DOSS, INC. – General / 201 Wild Horse Canyon Drive (transportation) MCC

County Manager Pat Whitten, on behalf of the Community Development Department, recommends approval of items A. through HH., and continuance of items II., JJ. and KK.

**Motion:** Continue items II., JJ., and KK., **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**Motion:** Approve items A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

#### 18. PUBLIC COMMENT (No Action)

No Public Comment.

#### 19. ADJOURNMENT

The meeting was adjourned by the call of the Chair at 11:06 AM.

Respectfully submitted,

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: January 19, 2016

Estimate of time required: 0 min

Agenda: Consent  Regular agenda  Public hearing required

1. For possible action approval of Payroll Checks date 12/31/15 for \$337,630.39 and 01/05/16 for \$181,732.55 and \$110,332.94. Accounts Payable Checks date 01/08/16 for \$184,208.93 and \$4,864.95.

2. **Recommended motion:** Approval of claims as submitted.

3. Prepared by: Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. Staff summary: Please find attached the claims

5. Supporting materials: Attached

6. Fiscal impact:

Funds Available: NA

Fund: NA

\_\_NA\_\_ Comptroller

7. Legal review required:

\_\_NA\_\_ District Attorney

8. Reviewed by:

\_\_\_\_ Department Head

Department Name: Comptroller

*evl*  
\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. Board action:

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 5

Payroll Type: Regular      Check Date: 12/31/15      Period-end Date: 12/27/15  
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #	Payee	Amount
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Total User Transfer for EFTPS:			55,191.71
Total Deductor Checks:			7,473.21
Total Employee Checks:			1,012.42
Total Employee Direct Deposit:			263,095.17
Total Employee Deds Xferd on Dir Dep File:			3,146.46
Total User Transfer to Deductor:			7,711.42
Total Disbursed:			337,630.39

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
_____	_____	_____
COMPTROLLER		
_____		
TREASURER		
_____		

Payroll Type: Deductor  
Check Date: 01/05/16 *16*

Check/ DD # Emp # Ded # Payee Amount

Total User Transfer for EFTPS: .00  
Total Deductor Checks: 181,732.55

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ COMMISSIONER  
COMPTROLLER \_\_\_\_\_  
TREASURER \_\_\_\_\_

Rept: PRO510A  
Run: 01/05/16 09:49:43

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Payroll Type: Deductor      Check Date: 01/05/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			110,332.94

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMPTROLLER

\_\_\_\_\_  
TREASURER

Rept: PR0510C  
Run: 01/05/16 09:49:43

STOREY COUNTY PAYROLL SYSTEM  
User Transfer to Deductor Register

Page 1  
PRELIMINARY

Payroll Type: Deductor      Check Date: 01/05/16

Ded#	Deductor Name	Deductor Description	Amount
		Total User Transfer to Deductor:	.00

RECEIVED BY -----

DATE ----- TIME -----

Rept: PR0510F  
Run: 01/05/16 09:49:43

Payroll Type: Deductor      Check Date: 01/05/16

STOREY COUNTY PAYROLL SYSTEM  
EFTPS Register

Page 1  
PRELIMINARY

TOTAL SOCIAL SECURITY	.00
TOTAL MEDICARE	.00
TOTAL ADPTL MEDICARE	.00
TOTAL FIT WITHHOLDING	.00
TOTAL EFTPS	.00

Rept: PR0510A  
Run: 01/05/16 09:49:43

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Payroll Type: Deductor      Check Date: 01/05/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
34894	050	NEV PERS/AGENCY 320	110,332.94

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	F/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84431	ALSCO INC	SHOP		1/08/16	75423	45.69	
		SHOP		1/08/16	75423	50.79	133.78
		CH		1/08/16	75423	37.30	
84432	AMERIGAS PROPANE LP	12/18/2015		1/08/16	75410	405.13	405.13
84433	APPLE TIME INC	SANITIZERS MINI		1/08/16	75468	643.09	643.09
84434	ARC HEALTH AND WELLNESS	BRANDON PHYSICAL		1/08/16	75470	464.09	
		HAMES PHYSICAL		1/08/16	75470	419.09	883.18
84435	ARCADIA PUBLISHING INC	ACCT 2024898		1/08/16	75411	233.09	233.09
84436	ASEM DISTRIBUTING INC	ST 75 FUEL TANK		1/08/16	75433	36.31	
		ST75 FUEL TANK		1/08/16	75433	18.27	
		1705 PERU-JUMPER,OILER,BE		1/08/16	75433	52.01	106.59
84437	AVS DEVELOPMENT LTD	CLAIM SUBMISSIONS		1/08/16	75479	54.90	54.90
84438	BANK OF AMERICA #2704	PARAMEDIC REFRESHER		1/08/16	75475	399.00	
		ST 75 MAINT		1/08/16	75475	13.98	
		E75 FUEL		1/08/16	75475	33.80	
		S270 CLASS		1/08/16	75475	275.00	
		TOLL VIOLATION		1/08/16	75475	50.00	
		ERS TRAINING - RUSSELL		1/08/16	75475	877.17	
		YOS PLAQUES		1/08/16	75475	96.00	
		POSTAGE		1/08/16	75475	2.95	
		R75 FUEL		1/08/16	75475	28.65	
		E75 FUEL		1/08/16	75475	19.84	1,796.39
84439	BERRY ENTERPRISES	ST 75 COMMUNICATIONS		1/08/16	75476	1,538.85	1,538.85
84440	BOARD OF REGENTS (COMPT)	3RD QUARTER SUPPORT COOP		1/08/16	75403	5,000.00	5,000.00
84441	BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		1/08/16	75503	60.00	60.00
84442	BUHLER, CARL	12/22/2015		1/08/16	75412	80.00	80.00
84443	BURRELL, SCOTT LEWIS	DEC 17-30, 2015		1/08/16	75413	262.50	
				1/08/16	75413	31.50	294.00
84444	CANYON GENERAL IMPROVEMEN	WATER/SEWER LOCKWOOD		1/08/16	75500	46.50	
		LOCKWOOD GARDEN WATER		1/08/16	75445	3.28	49.78
84445	CAPITAL CITY AUTO PARTS	STOCK FILTERS		1/08/16	75424	133.55	
		VACTOR-BULB		1/08/16	75424	11.22	
		STOCK-FILTER		1/08/16	75424	25.79	
		FW45173-AIR HOSE		1/08/16	75424	12.69	
		PW63957-BELTS		1/08/16	75424	61.71	
		SHOP-SILICONE		1/08/16	75424	22.99	
		STOCK-FILTERS		1/08/16	75424	215.86	
		JD624-SEVERE DUTY		1/08/16	75424	42.17	525.98
84446	CARSON VALLEY OIL CO INC	PW-UNL & DSL		1/08/16	75425	1,197.03	
		PW-UNL & DSL		1/08/16	75425	929.00	929.00

Report No: PB1315  
 Run Date : 01/06/16  
 CHECK REGISTER

STOREY COUNTY  
 CHECK REGISTER 1/08/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84447	CASHMAN EQUIPMENT CORP	PW-UNL & DSL		1/08/16	75425	702.80	2,828.83
84448	CELLCO PARTNERSHIP	PW928G-CUT EDGE		1/08/16	75426	904.50	904.50
84449	CENTRAL SANITARY SUPPLY	ACCT 942037802-0001		1/08/16	75477	40.01	
		ACCT 942057617-00001		1/08/16	75477	120.03	
		775 443-5802 P.WHITTEN		1/08/16	75409	40.01	200.05
84450	CINTAS CORPORATION NO. 2	DEODERANT		1/08/16	75500	11.98	11.98
84451	COMMUNITY CHEST INC	ZEE CUST#0010636459		1/08/16	75455	41.98	41.98
84452	COMSTOCK CHRONICLE (VC)	3RD QUARTER LIBRARY		1/08/16	75397	8,750.00	
		JAN 2016 PROGRAM SUPPORT		1/08/16	75397	11,833.33	20,583.33
84453	COMSTOCK COMMUNITY TV INC	CHRISTMAS AD		1/08/16	75454	75.00	
		BOCC ZONING MAP MEETING		1/08/16	75457	105.63	
		DEP SHERIFF POSTING ADS		1/08/16	75461	56.88	237.51
84454	COMSTOCK MINING INC	CABLE TV EM OFFICE		1/08/16	75444	89.00	89.00
84455	CREATIVE CONSULTING SOLUT	RIP RAP MATERIAL		1/08/16	75462	16,000.00	16,000.00
84456	CUSTOM GLASS	GEMT CONSULTANT		1/08/16	75483	919.97	919.97
84457	KUSTOM SIGNALS, INC	REPAIR OF WINDOW		1/08/16	75497	218.96	218.96
84458	DAIHOUS USA INC	RADAR UNITS		1/08/16	75493	4,986.00	4,986.00
		ST 72 WATER		1/08/16	75478	73.95	
		ST 71 WATER		1/08/16	75478	30.95	
		ST 74 WATER		1/08/16	75478	36.95	
		ST 75 WATER		1/08/16	75478	30.95	
		CH WATER		1/08/16	75427	51.90	
		JANUARY 2016		1/08/16	75504	25.95	
		WATER SERVICE		1/08/16	75466	82.85	
		MONTHLY WATER FILTER		1/08/16	75496	25.95	359.45
84459	DELAHAY, ANN	APPRAISAL		1/08/16	75460	900.00	900.00
84460	DILLON, CALVIN D	34 HOURS		1/08/16	75414	340.00	340.00
84461	ELLIOTT AUTO SUPPLY INC	SHOP-BRAKE CLEAN		1/08/16	75449	22.08	
		CRACK POT -DEL U1-230		1/08/16	75449	50.63	72.71
84462	FASTENAL COMPANY	FR T-74- JOBBER		1/08/16	75428	38.93	38.93
84463	FCC COMMUNICATIONS, LLC	REP PHONES 205 C STREET		1/08/16	75451	220.00	220.00
84464	FERGUSON ENTERPRISES INC	AIR CONTROL VALVES JAIL		1/08/16	75473	496.89	496.89
84465	FERRELLGAS LP	141 NORTH C 1090123116		1/08/16	75474	85.16	
		LWCC-95394967		1/08/16	75429	165.57	
		110 E TOLL RD BLDG DEPT		1/08/16	75495	165.24	415.97
84466	RAYBURN, STUART	AMBULANCE CONTRACT		1/08/16	75463	1,650.00	



Report No: PB1315  
 Run Date : 01/06/16  
 CHECK REGISTER

STOREY COUNTY  
 CHECK REGISTER 1/08/16

CHECK NUMBER	VENDOR	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84489	MELVYN GREEN & ASSOC INC		1/08/16	75400	1,666.00	1,666.00
84490	METRO OFFICE SOLUTIONS IN		1/08/16	75396	8,150.00	8,150.00
84491	MONTOYA, BRYCE		1/08/16	75469	13.73	
84492	NATIONAL BUSINESS FACTORS		1/08/16	75469	12.93	
84493	NATIONAL FIRE FIGHTER		1/08/16	75469	5.82	
84494	NEV DEPT HUMAN RESOURCES		1/08/16	75498	104.35	136.83
84495	NEV DEPT TAXATION		1/06/16	75506	50.00	
84496	NEV DIV OF MINERALS		1/06/16	75506	399.00	449.00
84497	NEV LEGISLATIVE COUNSEL		1/08/16	75500	241.14	241.14
84498	NEXTEL OF CALIFORNIA INC		1/08/16	75486	459.90	459.90
84499	NORMAN CHAMBERLAIN ENTERP		1/08/16	75435	4,125.35	4,125.35
84500	OCCUPATIONAL HEALTH CENTE		1/08/16	75459	51.61	51.61
84501	OFFICE DEPOT INC		1/08/16	75464	178.50	178.50
84502	OREGON AUTO FINANCE		1/08/16	75500	1,117.29	1,117.29
84503	OWENS EQUIPMENT SALES		1/08/16	75500	60-	
84504	PETRINI, ANGELO D		1/08/16	75500	1,451.69	1,451.69
84505	PITNEY BOWES INC		1/08/16	75467	76.00	76.00
84506	POWERPLAN		1/08/16	75487	982.50	
84507	PRAETORIAN GROUP INC		1/08/16	75487	158.50	1,141.00
84508	PROTECTION DEVICES INC		1/08/16	75456	53.18	
84509	RAD STRATEGIES INC		1/08/16	75456	22.09	
84510	RAY MORGAN CO INC (CA)		1/08/16	75456	89.98	165.25
			1/08/16	75500	114.83	114.83
			1/08/16	75437	63.40	63.40
			1/08/16	75417	34.00	34.00
			1/08/16	75418	117.00	117.00
			1/08/16	75438	946.44	946.44
			1/08/16	75488	750.00	750.00
			1/08/16	75448	120.00	
			1/08/16	75505	75.00	
			1/08/16	75500	75.00	270.00
			1/08/16	75492	375.00	
			1/08/16	75492	2,000.00	
			1/08/16	75492	1,800.00	4,175.00

Report No: PB1315  
 Run Date : 01/06/16  
 CHECK REGISTER

STOREY COUNTY  
 CHECK REGISTER 1/08/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84511	RELIANCE STANDARD LIFE IN	COPIER-COMM C STREET GIS PLOTTER CN2676-01		1/08/16	75471	453.00	603.49
84512	REPORTING SYSTEMS, INC	GL 152469-01 RETIREE LIFE		1/08/16	75407	5.70	5.70
84513	SAINTE MARYS ARTCENTER INC	FIRE/EWS REPORTING SYSTEM		1/08/16	75489	564.00	564.00
84514	SAINTE MARYS PREFERRED HEA	3RDQUARTER PROGRAMSUPPORT		1/08/16	75402	10,000.00	10,000.00
84515	SHOAF, BRIAN ALLEN	ARINV000093954 ARID 4212 COBRA L MADDOX		1/08/16	75405	8,784.32	9,319.08
84516	SIERRA PACIFIC POWER CO	DEC 3-16, 2015		1/08/16	75419	7.50	21.00
84517	SKRETTA, TRENT	DEC 17-30, 2015		1/08/16	75419	13.50	47.33
84518	SLOAN S VENABLES	PUBADMINAD13002ZIMMERMAN		1/08/16	75501	47.33	119.09
84519	ST CO SENIOR CENTER (VC)	NAPA-VACTOR CHAINS		1/08/16	75439	119.09	75.00
84520	ST CO WATER SYSTEM	TROUBLESHOOT CAMERA		1/08/16	75458	75.00	12,833.00
		JAN 2016 PROGRAM SUPPORT		1/08/16	75398	12,833.00	128.59
		VC TOURISM		1/08/16	75440	134.63	134.63
				1/08/16	75420	146.71	128.59
				1/08/16	75440	134.63	135.06
				1/08/16	75440	78.20	78.20
				1/08/16	75440	78.20	78.20
				1/08/16	75440	128.59	62.92
				1/08/16	75440	441.22	117.52
				1/08/16	75440	358.11	128.59
				1/08/16	75440	66.82	62.92
				1/08/16	75440	34.96	433.71
84521	STONE, RODGER	GARNISHMENT DISBURSED		1/08/16	75500	433.71	645.00
84522	SUN PEAK ENTERPRISES	DEC 17-30, 2015		1/08/16	75421	615.00	150.00
84523	THERMATEMP	SINK REPAIR		1/08/16	75421	30.00	13,620.47
84524	THORNADAL, ARMSTRONG, DELK,			1/08/16	75500	150.00	800.00
84525	UNIFORMITY OF NEVADA LLC	DETRICK VEST		1/08/16	75404	13,620.47	41.79
84526	US POSTOFFICE (VC)	HAMMOND VEST FITTING		1/08/16	75465	41.79	68.00

Report No: PB1315  
 Run Date : 01/06/16  
 CHECK

STOREY COUNTY  
 CHECK REGISTER 1/08/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84527	USA CASH SERVICES MGT INC	3 MONTHS		1/08/16	75441	300.00	668.00
		3 MONTHS		1/08/16	75441	300.00	
84528	VIRGINIA CITY TOURS INC	GARNISHMENT DISBURSED		1/08/16	75500	302.16	302.16
84529	VISION SERVICE PLAN, INC	DEC 17-30, 2015		1/08/16	75422	22.00	266.00
				1/08/16	75422	244.00	
84530	WEBSTER, PAUL	30 048047 0001 COBRA		1/08/16	75408	9.11	176.80
		30 048047 0001 RETIREE		1/08/16	75408	167.69	
84531	WEDCO INC	PLUMBER- HOOD		1/08/16	75436	446.00	446.00
84532	WESTERN ENVIRONMENTAL LAB	1705 PERU-MOTION SENSOR		1/08/16	75442	89.52	89.52
		ALK,TTL ORG CARBON		1/08/16	75443	125.00	
		O2,FRCAL,PH,NITRO,SOLIDS		1/08/16	75443	206.00	
		HALO/TTL TRIHALO		1/08/16	75443	750.00	
		TTL COLLIFORM		1/08/16	75443	20.00	1,101.00
CHECKS TOTAL						184,208.93	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 184,208.93 CHECK DATE 1/08/16

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CONTROLLER  
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TREASURER  
-----  
CHAIRMAN  
-----  
COMMISSIONER  
-----  
COMMISSIONER

Report No: EB5480ST  
 Run Date : 01/06/16  
 PC

STOREY COUNTY  
 PURCHASE CARD REGISTER

CARD  
 TOTAL

69 WELLS ONE COMMERCIAL CARD PAYMENT

FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
ADKINS HOME DEPOT		VANHAVEL ADOBE SOFTWARE	1/08/16	653	14.99
AIR FARE JUDGES CONF		BUILDING MAINT	1/08/16	655	28.47
EARLY BIRD CHECK IN			1/08/16	659	281.96
EFILINGS UCC SEARCH		AD15017 USDA RURAL LOA	1/08/16	658	25.00
GLENN AMAZON		E75 MEGAPHONE	1/08/16	655	36.00
GLENN GOLDEN GATE		R75 FUEL	1/08/16	655	14.99
HARJES GOLDEN GATE		R75 FUEL	1/08/16	655	21.27
INV #0026 RECEIPT		POSTAGE 12/21/2015	1/08/16	655	80.49
INV #0026-1863-9473		PT1 PT5 ICRM EXAM FEE	1/08/16	652	19.60
J. CURTIS-GALETON		RAIN GEAR	1/08/16	650	200.00
KD APL ITUNES.COM		CHRISTMAS MUSIC	1/08/16	651	453.41
KEENER		SUPPLIES	1/08/16	651	4.99
LOWE GOLDEN GATE		CLEANING SUPPLIES JAIL	1/08/16	657	32.68
NEVIN HOME DEPOT		R75 FUEL	1/08/16	655	45.00
NEVIN NAPA AUTO		BUILDING MAINT	1/08/16	655	40.27
REVELLE BATTERIES +		EQUIP MAINT	1/08/16	655	49.42
RUSSELL GRILLO LANDS		OPERATING SUPPLIES	1/08/16	655	7.69-
RUSSELL MXTROPHIES		BUILDING MAINT	1/08/16	655	5.85
RUSSELL USPS 122115		YOS PLAQUES	1/08/16	655	157.50
S DIXON FERGUSON		POSTGE	1/08/16	655	108.00
SFCB PAPER MARE/HIST		ICE MELT	1/08/16	655	49.00
SKRETTA- ED'S		CHAPMAN/RECORDERS OFFI	1/08/16	652	360.00
SKRETTA-BEST WESTERN		VACTOR TRIP FUEL	1/08/16	1470	360.00
SKRETTA-BLACK BEAR		VACTOR TRIP LODGING	1/08/16	1470	59.00
SKRETTA-COMFORT INN		VACTOR TRIP MEAL	1/08/16	1470	252.98
SKRETTA-COUNTRY COUS		VACTOR TRIP LODGING	1/08/16	1470	31.19
SKRETTA-JERRY'S		VACTOR TRIP MEAL	1/08/16	1470	172.22
SKRETTA-KNECHTS		VACTOR TRIP MEAL	1/08/16	1470	32.76
SKRETTA-LARRY'S		VACTOR WIPER BLADES	1/08/16	1470	23.95
SKRETTA-LOVES		VACTOR TRIP FUEL	1/08/16	1470	14.98
SKRETTA-PILOT		VACTOR TRIP FUEL	1/08/16	1470	120.00
SKRETTA-SAFEWAY		VACTOR TRIP FUEL	1/08/16	1470	141.94
SKRETTA-SANDY REST		VACTOR TRIP MEAL	1/08/16	1470	296.94
SKRETTA-TJ'S		VACTOR TRIP MEAL	1/08/16	1470	12.97
SKRETTA-WEST COAST		VACTOR TRIP MEAL	1/08/16	1470	37.95
X11PB701		VACTOR TRIP PERMITS	1/08/16	1470	30.89
075582		LARGE UPS CLERK COPIER	1/08/16	656	146.00
138011663		HD ENCLOSURE	1/08/16	656	865.99
138864913		ST74 DSL	1/08/16	656	39.99
9064776		WALL MOUNT MONITOR	1/08/16	656	70.00
					59.00

\*Card Total\*

4,864.95

4,864.95

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

*Cup. Sec. H. S. Sullivan*  
 COMPTROLLER

1.6.16

Report No: PB5480ST  
Run Date : 01/06/16  
PC

STOREY COUNTY  
PURCHASE CARD REGISTER

CARD  
TOTAL

FUND-DEPT INVOICE #

AMOUNT

TRANS#

DATE

DESCRIPTION

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting Date: Tuesday, January 19, 2016

Estimate of Time Required: 5 min

Agenda: Consent

Regular

Public Hearing Required

1. Title: Justice Court Quarterly Report

2. Recommended Motion: Approve

3. Prepared By: E.F. Herrington, Justice of the Peace

Department: Justice Court 775-847-0962

4. Staff Summary:

5. Supporting Materials: EOP Listings for October, November, December 2015

6. Fiscal Impact: None

Funds Available: n/a Fund:  Comptroller

7. Legal Review Required: District Attorney

8. Reviewed By:

Department Head

Department Name: Commissioners' Office

County Manager

Other Agency Review

  
\_\_\_\_\_

9. Board Action:

Approve

Approved with Modifications

Denied

Continued

Agenda Item No. 6

# Virginia Township Justice Court ~ Storey County, Nevada

26 South B Street, Second Floor  
Virginia City, Nevada 89440



775-847-0962 • Facsimile: 775-847-0915

www.storeycounty.org

2016 JAN -4 AM 10:31

STOREY COUNTY CLERK

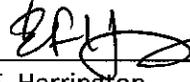
BY UB  
DEPUTY

January 4, 2016

## QUARTERLY REPORT

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for October, November, and December, 2015.

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

  
\_\_\_\_\_  
E.F. Herrington  
Justice of the Peace

Subscribed and sworn before me  
this 4 day of January 2016.

  
\_\_\_\_\_  
Justice Court Clerk

VIRGINIA TOWNSHIP JUSTICE COURT EOP LISTING - ACTUAL - OCTOBER 2015

	Acct		Payee	Disbursed Amount	Number of Cases
1F	170-000-34206	AA FEE - STATE (AOC)	NV STATE CONTROLLER	\$ 2,044.00	48
1F	187-000-35104	AA FEE - JUSTICE	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 343.00	46
1F	001-000-35103	AA FEE - JUVENILE	STOREY COUNTY TREASURER	\$ 98.00	46
1F	170-000-35114	AA FEE STATE (GENERAL)	NV STATE CONTROLLER	\$ 150.00	28
1F	180-000-35101	AA FEE GENETIC MARKER ANALYSIS	STOREY COUNTY TREASURER	\$ 162.00	50
1F	001-000-34245	ATTORNEY REIMBURSEMENT FEE	STOREY COUNTY TREASURER	\$ 150.00	2
1F		APPEAL FEE	STOREY COUNTY TREASURER	\$ -	0
1F	001-000-34204	BOND PROCESSING FEE	STOREY COUNTY TREASURER	\$ 93.75	5
1F	001-000-34204	CIVIL FEES	STOREY COUNTY TREASURER	\$ 146.25	3
1F	187-000-35104	CIVIL FEES - COURT	STOREY COUNTY TREASURER	\$ 276.25	9
1F	001-000-35101	CHEMICAL ANALYSIS FEE	STOREY COUNTY TREASURER	\$ 60.00	1
1F	001-000-34204	COPY FEES	STOREY COUNTY TREASURER	\$ 2.25	0
1F	001-000-35109	FINE - COUNTY	STOREY COUNTY TREASURER	\$ 5,660.34	60
1F	001-000-35111	COURT FACILITY FEE	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 510.00	47
1F	170-000-34212	MARRIAGE FEE	NV STATE TREASURER	\$ 25.00	0
1F	001-000-35109	OVERPAYMENTS TO COUNTY	STOREY COUNTY TREASURER	\$ -	0
1F	187-000-35044	PRETRIAL SERVICES ACCOUNT	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 25.00	1
1F	001-000-34204	RECORDS SEARCH	STOREY COUNTY TREASURER	\$ 456.75	0
1F	170-000-34217	SPECIALTY COURT FEE (MM)	NV STATE CONTROLLER	\$ 363.00	51
1F	170-000-34206	DUI SPECIALTY COURT FEE	NV STATE CONTROLLER	\$ 100.00	1
1F	001-000-34204	SMALL CLAIMS FEE	STOREY COUNTY TREASURER	\$ 131.75	1
1F	170-000-34201	CENSUS FEE	STOREY COUNTY TREASURER	\$ 3.00	3
1F	170-000-35108	BOND FILING FEE VOC	NV STATE CONTROLLER	\$ 125.00	5
			DISBURSED TOTAL:	\$ 10,925.34	
		AFTER-HOURS MARRIAGE FEES	JP	\$ 350.00	

VIRGINIA TOWNSHIP JUSTICE COURT EOP LISTING - ACTUAL - NOVEMBER 2015

Acct		Payee	Disbursed Amount	Number of Cases	
1F	170-000-34206	AA FEE - STATE (AOC)	NV STATE CONTROLLER	\$ 2,480.00	53
1F	187-000-35104	AA FEE - JUSTICE	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 413.00	48
1F	001-000-35103	AA FEE - JUVENILE	STOREY COUNTY TREASURER	\$ 118.00	48
1F	170-000-35114	AA FEE STATE (GENERAL)	NV STATE CONTROLLER	\$ 205.00	31
1F	180-000-35101	AA FEE GENETIC MARKER ANALYSIS	STOREY COUNTY TREASURER	\$ 153.00	44
1F	001-000-34245	ATTORNEY REIMBURSEMENT FEE	STOREY COUNTY TREASURER	\$ 190.00	3
1F		APPEAL FEE	STOREY COUNTY TREASURER	\$ -	0
1F	001-000-34204	BOND PROCESSING FEE	STOREY COUNTY TREASURER	\$ 56.25	3
1F	001-000-34204	CIVIL FEES	STOREY COUNTY TREASURER	\$ 105.00	0
1F	187-000-35104	CIVIL FEES - COURT	STOREY COUNTY TREASURER	\$ 343.12	5
1F	001-000-35101	CHEMICAL ANALYSIS FEE	STOREY COUNTY TREASURER	\$ 60.00	1
1F	001-000-34204	COPY FEES	STOREY COUNTY TREASURER	\$ 10.88	0
1F	001-000-35109	FINE - COUNTY	STOREY COUNTY TREASURER	\$ 6,937.00	53
1F	001-000-35111	COURT FACILITY FEE	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 545.00	47
1F	170-000-34212	MARRIAGE FEE	NV STATE TREASURER	\$ 20.00	0
1F	001-000-35109	OVERPAYMENTS TO COUNTY	STOREY COUNTY TREASURER	\$ -	0
1F	187-000-35044	PRETRIAL SERVICES ACCOUNT	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 285.00	1
1F	001-000-34204	RECORDS SEARCH	STOREY COUNTY TREASURER	\$ 597.75	0
1F	170-000-34217	SPECIALTY COURT FEE (MM)	NV STATE CONTROLLER	\$ 372.00	47
1F	170-000-34206	DUI SPECIALTY COURT FEE	NV STATE CONTROLLER	\$ 100.00	1
1F	001-000-34204	SMALL CLAIMS FEE	STOREY COUNTY TREASURER	\$ 263.50	2
1F	170-000-34201	CENSUS FEE	STOREY COUNTY TREASURER	\$ 2.00	2
1F	170-000-35108	BOND FILING FEE VOC	NV STATE CONTROLLER	\$ 75.00	3
		AFTER-HOURS MARRIAGE FEES	JP	\$ -	
			DISBURSED TOTAL:	\$ 13,331.50	

VIRGINIA TOWNSHIP JUSTICE COURT EOP LISTING - ACTUAL - DECEMBER 2015

Acct		Payee	Disbursed Amount	Number of Cases	
1F	170-000-34206	AA FEE - STATE (AOC)	NV STATE CONTROLLER	\$ 1,670.00	40
1F	187-000-35104	AA FEE - JUSTICE	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 252.00	34
1F	001-000-35103	AA FEE - JUVENILE	STOREY COUNTY TREASURER	\$ 72.00	34
1F	170-000-35114	AA FEE STATE (GENERAL)	NV STATE CONTROLLER	\$ 105.00	19
1F	180-000-35101	AA FEE GENETIC MARKER ANALYSIS	STOREY COUNTY TREASURER	\$ 147.00	42
1F	001-000-34245	ATTORNEY REIMBURSEMENT FEE	STOREY COUNTY TREASURER	\$ 175.00	3
1F		APPEAL FEE	STOREY COUNTY TREASURER	\$ -	0
1F	001-000-34204	BOND PROCESSING FEE	STOREY COUNTY TREASURER	\$ 131.25	7
1F	001-000-34204	CIVIL FEES	STOREY COUNTY TREASURER	\$ 311.25	3
1F	187-000-35104	CIVIL FEES - COURT	STOREY COUNTY TREASURER	\$ 317.25	10
1F	001-000-35101	CHEMICAL ANALYSIS FEE	STOREY COUNTY TREASURER	\$ -	0
1F	001-000-34204	COPY FEES	STOREY COUNTY TREASURER	\$ 2.25	1
1F	001-000-35109	FINE - COUNTY	STOREY COUNTY TREASURER	\$ 3,426.00	49
1F	001-000-35111	COURT FACILITY FEE	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 470.00	40
1F	170-000-34212	MARRIAGE FEE	NV STATE TREASURER	\$ 15.00	0
1F	001-000-35109	OVERPAYMENTS TO COUNTY	STOREY COUNTY TREASURER	\$ -	0
1F	187-000-35044	PRETRIAL SERVICES ACCOUNT	VIRGINIA TOWNSHIP JUSTICE COURT	\$ 37.69	1
1F	001-000-34204	RECORDS SEARCH	STOREY COUNTY TREASURER	\$ 507.00	0
1F	170-000-34217	SPECIALTY COURT FEE (MM)	NV STATE CONTROLLER	\$ 333.00	42
1F	170-000-34206	DUI SPECIALTY COURT FEE	NV STATE CONTROLLER	\$ -	0
1F	001-000-34204	SMALL CLAIMS FEE	STOREY COUNTY TREASURER	\$ -	0
1F	170-000-34201	CENSUS FEE	STOREY COUNTY TREASURER	\$ 1.00	1
1F	170-000-35108	BOND FILING FEE VOC	NV STATE CONTROLLER	\$ 175.00	7
			DISBURSED TOTAL:	\$ 8,147.69	
		AFTER-HOURS MARRIAGE FEES	JP	\$ 70.00	



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: January 19, 2016

Estimate of time required: 5 min.

Agenda: Consent  Regular agenda  Public hearing required

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1. **Title:** Approval of Treasurer Report for December 2015
2. **Recommended motion:** Approval of report as submitted
3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 847-0969

4. **Staff summary:** Report is attached.

5. **Supporting materials:**

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Clerk & Treasurer

[Signature] County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 7





Report No: Br1762  
Run Date : 01/11/16 Run Time : 09:35:21

STOREY COUNTY'S ACCOUNTING  
TREASURER'S ACCOUNTING  
Outstanding Checks  
Check# 1 Through 999999  
0/00/00 - 12/31/15  
Check Date Amount

Bank Seq	Bank #	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	81459	199 00	APPELBAUM, TREVOR		2/20/15	25.00
CK	81518	199 00	NEVADA JUDGES OF LIMITED		2/20/15	250.00
CK	81922	199 00	BENDER, DEBORAH		4/17/15	60.00
CK	81937	199 00	EVANS, CHAD		4/17/15	16.91
CK	81973	199 00	SEAY, JOHN		4/17/15	39.75
CK	82404	199 00	DUFRESNE, JOHN		6/12/15	90.00
CK	82475	199 00	PIPER, LINDA & BARRY		6/12/15	86.05
CK	82591	199 00	JEFFCOAT, HUGH		6/26/15	90.18
CK	82917	199 00	THREE GGG, INC		7/24/15	78.00
CK	83112	199 00	HOOD, CHRIS		8/21/15	191.25
CK	83250	199 00	HOBSON, TABITHA		9/04/15	75.00
CK	83390	199 00	MURRAY, ANN MARIE ARAGON		9/18/15	14.08
CK	83458	199 00	ASSOCIATION FOR TITLE		10/02/15	400.00
CK	83491	199 00	GALLAGHER, HUGH III		10/02/15	640.04
CK	83498	199 00	GRANT, GREG		10/02/15	560.00
CK	83552	199 00	SILVER STATE NATIONAL PEA		10/02/15	35.00
CK	83630	199 00	MACKAY MANSION MUSEUM		10/16/15	72.30
CK	83775	199 00	METRO OFFICE SOLUTIONS IN		10/30/15	1,539.04
CK	84035	199 00	MACKAY MANSION MUSEUM		11/13/15	68.00
CK	84102	199 00	VIRGINIA CITY TOURS INC		11/13/15	852.00
CK	84163	199 00	MACKAY MANSION MUSEUM		11/25/15	212.00
CK	84166	199 00	MORRIS, ROBERT T		11/25/15	312.00
CK	84197	199 00	VIRGINIA CITY TOURS INC		11/25/15	2,550.00
CK	84213	199 00	BEST GARAGE DOORS		12/11/15	2,000.00
CK	84252	199 00	MACKAY MANSION MUSEUM		12/11/15	164.00
CK	84256	199 00	MONTOYA, BRYCE		12/11/15	50.00
CK	84267	199 00	NEV EMPLOYMENT SECURITY		12/11/15	706.74
CK	84282	199 00	PETRINI, ANGELO D		12/11/15	85.00
CK	84316	199 00	VIRGINIA CITY TOURS INC		12/11/15	344.00
CK	84328	199 00	AT&T TELECONFERENCE SERVI		12/24/15	21.47
CK	84332	199 00	BENDER, DEBORAH		12/24/15	800.00
CK	84337	199 00	BURRELL, SCOTT LEWIS		12/24/15	45.00
CK	84343	199 00	COLLECTION SERVICE OF NEV		12/24/15	368.77
CK	84345	199 00	COMSTOCK CEMETERY FOUNDAT		12/24/15	363.00
CK	84349	199 00	DOTSON, DENY		12/24/15	33.70
CK	84351	199 00	EVANS, LARRY		12/24/15	30.00
CK	84355	199 00	FERRELLGAS LP		12/24/15	986.77
CK	84361	199 00	HIGH DESERT MICROIMAGING		12/24/15	995.00
CK	84363	199 00	INNOVATIVE IMPRESSIONS		12/24/15	138.00
CK	84364	199 00	INTERCEPT INC		12/24/15	185.00
CK	84370	199 00	KOLKER, DAVID LEWIS		12/24/15	276.00
CK	84375	199 00	MICHAEL HOHL MOTOR CO		12/24/15	486.00
CK	84376	199 00	MONTOYA, BRYCE		12/24/15	399.00
CK	84388	199 00	NORCAL ROTOCO, INC		12/24/15	508.00
CK	84391	199 00	OREGON AUTO FINANCE		12/24/15	229.66
CK	84394	199 00	PETRINI, ANGELO D		12/24/15	16.00
CK	84397	199 00	POWERS, IRVING		12/24/15	30.00
CK	84407	199 00	ST CO PUBLIC WORKS		12/24/15	259.97
CK	84410	199 00	STAFFORD, MARK		12/24/15	7,417.00
CK	84413	199 00	SUN PEAK, ENTERPRISES		12/24/15	12,229.50
CK	84414	199 00	TEMEN, GENE		12/24/15	12,480.00
CK	84415	199 00	THE ROASTING HOUSE		12/24/15	93.80
CK	84416	199 00	THERMATEMP		12/24/15	105.00
CK	84421	199 00	US BANCORP EQUIPMENT FINA		12/24/15	3,671.01

Report No: Br1762  
 Run Date : 01/11/16  
 Run Time : 09:35:21

STOREY COUNTY TREASURER'S ACCOUNTING				Outstanding Checks	
				1 Through 999999	
From	Check #	Check Date	Amount	From	Check #
Vendor/Employee Name	Person #	Bank Seq	Bank #	From <td>Check # </td>	Check #
VCIC	403983	199 00	199 00	12/24/15	130.00
VIRGINIA CITY TOURS INC	403893	199 00	199 00	12/24/15	72.00
WASHOE CO BAR DIRECTORY	103123	199 00	199 00	12/24/15	300.00
SHERIFF FEE COLLECTION/GA	900615	199 00	199 00	8/15/14	10.71
COLONIAL LIFE INS. 125	900201	199 00	199 00	8/14/15	50.73
MEDICAL/EMPLOYEE BUYUP	900107	199 00	199 00	10/09/15	1,143.53
PET INSURANCE	900399	199 00	199 00	12/04/15	22.63
PET INSURANCE	900399	199 00	199 00	12/18/15	22.63
AFSCME/UNION DUES	900402	199 00	199 00	12/18/15	506.75
COLONIAL ACCIDENT	900200	199 00	199 00	12/31/15	70.65
COLONIAL LIFE INS. 125	900201	199 00	199 00	12/31/15	50.73
DEFERRED COMP (AFTER-TAX)	900299	199 00	199 00	12/31/15	200.00
DEFERRED COMP	900300	199 00	199 00	12/31/15	3,584.50
EMP DED/AFLAC 125 PLAN	900301	199 00	199 00	12/31/15	897.20
EMP DED/AFLAC AFTER TAX	900302	199 00	199 00	12/31/15	185.61
PACIFIC LIFE INS CO	900303	199 00	199 00	12/31/15	75.00
EMDED/WASH INS AFTER TAX	900307	199 00	199 00	12/31/15	492.77
AFSCME/UNION DUES	900402	199 00	199 00	12/31/15	506.75
FIRE FIGHTER ASSOC #4227	900501	199 00	199 00	12/31/15	1,410.00
HESS, GREG J	112	199 00	199 00	12/31/15	1,012.42
Bank Total:					52,519.60
Total:					52,519.60



# Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** January 19, 2016

**Estimate of time required:** 5 minutes

**Agenda:** Consent  Regular Agenda  Public hearing required

1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval and acceptance of a Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$3,700.00 for a Metal Detector for the Virginia Township Justice Court and authorization for Eileen Herrington and/or Cherie Nevin to sign all associated grant documentation.

2. **Recommended motion:** I move to approve the Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$3,700.00 for a Metal Detector for the Virginia Township Justice Court and authorization for Eileen Herrington and/or Cherie Nevin to sign all associated grant documentation.

3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** Storey County has been awarded a Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$3,700.00 for a Metal Detector for the Virginia Township Justice Court. Judge Eileen Herrington submitted this grant in July 2015 to improve the safety of the courtroom. It is also being requested that authorization be given to Eileen Herrington and/or Cherie Nevin to sign all associated grant documentation. Your approval of this grant award, grant agreement and associated documentation will allow staff to move forward with implementing this project.

5. **Supporting materials:** Grant Award and associated documentation

6. **Fiscal impact:**

Funds Available: YES

Fund: 206-206-53300-121 *AK* Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

*CMV* Department Head

Department Name: Commissioner's Office

*Rul* County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 8

**GRANT AGREEMENT  
BETWEEN  
THE NEVADA ADMINISTRATIVE OFFICE OF THE COURTS  
AND  
VIRGINIA TOWNSHIP JUSTICE COURT**

The Administrative Office of the Courts (AOC), and Virginia Township Justice Court, Grantee, enter into this Grant Agreement (Agreement) as follows:

**WITNESSETH:**

**WHEREAS**, AOC has established a funding source from monies received through preemptory challenge fees, hereinafter referred to as Trial Court Improvement (TCI) Grant; and

**WHEREAS**, Grantee has provided AOC with all required applications, forms, and budget information, dated July 24, 2015, consisting of 5 pages as required by the Trial Court Improvement (TCI) Grant, a copy of which is attached as **EXHIBIT A**; and

**WHEREAS**, the AOC has approved Grantee's request for funding to be used to install a metal detector in the entrance of the courtroom; and

**WHEREAS**, the AOC has determined the project is within the parameters of Trial Court Improvement (TCI); and

**WHEREAS**, the parties agree that this Agreement is in the best interests of all parties;

**NOW THEREFORE**, in consideration of the mutual promises contained herein, the parties agree as follows:

**A. The AOC's Commitment**

1. The AOC and/or the TCI Grant Administrator, or its designee, shall be responsible for contract administration, including, but not limited to, review and approval of all reports required herein and responses to Grantee's inquiries.
2. The AOC representative, Jamie Gradick, may be contacted at the Administrative Office of the Courts, 201 South Carson Street, Suite 250, Carson City, Nevada 89701; telephone number 775-987-9808.
3. The AOC hereby grants to the Virginia Township Justice Court, Grantee, the total sum of **THREE THOUSAND AND SEVEN HUNDRED DOLLARS (\$3,700.00)**. These funds shall be paid directly by AOC to the Grantee/Grantee's representative to be used for the purpose described in the recommendation memo more fully described in **EXHIBIT B**.
4. Grant funds shall be disbursed via electronic funds transfer (EFT) within a reasonable time after this Agreement has been fully executed by all parties.

5. The funds expended will be drawn from budget account 1493-18.

**B. Virginia Township Justice Court Commitment**

1. The Virginia Township Justice Court, Grantee, agrees that all grant funds received from AOC under this Agreement shall be used solely for the purpose described in the recommendation memo.
2. The Grantee's representative, Judge Eileen Herrington, may be contacted at P.O. Box 674 Virginia City, NV, 89440 and 775-847-0962.
3. Grantee agrees that all grant funds received shall be documented and accounted for under an accounting system that is in compliance with AOC's Minimum Accounting Standards. All such accounts and records shall be subject to inspection and audit by AOC or its authorized representative at any time upon reasonable advance written notice.
4. Grantee shall safeguard the grant funds upon receipt to the best of its ability.
5. Grantee shall comply with all rules and regulations regarding the expenditure of funds and Project completion, including timelines and reporting requirements established by the AOC.
6. Grantee acknowledges it is solely responsible for the management of the purpose/project for which grant funds are awarded and that AOC has no responsibility to maintain said equipment; and
7. Grantee shall submit a final narrative and budget report upon completion of the project, but no later than 30 days prior to the expiration date. The final narrative report shall be in a form/format approved by AOC and is attached as **EXHIBIT C**.
8. Upon completion of the project, if the project comes in under the projected budget, the Grantee agrees to return any unused grant funds to the AOC. The amount of funds returned should be the same percentage as was provided for the whole project. Since 100% funding was provided for the project then the same percentage of the savings shall be returned to the AOC to be applied to the TCI budget.
9. Grantees agree to acknowledge the Administrative Office of the Courts and the Nevada Supreme Court as a funding source on any and all publications prepared utilizing grant funds as described herein.

**C. General Provisions**

1. This Agreement shall expire on June 30, 2016.
2. The parties shall comply with all applicable local, state, and federal laws, as well as applicable Canons of Judicial Conduct, in carrying out the obligations of this Agreement.

3. Grantee shall not assign, transfer, or delegate any rights, obligations, or duties under this Agreement without prior written consent of AOC.
4. Grantee shall not be liable to AOC or to any third party; nor shall AOC be liable to the Grantee or to any third party for any indirect, special, or consequential damages including, without limitation, any loss of income, loss of profit, loss of revenue, or loss of use of equipment, regardless of whether AOC or Grantee has been advised of the possibility of such damages arising out of or in connection with this Agreement.
5. This Agreement shall be construed and interpreted according to the laws of the State of Nevada.
6. This Agreement may be terminated by either party within thirty (30) days following execution, without cause and upon written notice by mail, facsimile, email, or other method effecting actual notice. Termination of this Agreement shall be effective thirty (30) days after the date of delivery of the termination notice. Upon the effective date of such termination, any and all rights and obligations of all parties hereto shall be deemed at an end and canceled except as previously accrued or vested.
7. If any term or provision of this Agreement is found to be illegal or unenforceable, this Agreement shall remain in full force and effect and that term or provision shall be deemed stricken.
8. This Agreement constitutes the entire contract between the parties and may only be modified by a written amendment signed by the parties.

**IN WITNESS WHEREOF**, the parties, or their representatives, have caused this Agreement to be signed and intend to be legally bound thereby.

**ADMINISTRATIVE OFFICE OF THE COURTS  
NEVADA SUPREME COURT**

By: \_\_\_\_\_

**ROBIN SWEET**

Director

Dated: \_\_\_\_\_

**VIRGINIA TOWNSHIP JUSTICE COURT**

By: \_\_\_\_\_

**EILEEN HERRINGTON**

Justice of the Peace

Dated: \_\_\_\_\_

# EXHIBIT A

Received AOC  
JUL 29 2015

Nevada Supreme Court, Administrative Office of the Courts  
AOC Grant Application Coversheet

Applicant Court Virginia Township Justice Court  
Contact Person Eileen Herrington, Justice of the Peace  
Address PO Box 674 Virginia City, NV 89440 (Physical is 26 South B Street, Second Floor),  
Virginia City, Nevada 89440  
Phone 775-847-0962 Fax 775-847-0915  
E-mail eherrington@storeycounty.org  
Project Title: Metal Detector for Virginia Township Justice Court  
Project Description: Metal Detector for Virginia Township Justice Court

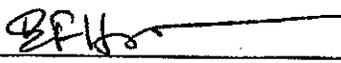
Grant Applied For:  USJR  TCI

Project Start Date: Within 30 days of funding Project Completion Date: Within 30 days of funding

Project Total:	\$3,698.12
Requested Amount:	\$3,698.12
Applicant Match:	-0-

Application Checklist

- Coversheet
- Statement of Problem
- Project Design and Implementation
- Capabilities/Competencies
- Budget and Narrative
- Impact/Outcomes and Evaluation
- Signed Assurances

Authorized Signature: 

Date: 7/24/2015

Name: E.F. Herrington

Title: Virginia Township Justice of the Peace

Nevada Supreme Court, Administrative Office of the Courts

Grant Assurances

As an authorized representative of the applicant, I hereby certify and assure that:

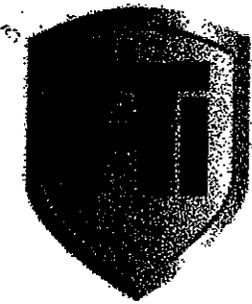
- 1) The applicant has the authority to apply for Administrative Office of the Courts (AOC) grant assistance and has the institutional, managerial, and financial capacity to successfully carry out the project described in the application.
- 2) The applicant acknowledges receipt of grant funds is contingent upon availability of funds to AOC, and delivery of funds is dependent upon applicant compliance with all terms of the grant award and program.
- 3) The AOC will not be held responsible for recurring costs, maintenance costs, or support costs for any product or service procured with grant funds.
- 4) The applicant agrees to indemnify, save, and hold harmless AOC to the extent legally allowable for all claims related to grant funds and funded projects.
- 5) The applicant will grant the AOC and its authorized representatives full access to, and right to examine, all records, books, papers, documents, and electronic files relating to the award, expenditure of funds, and applicant contribution.
- 6) The applicant will account for any awarded funds and applicant contribution under an accounting system that is in compliance with the AOC's Minimum Accounting Standards (MAS).
- 7) The applicant will make reasonable efforts to ensure that no employee or official will use the awarded funds for personal gain, and will diligently work to prevent conflict of interest, or an appearance thereof, related to grant funds and grant funded projects.
- 8) The applicant has read the AOC Grant Program Guidelines and will comply with all rules, regulations, policies, and procedures regarding the expenditure of funds and project completion, including timelines and reporting requirements, as set forth by AOC in any award that is made.
- 9) The applicant is, and will continue to be, in compliance with all applicable Nevada Revised Statutes, Federal Laws, and Cannons of Judicial Conduct applicable to the awarded funds, expenditure of funds, and/or project completion.
- 10) The applicant will acknowledge the Nevada Supreme Court, Administrative Office of the Courts as a funding source on all publications furnished by grant funds.
- 11) The applicant will receive awarded grant funds via electronic funds transfer (EFT), unless undue hardship is demonstrated.

Authorized Signature: \_\_\_\_\_

Date: 7/24/2015

Name: E.F. Herrington

Title: Virginia Township Justice of the Peace



Protective Technologies Int'l  
9451 South Bagley Park Rd  
West Jordan Ut 84081  
801-280-9997  
[www.pti-world.com](http://www.pti-world.com)

## Quote

Corporation: Virginia Twp Justice Court

Contact Name: EF Herrington

Date: 7/23/15

Project Title: Metal Detector

Project Description: Garrett PD6500i

P.O. Number: \_\_\_\_\_

Invoice Number: 568399

Estimated Delivery: 10 Business Days



Description	Quantity	Unit Price	Cost
Garrett PD 6500i	1	\$ 4,994.12	\$ 4,994.12
<b>Includes:</b>			
• 2 yr warranty			
• Operational manual			
• Easy installation guide			
Subtotal			\$ 4,994.12
Discount			\$ 1,296.00
Online Tax			\$ 0.00
Free USA Shipping	Shipping		\$ 0
Total			\$ 3,698.12

Thanks for your business. It's a pleasure to work with you on this project. Let us know if you have any questions.

# EXHIBIT B

Supreme Court of Nevada  
ADMINISTRATIVE OFFICE OF THE COURTS

**MEMORANDUM**

**TO:** Supreme Court Executive Committee

**THROUGH:** Robin Sweet, Director and State Court Administrator

**FROM:** AOC Grant Review Board  
Jamie Gradick, Rural Courts Coordinator  
John McCormick, Assistant Court Administrator  
Rick Stefani, Deputy Director, IT

**DATE:** October 19, 2015

**SUBJECT:** Fiscal Year 2016 AOC Grant Requests and Recommendations

The Administrative Office of the Courts received eight grant requests for funding during fiscal year 2016 AOC Grant Program submission period. All eight grant applications have been evaluated against the guidelines and have been determined to be within the parameters of either the USJR or the Trial Court Improvement (TCI) funding stream. The requests are separated by funding stream below:

**USJR**

The USJR funding stream has \$50,000 available to award to Nevada trial courts. The Eleventh Judicial District Court was the only court to request funding for projects that fall within the USJR funding stream guidelines. Although the court initially requested \$50,000 to fund a variety of projects falling within both the USJR and TCI funding streams, the AOC Grant Review Board experienced concern regarding the court's ability to successfully implement and manage its entire project list within the timeframe of the grant cycle. Thus, the Grant Review Board chose to focus on that portion of the court's proposed project list that meets the qualifying requirements of the USJR funding stream. The total monetary value of the USJR portion is \$6,426.99.

The Grant Review Board recommends funding this proposal at the requested amount of \$6,500\* for the USJR-applicable project. The fiscal year 2016 budget has allocated funds for these purchases and there is the money available to support the request.

<b>COURT</b>	<b>PROJECT SUMMARY (USJR Portion Only)</b>	<b>PROJECT AMT</b>	<b>MATCH AMT</b>	<b>REQUEST AMT</b>
Eleventh Judicial District	Purchase a high-speed document scanner for electronic file management system.	\$6,426.99	\$1,928.10 (30%)	\$50,000

the cost-efficiency and the security benefits of the project, the Grant Review Board recommends funding this grant in the amount of \$4,000 as requested.

3. The Reno Justice Court request is an immediate need as the current equipment service contract is at "end of life" and the current equipment will not be serviceable after December 31, 2015. However, the request also includes funding for other courtroom "upgrades" that are less urgent. The applicant is providing more than the required 30% match. The Grant Review Board recommends funding this new request amount of \$25,200\* which provides for 65% of the court's original request.
4. The First Judicial District Court and Carson City Municipal/Justice Court requests funding for 3 separate projects. Further clarification from the applicant indicates that the courts' preference is to complete the front lobby remodel portion of the project list. As such, the Grant Review Board recommends awarding \$18,900\* to cover the costs of the remodel. This provides for 65% of the court original request amount. The court has been contacted regarding the reduced funding amount and is in agreement that the reduced amount still provides significant financial assistance to complete the front lobby remodel project.
5. The Seventh Judicial Court request is an immediate need in that the current equipment service contract is at "end of life" and the current equipment will not be serviceable by the provider. However, the project proposal also includes elements that are not necessities and the completion of the JAVS upgrade will not result in an expansion of videoconferencing to each courtroom; the court will continue to utilize the one system between the two courtrooms. As such, the Grant Review Board recommends funding this request at \$18,200\*; this provides for approximately 60% of the applicant's original request. The court has been contacted regarding the reduced award amount and is in agreement that the reduced amount still provides significant financial assistance to complete the JAVS upgrade.
6. The Bunkerville Justice Court request does not demonstrate immediate need. The court has indicated that the current equipment in use is unreliable and "antiquated" but functional. Additionally, the court currently looks to other rural courts in the county to perform their 48/72 hour hearings. According to the vendor quotes submitted with the court's application, the project cost is expected to total \$42,125.38. Additionally, the court's application indicates that Clark County is willing to contribute \$14,402 to the project costs. Based on these numbers, the court would need \$27,723.38 to complete the project. As such, the Grant Review Board recommends funding the request at \$20,000\*, this is 40% of the applicant's original request amount.
7. The Argenta Justice Court equipment is not an immediate need. The project timeline spanned primarily through fiscal year 2015. As such, the Grant Review Board recommends funding an amount sufficient to complete any outstanding

# EXHIBIT C

Name: \_\_\_\_\_ Title: \_\_\_\_\_

### AOC Grant Status Report

Indicate grant(s):

- Uniform System for Judicial Records Grant
- Trial Court Improvement Grant

Grantee:

Grant Project Manager:

Reporting Period:

Agreement Number:

1 Program Summary				
		Yes	No	Comments
	Is the project within budget?	<input type="checkbox"/>	<input type="checkbox"/>	
	Is the project within scope?	<input type="checkbox"/>	<input type="checkbox"/>	
	Is the project on schedule?	<input type="checkbox"/>	<input type="checkbox"/>	

2 Please list progress/achievements made this reporting period.	
1	
2	
3	
4	
5	

3 Please list activities planned for next reporting period ending:	
1	
2	
3	
4	
5	

4 Please list any known risks or challenges to project completion.	
1	
2	
3	
4	
5	



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 19, 2016

Estimate of time required: 5 minutes

Agenda: Consent  Regular Agenda  Public hearing required

1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval and acceptance of a STOP Violence Against Women Formula Grant administered by the Nevada Office of the Attorney General in the amount of \$10,000 to support the Storey County Victim Services Unit and authorization for Anne Langer and/or Debra Burns and/or Cherie Nevin to sign all associated grant documentation.

2. **Recommended motion:** I move to approve the STOP Violence Against Women Formula Grant administered by the Nevada Office of the Attorney General in the amount of \$10,000 to support the Storey County Victim Services Unit and authorization for Anne Langer and/or Debra Burns and/or Cherie Nevin to sign all associated grant documentation.

3. **Prepared by:** Cherie Nevin  
**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** Storey County has been awarded STOP Violence Against Women Formula Grant administered by the Nevada Office of the Attorney General in the amount of \$10,000 to support the Storey County Victim Services Unit. Storey County has been successful in receiving this grant source for many years and has been able to build a robust program to support victims of domestic violence in Storey County. This grant comes with an in-kind match of \$3,333.33. It is also being requested that authorization be given to Anne Langer and/or Debra Burns and/or Cherie Nevin to sign all associated grant documentation. Your approval of this grant award, grant agreement and associated documentation will allow staff to move forward with implementing this project.

5. **Supporting materials:** Grant Award and associated documentation

6. **Fiscal impact:** NONE

Funds Available: YES

Fund: 206-206-53400-153 *HS* Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

*AM* Department Head

Department Name: Commissioner's Office

*RW* County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. *9*

**NEVADA OFFICE OF THE ATTORNEY GENERAL  
2015 VIOLENCE AGAINST WOMEN ACT  
FORMULA GRANT AWARD**

SUBGRANTEE: Storey County District Attorney's Office		SUBGRANT NO.:	<b>2015-VAWA-51</b>
ADDRESS: PO Box 496 Virginia City, NV 89440	CFDA No.:		<b>16.017/16.588</b>
	(1) FEDERAL AWARD #	<b>2013-WF-AX-0051</b>	
PROJECT TITLE: Victim Services Unit	(2) FEDERAL AWARD #	<b>2015-WF-AX-0030</b>	
	(3) FEDERAL AWARD #		
	(4) FEDERAL AWARD #		
GRANT PERIOD: <b>January 1, 2016 - June 30, 2016</b>	(5) FEDERAL AWARD #		
	FEDERAL FUNDS:		<b>\$10,000.00</b>
STOP CATEGORIES/: <b>STOP PR</b>	MATCHING FUNDS:		<b>\$3,333.33</b>
		<b>TOTAL GRANT AWD:</b>	<b>\$13,333.33</b>

**APPROVED BUDGET FOR PROJECT**

CATEGORY:	STOP	SASP	TOTAL COSTS
Personnel	\$0.00	\$0.00	\$0.00
Consultant/Contracts	\$9,064.00	\$0.00	\$9,064.00
Travel	\$0.00	\$0.00	\$0.00
Supplies/Operating	\$436.00	\$0.00	\$436.00
Equipment	\$0.00	\$0.00	\$0.00
Training	\$0.00	\$0.00	\$0.00
Other	\$500.00	\$0.00	\$500.00
Match	\$3,333.33	\$0.00	\$3,333.33
<b>Total</b>	<b>\$13,333.33</b>	<b>\$0.00</b>	<b>\$13,333.33</b>

This award is subject to the federal guidelines established by the Violence Against Women Grants Office, Office of the Justice Programs.

**TERMS AND CONDITIONS:** This project is approved subject to such special conditions or limitations as set forth on the attached page(s).

AGENCY APPROVAL	SUBGRANTEE ACCEPTANCE	
ADAM PAUL LAXALT Attorney General <i>Name and Title of Appointing Official</i>	<i>Anne M. Langer</i> <i>Storey County DA</i> <i>Project Director Name/Title</i>	<i>Debra J. Bruns</i> <i>President - Board of Directors, or Equivalent</i>
By: Elizabeth C. Greb, NV STOP/SASP Administrator	<i>Anne M. Langer</i> <i>11/4/15</i> <i>Signature/Date</i>	<i>Debra J. Bruns</i> <i>12/23/15</i> <i>Signature/Date</i>
<i>Elizabeth C. Greb</i> <i>12/23/15</i> <i>Signature of Approving Official/Date</i>	CORR/SAM Expiration Date: DUNS #	

**NEVADA OFFICE OF THE ATTORNEY GENERAL  
2014-2015 STOP/SASP Program Sub-Grant Application**

**Part 1 - TITLE PAGE**

Agency : Storey County District Attorney  
(Enter the full legal name of the applicant.)

Project Title: Victim Services Unit  
(Enter a brief, descriptive title, e.g. Law Enforcement Training: Sexual Assault Investigations.)

Project Jurisdiction: Storey County  
(Add the community/geo-political area of project impact, i.e. city, tribal, judicial district, etc.)

**Service Area:** (check all applicable)

- Urban/Suburban  
 Rural/Frontier  
 Northern Nevada

**State Priorities:** (Check all applicable)

- Local/regional collaborative approaches  
 Core victim services (Crisis Intervention/Referral/Shelter)  
 Advocacy (community-based, system-based)  
 Area with limited availability of services  
 Training (law enforcement, prosecutors, victim services, courts)  
 Linguistically/Culturally Underserved Populations  
 Data Collection project

**Federal Purpose Areas**

STOP Number(s) # 1, 4, 5, 15

SASP Number(s)# \_\_\_\_\_

(Include all applicable Purpose Areas being addressed in this application)

Source of Funds	Totals	*Describe Match Type/Source, if any
Grant Funds	\$20,000	SCDA BUDGET
Match Funds*	\$6,667	
<b>TOTAL PROJECT BUDGET. (all funds)</b>	<b>\$26,667</b>	

Contact Info	Project Director	Fiscal Officer (must be different than Project Director)
Name	Anne Langer	Debra Burns
Title/Position	District Attorney	Paralegal/Admin IV/VSU Coordinator
Mailing Address	PO Box 496	PO Box 496
City, State & Zip	Virginia City NV 89440	Virginia City NV 89440
Telephone	775-847-0964	775-847-0964
Fax	775-847-1007	775-847-1007
E-Mail	<u>scda@storeycounty.org</u>	<u>dburns@storeycounty.org</u>
<b>DUNS</b>	073794968	<b>SAM Expiration Date</b> 02/05/2016
<b>Signature/Date</b>	<input checked="" type="checkbox"/> <u>Anne M. Langer</u>	<input checked="" type="checkbox"/> <u>10/22/15</u>

**STOP 2014/2015 grant application**  
**Part 2 – ABSTRACT**

The function of Storey County Victim Services Unit (VSU) is to provide immediate and precise services to victims of domestic related crimes. VSU works closely with the Storey county Sheriff's Office (SCSO) in response to crisis situations resulting from domestic violence incidents. Following established protocols law enforcement and medical first responders contact our VSU System Advocate working under the District Attorney's office. From on-scene emergency situations to court appearances and through sentencing our advocate works directly with victims securing emergency services, providing support and assistance navigating through the legal process. We strive to provide professional assistance to victims before, during and after crisis situations enabling victims to be free of violence and to be self-sustaining.

Funding from this award will enable our Victim Services Unit to continue employment of our System Advocate, providing 24 hours/7 days per week assistance to law enforcement as well as victim support through the prosecutorial process.

### **Part 3 – PROJECT NARRATIVE**

#### **Statement of Need**

A. What is the problem in your community to be addressed by this project and how will project funding help alleviate the problem?

1) Lack of victim cooperation with prosecution due to lack of understanding of our services and the prosecutorial procedures.

2) Lack of protocol in evidence gathering in domestic violence related crimes, primarily strangulation cases.

Project funding will enable our office through our Victim Services Unit to continue providing victim advocacy to those involved in domestic violence incidents, from on-scene incidents through prosecution and sentencing. Funding will enable our office to enhance law enforcement training pertaining to domestic violence and especially strangulation related cases. Funds will allow us to strengthen our connection with first responders, continue victim advocacy, and strengthen community outreach.

Are other agencies addressing the problem within the community also?

Yes, the Storey County Sheriff's Office and Community Chest, Inc. The SCSO continues their effort to enhance officer training and investigative procedures as well as working closely with the Victim Services Unit. Officers are aware and readily utilize the 24/7 crisis line answered by our advocates and emergency services provided by VSU.

### **Part 3 – PROJECT NARRATIVE CONTINUED**

The SCSO and VSU work closely together offering immediate on-scene intervention for victims of domestic battery, stalking, sexual assault and other domestic violence related crimes. SCSO contacts and works with VSU alerting advocates to victims seeking assistance before a crime occurs.

The VSU works face to face with victims in immediate situations providing emergency resources including referrals to Community Chest, Inc who tend to long term needs such as counseling, housing referrals, employment services and weekly support meetings. CCI counselors are available for crisis intervention and available to our advocates around the clock.

The Victim Services, Sheriff's Office and the Community Chest jointly have developed the Domestic Violence Task Force which meets quarterly. Together we keep each unit apprised of new services available. Together we analyze statistics, prevention techniques and publish a yearly domestic violence audit that is available for public view.

#### How would this project enhance the services currently provided by your program?

Funding from this project enables The Victim Services Unit to project a positive and supportive front to victims who may not be involved with law enforcement as yet. Having an advocate visible and available 24/7 in the community can prevent volatile situations from becoming domestic violence incidents handled by law enforcement. Outreach to the community detailing the seriousness and the legal definition of domestic violence educates the community which ultimately improves domestic violence investigations and conviction rates for batterers. If the community is aware of the alternatives to these crimes and made aware of available resources we not only provide help for those in need but quite possibly prevent future occurrences

### **Part 3 – PROJECT NARRATIVE CONTINUED**

#### Who is your target population?

Our target population will be primarily women age 18 to 59 as well as men in the same age bracket. We are seeing more male victims of late and we attribute that to our non-judgmental and unbiased response to victims; regardless if male or female or sexual orientation.

**2014/15 STOP grant application**

**Part 3 – PROJECT NARRATIVE CONTINUED**

**What Will Be Done**

Funding will allow us to:

1. Continue staffing hours for the Victim Services Unit advocate to 20 hours per week as well as providing System Advocate response to victims 24/7
2. Provide emergency shelter and immediate living expenses, supplies and educational materials for victims
3. Obtain and distribute promotional items to target populations throughout our county during awareness campaigns
4. Provide on-going training for our VSU staff and volunteers

**Part 3 – PROJECT NARRATIVE CONTINUED**

<u>GOAL</u>	<u>OBJECTIVE</u>	<u>COMPLETION DATE</u>
1. Continue staffing hours at 20 hours/week	Advertise position Hire part-time position	Within 14 days of award Within 30 days of award
2. Provide emergency shelter, Supplies and educational materials to victim and secondary victim	Emergency hotel stay, disposable cameras, toiletries,	As/when needed
3. Expand domestic violence awareness throughout the county using promotional items, posters, bumper stickers	Purchase promotional items	Purchase on ongoing basis coinciding with monthly awareness campaigns
4. Ongoing training for staff and volunteers	Pay registration fees and some travel	Within 12 months of award

All goal completion will be the responsibility of Advocate Coordinator

**Part 3 – PROJECT NARRATIVE CONTINUED**

**Community Collaboration Process**

<u>Agency Name</u>	<u>Contact Name &amp; Phone #</u>	<u>Collaboration Roles</u>
Storey County Sheriff	Gerald Antinoro 775-847-0959	Investigation and Crisis intervention
Community Chest, Inc	Erik Schoen 775-847-9311	Crisis intervention Emergency services, Food, housing, counseling

**Evaluation Plan:**

<b>Goal</b>	<b>Method of Measurement</b>	<b>Responsible Party</b>
All clients will be referred to CCI from VSU	Comparison of clients seen by both agencies to a central data base	A. SCDA staff responsible for referring from VSU to CCI B. SCDA staff responsible for collecting and managing data base
Training developed to assist in coordinated community response	Tangible training protocol established with documentation	Storey County District Attorney Anne Langer with Kelly Ibarra and CCI/VSU
Annual domestic violence audit for Storey County published	Published document with current facts	CCI/VSU DV Case Manager Kelly Ibarra
Bi weekly meetings between VSU and CCI	Documented meetings	Storey County District Attorney Anne Langer and CCI/SVU DV Case Manager Kelly Ibarra
Monthly meetings between representatives from VSU, CCI, Justice of the Peace, and the Sheriff's Office	Documented meetings	Storey County District Attorney Anne Langer and CCI/SVU DV Case Manager Kelly Ibarra

## **Part 3 – PROJECT NARRATIVE CONTINUED**

### **Sustainability Plan**

The Storey County Victim Services Unit is a recognized and worthwhile entity supported by the Sheriff's Office, County Commissioners, Community Chest and the Justice Court as well as the general population of this small community. STOP Grant funds have enabled this office to set the foundation for this Unit and as the economy improves it is our hope the county will continue staffing and cost of operation at the end of this grant period.

### **Past Performance**

The Storey County Victim Services Unit (VSU) has become an accepted and visible program in our community through diligent efforts of our System Advocate and volunteers. VSU has been recognized by the Storey County Commissioners as a worthwhile and productive member of our community. Our unit works with various individuals and local organizations to bring awareness to the community of the effect of this preventable crime. We have established a reputation of confidentiality and respect encouraging victims to seek assistance in a professional none-judgmental manner. Previous grant awards have allowed our office to maintain our part-time System Advocate continuing the work so desperately needed in our community.

**2014/15 STOP grant application  
Part 4 - BUDGET DETAIL**

Contractual Services

• Funds are requested to support the contractor's time \$17.43/hour for 20 hours per week = \$18,127/year (CALCULATED FOR 6 MONTHS \$9,063.50)

Match

• \$6,666.67/year (CALCULATED FOR 6 MONTHS \$3,333.34)

Operating Costs

• \$873/year (CALCULATED FOR 6 MONTHS \$436.50)

Other

• \$1000/year (CALCULATED FOR 6 MONTHS \$500.00)

TOTAL \$20,000

+ MATCH \$6,666.67

\$26,666.67 (CALCULATED FOR 6 MONTHS \$13,333.34)



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1-19-16

Estimate of time required: 0 - 5

Agenda: Consent  Regular agenda  Public hearing required

1. **Title:** Business License First Readings

2. **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)

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_ District Attorney

8. **Reviewed by:**  
 Department Head

Department Name: Community Development

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 10

# Storey County Community Development

## Business Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office  
Pat Whitten, County Manager

January 11, 2016  
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **January 19, 2016**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD FIRST READINGS:

- A. **CARMEN'S MEXICAN REST & CATERER** – General / 112 S Center ~ Yerington (Food Truck)
- B. **BOSCH REXROTH CORP** – Contractor / 14001 South Lake Dr ~ Charlotte, NC (conveyor contr.)
- C. **HITACHI HIGH-TECHNOLOGIES CORP** – Contractor / Osaka, JAPAN (equipment contractor)
- D. **PRODUCT HANDLING DESIGN, INC.** – Contractor / Box 117866 ~ Carrollton, TX (crane cont.)
- E. **SIERRA VIII, INC dba Diversified Painting** – Contractor / 881 E Glendale ~ Sparks (painting cont.)
- F. **SHIMADZU SCIENTIFIC INSTRUMENTS** – Contractor / 7102 Riverwood Drive ~ Columbia, MD (analytical instruments)
- G. **HITACHI POWER SOLUTIONS CO., LTD.** – Contractor / Tokyo, JAPAN (equipment contractor)
- H. **BREAKTHRU BEVERAGE NV RENO** – General / 100 Distribution ~ Sparks (whsle distribution alcohol)
- I. **PREMIER ELECTRICAL STAFFING, LLC** – General / 7901 Strickland Road ~ Raleigh, NC (staffing)
- J. **AMERICAN CARPORTS, INC.** – Contractor / 157 North Broadway ~ Joshua, TX (carport contractor)
- K. **EVOLUTION INDUSTRIES** – Contractor / 10939B Industrial Way ~ Truckee (flooring contractor)

**Inspection Required**

ec: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Fritz Klingler, Fire Dept.

Sheriff's Office  
Assessor's Office  
Commissioners' Office



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: Jan 19, 2016 Estimate of time required:

Agenda: Consent [ ] Regular agenda X Public hearing required [ ]

**1. Title:**

Discussion / Possible Action: Award bid for the Gold Hill Depot renovation project

**2. Recommended motion:**

To approve the Gold Hill Depot renovation to the lowest qualified bidder

Houston Smith Construction

**3. Prepared by:**

Dean Haymore

\$99,400.-

**Department: Community Development**

**Telephone: 847-0966**

**4. Staff summary:**

**5. Supporting materials:** Attached - Lowest bid

**6. Fiscal impact:**

Funds Available: Y

Fund: CAP Projects

\_\_\_ Comptroller

**7. Legal review required:** N/A

\_\_\_ District Attorney

**8. Reviewed by:**

\_\_\_ Department Head

Department Name: Community Development

 County Manager

Other agency review: \_\_\_\_\_

**9. Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 14



# BID PROPOSAL FORM

## ARTICLE I.

---

PROJECT NAME  
AND LOCATION

Gold Hill Railroad Depot Renovation  
In Storey County at the North end of Gold Hill, one mile South of Virginia City  
on Hwy 342

---

OWNER

Storey County  
P.O. Box 176  
Virginia City, NV 89440

---

BID OPENING

Date: January 8, 2016  
Time: 1:00 PM PST  
Place: Storey County Courthouse  
26 South B Street  
Virginia City, NV 89440

---

NAME AND ADDRESS  
OF BIDDER

Houston Smith Construction  
4010 Drake Way Carson City Nevada 89704

---

TELEPHONE NO.  
EMAIL ADDRESS

775-849-1802  
rollin@houston-smith-inc.com

---

STATE OF INCORPORATION  
(if applicable)

Nevada

---

IF PARTNERSHIP  
NAMES OF PARTNERS

N/A

---

ADDENDA RECEIPT  
ACKNOWLEDGED

ADDENDA NUMBERED: 1

---

CONTRACT TIME  
LIQUIDATED DAMAGES

FEBRUARY 1, 2016 to APRIL 30, 2016  
\$500.00 per excess calendar day

---

ARTICLE 2.

---

IN COMPLIANCE WITH THE NOTICE INVITING SEALED PROPOSALS (BIDS), AND IN ACCORDANCE WITH THE BIDDING DOCUMENTS, THE UNDERSIGNED BIDDER, BEING DULY LICENSED TO PERFORM SUCH WORK BY THE NEVADA STATE CONTRACTOR'S BOARD AND BEING THOROUGHLY FAMILIAR WITH ALL LOCAL CONDITIONS AFFECTING THE COST OF THE PROJECT, HAVING CAREFULLY EXAMINED THE SITE, AND BIDDING DOCUMENTS, PROPOSES TO PROVIDE AND FURNISH FOR THE COST SET FORTH IN THE FOLLOWING BID SCHEDULE, ALL LABOR AND MATERIAL, TOOLS, UTILITIES, TRANSPORTATION, EQUIPMENT AND SERVICES REQUIRED TO PERFORM AND TO COMPLETE IN A WORKMANLIKE MANNER ALL THE WORK FROM THE DATE OF THE NOTICE TO PROCEED WITHIN THE ESTABLISHED CONSTRUCTION TIME, SUBJECT TO LIQUIDATED DAMAGES FOR THE EXCESS WORKING TIME AS ESTABLISHED UNDER ARTICLE 1.

ARTICLE 3.                    BID SCHEDULE

---

BASE BID                    DESCRIPTION:

Provide all labor, materials, services and equipment to perform all work described in the bidding documents for:

FOR THE SUM OF:

\$ 99,400<sup>00</sup>

ninety-nine thousand four hundred dollars

ARTICLE 4. LIST OF SUBCONTRACTORS

---

Each bidder must list on this bid form the name of each subcontractor who will provide labor or a portion of the work or improvement for the bidder for which the subcontractor will be paid an amount exceeding 5% of the bidder's total bid. The prime contractor shall also list any portion of the work exceeding 5% of the prime contractor's total bid that the prime contractor intends to self-perform.

DESCRIPTION OF WORK	SUBCONSULTANT	LICENSE NUMBER
Framing drywall Paint carpentry glazing, accessories	Houston Smith Const	NV 70322
Electrical	NRG Systems	NV 80446
Plumbing	Ocean Pacific Plumbing	NV 72653
flooring	SI Legacy flooring	NV 75964, 75965
Partitions + accessories	Tedco NV	NV 53301 A

All Subs listed

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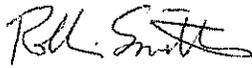
(NOTE: In addition to the "list of Subcontractors" on this form, the three lowest bidders must also submit a second list of subcontractors within two (2) hours after the completion of the opening of bids. This second list must contain the names and contractor's license numbers of all subcontractors whose work will exceed 1% of the total bid or \$50,000, whichever is greater. The second list must be on the form provided and must be submitted even if there are no subcontractors in the required category. The second list may be submitted with the bid. The prime contractor shall also list any portion of the work exceeding 1% of the prime contractor's total bid or \$50,000, whichever is greater, that the prime contractor intends to self-perform.)

ARTICLE 5.

---

BY AFFIXING HIS SIGNATURE, THE BIDDER CERTIFIES THAT THIS BID PROPOSAL IS SUBMITTED IN ACCORDANCE WITH ALL THE PROVISIONS CONTAINED IN THE BIDDING DOCUMENTS WHICH SHALL BE DEEMED APPLICABLE TO THE WITHIN PROPOSED BID

---

 Rollid Smith  
BY: (SIGN AND PRINT)

President  
TITLE

---

DATE: 1-8-2016 NEVADA CONTRACTORS LICENSE NO.: 70322

---



**AIA**<sup>®</sup>

# Document A305™ – 1986

## Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Storey County Clerk-Treasurer

ADDRESS: 26 South B Street, Virginia City, NV 89440

SUBMITTED BY: *Rollin Smith*

NAME: *Houston Smith Construction*

ADDRESS: *4010 Drake Way CC NV 89704*

PRINCIPAL OFFICE:

Corporation

Partnership

Individual

Joint Venture

Other

NAME OF PROJECT: *(if applicable)* Gold Hill Railroad Depot Renovation

TYPE OF WORK: *(file separate form for each Classification of Work)*

General Construction

HVAC

Electrical

Plumbing

Other: *(Specify)*

### § 1 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? *//*

§ 1.2 How many years has your organization been in business under its present business name? *//*

§ 1.2.1 Under what other or former names has your organization operated?

*None*

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: *May 2005*

§ 1.3.2 State of incorporation: *Nevada*

§ 1.3.3 President's name: *Rollin Smith*

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1.3.4 Vice-president's name(s)

None

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

NA

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

NA

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

NA

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

NA

## § 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Nevada

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

Nevada

## § 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

framing drywall painting finish carpentry

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

NO

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

NO

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

NO

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

NO

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

None

§ 3.4.1 State total worth of work in progress and under contract:

NA

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See attached

§ 3.5.1 State average annual amount of construction work performed during the past five years:

800K average

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

Rollin Smith - owner manager  
20 years experience General Construction  
NO present commitments

§ 4 REFERENCES

§ 4.1 Trade References:

Ocean Pacific Plumbing  
Anything Electric -

§ 4.2 Bank References:

Wells Fargo NA

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Phoenix Surety

§ 4.3.2 Name and address of agent:

Bob Lagler  
16705 SE McGilhurray Blvd,  
Vancouver, WA. 98683

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

150K

Other Assets;

Trucks tools trailers skidsteer  
scissor lifts

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); 50K

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings). NONE

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

In house

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

YES

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

YES

§ 6 SIGNATURE

§ 6.1 Dated at this 8<sup>th</sup> day of January 2016

Name of Organization: Houston Smith Construction Inc.

By: 

Title: President

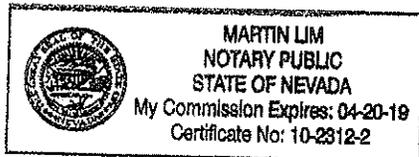
§ 6.2

M being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 8 day of January 2016

Notary Public: 

My Commission Expires: 04-20-2019



## **Additions and Deletions Report for AIA® Document A305™ – 1986**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 23:47:09 on 02/19/2015.

**PAGE 1**

**SUBMITTED TO:** Storey County Clerk-Treasurer

**ADDRESS:** 26 South B Street, Virginia City, NV 89440

...

**NAME OF PROJECT:** *(if applicable)* Gold Hill Railroad Depot Renovation

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: Rollin Smith Phone No. (775) 750-0203

Project No. AC-5016 Project Name: Victorian Square Amphitheater

Street Address: 915 Victorian Ave. City/State/Zip: Sparks, NV. 89431

Owner Project Manager: Brian Cason Phone No. (775) 353-2273

Owner Name: City of Sparks

Street Address: 431 Prater Way. City/State/Zip: Sparks, NV. 89432-0257.

Principal Design Professional: Tobey Wade Consulting Phone No. (775) 324-7757

Street Address: 648 Lander Street. City/State/Zip:

Scope of Work:  
enclose roofing, ceiling & roosting locations from birds,  
Replace lighting.

Type of Construction:  
pre-cast concrete, heavy steel iron structure.

Type of Systems:  
roofing, metal stud, epoxy, painting,

Please list the final contract amount:  
\$ 268,900-

Date of substantial completion:  
6/12/2014

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: <u>Rollin Smith</u>		Phone No. <u>(775) 750-0103</u>
Project No. <u>73WB190207</u>	Project Name: <u>Tmcc Lectern Replacement Project</u>	
Street Address: <u>7000 Danden Blvd.</u>	City/State/Zip: <u>Reno, NV 89512</u>	
Owner Project Manager: <u>Teresa Golden</u>	Phone No. <u>(775) 674-4838</u>	
Owner Name: <u>NSH, BCN Purchasing</u>		
Street Address: <u>Bldg #137 17th + West Stadium</u>	City/State/Zip: <u>Reno, NV 89557</u>	
Principal Design Professional: <u>PK Electrical</u>	Phone No. <u>(775) 826-9010</u>	
Street Address: <u>681 Sierra Rose Dr.</u>	City/State/Zip: <u>Reno, NV 89511</u>	
Scope of Work: <u>lectern replacement, electrical.</u>		
<u>upgrade structural cabling + internet at</u>		
<u>Tmcc campus.</u>		
Type of Construction:		
<u>Steel frame.</u>		
Type of Systems:		
<u>low voltage electrical, cabinetry, drywall, paint.</u>		
Please list the final contract amount:		
<u>\$297,1239.71</u>		
Date of substantial completion:		
<u>12/10/2014</u>		

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: Rollin Smith Phone No. (775) 750-0203

Project No. 106226 / 13-M54 Project Name: Door + Hardware Replacement, Stead

Street Address: 4600 Alpha Drive City/State/Zip: Reno, NV. 89506

Owner Project Manager: Markus McEntee Phone No. (775) 084-5935

Owner Name: State Public Works Division

Street Address: 515 E. Musser St. Ste. 102 City/State/Zip: Carson City, NV. 89701-4263

Principal Design Professional: T.R. Romero Architects Phone No. (775) 780-7552

Street Address: 1150 Selmi Drive City/State/Zip: Reno NV 89512

Scope of Work: Suite 505

Door + Hardware Replacement

Type of Construction:

wood frame

Type of Systems:

entry security, + entry

Please list the final contract amount:

\$143,909.64

Date of substantial completion:

1/9/2015

## Key Personnel experience

Rollin Smith - Owner And

certified project manager

20 years construction experience

**Houston Smith Const., Inc**  
**Balance Sheet**  
**All Transactions**

	Jan 8, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · Wells Fargo Bank Checking 3443	17,993.95
1120 · Wells Fargo Bank Savings 2281	
1120.1 · Savings-A/P	16,100.00
1120.3 · Savings	12,473.25
1120 · Wells Fargo Bank Savings 2281 - Other	-27,861.41
<b>Total 1120 · Wells Fargo Bank Savings 2281</b>	711.84
1140 · Petty Cash	600.00
<b>Total Checking/Savings</b>	19,305.79
<b>Accounts Receivable</b>	
1210 · Accounts Receivable	27,954.62
<b>Total Accounts Receivable</b>	27,954.62
<b>Other Current Assets</b>	
1305 · Employee Advances	-40.00
3135 · A/R-Stockholder	30,000.00
<b>Total Other Current Assets</b>	29,960.00
<b>Total Current Assets</b>	77,220.41
<b>Fixed Assets</b>	
1505 · Automobiles & Trucks	36,082.23
1505.1 · 2008 Ford F250	21,400.00
1515 · Computer & Office Equipment	14,987.75
1530 · Machinery & Equipment	
1530.1 · Job Trailer	14,500.00
1530 · Machinery & Equipment - Other	81,146.20
<b>Total 1530 · Machinery &amp; Equipment</b>	95,646.20
1540 · Accumulated Depreciation	
Machinery and Equipment	-43,516.20
Office Equipment	-13,902.76
1610 · Accumulated Depreciation-Autos	-37,901.00
<b>Total 1540 · Accumulated Depreciation</b>	-95,319.96
<b>Total Fixed Assets</b>	72,796.22
<b>TOTAL ASSETS</b>	<b>150,016.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	92,584.73
<b>Total Accounts Payable</b>	92,584.73
<b>Credit Cards</b>	
2075 · American Express	4,136.76
<b>Total Credit Cards</b>	4,136.76
<b>Other Current Liabilities</b>	
Hertz Equip Payable	33,039.26
2066 · Wells Fargo Line of credit	6,345.00
2100 · Payroll Liabilities	1,015.66
2201 · Sales Tax Payable	0.01
2470 · Dump Trailer Loan	1,500.00
<b>Total Other Current Liabilities</b>	41,899.93
<b>Total Current Liabilities</b>	138,621.42
<b>Long Term Liabilities</b>	
2460 · Truck Loan-TD Auto Finance	6,742.35

9:04 PM  
01/07/16  
Accrual Basis

Houston Smith Const., Inc  
Balance Sheet  
All Transactions

	Jan 8, 16
2465 · Trailer-Loan	637.50
Total Long Term Liabilities	7,379.85
Total Liabilities	146,001.27
Equity	
Medical	-120.00
3105 · Owner's Capital	
3110 · Investments	37,181.76
3130 · Draws	-217,687.67
3105 · Owner's Capital - Other	-262.26
Total 3105 · Owner's Capital	-180,748.17
3205 · Capital Stock	500.00
3910 · Retained Earnings	-67,430.73
Net Income	251,814.26
Total Equity	4,015.36
TOTAL LIABILITIES & EQUITY	<u>150,016.63</u>

A handwritten signature and initials are present below the balance sheet. The signature appears to be 'X RLL' followed by a large, stylized flourish that extends across the page.

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: <u>Rollin Smith</u>		Phone No. <u>(775) 750-0103</u>
Project No.	Project Name: <u>General Carpentry @ 321 Devere</u>	
Street Address: <u>321 Devere</u>	City/State/Zip: <u>Sparks NV 89431</u>	
Owner Project Manager: <u>Bill Basesy</u>	Phone No. <u>(775) 329-3031</u>	
Owner Name: <u>Housing Authority of the City of Reno</u>		
Street Address: <u>1525 East Ninth Street</u>	City/State/Zip: <u>Reno, NV 89512-3012</u>	
Principal Design Professional: <u>Earl F Ammerman II</u>	Phone No. <u>(775) 323-7130</u>	
Street Address: <u>1234 St. Alberts Dr</u>	City/State/Zip: <u>Reno, NV</u>	
Scope of Work:		
<u>Roof trusses damage repair.</u>		
Type of Construction:		
<u>Single family wood framed residential, V</u>		
Type of Systems: <u>wood truss, insulation, framing, drywall, flooring, siding, electrical.</u>		
Please list the final contract amount:		
<u>\$45,789-</u>		
Date of substantial completion:		
<u>7/25/2011</u>		

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project:		Phone No.
Project No. 2011-465WX	Project Name: CF 2010 Water Conservation & Bath Renovation	
Street Address: 1429D Mt. Charleston	City/State/Zip: Reno, NV 89500	
Owner Project Manager: Tony Apper	Phone No. (775) 329-3630	
Owner Name: Housing Authority of the City of Reno		
Street Address: 1525 East Ninth St.	City/State/Zip: Reno, NV 89512-3012	
Principal Design Professional:	Phone No.	
Street Address:	City/State/Zip:	
Scope of Work:		
Remodel bathrooms @ apartment complex		
Type of Construction:		
multi family 2 story		
Type of Systems:		
plumbing, drywall, painting, demolition		
Please list the final contract amount:		
\$110,822.94		
Date of substantial completion:		
4/6/2012		

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: <u>Rollin Smith</u>		Phone No. <u>(775) 750-0803</u>
Project No. <u>72 FH185089</u>	Project Name: <u>TMCC Asbestos Abatement #1</u>	
Street Address: <u>7000 Dandini Blvd.</u>	City/State/Zip: <u>Reno, NV. 89512</u>	
Owner Project Manager: <u>Telesa Golden</u>	Phone No. <u>(775) 674-4836</u>	
Owner Name: <u>NSHE / BCN Purchasing</u>		
Street Address: <u>Bldg #137 17th West Stadium</u>	City/State/Zip: <u>Reno, NV. 89557</u>	
Principal Design Professional: <u>Dube Group</u>	Phone No. <u>(775) 323-1001</u>	
Street Address: <u>458 Court Street</u>	City/State/Zip: <u>Reno, NV. 89501</u>	
Scope of Work:		
<u>Asbestos abatement, painting + flooring</u>		
Type of Construction:		
<u>4 story CMU I-B</u>		
Type of Systems:		
<u>Asbestos abatement, flooring, painting</u>		
Please list the final contract amount:		
<u>99,852.50</u>		
Date of substantial completion:		
<u>8/15/12</u>		

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: Rollin Smith Phone No. (775) 750-0203

Project No. 72FH185797 Project Name: TMCC IGT Classroom Expansion

Street Address: 475 Edison way. City/State/Zip: Reno, NV 89502

Owner Project Manager: NSHE BCM Purchasing Teresa Golden Phone No. (775) 674-4838

Owner Name: NSHE BCM Purchasing

Street Address: Mail Stop 242 Bldg #137 City/State/Zip: Reno, NV 89557

Principal Design Professional: Dube Group <sup>15th & W 22nd Street</sup> Phone No. (775) 323-1001

Street Address: 458 Court Street City/State/Zip: Reno, NV 89501

Scope of Work:  
Full interior Remodel of Classroom

Type of Construction:  
tilt up concrete, wood framed

Type of Systems: HVAC, electrical, drop ceiling, flooring, framing, drywall, painting, millwork & trim, single ply roofing.

Please list the final contract amount:  
66,250

Date of substantial completion:  
8/28/2012

**PART VII – PERFORMANCE HISTORY**

**SUCCESSFUL PROJECTS**

● List 10 Public Works or private construction projects, or any combination thereof, that the applicant has successfully completed during the 5 years immediately preceding the date of the application for which the cost of the project is within the cost category for which the application seeks qualification to submit bids.

● For each project, please duplicate this sheet and provide the information required below.

Applicant Project Manager on project: Rollin Smith Phone No. (775) 750-0204

Project No. <u>73FH185058</u>	Project Name: <u>TMCC Asbestos Abatement Project #2</u>
Street Address: <u>7000 Pandini Blvd.</u>	City/State/Zip: <u>Reno, NV 89512</u>
Owner Project Manager: <u>Teresa Golden</u>	Phone No. <u>(775) 674-4838</u>
Owner Name: <u>NSHE / BCN Purchasing</u>	
Street Address: <u>Blvd H 137 17th West Stadium</u>	City/State/Zip: <u>Reno, NV 89557</u>
Principal Design Professional: <u>CR Engineering</u>	Phone No. <u>(775) 826-1919</u>
Street Address: <u>5434 Langley Lane</u>	City/State/Zip: <u>Reno, NV 89511</u>
Scope of Work:	
<u>Asbestos abatement, painting, flooring + water heater replacement.</u>	
Type of Construction:	
<u>4 story CMU 1-B</u>	
Type of Systems:	
<u>Water heating, abatement, flooring, painting, roofing recirculation pumps.</u>	
Please list the final contract amount:	
<u>\$ 68,415</u>	
Date of substantial completion:	
<u>1/14/2013</u>	



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: January 19, 2016

Estimate of time required: 20 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [ ]

1. **Title:** Discussion only, no action. Workshop on business and liquor licenses, chapters 5.04 and 5.12, to amend the code to improve the procedures with the application, investigation and approval of licenses.

2. **Recommended motion:** None required.

3. **Prepared by:** Robert Morris, outside counsel.

**Department:** District Attorney's Office

**Tel:** 847-0964

4. **Staff summary:** The county staff has been working on improving the Storey County Code chapters on business licenses and on liquor licenses. The liquor licensing sections were originally approved in 1983 with some recent amendments. There are new sections that are required by NRS and sections that need to be updated. The proposed ordinance was drafted with the idea of streamlining the process for applications for business and liquor licenses. An administrator was added in 2002 with the power to issue licenses and this draft establishes a business license division that goes under the administrator within Community Development. The existing code combines sections for liquor licenses in the business license chapter. These sections have been segregated to the appropriate chapters. The investigation of applicants has been modified and language added to make sure the liquor board has the information necessary to make a decision. The requirements for approval or denial stays the same but the hearing process has been more fully set out.

(Continued on next page.)

5. **Supporting materials:** Ordinance 15-271

6. **Fiscal impact:** None

7. **Legal review required:** Yes

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

**4. Staff summary continued:**

There are several issues that have been brought up in this redrafting that may benefit from discussion by the board and the public.

A. Whether it is necessary to have two hearings in front of the board for business licenses. The draft ordinance has one hearing in front of the board. A liquor license would still require two hearings. There is no statutory requirement that the board hear business licenses.

B. Should the administrator conduct the investigation or should there be an independent investigation of the applicant. The sheriff is a member of the liquor board and if the sheriff is responsible for the investigation, other than the finger printing, it seems to create an appearance of a conflict.

C. How much information does the board want in reports (section 5.04.070 and .080) and how often does the board want the reports?

D. Are the current limitations on off-premise sales (section 5.04.180) appropriate?

E. Should additional bars in the same establishment require an additional regular license fee of \$500? (See sec. 5.12.100)

## Ordinance No. 15-271

### Summary

An ordinance amending Storey County Code chapter 5.04 Business Licenses, chapter 5.12 Sale of Alcoholic Beverages, and section 8.28.025 Alcoholic beverages, to revise the procedure for issuing and revoking business and liquor licenses.

### Title

**An ordinance amending Storey County Code chapter 5.04 Business Licenses, chapter 5.12 Sale of Alcoholic Beverages, and 8.28.025 Alcoholic beverages, to revise the procedure for issuing and revoking business and liquor licenses, and providing for other properly related matters.**

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

**SECTION I:** Chapter 5.04 Business Licenses is amended as follows:

#### Chapter 5.04

#### BUSINESS LICENSES

##### Sections:

- 5.04.010 License required—~~Violation—Criminal penalty.~~
- 5.04.012 *Definitions.*
- 5.04.015 *The business license division and appointment of administrator.*
- 5.04.020 *Application.*
- 5.04.030 ~~Content.~~
- 5.04.040 ~~Nontransferable.~~
- 5.04.050 ~~30~~ *Hearing on application.*
- 5.04.040 *Content, posting requirement.*
- 5.04.050 *Nontransferable.*
- 5.04.060 *Temporary licenses.*
- 5.04.070 *Recordkeeping by the administrator.*
- 5.04.0780 *Recordkeeping by the comptroller Auditor.*
- 5.04.090 *Office hours for license issuance and fee payments.*
- 5.04.100 *License approval or denial Refusal.*
- 5.04.110 *Suspension, cancellation or revocation of licenses.*
- 5.04.120 *Signs as proof of engaging in business.*
- 5.04.130 ~~Definitions.~~
- 5.04.140 ~~Business license required.~~
- 5.04.150 *Exemptions from licenses.*

- 5.04.160 Branch establishments.
- 5.04.170 Agents responsible for obtaining license.
- 5.04.180 Off-premises sales.
- 5.04.190 ~~Increase or decrease of fees set by resolution.~~
- 5.04.200 Fees and exemptions from fees.
- ~~5.04.210 Liquor establishment license fees and regulations.~~
- 5.04.220 Square footage fees.
- 5.04.230 Fees for employees.
- 5.04.240 Members of professional partnerships to be licensed individually.
- 5.04.250 Applicant required to submit affidavit or attestation concerning industrial insurance.
- 5.04.260 Application for or renewal of license: Statement regarding obligation of child support required, grounds for denial.
- 5.04.262 Mandatory suspension of license.
- 5.04.265 Social security number required for application.
- 5.04.25070 Additional license required authorizing pawnbrokers to accept motor vehicles as pledged property.
- 5.04.26075 Reasonable classification.
- 5.04.27080 False alarm service charge.
- ~~5.04.280 Modifications.~~
- 5.04.290 Annual payment prorated fee--Penalty for failure to pay--Display of license.
- 5.04.300 Recovery of fees by civil suit.
- ~~5.04.310 Application for a special events.~~
- 5.04.320 Other required licenses and permits.
- 5.04.330 Public utilities.

**5.04.010 License required--Violation--Criminal penalty.**

A person, firm, association or corporation within the limits of Storey County may not pursue any calling, trade, business or profession, until he, she, they or it has taken out a license, and paid all fees for the license. Any person violating this chapter is guilty of a misdemeanor. (Ord. No. 13-249, § I, 10-1-2013; Ord. 161 § 2(part), 1999)

**5.04.012 Definitions.**

*Unless the context requires otherwise, the following words have the following meanings:*

- A. "Board" means the board of county commissioners.
- B. "Business" or "doing business" means all professions, trades, occupations and callings carried on for profit, and in addition includes labor unions, labor organizations and trade unions; however, "business" does not include the rental of three or less residential units.
- C. "Cabaret" is live entertainment.
- D. "Contract office business" means a person doing business in Storey County without employees in Storey County by using the services of a shared resident office staff in Storey County.
- E. "Contractor" means a person required by the state of Nevada Contractors Board to have a license as a contractor, whether the person is a general or subcontractor.
- F. "Employee" has the meaning in NRS 608.010.
- G. "Home occupation business" means a person, excluding contractors conducting business

out of a residence and whose business does not invite the public.

H. "Independent contractor" means a person who contracts to do a piece of work according to his or her own methods and is subject to an employer's control only as to the final result of the work. Examples are, but not limited to: insurance agents, stockbrokers, hairdressers, and shoe shiners. Employees of licensees are not independent contractors for the purpose of this chapter. Independent contractor does not include a brothel's prostitutes.

I. "Nonprofit organization" means all institutions, corporations, organizations or associations that are registered under state or federal law, are for charitable, or civic purposes and whose donations or receipts are not used for the private gain of any person.

J. "Off-premises sale" means a sale of goods or services held by a person licensed to make sales but which is held in Storey County at a site other than the site specified on the person's business license.

K. "Out of county business" means a person, excluding a contractor, conducting business in Storey County without a physical address in Storey County.

L. "Person" means a corporation, association, syndicate, partnership, club, trust, independent contractor or natural person but does not include employees of businesses licensed under this chapter unless an employee is an owner of the business.

M. "Professional" means one whose practice of a profession requires advanced education and a license from a state licensing agency, board, commission or court.

N. "Special events" are those authorized by chapter 8.28.  
(Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.015 The business license division and appointment of administrator.**

The board establishes a business license division to administer the duties set out in this title. An administrator of that division may be appointed only by resolution of the Storey County board of county commissioners, and requires a written resolution. The appointed administrator shall or designee must carry out the functions prescribed to the administrator in this title. Chapter 5.05. (Ord. 179 § 1(part), 2002)

#### **5.04.020 Application.**

All applications for licenses under this chapter, unless otherwise specified in this chapter, shall ~~must~~ be made to the sheriff or administrator in writing on a form approved by the board, upon blanks provided therefor, and each application ~~must include~~ shall make signed statements thereon, of the full name of the applicant, and if a partnership, the full name of each member, and if a corporation, the list of officers and the state of incorporation, the nature of the business on what, the street address of the business and at what number it is to be carried on, when it shall will commence business, with sufficient information for the calculation of the license fee, a written declaration by the applicant, under penalty of perjury, that the information contained in the application is true and correct. the full name of the applicant, and if a partnership, the full name of each member thereof, and if a corporation, the state of incorporation. If a license is sought by a person or partnership doing business under a fictitious name, such that name shall must also be set forth in the application affidavit, and proof supplied that the requirements of state law concerning registration of fictitious names shall be have been met. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.030 Content.**

~~— All licenses issued under and by virtue of this chapter shall be printed in blank form, signed by auditor of Storey County and countersigned by the sheriff or administrator, and shall set forth the name of the party to whom issued, the type of license, profession, or business he, she, they or it is or are licensed to pursue, the time for which the same is granted, the date thereof and the amount therefor; and shall contain thereon, in addition to the matters set out in this section, the word "Nontransferable." (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)~~

#### **5.04.040 Nontransferable.**

~~— No license shall be assignable or transferable, nor authorize any person or persons other than those named thereon to carry on the business specified, nor shall such license authorize the carrying on of the business therein specified in any other location or building than that named therein. (Ord. 161 § 2(part), 1999)~~

#### **5.04.050 30 Hearing on application.**

A. All *business* licenses referred to in this chapter, licensing board regulations, and liquor board regulations, shall *must* be *heard* read at least ~~two~~ *one* meetings of the *board* applicable licensing agency before being acted upon.

B. The county licensing board *may, during the hearing,* and county liquor board are authorized to issue a temporary licenses or continue a temporary license approved previously given by the *sheriff administrator,* until final action is taken *by the board.*

C. *The applicant must inform the board in writing of any change in the information submitted with the application.* The county licensing board is authorized to issue temporary licenses or continue temporary approval previously given by the administrator until final action is taken.

D. Before *the board may approve* final approval of any *a business* license referred to in this chapter, *the applicant must obtain all required public safety inspections and the approval by* of the state health department, fire chief, building inspector and other governmental agencies *that* may be required by the applicable licensing agency. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.040 Content, posting requirement.**

*All licenses issued under this title must be printed in blank form, signed by the administrator, and must set forth the name of the party to whom issued, the type of license, profession, or business he, she, they or it is or are licensed to pursue, the time for which the license is granted, the date of the license and the amount of fees paid; and must contain in plain view the word "Nontransferable."*

A. *A business license for the transaction of any kind of business in any fixed or certain locality must post the license conspicuously in the establishment or place of business, and keep it conspicuously posted until the license has expired or the person ceases to transact the business. If the business does not have a fixed place of business the license must be available on request.*

B. *Any person who fails to post or keep posted a license as required by this section may be fined not more than \$250.* (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.050 Nontransferable.**

*A license may not be assigned or transferred and does not authorize any person or persons*

*other than those named to carry on the business specified, nor does the license authorize the carrying on of the business in any other location or building than that named in the license. (Ord. 161 § 2(part), 1999)*

**5.04.060 Temporary licenses.**

A. ~~The board sheriff and the administrator are authorized to provide a temporary business license for the operation of a business issuable by the Storey County board of commissioners except for gaming licenses. All such temporary permission shall be license may be issued in sole discretion of the sheriff and the sole discretion of the administrator and the board, and is effective allowed until the board acts upon the license. acted upon by the Storey County board of commissioners.~~

B. ~~A temporary license may not be issued by the administrator until the applicant has obtained all required public safety inspections and approval of~~ Before temporary approval of any license referred to in this chapter, approval by the state health department, fire chief, building inspector and other governmental agencies may be required. ~~by the applicable licensing agency. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)~~

**5.04.070 Recordkeeping by the administrator.**

*It is the duty of the administrator to keep a database for active business licenses, including the amount received for fees. A report of all active business licenses, with the names of the business, the owner's name, the address of the business, and the area of the county where the business is located, must be presented annually at the first regular meeting of the board in July of each year.*

**5.04.0780 Recordkeeping by the comptroller Auditor.**

A. ~~The county recorder shall monitor the automated accounting system relative to the Virginia County, Gold Hill, and Storey County business licenses issued from the Storey County sheriff's office and the administrator's office, and year for which issued and the amount therefor.~~

~~—B. The comptroller county auditor shall must audit and balance the business license account through the automated business license accounting system in the Storey County sheriff's office and the administrator's office yearly. A detailed report shall must be presented to the board Storey County commissioners at the first regular meeting in July of each year. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)~~

**5.04.080 Recordkeeping—Sheriff and administrator.**

~~It is the duty of the sheriff and administrator to keep on computer business licenses, wherein he shall enter the names of all persons, firms, associations or corporations to whom licenses have been issued, the time for which the license has been granted, the date and expiration thereof, and the amount received. Reports shall be presented at each regular meeting of the county commissioners. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)~~

**5.04.090 Office hours for license issuance and fee payments.**

~~The sheriff and administrator shall must keep his office open between the hours of nine a.m. and five four p.m. of every weekday, Saturdays, Sundays, and holidays, and declared emergencies excepted, to issue licenses. and it shall be It is the duty of everyone from whom a license-tax fee is due and owing to pay the fee same at the office of the sheriff or office of the~~

administrator during *business hours or by electronic means. The license fees are due without demand or notice by the administrator.* ~~the hours he is required by this section to keep his office open, and no personal demand or notice by the sheriff or by the administrator to such person or persons owing such license tax shall be necessary to incur the penalties of this chapter.~~ (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.100 License approval or denial Refusal.**

A. ~~The board may approve, deny, or continue a business license application or take any other action it considers appropriate. The burden of showing qualifications, acceptability or fitness for a license is on the applicant. The board may refuse to issue a license if the state health department, fire chief, building inspector and other governmental agencies find the applicant is not in compliance with Storey County Code or state law. A license may be refused. The board may refuse a license by any licensing agency until an applicant complies or agrees to comply with all other existing ordinances and laws in force, including the county master plan, and a license may be revoked for failure to comply therewith.~~

B. ~~No~~ A business license ~~may not~~ shall be issued or renewed when, at the time of making application for any license or renewal thereof, the applicant, whether a tenant, legal owner, or landlord of the intended place of business is indebted to the county for any unpaid real property taxes or personal property taxes, ~~or any fees due the county.~~ The tax receiver may enter into an agreement with any person so indebted to the county to establish a schedule for the payment of such ~~the~~ indebtedness and any delinquencies and interest ~~thereon.~~ In such ~~the~~ agreement, the debtor shall must acknowledge such ~~the~~ debt to the county and shall agree that if any default occurs in the payment of any installment agreed to be paid ~~thereunder,~~ the entire amount to be paid shall will become immediately due and payable, and the subject business license may be revoked. (Ord. 188, 2004; Ord. 161 § 2(part), 1999) (Ord. No. 10-232, § 2, 8-3-2010)

#### **5.04.110 Suspension, cancellation or revocation of licenses.**

A. ~~The sheriff administrator is authorized to temporarily suspend all licenses issued by the county licensing board and the county liquor board, such suspension and to require the licensee by written notice to appear at the next regular meeting of the applicable board. The administrator is authorized to temporarily suspend all licenses issued by the county licensing board, such suspension to require the licensee by written notice to appear at the next regular meeting of the applicable board.~~

~~Any business license issued pursuant to the provisions of this chapter, or any amendment thereof, for the conducting of business, may be suspended, canceled or revoked for good cause by the board of commissioners. Good cause for such suspension, cancellation or revocation shall include, but is not be limited to:~~

- ~~1. The existence of unsanitary conditions, noise, disturbance or other conditions at, near or in the premises which cause or tend to create a public nuisance or which injuriously affects the public health, safety or welfare;~~
- ~~2. The commission of, or permitting or causing the commission of, any act in the operation of the business which act is made unlawful or is prohibited by any ordinance, rule or law of Storey County, or state or federal government; or~~
- ~~3. Fraudulent practices or misrepresentations in the operation of the business, or concealment or misrepresentation in procuring the license.~~

B. ~~Any business license issued pursuant to the provisions of this chapter may be suspended,~~

canceled or revoked in the following manner:

1. The board may, on its own motion or initiative, or upon complaint of any person, institute proceedings to suspend, cancel or revoke a license by mailing a complaint setting forth the ~~violations alleged reason for such proceeding~~ to the licensee at the last address provided ~~to the county.~~ of such proceeding to licensee as shown by his application or by a supplemental application filed pursuant to the provisions hereof.

2. The licensee shall ~~may~~, within ten days of the date of such mailing, file with the county clerk a written answer to ~~the such~~ complaint, under oath.

3. The board shall ~~must~~ fix a day and time ~~and send written notice to the licensee~~ for a hearing at which the licensee will be given an opportunity to be heard.

4. If the licensee fails to file a written answer within the time required, or if the licensee fails to appear at the place and time designated for the hearing, the board may order the license suspended, canceled or revoked.

5. The board shall ~~must~~, within fifteen days after the date of such ~~the~~ hearing, enter its order to suspend, cancel or revoke, or refuse to suspend, cancel or revoke, the license. The applicant ~~will~~ shall be allowed to operate until the order is entered with the clerk's office.

6. ~~As an alternative to the procedure outlined in the foregoing sections, the board may, on its own initiative or upon the complaint of any person, require the licensee to appear before the board at a time and place fixed by the board, to show cause, why his license should not be suspended, canceled or revoked. The hearing shall not be less than five days from the date of service upon the licensee of the order by mailing a copy of the order to him at his last known address or place of business, or by making personal service upon him thereof. The failure by the licensee to appear at the time and place designated by the board may shall, in and of itself, constitute sufficient grounds for suspension, cancellation or revocation of the licensee's license.~~

~~7. There shall be no reopening or review of the proceedings whatever by the board except when it subsequently appears to the satisfaction of the board that the licensee's failure to answer or appear was due to matters beyond his control, and not through negligence on the part of the licensee.~~

~~C. In all proceedings under this Title or any other provision of this code, the board shall have the right to subpoena witnesses and documents, and all witnesses thus subpoenaed shall attend at the time and place appointed therein, and failure to attend at the time and place appointed in the subpoena may be regarded by the board as contempt thereof, and a finding by the board to such effect shall be duly reported to the sheriff for immediate disposition thereon, and shall constitute prima facie evidence of contempt in any trial of the offending witness in any court of the county; the penalty for each such offense shall be a fine of not less than ten dollars nor more than five hundred dollars, and shall be accompanied by incarceration of not less than two days nor more than thirty days.~~

~~D. In addition to the other remedies provided in this chapter, the Storey County district attorney's office is authorized to petition the district court for an injunction restraining any business from conducting business without a valid license. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)~~

#### **5.04.120 Signs as proof of engaging in business.**

A sign or advertisement kept, exhibited or published indicating that any person, partnership or corporation is engaged in a business, trade, or profession for which a license is required under this chapter ~~or shall hereafter be required~~, or for the performance of services wherein a charge is

made or compensation accepted, shall be *is prima facie* evidence that such *the* person, partnership or corporation is so engaged therein. (Ord. 161 § 2(part), 1999)

**5.04.130 Definitions.**

As used in this title, unless the context requires otherwise, the following words shall have the meaning as set forth in this chapter:

- A. "Board" means the board of Storey County commissioners.
- B. "Business" or "doing business" means, except as provided herein, all professions, trades, occupations and callings carried on for profit, and in addition includes labor unions, labor organizations and trade unions; however, "business" does not include the rental of three or less residential units.
- C. "Contract office business" means a person doing business in Storey County without employees in Storey County by using the services of a shared resident office staff in Storey County.
- D. "Contractor" means a person required by the state of Nevada Contractors Board to have a license as a contractor, whether the person is a general or subcontractor.
- E. "Home occupation business" means a person, excluding contractors conducting business out of a residence and whose business does not invite the public.
- F. "Independent contractor" means a person who contracts to do a piece of work according to his or her own methods and is subject to an employer's control only as to the final result of the work. Examples are, but not limited to: insurance agents, stockbrokers, hairdressers, and shoe shiners. Employees of licensees are not independent contractors for the purpose of this chapter. Independent contractor does not include a brothel's prostitutes.
- G. "Off-premises sale" means a sale of goods or services held by a person licensed to make such sales but which is held in Storey County at a site other than the site specified on the person's business license.
- H. "Out of county business" means a person, excluding a contractor, conducting business in Storey County without a physical address in Storey County.
- I. "Person" means a corporation, association, syndicate, partnership, club, trust, independent contractor or natural person but does not include employees of businesses licensed under this chapter unless an employee is an owner of the business.
- J. "Professional" means one whose practice of a profession requires advanced education and a license from a state licensing agency, board, commission or court.
- K. "Nonprofit organization" means all institutions, corporations, organizations or associations that are for charitable, eleemosynary or civic purposes and whose donations or receipts are not used for the private gain of any person.
- L. "Employee" shall have the meaning in NRS 364.040.
- M. "Special events" are those controlled by Chapter 8.28.
- N. Cabaret is live entertainment. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

**5.04.140 Business license required.**

— A. It is unlawful for any person to engage in or carry on any trade profession, calling or business in whole or in part within the county of Storey, or to advertise that person is conducting or carrying on any business specified herein, without first applying for, obtaining and maintaining a license as set forth in this chapter.

— B. Violation of this section shall be punishable as a misdemeanor for each day of the

violation. (Ord. 161 § 2(part), 1999)

**5.04.150 Exemptions from licenses.**

No license is not required for:

A. Two or fewer garage sales in any calendar year so long as the each garage sales does not exceed three days in duration.

B. Providing childcare in a private residence for 6 or fewer children. (Ord. 161 § 2(part), 1999)

**5.04.160 Branch establishments.**

A separate business license is required for each branch of an establishment or location of a business. A business consisting of multiple buildings adjacent to each other is considered one location if under one business name and management. Each license authorizes the licensee to transact and carry on all business listed at the location in the manner designated on such the license; provided, that warehouses, distributing plants, maintenance facilities or commercial rentals used in connection with and incidental to a business licensed under the provisions of this chapter are shall not be deemed to be separate places of business or branch establishments; and provided further, that warehouses and distributing plants engaged in retail or wholesale sales are shall be deemed separate businesses and shall require separate licenses as provided in this chapter. A residential rental business having rentals at different locations need only have one license listing all rental locations. (Ord. 161 § 2(part), 1999)

**5.04.170 Agents responsible for obtaining license.**

The agents or other representatives of nonresidents who are doing business in Storey County shall be are personally responsible for their principal's compliance with this chapter which includes the procurement of business licenses and payment of fees. (Ord. 161 § 2(part), 1999)

**5.04.180 Off-premises sales.**

A person must obtain permission from the administrator's sheriff's office to conduct an off-premises sale. No permission may not be given to conduct more than three off-premises sales for a maximum of five days each calendar year. Off-premises sale must meet all other applicable state, or county, the town of Virginia City and the town of Gold Hill requirements. (Ord. 161 § 2(part), 1999)

**5.04.190 Increase or decrease of fees set by resolution.**

All fees established hereinafter in this chapter may be set or amended established, increased or decreased from time to time by resolution of the board of county commissioners. (Ord. 196, 2005)

**5.04.200 Fees and exemptions from fees.**

A. Except for documented nonprofit organizations, upon application for a new business license, the applicant shall must pay a nonrefundable \$100 twenty-five dollar application fee to cover the costs of the review and processing of the application.

B. Every person, firm, association, or corporation required by this chapter to take out and pay for a license, shall must take out and pay for a license for each of the kinds of businesses

enumerated in this *chapter* article, and for each separate class of business or trade enumerated herein, and for each place where a such business is carried on.

C. Unless otherwise provided, the following periodic fees are imposed on the following kinds of business licenses:

General license	\$ 75.00 per year
Independent contractors, professionals	100.00 per year
Out-of-county businesses, contractors	75.00 per year
Home businesses	100.00 per year
Nonprofit	0 per year
Eseort	\$250.00 per year
Massages, therapeutic services	135.00 per year
Subdivision sales	475.00 per year
Transportation companies	100.00 per year
Pawn shops	250.00 per year
Mining, excavation, earth-moving/processing companies	475.00 per year

D. Unless otherwise provided, the following fees are imposed on the following kinds of business licenses in addition to any other fees specified:

Commercial units, apartments, storage units, RV and MH spaces, pay parking lot spaces	\$ 2.00	per unit annually
Per gaming machine	30.00	per quarter
Per gaming table	150.00	per quarter
Alarm companies	10.00	per alarm per quarter
Special events five-day permit (excluding liquor)	25.00	per vendor

E. Unless otherwise provided, the following fees for entertainment are imposed on the following kinds of business licenses and are exempt from any other fee schedules or the business licenses specified in this chapter:

1. Brothels and houses of ill fame shall be established pursuant to Storey County Code Chapter 5.16.
2. Cabarets or other places of live entertainment on the premises one hundred fifty dollars per year.
3. Fortunetellers, astrologer, clairvoyant, medium, palmist, phrenologist, or others who profess to foresee the future, seven *one* hundred dollars per year; fortunetelling licenses *may* shall be approved at the sole discretion of the board of county commissioners. Any employee in an establishment licensed under this section *is* shall be subject to work permit requirements as provided in Storey County Code Section ~~5.08.020(G)~~ (Ord. 203 (part), 2006; Ord. 179 § 1(part), 2002; Ord. 161 § 2(part), 1999)

**5.04.210 Liquor establishment license fees and regulations.**

- A. The county liquor board imposes the following controls, licenses and fees.
  1. These fees shall be in addition to any other fees in this article and in Title ~~5~~

~~2. Fees:~~

~~a. Off sale: \$100.00 per year~~

~~b. On sale: On-sale saloon license, which includes the right to sell beer, wine and liquor off sale, five hundred dollars per year. An additional fee of fifty dollars shall be charged for a bar as defined in Section 5.12.100~~

~~B. No liquor shall be dispensed or sold in any place where, in the judgment of the liquor board, such distribution or sale creates a public nuisance.~~

~~C. No liquor shall be dispensed or sold to minors, and minors shall not be allowed to loiter in or about a saloon unless accompanied by their parents, or unless they are in a bona fide food-service area.~~

~~D. The liquor board, at any time may impose a moratorium on liquor licenses for good cause shown within the city of Virginia City. Such moratorium shall not affect applications pending at the time it is imposed. (Ord. 161 § 2(part), 1999)~~

**5.04.220 Square footage fees.**

A. The following additional fees shall *must* be assessed *annually* based on the total square footage of each business *within the county, except for home-based businesses:*

0-1,999 sq. ft.	\$ 15.00
2K-2,999	31.00
3K-4,999	63.00
5K-7,499	94.00
7.5K-9,999	125.00
10K-24,999	188.00
25K-100K	250.00
100K-500K	500.00
500K+	1000.00

B. The fees imposed by this section do not apply to special events, home occupation businesses, independent contractors and out-of-county contractors. (Ord. 161 § 2(part), 1999)

**5.04.230 Fees for employees.**

A. The following additional fees shall *must* be assessed *annually* based on the average number of full time equivalent employees who may reasonably be anticipated to be employed, *within the county, during the peak employment or production of the license period including the proprietor:*

1-5 employees	\$ 25.00	
6-10	40.00	
11-25	75.00	
26-50	125.00	
Over 50	125.00	+ 2.00 each

B. For contractors the fees imposed pursuant to this section shall include only those *employees* who support the contracting business and does not include seasonal construction *employees.*

C. The fees imposed by this section do not apply to contract office businesses, home occupation businesses, independent contractors, special events and out-of-county businesses. (Ord. 161 § 2(part), 1999)

**5.04.240 Members of professional partnerships to be licensed individually.**

~~Notwithstanding any other provisions of this chapter, e~~Each member of a professional partnership practicing in Storey County shall ~~must~~ be licensed as ~~an~~ individual in accordance with the provisions of this chapter. (Ord. 161 § 2(part), 1999)

**5.04.250 Applicant required to submit affidavit or attestation concerning industrial insurance.**

A. *The board may not issue a business license unless the applicant for the license:*

1. *Signs an affidavit affirming that the business:*

a. *Has received coverage by a private carrier as required pursuant to chapters 616A to 616D, inclusive, and chapter 617 of NRS.*

b. *Maintains a valid certificate of self-insurance pursuant to chapters 616A to 616D, inclusive, of NRS.*

c. *Is a member of an association of self-insured public or private employers.*

d. *Is not subject to the provisions of chapters 616A to 616D, inclusive, or chapter 617 of NRS.*

2. *Or, if the applicant submits his or her application electronically, attests to his or her compliance with the provisions of paragraph (a).*

B. *The administrator must submit monthly a list of the names of those businesses that have submitted an affidavit or attestation required by subsections 1 and 2 to the administrator of the Division of Industrial Relations of the Department of Business and Industry.*

C. *Upon receiving an affidavit or attestation required by this section, the administrator must provide the owner of the business with a document setting forth the rights and responsibilities of employers and employees to promote safety in the workplace, in accordance with regulations adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.376.*

**5.04.260 Application for or renewal of license: Statement regarding obligation of child support required, grounds for denial.**

A. *An applicant for the issuance or renewal of a business license must submit to the board the statement prescribed by the Division of Welfare and Supportive Services of the Department of Health and Human Services pursuant to NRS 425.520. The statement must be completed and signed by the applicant.*

B. *The board must include the statement required pursuant to subsection 1 in:*

1. *The application or any other forms that must be submitted for the issuance or renewal of the license; or*

2. *On a separate form prescribed by the board.*

C. *A license may not be issued or renewed by a board if the applicant:*

1. *Fails to submit the statement required pursuant to subsection 1; or*

2. *Indicates on the statement submitted pursuant to subsection 1 that the applicant is subject to a court order for the support of a child and is not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.*

*D. If an applicant indicates on the statement submitted pursuant to subsection 1 that the applicant is subject to a court order for the support of a child and is not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order, the board must advise the applicant to contact the district attorney or other public agency enforcing the order to determine the actions that the applicant may take to satisfy the arrearage.*

**5.04.262 Mandatory suspension of license.**

*A. If the board or administrator receives a copy of a court order issued pursuant to NRS 425.540 that provides for the suspension of all professional, occupational and recreational licenses, certificates and permits issued to a person who is the holder of a license, certificate or permit to practice a profession or occupation in that county, the board or administrator must deem the license, certificate or permit issued to that person to be suspended at the end of the 30th day after the date on which the court order was issued unless the board or administrator receives a letter issued to the holder of the license, certificate or permit by the district attorney or other public agency pursuant to NRS 425.550 stating that the holder of the license, certificate or permit has complied with the subpoena or warrant or has satisfied the arrearage pursuant to NRS 425.560.*

*B. The board or administrator must reinstate a license, certificate or permit to practice a profession or occupation in that county that has been suspended by a district court pursuant to NRS 425.540 if the board or administrator receives a letter issued by the district attorney or other public agency pursuant to NRS 425.550 to the person whose license, certificate or permit was suspended stating that the person whose license, certificate or permit was suspended has complied with the subpoena or warrant or has satisfied the arrearage pursuant to NRS 425.560.*

**5.04.265 Social security number required for application.**

*An application for the issuance of a license, permit or certificate to practice a profession or occupation pursuant to must include the social security number of the applicant.*

**5.04.25070 Additional license required authorizing pawnbrokers to accept motor vehicles as pledged property.**

*A. If a pawnbroker accepts motor vehicles a pledged property or in any other manner allows the use of a motor vehicle as collateral for a loan, an additional license is required as required by NRS 244.348.*

*B. An additional license authorizing a pawnbroker to accept motor vehicles as pledged property shall may be issued approved by the board using the approval procedure in chapter 5.12, after report from the administrator and an investigation by the sheriff and upon payment of five one hundred dollars. The obligation for the payment of fees for the additional license is a state law requirement. (Ord. 161 § 2(part), 1999)*

**5.04.26075 Reasonable classification.**

*The sheriff and administrator shall may classify businesses not specifically defined into the class which most reasonable corresponds to the operation of the applicant or business. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)*

**5.04.27080 False alarm service charge.**

The time and effort for the ~~sheriff and deputies~~ *emergency responders* through dispatch to respond to false alarms detracts from other duties. The ~~administrator~~ *sheriff*, at his discretion, shall ~~may~~ set fees which are presented to the commissioners to ~~may~~ be adopted by resolution of ~~the board~~ by the commissioners for false alarm charges, except that one through four false alarm calls per year shall ~~must~~ be handled at no charge. (Ord. 161 § 2(part), 1999)

**5.04.280 Modifications.**

~~— A. If any person claims that an inequitable or unjust license fee has been levied hereunder, he may appeal the matter within ten days to the board of commissioners. The board shall forthwith set the matter for hearing at a regularly scheduled meeting and shall cause notice of the time a place be given to the applicant, which time shall not be less than five days prior to the date of such hearing.~~

~~— B. A modification or adjustment hereof may be made by the board, with or without amendment to this chapter or any section thereof, as the board may deem fit. (Ord. 161 § 2(part), 1999)~~

**5.04.290 Annual payment prorated fee--Penalty for failure to pay--Display of license.**

~~A. All fees for business licenses, except as otherwise provided in this chapter, shall must be paid yearly in advance. ; and a~~

~~B. All persons having been issued taken out a business license under this chapter are required to exhibit the license same in some conspicuous part of their places of business, and in ease.~~

~~C. If any person, firm, association or corporation fails to take out a license for a business for the current year as provided in this chapter, prior to the fifth day of July, he, she, they or it shall be that person is subject and liable to pay an additional penalty of ten percent over and above the amount of any fees due prescribed in this chapter for a such license.; and if any person, firm, association or corporation fails to take out a license for the current year, as provided in this chapter, prior to the fifteenth day of July, his, her, their or its license may shall, upon written notice by the administrator applicable licensing agency, be revoked.~~

~~B D. Except as otherwise provided in this chapter, During the first year in which a person, firm, association or corporation applies for a license after October 1st and before January 1st, or first applyies after January 1st, and before April 1st, the first year fees will be prorated by the administrator for the remaining quarters and shall must be paid in advance by the licensee.~~

~~C E. Except as otherwise provided in this chapter, I If a person, firm, association, or corporation first applies for a license after April 1st, and before July 1st, the first year fees will be prorated by the administrator for the remaining quarter; however, the licensee must pay a full year and one-quarter license fee shall be paid in advance. The year and one-quarter license will shall expire on July 1st of the following calendar year. Nothing in subsections A, B or C of this section permits seasonal licenses.~~

~~F. Fees for business licenses may not be refunded. (Ord. 161 § 2(part), 1999)~~

**5.04.300 Recovery of fees by civil suit.**

It is the duty of the district attorney when requested to do so by the ~~sheriff or administrator or the board~~, to institute civil suits on behalf of ~~the town of Virginia City, the town of Gold Hill, or Storey County~~, before a court of competent jurisdiction for the recovery of the amount of

license fee due from any person, firm, association or corporation who is liable to pay a license tax under the provisions of this chapter, and who refuses, fails or neglects to do so., and a civil suit so commenced shall not be deemed a waiver of a *does not waive* the right to prosecute the party so neglecting, failing or refusing to pay a license fee or obtain a license as provided in this chapter. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.310 Application for a special events.**

~~Short term permits must be made in writing on a form provided by the Storey County sheriff at least fifteen working days prior to the date of the special event. (Ord. 161 § 2(part), 1999)~~

#### **5.04.320 Other required licenses and permits.**

A person conducting or planning to conduct a business for which a federal or state, license or permit is required, ~~shall~~ *must* produce a copy of the license or permit or exhibit the same or affirm to the sheriff or administrator that the state or federal license has or will be issued and has complied with applicable state or federal laws and regulation affecting the business before any Storey County business license ~~shall~~ *may* be issued. (Ord. 161 § 2(part), 1999; Ord. 179 § 1(part), 2002)

#### **5.04.330 Public utilities.**

##### **A. Telecommunications Service.**

1. Every business entity providing telecommunications service within Storey County must obtain and pay for an annual business license. The fee for such license is payable not later than thirty calendar days after the end of each calendar quarter and ~~shall be~~ *is* two percent of the total gross receipts for the quarter of the fiscal year commencing after the effective date of the ordinance codified in this section.

2. "Total gross receipts" means:

a. All revenue received by a public utility from customers located within the boundaries of Storey County for all intrastate telecommunications services.

b. In the case of a public utility that provides "commercial mobile radio service" as defined in Part 20 of Title 47 of the Code of Federal Regulations, revenue received from the first fifteen dollars charged monthly for each line of access for each of its customers located within the county.

3. "Public utility" means a person or local government that provides a telecommunication service, if the person or local government holds a certificate of public convenience and necessity issued by the public service commission of Nevada and derives intrastate revenue from the provision of that service to retail customers.

4. A license fee not received or postmarked within thirty calendar days after the end of each calendar quarter ~~shall be~~ *is* delinquent and the licensee ~~shall~~ *must* pay, in addition to the license fee, a penalty of one percent of the delinquent amount per month and interest of one percent of the delinquent amount per month.

5. Each telecommunications provider which derives or intends to derive intrastate revenue from customers located within the county ~~shall~~ *must*, not later than sixty calendar days after the effective date of the ordinance codified in this section or thirty calendar days before the company begins to provide intrastate telecommunications service to those customers, whichever occurs later, provide to the county.

a. An acknowledgment that the company is operating or intends to operate within

the county; and

b. The date that the company began or intends to begin to derive revenue from customers located within the county.

6. Each company that is subject to this section shall, not later than thirty calendar days after the end of each calendar quarter, provide to the county a statement of the amount of revenue the telecommunications company derived during that calendar quarter from the sale of all intrastate telecommunication services to each of its customers located within the county.

#### B. Natural Gas Service

1. Every business entity providing natural gas service within Storey County must obtain and pay for an annual business license. The fee for such license is payable not later than thirty calendar days after the end of each calendar quarter and shall be *is* one percent of the total gross receipts commencing on the date of service after effective date of the ordinance codified in this section.

2. "Total gross receipts" means revenue received from customers located within the boundaries of Storey County for natural gas service. Revenue includes proceeds from the sale of natural gas to retail customers located within Storey County but does not include any proceeds from the sale of natural gas to a provider of electric energy which holds a certificate of public convenience and necessity issued by the public service commission of Nevada.

3. A license fee not received or postmarked within thirty calendar days after the end of each calendar quarter shall be *is* delinquent and the licensee shall *must* pay, in addition to the license fee, a penalty of one percent of the delinquent fee amount per month and interest on one percent of the delinquent amount per month.

4. Each natural gas provider which derives or intends to derive revenue from customers located within the county shall *must*, not later than sixty calendar days after the effective date of the ordinance codified in this section or thirty calendar days before the company begins to provide natural gas service to those customers, whichever occurs later, provide to the county:

a. An acknowledgment that the company is operating or intends to operate within the county; and

b. The date that the company began or intends to begin to derive revenue from customers located within the county.

5. Each company that is subject to this section shall *must*, not later than thirty calendar days after the end of each calendar quarter, provide to the county a statement of the amount of revenue the natural gas company derived during that calendar quarter from the sale of natural gas services to all customers located within the county.

6. This section does not alter the terms of any existing franchise agreement between the county and any company providing natural gas services within the boundaries of the county.

#### C. Electric Service.

1. Every business entity providing electric service within the boundaries of Storey County must obtain and pay for an annual business license. The fee for such license is payable not later than thirty calendar days after the end of each calendar quarter and shall be *is* one percent of the total gross receipts commencing on the date of service after effective date of the ordinance codified in this section.

2. "Total gross receipts" means revenue received from customers located within the boundaries of Storey County for electric services.

3. A license fee not received or postmarked within thirty calendar days after the end of each calendar quarter shall be delinquent and the licensee shall *must* pay, in addition to the

license fee, a penalty of one percent of the delinquent fee amount per month and interest of one percent of the delinquent fee amount per month.

4. Each electric energy provider which derives or intends to derive revenue from customers located within the county ~~shall~~ *must*, not later than sixty calendar days after the effective date of the ordinance codified in this section or thirty calendar days before the company begins to provide electric energy service to those customers whichever occurs later, provided to the county:

a. An acknowledgment that the company is operating or intends to operate within the county; and

b. The date that the company began or intends to begin to derive revenue from customers located within the county.

5. Each company that is subject to this section ~~shall~~ *must*, not later than thirty calendar days after the end of each calendar quarter, provide to the county a statement of the amount of revenue the electric energy company derived during that calendar quarter from the sale of electric energy services to all customers located within the county.

6. This section does not alter the terms of any existing franchise agreement between the county and any company providing electric energy services within the boundaries of Storey County. (Ord. 161A § 2, 2000)

**SECTION II:** Chapter 5.12 Sale of Alcoholic Beverages is amended as follows:

## Chapter 5.12

### SALE OF ALCOHOLIC BEVERAGES

#### Sections

- 5.12.005** *License required.*
- 5.12.006** *Definitions.*
- 5.12.010** *Application form and accompanying data.*
- 5.12.020** *Application confidentiality.*
- 5.12.020** ~~Application Form.~~
- 5.12.030** *Application--Investigation period.*
- 5.12.035** *Hearing on application.*
- 5.12.040** *Temporary license.*
- 5.12.050** *Hearing on application.*
- 5.12.055** *Grounds for denial.*
- 5.12.060** *Liquor license fees and regulations.*
- 5.12.070** *Off-sale license.*
- 5.12.080** *Regular liquor license--Requirements.*
- 5.12.090** *Supplemental bar liquor license.*
- 5.12.100** *Service bar liquor license.*
- 5.12.110** *Restaurant, supper club or dinner house liquor license.*
- 5.12.040 120** *Transferability of license.*
- 5.12.050 130** *Abandonment of license.*
- 5.12.060** ~~Location of establishments limited.~~

- 5.12.070-140 Hours of sale.**
- 5.12.080 150 Minors--Employment and service prohibitions.**
- 5.12.160 Right of inspection.**
- ~~**5.12.090 Regular license--Conditions.**~~
- ~~**5.12.100 Service bar license.**~~
- ~~**5.12.110 Special events license.**~~
- ~~**5.12.120 Amended license.**~~
- ~~**5.12.130 Temporary license.**~~
- ~~**5.12.140 Supplemental license.**~~
- ~~**5.12.150 Supper club or dinner house license.**~~
- ~~**5.12.160 Off sale license.**~~
- 5.12.170 Misdemeanor.**

**5.12.005 License required.**

*The board of county commissioners finds that in order to protect the health, safety and welfare of the inhabitants of Storey County, it is necessary to license and control those persons or businesses that are engaged in the making of, distribution or sale of alcoholic beverages. An applicant for this privileged license or permit does not have any right to a license or permit. Any license or permit issued pursuant to the provisions of this title is a revocable privilege, and a holder does not acquire any vested right in any license or permit. The liquor board determines that alcoholic beverages may not be dispensed or sold in any place where, in the judgment of the liquor board, the distribution or sale creates or may create a public nuisance.*

*The board further determines that the liquor ordinances by the liquor board are to be set forth in the Storey County code and utilize the code's numbering system.*  
(Ord. 83 § 6, 1983)

**5.12.006 Definitions.**

*Unless the context requires otherwise, the following words have the following meanings:*

*A. Alcoholic beverages or liquor include alcohol, spirits, wine and beer, and every liquid or solid containing alcohol and are intended for human consumption.*

*B. The liquor license board consists of the members of the board of county commissioners and the sheriff.*

**5.12.010 Application form and accompanying data.**

*In addition to a business license issued pursuant to chapter 5.04, all new applicants for a liquor license, authorizing the sale of all alcoholic beverages, on or off the premises, within the county, shall must provide a completed application, on forms approved by the liquor board, to the administrator for the county liquor license board with the following, including but not limited to:*

- A. Proof of financial standing to warrant an expected satisfactory and profitable business operation; .*
- B. A complete background as to the applicant's criminal record. and*
- C. The applicant's experience in the saloon or liquor vending business; .*
- D. A credit report from a national agency that is dated within sixty days of the application.*
- E. A complete list of licenses applied for and information for each license.*
- ~~*E. A one thousand dollar nonrefundable investigative fee, unless otherwise specified in*~~

this chapter, with the annual fee as set forth in *this* Chapter 5.04 of this title.

D F. An authorization for the sheriff to conduct an investigation into the applicant's criminal history and an authorization signed by the applicant for the submission of the applicant's fingerprints to the Federal Bureau of Investigations for a National Background check. The sheriff must licensing authority shall fingerprint the applicant and shall submit a complete set of the applicant's fingerprints, in accordance with the applicant's authorization, to the Central Repository for Nevada records of criminal history and to the Federal Bureau of Investigations as authorized by NRS 239B.010(1)(a). (Ord. 83 § 1, 1983) (Ord. No. 08-215, § 1, 9-2-2008)

#### **5.12.020 Application confidentiality.**

*Information submitted by the applicant showing the applicant's personal information, finances, net worth, earnings or revenues that is submitted as part of an application must be treated as confidential except when:*

- A. *Used in the ordinary course of the administration of this chapter. This includes liquor board members and county staff that work in the application approval process.*
- B. *Subject to a subpoena or other order of a court of competent jurisdiction.*
- C. *Released to a duly authorized agent of a governmental agency acting pursuant to the agency's authority and function.*

#### **5.12.020 Application--Form.**

- A. ~~All applications shall be on forms as provided by the county liquor board and sheriff's department, and all information of a personal nature shall be kept confidential.~~
- B. ~~Separate applications shall be provided for each type of license requested.~~
- C. ~~No separate beer and wine license shall be issued, but off-sale liquor licenses may be issued as provided by ordinance. (Ord. 83 § 9, 1983)~~

#### **5.12.030 Application--Investigation period.**

A. Application for a new regular license and any additional licenses for the business may be submitted and considered for first reading by the liquor license board following a thirty-day investigative period. *The administrator must receive the report from the sheriff and comptroller before the item is put on the board's agenda. The first reading may be delayed for a*Additional investigative time ~~may be taken~~ by the administrator licensing authorities, if required. *If the investigation is continued beyond thirty days, the administrator must notify the liquor board.*

B. New applicants may not operate until all inspections are completed and licenses approved. (Ord. 83 § 3, 1983)

#### **5.12.040 Temporary license.**

*The administrator or the liquor board may issue a temporary liquor license for the purpose of continuing an existing business during the period in which a liquor license application has been made, and prior to its approval or disapproval by the liquor license board. No additional fee is required.*

*A temporary license may be approved where there is a request for a new license for the addition of new partners or change of corporate officers or directors of licensee or where the new applicant is a member of the immediate family of a licensee who cannot continue operating the business due to death, incompetency, retirement or other similar disability of present licensee. The immediate family of a licensee includes one or more of the following: surviving spouse, son,*

daughter, mother or father.  
(Ord. 83 § 2E, 1983)

**5.12.050 Hearing on application.**

A. All licenses referred to in this chapter must be heard at two meetings of the liquor license board before being acted upon. The administrator must include in the board's agenda packet for the hearing: a copy of the application with personal information redacted, a summary of the sheriff's investigation of the criminal history and a summary of the comptroller's review of the applicant's financial standing, and any documents not considered confidential submitted by the applicant with the application. Confidential information may be reviewed by the liquor board members at the administrator's office or by delivery of a sealed packet that is reviewed by the member and returned to the administrator in a manner that preserves confidentiality.

B. The liquor license board must consider the evidence presented at the hearing on the application and may approve the license if the applicant meets the requirements of this chapter, deny the application based on good cause, or continue the hearing.

C. The liquor license board is authorized to issue temporary licenses or continue temporary licenses approved and previously given by the administrator, until final action on the license is taken.

D. Before the liquor license board may approve a liquor license, the premises must be inspected and approved by the state health department, the fire district, and the building official or any other governmental agencies that may be required.

E. If the liquor license board denies an application the applicant may not reapply until six months from the date of the board's denial.

**5.12.055 Grounds for denial.**

The grounds for denial of an application must be based on good cause, which includes but is not limited to:

A. An application that is incomplete or that contains false, misleading or fraudulent statements.

B. The applicant fails to satisfy any requirement imposed by this chapter or any local, state, or federal law, regulation or policy pertaining to the license.

C. The applicant has been subject to administrative action imposing discipline or fines relating to a liquor license in any jurisdiction, or denied a license or a work card due to suitability issues.

D. The applicant has, within five years immediately preceding the date of the application, been convicted, regardless of the jurisdiction of the conviction, of any of the following criminal offenses:

1. A felony or any crime which under the laws of Nevada would be a felony.
2. Any crime with theft, fraud or intent to defraud is an element.
3. Sales or trafficking of a controlled substance.
4. Solicitation, prostitution or pandering.

E. Any cause reasonably related to protecting public health, safety and welfare.

**5.12.060 Liquor license fees and regulations.**

The liquor board imposes the following fees:

A. These fees are in addition to any other business license fees in chapter 5.04

**B. Fees:**

1. *An application investigative fee of \$1000.00, if investigative costs exceed \$1000, the applicant is responsible to pay any additional costs.*
  2. *Off-sale license fee is \$100.00 per year.*
  2. *On-sale regular license fee, which includes the right to sell beer, wine and liquor off-sale, is \$500.00 per year.*
  3. *An additional service bar fee is \$50.00 for an additional service bar.*
  4. *A special events liquor license fee is \$10.00.*
- (Ord. 161 § 2(part), 1999)

**5.12.070 Off-sale license.**

*The liquor board may approve an off-sale liquor license, provided:*

- A. *An investigative fee is paid and the investigation shows the applicant meets the requirements of this chapter.*
- B. *The applicant has a business license.*
- C. *The licensee is responsible to make sure off-sale alcoholic beverages are not consumed on the premises. (Ord. 83 § 2H, 1983)*

**5.12.080 Regular liquor license--Requirements.**

*A. Each business for the sale of alcoholic beverages is required to have a regular liquor license issued by the county. Any additional licenses may be approved or denied by the board at the same time as the regular license. A regular liquor license is subject to the following requirements:*

1. *The license is limited to one contiguous location in a building.*
2. *Additional full service bars in the same location require additional licenses.*
3. *No investigative fee or detailed application in addition to the fee and investigation done for the regular license is required for an additional license.*

*B. A regular liquor license is required before applying for an additional licenses or the application for a regular license and any other type of liquor license may be submitted at the same time, except for temporary liquor licenses or off-sale liquor licenses. (Ord. 83 § 2A, 1983)*

**5.12.090 Supplemental bar liquor license.**

*A. Any regular liquor licensee or applicant may apply for a supplemental liquor license for an additional full bar to be operated in the same building. No investigation fee or detailed application in addition to the fee and investigation done for the regular license is required.*

*B. Payment of an additional annual regular license fee is required. (Ord. 83 § 2F, 1983)*

**5.12.100 Service bar liquor license.**

*In addition to a regular liquor license, a service bar liquor license may be required and issued under the following conditions:*

- A. *The service must be for additional area, such as a dining area.*
- B. *The service is limited to employees for delivery to customers in the area.*
- C. *No sit-down or additional service for customers is allowed at a service bar.*
- D. *The service bar must be in the same premises as the regular liquor license.*
- E. *Payment of additional annual service bar license fee. (Ord. 83 § 2B, 1983)*

**5.12.110 Restaurant liquor license.**

*A regular liquor license may be approved where the primary purpose of the business is the operation of a restaurant, supper club or dinner house. (Ord. 83 § 2G, 1983)*

**5.12.040/120 Transferability of license.**

~~Liquor licenses are not transferable, except as provided in Article II of this chapter. (Ord. 83 § 5, 1983)~~

**5.12.050 130 Abandonment of license.**

A. A liquor licensee ~~shall be~~ *is* deemed to have abandoned his liquor license if he fails to have his establishment open for business for a continuous period of six months during any one fiscal year.

B. Abandonment ~~shall will~~ not occur until notice and hearing by the liquor *license* board, and the licensee has the opportunity to be heard.

C. ~~No~~ A license ~~shall will not~~ be deemed abandoned if the closure was beyond the control of the licensee.

D. ~~No~~ A new license ~~shall may not~~ be issued when the licensee abandons his liquor license until a period of one year from the date the liquor board declares the license abandoned. (Ord. 83 § 4, 1983)

~~5.12.060 Location of establishments limited.~~

~~Issuance of regular full licenses shall be limited to C Street in Virginia City, and Gold Hill's Main Street, in those communities, except by special application to the liquor board. (Ord. 83 § 6, 1983)~~

**5.12.070 140 Hours of sale.**

~~Liquor may be sold by a~~ A licensee *may sell alcoholic beverages* twenty-four hours a day, seven days a week. (Ord. 83 § 7, 1983)

**5.12.080 150 Minors--Employment and service prohibitions.**

~~The employment of or service to persons under the age of twenty one years, in the sale and disposition of alcoholic beverages is prohibited.~~

A. *Alcoholic beverages may not be served, dispensed or sold to persons under the age of twenty-one years, and persons under the age of twenty-one years are not allowed to loiter in or about a saloon unless accompanied by their parents, or unless they are in a food-service area.*

B. *A person who has attained the age of 16 years and has not attained the age of 18 years may be employed in a retail food store for the sale or disposition of liquor if:*

1. *He or she is supervised by a person who is 18 years of age or over and who is an owner or an employee of the business that sells or disposes of the liquor.*

2. *The person 18 years of age or over who is supervising the person under 18 is actually present at the time that the person under 18 sells or disposes of the liquor.*

3. *The liquor is in a container or receptacle which is corked or sealed.. (Ord. 83 § 8, 1983)*

### **5.12.160 Right of inspection.**

*All officials involved in the license process, the administrator, and the sheriff have access to every part and portion of the establishment for which a license is issued under the provisions of this chapter at any time when the establishment is open for the transaction of business and at all other reasonable times.*

### **5.12.090 Regular license—Conditions.**

~~A. Each licensee shall be required to have a regular license issued by the county, subject to the following conditions:~~

- ~~1. Only one contiguous location in a building for each bar license;~~
- ~~2. Bar designed for full service to individual customers and/or service bar;~~
- ~~3. Additional bars in the same location require additional licenses. No investigative fee or detailed application is required;~~

~~— B. A regular liquor license is required before any application for any other type of liquor license may be submitted, except temporary liquor licenses or off-sale liquor licenses. (Ord. 83 § 2A, 1983)~~

### **5.12.100 Service bar license.**

~~— A service bar liquor license may be issued under the following conditions:~~

- ~~A. Regular liquor license required;~~
- ~~B. Service for additional area, such as a dining area;~~
- ~~C. Service only to employees for delivery to customers;~~
- ~~D. No sitdown and additional service at service bar;~~
- ~~E. The Service bar must be in the same premises as the regular liquor license;~~
- ~~F. Payment of additional annual license fee. (Ord. 83 § 2B, 1983)~~

### **5.12.110 Special events license.**

~~Excluding charitable or nonprofit events, a special events liquor license may be issued subject to the following conditions:~~

- ~~A. Regular liquor license required;~~
- ~~B. To be issued for the purpose of a portable bar for customers and/or employee service for holidays and special occasions only, within the same building or in another location upon approval of the liquor board;~~
- ~~C. Valid for a period of three days only;~~
- ~~D. Payment of additional fee of ten dollars. (Ord. 83 § 2C, 1983)~~

### **5.12.120 Amended license.**

~~— An amended liquor license is one issued after an application is made for the purpose of modifying and amending the person or legal entity who or which holds an existing liquor license subject to the following conditions:~~

- ~~A. Findings of acceptability of new applicants;~~
- ~~B. Payment of nonrefundable investigative fee of five hundred dollars per applicant;~~
- ~~C. Only the following persons or entities are entitled to apply for amended liquor licenses:~~
  - ~~1. Addition of new partners or change of corporate officers or directors of licensee;~~
  - ~~2. Where new applicant is a member or members of the immediate family of a licensee who cannot continue operating the business due to death, incompetency, retirement or other~~

similar disability of present licensee;

3. Definition of "immediate family" of a licensee shall be one or more of the following: surviving spouse, son, daughter, mother or father,

4. Transfer is not to exceed fifty percent ownership. (Ord. 83 § 2D, 1983)

#### **5.12.130 Temporary license.**

— A temporary liquor license may be issued for the purpose of continuing an existing business during the period in which a liquor license application has been made, and prior to its approval or disapproval. No additional fee shall be required. (Ord. 83 § 2E, 1983)

#### **5.12.140 Supplemental license.**

A. Any licensee may apply for a supplemental liquor license for an additional full bar to be operated in the same building in conjunction with another full bar license. No investigation fee or detailed application shall be required.

B. Payment of an additional annual regular license fee is required. (Ord. 83 § 2F, 1983)

#### **5.12.150 Supper club or dinner house license.**

A regular liquor license may be issued to an applicant where the primary purpose of the business is the operation of a supper club or dinner house upon application and payment of required fees. The determination of the nature of the business and necessity for the liquor license in conjunction therewith, shall be made after a hearing set by the county liquor board. (Ord. 83 § 2G, 1983)

#### **5.12.160 Off sale license.**

— An off sale liquor license may be issued upon application provided:

A. An investigative fee is paid as required by this chapter;

B. An application is made and the fee required by Chapter 5.04 of this title is paid;

C. The off sale liquor shall not be consumed on the premises of licensee. (Ord. 83 § 2H, 1983)

#### **5.12.170 Misdemeanor.**

A violation of any provision of this chapter is a misdemeanor. (Ord. No. 13-249, § I, 10-1-2013; Ord. 83 § 11, 1983)

**SECTION III:** Chapter 8.28 Special Events is amended as follows:

#### **8.28.025 Alcoholic beverages.**

A. The *administrator* county sheriff may permit the sale of alcoholic beverages in public areas in conjunction with a special event permit provided any procedures or criteria adopted by ordinance or resolution of the county board commissioners are adhered to. An application for the sale of alcoholic beverages in public areas must be filed with an application for a special event permit *on a form approved by the liquor license board* and follow all procedures therefor.

B. A special events liquor license may be issued subject to the following conditions:

1. *The applicant must hold a rRegular Storey County liquor license or have written*

permission from an existing regular liquor license holder required;

2. The license may be issued for the purpose of a portable bar for customers and/or employee service for holidays and special occasions only, within the same building or in another location;

3. Valid for a period of five (5) days only;

4. Any license fee applicable to the sale of alcoholic beverages as set forth in Chapter 5.12.110 of this Code must be paid in addition to any special event permit fees.

5. The licensee must adhere to the State of Nevada laws and Storey County Codes pertaining to the sale and consumption of alcoholic beverages

C. An application for the sale of alcoholic beverages in public areas must provide the following information:

1. Whether alcoholic beverages will be sold or dispensed free of charge;

2. Whether entry to the event restricted to invited guests or open to the public;

3. What types of alcoholic beverages will be sold or consumed;

4. What containers will be used; unlawful to use glass or metal containers;

5. Who will be the on-site supervisor of alcoholic beverage service;

6. Such other information as the administrator county sheriff deems appropriate. (Ord. No. 09-224, § 1, 3-16-2010)

Proposed on \_\_\_\_\_, 2016.

by Commissioner \_\_\_\_\_

Passed on \_\_\_\_\_, 2016.

Vote: Ayes: Commissioners \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Nays: Commissioners \_\_\_\_\_

\_\_\_\_\_

Absent Commissioners \_\_\_\_\_

\_\_\_\_\_  
Marshall McBride, Chair

Storey County Board of County Commissioners

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Clerk & Treasurer, Storey County

This ordinance will become effective on \_\_\_\_\_, 2016.

## Vanessa Stephens

---

**From:** Pat Whitten  
**Sent:** Wednesday, January 13, 2016 5:48 AM  
**To:** Marshall McBride; Lance Gilman; Jack McGuffey  
**Cc:** fourmorr@charter.net; Anne Langer; Vanessa Stephens  
**Subject:** Fwd: liquor ordinance

Good morning Commissioners. With the consent of our legal counsel, I am sharing the Sheriff's "thoughts" on the draft licensing ordinance disbursed yesterday both with you and the public record. I can assure you that, despite the Sheriff's claims, processes are being developed that will ensure better, more thorough and professional processing. And, while he expresses concern that this update "dumps" more work onto another Department and "will reduce the level of investigation", Dean and his key staff have been integrally involved throughout the drafting process. Again, our goal all along has not been to to remove or minimize the Sheriff's involvement "because it may not sit well with one or more of the commissioners" but rather transfer processing to a department that is more proficient and professional than what we currently have and create a processing flow that is consistent and involves competently skilled staff. While it is Bob's and my intent to thoroughly discuss and vet more specific details during our workshop next Tuesday, if you wish to discuss individually in further detail, please feel free to give either or both of us a call. Thank you...

Pat

Sent from my iPad

Begin forwarded message:

**From:** Gerald Antinoro <[gantinoro@storeycounty.org](mailto:gantinoro@storeycounty.org)>  
**Date:** January 12, 2016 at 9:09:35 AM PST  
**To:** Pat Whitten <[pwhitten@storeycounty.org](mailto:pwhitten@storeycounty.org)>  
**Cc:** robert morris <[fourmorr@charter.net](mailto:fourmorr@charter.net)>, Melanie Keener <[mkeener@storeycounty.org](mailto:mkeener@storeycounty.org)>  
**Subject:** RE: liquor ordinance

Pat & Bob,

Here are my thoughts, like it or not (I have it in answer format to "staff" concerns):

There are several issues that have been brought up in this redrafting that may benefit from discussion by the board and the public.

A. Whether it is necessary to have two hearings in front of the board for business licenses. The draft ordinance has one hearing in front of the board. A liquor license would still require two hearings. There is no statutory requirement that the board hear business licenses.

No opinion.

B. Should the administrator conduct the investigation or should there be an independent investigation of the applicant. The sheriff is a member of the liquor board and if the sheriff is responsible for the investigation, other than the finger printing, it seems to create an appearance of a conflict.

There is no conflict as this is how it has been done for years and is still done in this manner all across the state. I am unaware of any court challenges to this process. I see this more as removing or minimizing my involvement because it may not sit well with one or more of the commissioners. It is well known that I am not personally doing the investigations, it is the work product of my staff and I review their reports the same as any other department head.

C. How much information does the board want in reports (section 5.04.070 and .080) and how often does the board want the reports?

Is there a problem with the information? All anyone has to do is say so.,

D. Are the current limitations on off-premise sales (section 5.04.180) appropriate?

No opinion because I have no clue what if any problem there may be.

E. Should additional bars in the same establishment require an additional regular license fee of \$500? (See sec. 5.12.100)

Under current ordinance and as I read the proposed language, additional bars in the same establishment are considered service bars and do not require an additional \$500 license fee.

This revision does little to fix the problems with the existing ordinance or address any of the thing that Bob and I have previously discussed. I see this merely as an attempt to remove/minimize the involvement of the Sheriff, in all likelihood due to my contrary position with the commission on a few occasions. It still gives no reasonable idea to an applicant as to what is required to successfully complete the licensing process. It still allows the "board" to pick and choose on the basis of who knows what. It also dumps more onto Dean's department needlessly and will likely reduce the level of investigation that goes into any applicant.

Bob, what happened to everything we discussed? I thought the discussion was to fix the ordinances not make it even more convoluted.

Respectfully,

Gerald Antinoro  
Sheriff  
Storey County Sheriff's Office  
(775) 847-0905

-----Original Message-----

From: Pat Whitten  
Sent: Tuesday, January 12, 2016 8:19 AM  
To: Marshall McBride <[mmcbride@storeycounty.org](mailto:mmcbride@storeycounty.org)>; Lance Gilman <[lgilman@storeycounty.org](mailto:lgilman@storeycounty.org)>; Jack McGuffey <[jmcguffey@storeycounty.org](mailto:jmcguffey@storeycounty.org)>  
Cc: Gerald Antinoro <[gantinoro@storeycounty.org](mailto:gantinoro@storeycounty.org)>; Anne Langer <[alanger@storeycounty.org](mailto:alanger@storeycounty.org)>; fourmorr@charter.net; Austin Osborne <[aosborne@storeycounty.org](mailto:aosborne@storeycounty.org)>; Vanessa Stephens <[vstephens@storeycounty.org](mailto:vstephens@storeycounty.org)>; Dean Haymore <[dhaymore@storeycounty.org](mailto:dhaymore@storeycounty.org)>; Stacey Bucchianeri

<[sbucchianeri@storeycounty.org](mailto:sbucchianeri@storeycounty.org)>

Subject: FW: liquor ordinance

I understand there have been issues with opening the documents so here they are again...

Pat Whitten  
County Manager  
Storey County

(775) 847-0968 (Office)

(775) 721-7001 (Cell)

[PWhitten@StoreyCounty.org](mailto:PWhitten@StoreyCounty.org)

Storey County is an equal opportunity provider and employer.



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 19 2016

Estimate of time required: 15 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

1. **Title:** National Radon Action Month Proclamation

2. **Recommended motion:** I move to proclaim January 2016 as National Radon Action Month in Storey County.

3. **Prepared by:** Cherie Nevin

**Department:** Community Services

**Telephone:** 775-847-0986

4. **Staff summary:** January is National Radon Action Month (NRAM). If accepted, this proclamation would be in conjunction with other cities and states around the country who, in partnership with the U.S. EPA, are taking the lead in observing National Radon Action Month. Proclamations help recognize radon as a health risk and National Radon Action Month is the perfect time to test your home for radon.

In Nevada, test results show that radon is present at elevated concentrations in about one in four tested homes. In Storey County, test results show that 26% of homes tested had elevated radon concentrations. Every home needs to be tested for Radon, and we are far from that goal. We hope this proclamation will help inspire more testing.

EPA has designated January as National Radon Action Month and during January, University of Nevada Cooperative Extension and the Nevada Division of Public and Behavioral Health, in conjunction with the EPA, will strengthen efforts to educate the public about the dangers of radon and what can be done to minimize the health risk from exposure to elevated levels of indoor radon. As part of our efforts, we offer free radon test kits statewide from Dec. 1 to Feb. 29, 2016. Locally, residents can receive a free kit at the Storey County Library, 175 E. Carson St.

5. **Supporting materials:** Proclamation

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_ Comptroller

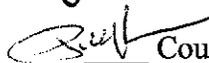
7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 16

***A Proclamation by the Storey County Commissioners***

***WHEREAS***, many Storey County residents don't know about radon, yet need to know, for the safety and well-being of their families, as radon is a colorless, odorless, naturally occurring radioactive gas that is the leading cause of lung cancer among nonsmokers; and

***WHEREAS***, the U.S. EPA estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure and lung and bronchus cancer kills more people in a year than any other cancer; and

***WHEREAS***, radon kills more people than secondhand smoke, drunken driving, falls in the home, drowning or home fires; and

***WHEREAS***, any home in Storey County may have elevated radon concentrations, even if neighboring homes do not, and living in a home with an average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking about half a pack of cigarettes a day; and

***WHEREAS***, testing is the only way to know if a radon problem exists, and testing is easy and inexpensive, and when identified, problems can be fixed; and

***WHEREAS***, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health and the U.S. Environmental Protection Agency support efforts to encourage all Storey County residents to test their homes for radon, mitigate radon problems, and have new homes built with radon-reducing materials and features.

***NOW, THEREFORE, We, the Storey County Board of Commissioners, do hereby proclaim January 2016, as***

***NATIONAL RADON ACTION MONTH  
In Storey County, Nevada***

(Signature and Seal of Official) \_\_\_\_\_

## **Cherie Nevin**

---

**From:** Jamie Roice <roicej@unce.unr.edu>  
**Sent:** Tuesday, November 24, 2015 3:42 PM  
**To:** Cherie Nevin  
**Subject:** 2016 Storey County National Radon Action Month Proclamation  
**Attachments:** Storey County Proclamation.doc

Cherie,

Would you be willing to place this request for proclamation on the agenda to proclaim January as National Radon Action Month?

Thanks and I hope you have a Great Thanksgiving!

Jamie Roice-Gomes

Dear Storey County Commissioners,

Although many people are aware that smoking causes lung cancer, not everyone knows that breathing the air in their home can also cause lung cancer. In fact, elevated radon concentrations in buildings is the leading cause of lung cancer for nonsmokers, killing more people than secondhand smoke, drunken driving, falls in the home, drowning or home fires. The U.S. Environmental Protection Agency estimates 21,000 Americans die each year from lung cancer caused by indoor radon exposure.

I am writing to request that you proclaim the month of January as National Radon Action Month (NRAM) in Storey County. Your proclamation would be in conjunction with other cities and states around the country who, in partnership with the U.S. EPA, are taking the lead in observing National Radon Action Month. We had 19 proclamations throughout the state last year (including one from the governor) and are trying to get even more this NRAM. Proclamations help recognize radon as a health risk and National Radon Action Month is the perfect time to test your home for radon.

In Nevada, test results show that radon is present at elevated concentrations in about one in four tested homes. In Storey County, test results show that 26% of homes tested had elevated radon concentrations. Every home needs to be tested for Radon, and we are far from that goal. We hope this proclamation will help inspire more testing.

EPA has designated January as National Radon Action Month and during January, University of Nevada Cooperative Extension and the Nevada Division of Public and Behavioral Health, in conjunction with the EPA, will strengthen efforts to educate the public about the dangers of radon and what can be done to minimize the health risk from exposure to elevated levels of indoor radon. As part of our efforts, we offer free radon test kits statewide from Dec. 1 to Feb. 29, 2016. Locally, residents can receive a free kit at the Storey County Library, 175 E. Carson St., and the Carson City County Cooperative Extension office, 2621 Northgate Lane, Suite 15, in Carson City.

A representative from the Nevada Radon Education program will give radon presentation at the Carson City Senior Citizens Center, 901 Beverly Dr., in Carson City, at 6 p.m.

Please look over the attached proclamation for January 2016 and help us educate the public on the dangers of radon gas.

Sincerely,

Jamie Roice - Gomes M.A.  
Radon Education Coordinator  
Nevada Radon Education Program  
University of Nevada Cooperative Extension  
4955 Energy Way  
Reno, NV 89502  
Office 775.336.0252  
Fax 775.784.4881  
Radon Hotline 888-Radon-10  
[www.RadonNV.com](http://www.RadonNV.com)



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** 1/19/16

**Estimate of time required:**

**Agenda:** Consent  Regular agenda  Public hearing required

1. **Title:** Paul Rusch, PBR Concealed Carry Weapon Instruction General Business License Request

2. **Recommended motion:** Approve the General Business license of Paul Rusch, PBR Concealed Carry Weapon Instruction, 443 Trellis Dr., Fernley, NV 89408

3. **Prepared by:** Brandy Gavenda, Admin. Asst. *[Signature]*

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:**

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available: \_\_\_\_\_ Fund: \_\_\_\_\_ Comptroller

7. **Legal review required:** \_\_\_\_\_ District Attorney

8. **Reviewed by:**  
 Department Head

Department Name: Sheriff, Gerald Antinoro

*[Signature]*

\_\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

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



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: ~~4/5/16~~ 1-19-2016 Estimate of time required:

Agenda: Consent [ ] Regular agenda [x] Public hearing required [ ]

1. **Title:** Delta Saloon, Tina Perkins, General & Liquor License

2. **Recommended motion:** Approve the application of Delta Saloon, Tina Perkins, 18 S C St., Virginia City, for a General & Liquor License

3. **Prepared by:** Brandy Gavenda, Admin. Asst. *BG*

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:**

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

X  Department Head

Department Name: Sheriff, Gerald Antinoro

\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

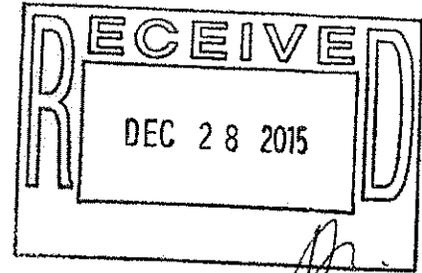
Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. ~~18~~  
18419

Storey County Board of Commissioners  
P.O. Box 176  
Virginia City NV 89440

December 21, 2015



Dear Sirs,

As you know, the Bonanza Saloon was closed on the 6th of October 2015. I had been the on site manager from March 2011 until October 1st 2015. At that point I became a bartender under the management of Tina Perkins. I was never told what my position or rate of pay would be. Therefore an employee of the Department of Employment, Rehabilitation and Training, Unemployment Insurance Division recommended I wait to file for unemployment compensation until I received a paycheck.

On October 16, 2015 I received a handwritten check with two pieces of cut-out payroll journal (as a check stub).

I then called DETR's UI to file a claim using my last employer as instructed by their staff.

I received one payment and the next week was denied because the UI needed more information from my last employer. I called UI and told the whole situation again.

The following week 11/04/15, I received the 2 payments I qualified for. Then the case went to arbitration.

According to the arbitrator, Tina claimed that I had quit. I had not.

After speaking to the arbitrator, again he called Tina and at that time she told him that I never worked for her. Also untrue.

I then faxed the 2 pieces of payroll journal to the arbitrator. On 11/13/15 I received a check stub in the mail showing me as employee #4 and check # unknown, which I faxed to the arbitrator that same day. On 12/16/15 I finally received all back payments due me.

I question the integrity of this sort of business practice as good for business in Virginia City.

Please read this during the next meeting where the Delta/Bonanza issues are heard, and also please include it in the minutes of the meeting.

Sincerely,

Barbara Thomas  
116 Caroline Way  
Stagecoach, NV 89429

## Vanessa Stephens

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**From:** Pat Whitten  
**Sent:** Monday, January 04, 2016 9:47 AM  
**To:** Anne Langer; Marshall McBride; Lance Gilman; Jack McGuffey  
**Cc:** Vanessa Stephens; fourmorr@charter.net  
**Subject:** FW: Bonanza Saloon Assessor Parcel # 001-086-03 27 N C ST

Please see the attached status report for the Bonanza from the Fire Marshal.



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**Pat Whitten**  
County Manager  
Storey County

(775) 847-0968 (Office)  
(775) 721-7001 (Cell)  
[PWhitten@StoreyCounty.org](mailto:PWhitten@StoreyCounty.org)

Storey County is an equal opportunity provider and employer.

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**From:** Frederick Klingler  
**Sent:** Monday, January 04, 2016 9:40 AM  
**To:** Pat Whitten  
**Cc:** Gary Hames  
**Subject:** Bonanza Saloon Assessor Parcel # 001-086-03 27 N C ST

Pat,

Just wanted to give you an update on the Bonanza Saloon Assessor Parcel # 001-086-03. To date, the Fire District has received plans and completed plan review on November 11<sup>th</sup> 2015 for the fire sprinkler system from Delta Fire Protection Co. for this occupancy. This occupancy has been out of compliance since the purchase / transfer of ownership and is currently undergoing renovations and upgrades to bring the building status up to current code requirements for the Fire District as well as the SC Building Departments requirements. In addition to the required automatic fire sprinkler system we will require a fire alarm monitoring system in which we have not received a plan submittal for approval on yet.

Until the building is fully code compliant (fully sprinkled and alarmed) it shall not be occupied nor will the Storey County Fire Protection District sign off on the business license. Please let me know if you have any questions or concerns.

Thanks

Fritz Klingler  
Fire Marshal  
Storey County Fire Protection District  
145 N. "C" Street  
Post Office Box 603  
Virginia City, Nevada 89440  
Office: (775) 847-0954  
Cell: (775) 351-5936  
Fax: (775) 847-0987



Mission Statement: Be Nice, Solve Problems and Serve Community

Storey County Fire Protection District is an Equal Opportunity Provider and Employer.

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# Storey County Board of County Commissioners Agenda Action Report

Meeting date: ~~12/01/15~~ 1.19.2016

Estimate of time required: 15 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

1. **Title:** Discussion/Possible Action: Approval of award to Aspen Developers a total amount of \$238,200.00 for the completion of the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, and \$11,799.00 as contingency monies toward the project.

2. **Recommended motion:** In conformance with the applicable federal, state, and county regulations, and the recommendation for approval by staff, I (Commissioner) motion to approve the award to Aspen Developers a total amount of \$238,200.00 for the completion of the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, and \$11,799.00 as contingency monies toward the project.

3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Bids by six separate independent contractors for the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, were opened on November 2, 2015, and Aspen Developers was determined to be the lowest responsible and responsive bidder. Aspen's base bid total was \$234,000.00. The parking lot project will include new concrete flatwork, site grading, retention wall and erosion control installation, fence installation, irrigation work, and electrical work. The contractor is given 90 days to complete the work in compliance with all laws and regulations, and subject to contractual terms and other factors.

5. **Supporting materials:** Enclosures: (A) letter of recommendation for contractor; (B) bid form for construction contracts; (C) bid comparison; and (D) general project plan drawing.

6. **Fiscal impact:** Yes.

Funds Available: Yes

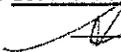
Fund: Capital Projects

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 20

Enclosure A: Letter of Recommendation for Contractor  
(Courthouse Parking Lot Project 2015)



November 19, 2015

Austin Osborne, PHR, SHRM-CP  
Administrative Officer/Planning Director  
Storey County Courthouse  
Box 176 Virginia City, NV 89440

**RE: VIRGINIA CITY COURTHOUSE PARKING LOT (PROJECT No. ST-2015-197) - RECOMMENDATION OF AWARD OF CONSTRUCTION CONTRACT**

Dear Austin,

As you are aware, bids for the Virginia City Courthouse Parking Lot Project were opened on November 2, 2015 and Aspen Developers (Aspen) was determined to be the lowest responsible and responsive bidder. Aspen's bid submittal was reviewed and was found to meet all project requirements. References were checked; they come recommended. Furthermore, Aspen meets the qualifications presented in Instructions to Bidders, Article 3, of the contract documents. Aspen, together with their subcontractors, have been engaged in this general class of work and have a history of completing projects successfully. They and their subcontractors are licensed and bonded in Nevada.

Based on the above information, we recommend the Storey County Commissioners award Aspen Developers a total amount of **\$238,200.00** (Base Bid amount of \$234,000.00 plus a portion of Bid Alternate Item-22 in the amount of \$4,200.00 [140cy@\$30/cy] to address additional calculated earthwork quantities).

Since the maximum budget for a public works project may not exceed \$250,000.00 without requiring prevailing wages we recommend **\$11,799.00** be approved as contingencies monies towards the project (5% contingency fund). As of now, we do not expect any construction change orders and believe Aspen will work with Storey County to adequately address any concerns without increasing the contracted amount. Therefore, we request the Storey County Commissioners approve **\$249,999.00** for construction funds towards this project.

Should you need any further information, please let me know.

Sincerely,  
**Farr West Engineering**

A handwritten signature in black ink, appearing to read "Chuck", written over a horizontal line.

Chuck Reno, P.E.  
Project Manager

SECTION 00410

BID FORM FOR CONSTRUCTION CONTRACTS  
COURTHOUSE PARKING LOT

PWP No. ST-2015-197

TABLE OF CONTENTS

	Page
Article 1 – Bid Recipient.....	1
Article 2 – Bidder’s Acknowledgements .....	1
Article 3 – Bidder’s Representations .....	2
Article 4 – Bidder’s Certification .....	3
Article 5 – Basis of Bid .....	3
Article 6 – Time of Completion .....	5
Article 7 – Attachments to this Bid .....	5
Article 8 – Defined Terms .....	5
Article 9 – Bid Submittal .....	6

**ARTICLE 1 – BID RECIPIENT**

- 1.1 This Bid is submitted to Owner address as identified in Section 00100 – Advertisement.
- 1.2 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

**ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS**

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.1 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>1</u>	<u>10/28/2015</u>
_____	_____
_____	_____
_____	_____

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

## ADDENDUM NO. 1

October 28, 2015

**Engineer:**  
Farr West Engineering  
5442 Longley Lane, Suite A  
Reno, NV 89511

**Owner:**  
Storey County  
P.O. Box 176  
Virginia City, NV 89440

### VIRGINIA CITY PARKING LOT PROJECT

To: All Holders of the Bidding Documents, Specifications, and Drawings.

The Contract Documents for the above-referenced Project are modified as set forth in this Addendum. The original Contract Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Contract Documents. Bidder shall take this Addendum into consideration when preparing and submitting a bid, and shall acknowledge receipt of this Addendum in Article 3 of the Bid Form. Failure to do so may subject the Bidder to disqualification.

**Bid Submittal Deadline:** The Bid submittal deadline remains the same and is not changed by this Addendum.

This addendum consists of:

4 Pages of text (including this cover sheet) plus attachments noted.



Prepared by: \_\_\_\_\_  
Gregory Lyman, P.E.

- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

#### ARTICLE 4 – BIDDER'S CERTIFICATION

##### 4.1 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
  1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
  2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
  3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
  4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

#### ARTICLE 5 – BASIS OF BID

- 5.1 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

## VIRGINIA CITY COURTHOUSE PARKING LOT

Item	Description	Quantity	Unit	Unit Price	Total
1	Mob / Demob	1	LS	1500	1500
2	Earthwork	1200	CY	30	36,000
3	Traffic Control	1	LS	1500	1500
4	Curb (Type 1)	340	LF	25	8500
5	Curb and Gutter	420	LF	30	12,600
6	Apron	1	LS	2000	2000
7	HC Ramp	2	EA	2250	4500
8	Paver Sidewalk	724	SF	11	7964
9	Concrete Flatwork	210	SF	20	4200
10	Aggregate Base	642	CY	35	22470
11	Light Pole Standard- Non-Traffic Area and Light Post	5	EA	5,000	25,000
12	Catch Basin	2	EA	1,500	3,000
13	Storm Drain Line	235	LF	75	17,625
14	HC Sign	2	EA	50	100
15	Bumper	4	EA	50	200
16	Irrigation System	1	LS	1000	1000
17	42" Wrought Iron Fence	155	LF	50	7750
18	Electrical	1	LS	15,000	15,000
19	Remove and Replace Non-Colored Concrete	220	SF	25	5,500
20	Rip-Rap Placement	445	CY	30	13,350
21	Landscape Wall	1	LS	44,241	44,241
22	BID ALT 1 - Additional Earthwork	1,000	CY	30	30,000
23	BID ALT 2 - Additional Wrought Iron Fence	400	LF	55	22,000
24	BID ALT 3 - Additional Colored Flat Work	500	SF	30	15,000

TOTAL BASE BID PRICE - \$ 234,000.00 (without alternates)

\$ Two Three Four, zero, zero zero \$ <sup>00</sup>/<sub>100</sub> —

Total ALT 1, 2, 3 = <sup>In Words</sup> \$ 67,000.00 (six seven zero zero zero <sup>00</sup>/<sub>100</sub>)

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Unit Prices have been computed in accordance with Paragraph 13.03.B of the General Conditions.

The requirements of Nevada Revised Statutes (NRS) shall apply to this project. The BIDDER is responsible for compliance with all applicable statutes. These statutes include, but are not limited to:

- A. NRS 338.080: Exemptions
- B. NRS 338.141: Bids to include certain information concerning subcontractors; requirements for substitution of named subcontracts.
- C. NRS 338.147: Award of Contract to Contractor who submits best bid.

#### ARTICLE 6 – TIME OF COMPLETION

- 6.1 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.2 Bidder accepts the provisions of the Agreement as to Liquidated Damages.

#### ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.1 The following documents are submitted with and made a condition of this Bid:
  - A. Required Bid security in the form of a Bid Bond (EJCDC C-430);
  - B. List of proposed Subcontractors (Section 00440);
  - C. List of proposed Suppliers (Section 00440);
  - D. Required Bidder Qualifications Statement with supporting data (EJCDC C-450);
  - E. Evidence of authority to do business in Storey County and the State of Nevada;
  - F. Evidence of qualifications for in-state bidder preference, if requesting consideration; and
  - G. Contractor's License number. May be combined with another attachment.
  - H. Project schedule. (Section 00460)

#### ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: [Indicate correct name of bidding entity]

Aspen Developers Corp

By: [Signature]

[Printed name] Ryan Horning

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: [Signature]

[Printed name] Tina Baraszk

Title: Office Manager

Submittal Date: 10/29/15

Address for giving notices:

P.O. Box 34145  
Yonk, NY 89533

Telephone Number: (775) 786-3310

Fax Number: (775) 786-0790

Contact Name and e-mail address: Ryan Horning

r.horning@aspen-lus.com

Bidder's License No.: 0055758

(where applicable)

**5% SUBCONTRACTOR LIST**

Each Bidder shall list below the name of each subcontractor who will provide labor or a portion of the Work to the Contractor for which he will be paid an amount exceeding five (5) percent of the Bidder's total Bid and the number of the license issued to the subcontractor pursuant to Chapter 624 of the NRS. The Bidder shall also list themselves as performing itmes not otherwise subcontracted. A general description of this Work shall be listed.

Project Name: Court House Parking Lot PWP # 2015-197  
 Bidder Name: Aspen Developers Corp  
 Bidder Address: P.O. Box 34145, Reno, NV 89533  
 Telephone No.: (775) 786-3370

Work to be Performed	Percent of Total Contract	Subcontractor's Name, Address, and License Number
1. (Describe all remaining Work not otherwise subcontracted, see above.) - Dirt Work - BASE Work Pavers -	(Remaining percentage of work not subcontracted:)  13%	(Prime Contractor) 2340 E 5th St Reno NV 89512 55758 ASPEN DEVELOPERS
2. Concrete Work	12%	(Subcontractor) P.O. Box 34210 Reno Concrete - Reno, NV 89533 NV # 40810
3. Electrical -	12%	(Subcontractor) P.O. Box 18202 Titan Electric Reno, NV 89511 NV # 69814
4.		(Subcontractor)
5.		(Subcontractor)
6.		(Subcontractor)

**NOTE:** Additional numbered pages may be attached if needed.  
 5% Suppliers may be included on this or another page.

**1% SUBCONTRACTORS LIST**

Within 2 hours after the completion of the opening of the Bids, the Bidders who submitted the three lowest bids must submit a list of the name of each subcontractor who will provide labor or a portion of the Work to the Contractor for which he will be paid an amount exceeding one (1) percent of the Bidder's total bid or \$50,000, whichever is greater, and the number of the license issued to the subcontractor pursuant to Chapter 624 of the NRS. This list may be emailed or faxed to the Owner or Owner's Representative, or may be submitted with the Bid Proposal Form. The Bidder shall also list themselves as performing items not otherwise subcontracted. A general description of this Work shall be listed.

Project Name: Court House Parking 451 PWP 2015-197  
 Bidder Name: Aspen Developers Corp  
 Bidder Address: P.O. Box 34145 Reno, NV 89503  
 Telephone No: 775-786-3310

Work to be Performed	Percent of Total Contract	Subcontractor's Name, Address, and License Number
1. (Describe all remaining work not otherwise subcontracted, see above.) <u>Dirt-Hauling- Drivers</u>	(Remaining percentage of work not subcontracted:)	(Prime Contractor) <u>2340 E. 5th St Reno NV 89512 65768 ASPEN DEVELOPERS</u>
2. <u>Fencing -</u>	<u>2%</u>	(Subcontractor) <u>480 Morrill Ave Artistic Fence Reno, NV 89512 #7798A</u>
3. <u>TESTING</u>	<u>1%</u>	(Subcontractor) <u>1345 Capital Blvd Black Eagle #A Reno, NV 89502</u>
4.		(Subcontractor)
5.		(Subcontractor)
6.		(Subcontractor)
7.		(Subcontractor)

**NOTE:** Additional numbered pages may be attached if needed.

**5% SUPPLIERS LIST**

Each Bidder shall list below the name of each supplier who will provide materials or equipment to the Contractor for which they will be paid an amount exceeding five (5) percent of the Bidder's total Bid and the number of the license issued to the supplier pursuant to Chapter 624 of the NRS. The Bidder shall also list themselves as supplying items not otherwise supplied. A general description of this Work shall be listed.

Project Name: Court House Parking YSA P.W.P. 24-2015-197  
 Bidder Name: Agpen Developers LLC  
 Bidder Address: P.O. Box 3445 Reno NV 99533  
 Telephone No.: 775.786.3310

Supplies to be Provided	Percent of Total Contract	Supplier's Name, Address, and License Number
1. (Describe all remaining work not otherwise supplied, see above.)	(Remaining percentage of work other than supplies:)	(Prime Contractor) 2340 E. 5th St Reno NV 89502 55755 AGPEN DEVELOPERS
2. Blocks & Drop Inlets	20%	(Supplier) Jensen Precast
3.		(Supplier)
4.		(Supplier)
5.		(Supplier)
6.		(Supplier)
7.		(Supplier)
8.		(Supplier)

**NOTE:** Additional numbered pages may be attached if needed.

**BID BOND**

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

**BIDDER (Name and Address):**

Aspen Developers Corp  
2340 E 5th St.  
Reno, NV 89512

**SURETY (Name, and Address of Principal Place of Business):**

Developers Surety and Indemnity Company  
Five Centerpointe Dr., Suite 530  
Lake Oswego, OR 97035

**OWNER (Name and Address):**

Storey County Public Works  
PO Box 435/100 Toll Rd.  
Virginia City, NV 89440



**BID**

Bid Due Date: November 3, 2015

Description (Project Name-- Include Location): Courthouse Parking Lot, PWP ST-2015-197

**BOND**

Bond Number: N/A

Date: November 3, 2015

Penal sum	Five Percent of Total Amount Bid ***	\$ 5% ***
	(Words)	(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

**BIDDER**

Aspen Developers Corp  
Bidder's Name and Corporate Seal

**SURETY**

(Seal) Developers Surety and Indemnity Company (Seal)  
Surety's Name and Corporate Seal

By: [Signature]  
Signature

RYAN HORNUNG  
Print Name

MANAGER  
Title

By: [Signature]  
Signature (Attach Power of Attorney)

Vicki Mather  
Print Name

Attorney-in-Fact  
Title

Attest: [Signature]  
Signature

Office Manager  
Title

Attest: [Signature]  
Signature

Title Witness for Surety

Note: Addresses are to be used for giving any required notice.

Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
  - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
  - 3.2 All Bids are rejected by Owner, or
  - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to Issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

**POWER OF ATTORNEY FOR  
DEVELOPERS SURETY AND INDEMNITY COMPANY  
INDEMNITY COMPANY OF CALIFORNIA  
PO Box 19725, IRVINE, CA 92623 (949) 263-3300**

KNOW ALL BY THESE PRESENTS that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each hereby make, constitute and appoint:

\*\*\*Brent Olson, Richard W. Kowalski, John D. Klump, Vicki Mather, Phillip O. Forkor, Gloria Bruning, Gene M. Dietzman, James P. Dooney, J. Patrick Dooney, Joel Dietzman, Christopher A. Reburn, Karen A. Pierce, Ray M. Paiement, Tami Jones, jointly or severally\*\*\*

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Boards of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of January 1st, 2008.

RESOLVED, that a combination of any two of the Chairman of the Board, the President, Executive Vice-President, Senior Vice-President or any Vice President of the corporations be, and that each of them hereby is, authorized to execute this Power of Attorney, qualifying the attorney(s) named in the Power of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of either of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporations when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective officers and attested by their respective Secretary or Assistant Secretary this November 21, 2013.

By: *Daniel Young*  
Daniel Young, Senior Vice-President

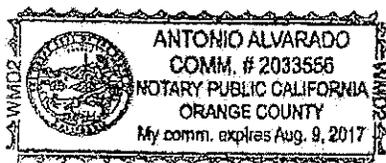
By: *Mark J. Lansdon*  
Mark J. Lansdon, Vice-President



State of California  
County of Orange

On November 21, 2013 before me, Antonio Alvarado, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Daniel Young and Mark J. Lansdon  
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Antonio Alvarado*  
Antonio Alvarado, Notary Public

CERTIFICATE

The undersigned, as Secretary or Assistant Secretary of DEVELOPERS SURETY AND INDEMNITY COMPANY or INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked and, furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, this 3rd day of November, 2015.

By: *Cassie J. Berrisford*  
Cassie J. Berrisford, Assistant Secretary

## BIDDER QUALIFICATIONS STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

1. SUBMITTED BY:

Official Name of Firm:

Aspen Developers Corp

Address:

P.O. Box 34145  
Reno, NV 89533

2. SUBMITTED TO:

Storey County Public Works

3. SUBMITTED FOR:

Owner:

Project Name:

Court House Parking lot PWP ST 2015-197

TYPE OF WORK:

Construct per plans and  
referenced project

4. CONTRACTOR'S CONTACT INFORMATION

Contact Person:

Ryan Morning

Title:

Project Manager

Phone:

775-786-3310

Email:

rmorning@aspenus.com

5. AFFILIATED COMPANIES:

Name:

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. TYPE OF ORGANIZATION:

SOLE PROPRIETORSHIP

Name of Owner: \_\_\_\_\_

Doing Business As: \_\_\_\_\_

Date of Organization: \_\_\_\_\_

PARTNERSHIP

Date of Organization: \_\_\_\_\_

Type of Partnership: \_\_\_\_\_

Name of General Partner(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CORPORATION

State of Organization: Nevada

Date of Organization: 1-27-2003

Executive Officers:

- President: Gale Surpa

- Vice President(s): \_\_\_\_\_  
\_\_\_\_\_

- Treasurer: Eric Juster

- Secretary: Eric Juster

LIMITED LIABILITY COMPANY

State of Organization: \_\_\_\_\_

Date of Organization: \_\_\_\_\_

EJCDC® C-450, Qualifications Statement.

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and American Society of Civil Engineers. All rights reserved.

Members:

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JOINT VENTURE

State of Organization:

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Date of Organization:

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Form of Organization:

---

Joint Venture Managing Partner

- Name:

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- Address:

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Joint Venture Managing Partner

- Name:

---

- Address:

---

---

Joint Venture Managing Partner

- Name:

---

- Address:

---

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7. LICENSING

Jurisdiction:

State of Nevada

Type of License:

A. General Engineering

License Number:

0055758

Jurisdiction: \_\_\_\_\_  
Type of License: \_\_\_\_\_  
License Number: \_\_\_\_\_

8. CERTIFICATIONS

CERTIFIED BY: \_\_\_\_\_

Disadvantage Business Enterprise: \_\_\_\_\_  
Minority Business Enterprise: \_\_\_\_\_  
Woman Owned Enterprise: \_\_\_\_\_  
Small Business Enterprise: \_\_\_\_\_  
Other ( \_\_\_\_\_ ): \_\_\_\_\_

9. BONDING INFORMATION

Bonding Company: ANCHOR INSURANCE & SURETY  
Address: 1201 SW 12<sup>TH</sup> AVE., SUITE 500  
PORTLAND OR 97205  
Bonding Agent: DICK KOWALSKI  
Address: \_\_\_\_\_  
Contact Name: LICKI MATHEZ  
Phone: 503-224-2500  
Aggregate Bonding Capacity: 5 million  
Available Bonding Capacity as of date of this submittal: 4 million

10. FINANCIAL INFORMATION

Financial Institution: Bank of the West  
Address: 10181 Duane Street Road  
Duane, CA 94601  
Account Manager: \_\_\_\_\_

Phone: 1-900-488-2265

INCLUDE AS AN ATTACHMENT AN AUDITED BALANCE SHEET FOR EACH OF THE LAST 3 YEARS

**11. CONSTRUCTION EXPERIENCE:**

Current Experience:

List on Schedule A all uncompleted projects currently under contract (If Joint Venture list each participant's projects separately).

Previous Experience:

List on Schedule B all projects completed within the last 5 Years (If Joint Venture list each participant's projects separately).

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

YES  NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principal of another entity?

YES  NO

If YES, attach as an Attachment details including Project Owner's contact information.

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firm listed in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

YES  NO

If YES, attach as an Attachment details including Project Owner's contact information.

**12. SAFETY PROGRAM:**

Name of Contractor's Safety Officer: \_\_\_\_\_

Include the following as attachments:

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) OSHA No. 500- Log & Summary of Occupational Injuries & Illnesses for the past 5 years.

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all OSHA Citations & Notifications of Penalty (monetary or other) received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE.

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all safety citations or violations under any state all received within the last 5 years (indicate disposition as applicable) IF NONE SO STATE.

Provide the following for the firm listed in Section V (and for each proposed Subcontractor furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) the following (attach additional sheets as necessary):

Workers' compensation Experience Modification Rate (EMR) for the last 5 years:

YEAR	<u>2010</u>	EMR	<u>.88</u>
YEAR	<u>2011</u>	EMR	<u>.92</u>
YEAR	<u>2012</u>	EMR	<u>.93</u>
YEAR	<u>2013</u>	EMR	<u>.89</u>
YEAR	<u>2014</u>	EMR	<u>1.33</u>

Total Recordable Frequency Rate (TRFR) for the last 5 years:

YEAR	<u>2010</u>	TRFR	<u>.06</u>
YEAR	<u>2011</u>	TRFR	<u>.08</u>
YEAR	<u>2012</u>	TRFR	<u>.07</u>
YEAR	<u>2013</u>	TRFR	<u>.07</u>
YEAR	<u>2014</u>	TRFR	<u>.7</u>

Total number of man-hours worked for the last 5 Years:

YEAR	<u>2010</u>	TOTAL NUMBER OF MAN-HOURS	<u>22,854</u>
YEAR	<u>2011</u>	TOTAL NUMBER OF MAN-HOURS	<u>48,514</u>
YEAR	<u>2012</u>	TOTAL NUMBER OF MAN-HOURS	<u>25,831</u>
YEAR	<u>2013</u>	TOTAL NUMBER OF MAN-HOURS	<u>37,179</u>
YEAR	<u>2014</u>	TOTAL NUMBER OF MAN-HOURS	<u>77,857</u>

Provide Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) Days Away From Work, Days of Restricted Work Activity or Job Transfer (DART) incidence rate for the particular industry or type of Work to be performed by Contractor and each of Contractor's proposed Subcontractors and Suppliers) for the last 5 years:

YEAR	<u>2010</u>	DART	<u>2.1</u>
YEAR	<u>2011</u>	DART	<u>2.0</u>
YEAR	<u>2012</u>	DART	<u>1.8</u>
YEAR	<u>2013</u>	DART	<u>1.8</u>
YEAR	<u>2014</u>	DART	<u>1.7</u>

13. EQUIPMENT:

MAJOR EQUIPMENT:

List on Schedule C all pieces of major equipment available for use on Owner's Project.

ATTACHED ATTACHMENT C

I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HERewith, INCLUDING ANY ATTACHMENTS, IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: Aspen Developers Corp  
BY: [Signature]  
TITLE: Project Manager  
DATED: 10-29-15

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 29<sup>th</sup> DAY OF Oct 2015



NOTARY PUBLIC - STATE OF Nevada  
MY COMMISSION EXPIRES: May 15, 2017

REQUIRED ATTACHMENTS

1. Schedule A (Current Experience).
2. Schedule B (Previous Experience).
3. Schedule C (Major Equipment).
4. ~~Audited balance sheet for each of the last 3 years for firm named in Section 1.~~
5. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
6. Resumes of officers and key individuals (including Safety Officer) of firm named in Section 1.
7. Required safety program submittals listed in Section 13.
8. Additional items as pertinent.

SCHEDULE A

*SEE ATTACHED*

CURRENT EXPERIENCE

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				

Aspen Developers Corp. Experience Statement  
Schedule A

Job Name	Description	Owner	Contact Information	Date Complete	Value
Chamberland Dr. Water Main Replacement	1075 lf of 8" water main replacement	TCPUD	Jon LeRoy 221 Fairway Dr. Tahoe City, CA 96145 530.583.3796	10/12	\$350k
Martis Valley Well TH-1	1500 GPM pump, Well House, Chlorine Facility and 1300 lf of 350 psi DI Waterline	NCSD	Eric Martin 908 Northstar Dr. Truckee CA 96161 (530) 550-6133	12/12	\$880k
Truckee Depot Streetscape	Streetscape improvements in the Historical District of Truckee	Town of Truckee	Mike Vaughan 10183 Truckee Airport Rd Truckee, CA 96161 530.582.7706	5/12	\$655k
Truckee Bridge St. Streetscape	Streetscape improvements in the Historical District of Truckee	Town of Truckee	Mike Vaughan 10183 Truckee Airport Rd Truckee, CA 96161 530.582.7706	5/11	\$550k
S-POD Northstar Lift	Site Grading and Improvements for new ski run	Vail Properties	Ron Inkell 5001 Northstar Dr. Truckee, Ca 96161 775.747.5854	10/11	\$623k
IVGID Pump Station	Demolition and Reconstruction of a 3000 gpm Pump Station	IVGID	Brad Johnson 1220 Sweetwater Rd Incline Village, NV 89451 775.832.1268	11/10	\$1.3 Million
Northstar Water Meter Install	Install water meters for residences in Northstar	NCSD	Eric Martin 908 Northstar Dr. Truckee CA 96161 (530) 550-6133	9/10	\$350k
Balsam Lane Waterline	Install new water main and services in residential area	Ward-Well Water	Vince Bruno PO Box 7553 Tahoe City Ca 96145	6/10	\$245k

Northstar Waterline and pump station	Install 2,600lf of DIP waterline and construct new pump station	NCSD	Eric Martin 908 Northstar Dr. Truckee CA 96161 (530) 550-6133	1/09	1.9 Million
Pump Station Replacement Project	Construct two new pump station buildings and pump systems for residential community	Talmont HOA	Libby Gregg PO Box 161 Tahoe City CA 96145 (530) 583-1889	12/08	\$300k
Reno Ballroom, Reno, NV	Building demo, all earthwork and underground utilities for new 55,000 sf convention center.	City of Reno	Pelin 905 Industrial Way Sparks, NV 89431 775 355-8500	2/08	1.1 Million
Grays Village Truckee, CA	All earthwork and underground utilities for new cul-de-sac and future retail center	East West Partners	Jeff Butterworth PO Box 2537 Truckee, CA 96160 530 550-7052	10/08	2.6 Million
Pla-Vada Pumphouse and Waterline	Construct new water pumphouse building and installation of 2,400lf new waterline	Pla-Vada Community Assoc.	Terry McGuigan PO box 94 Norden CA 95724 (530) 426-3980	2/10	\$580k
Trailside Loop	Construct new road and all utilities for subdivision	East West Partners	Jeff Butterworth PO Box 2537 Truckee, CA 96160 530 550-7052	8/08	2.7 Million
Lakeside Trail Phase IV	Install new trail and boardwalk along shores of Lake Tahoe	TCPUD	Jack Beckman PO Box 5249 Tahoe City, CA 9614 530 583-3796	9/07	\$1.1 Million
Daniel Webster Pump Station	Install new pumping station	TMWA	Chris Struffert P.O. Box 30013 Reno, NV 89520 (775) 834-8056	12/13	\$500,000

SCHEDULE B

PREVIOUS EXPERIENCE (Include ALL Projects Completed within last 5 years)

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				

SCHEDULE B

PREVIOUS EXPERIENCE (include ALL Projects Completed within last 5 years)

Project Name	Owner's Contact Person Name: Address: Telephone:	Design Engineer Name: Company: Telephone:	Contract Date	Type of Work	Status	Cost of Work
TRUCKEE DINNER PATHWAY	Name: MIKE VAUGHAN Address: Telephone: 530-582-2923	Name: GREG PHILLIPS Company: LUMOS Telephone: 775-883-1077	July-15	CONST OF PATH & BRIDGE	ON- GOING	1-2 mill
NORTKAME ADMIN BLDG	Name: BIL MARTIN Address: Telephone: 530-552-6133	Name: Company: Telephone:	MAY 15	CONST NEW BUILDING	ON- GOING	500K
MACKAY STADIUM	Name: TOM LAKE Address: Telephone: 775-826-3500	Name: UNIVERSITY Company: Telephone:	MAY 15	CONST NEW RESTROOM	COMP.	250K
HILGUNE VILLAGE WATER CUMULITY	Name: JOAQUIN TABERADA Address: Telephone: 775-328-7055	Name: WASHOE COUNTY Company: Telephone:	JUNE 14	INSTALL NEW STORM SEWER	COMP	1.3 mill
TROUT CREEK RESPIRATION	Name: TODD LAUNDY Address: Telephone: 530-414-3343	Name: TOWN OF TRUCKEE Company: Telephone:	MAY 14	CONTRACTED RESPIRATION	LONG	1.6 mill
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				



**ASPEN DEVELOPERS CORP  
EQUIPMENT LIST**

ARTICULATED TRUCKS			TRUCKS			Reg
<b>BACKHOES</b>			6	'75 Peterbilt 10 Wheeler	69516P	
10	Cat 420D	FDP09252	8	'91 GMC 2000gal Water	1GDJ7HIJ5MJ507560	
38	Case 580SM	N5C9335	31	Ford F7000 Fuel	R71QVCC9415	
<b>COMPACTORS</b>			32	International Transport	2HSFMAXR1XC043975	
15	Hyster C832B	B208C1719L	53	Fruehauf End Dump Trailer	1GD02725LJ029401	
17	Hypac C747B		54	'93 International Lube	1HSSDPCN0PH513488	
47	Wacker RT82	5655569	72	'82 Pete Dump	1XP9D29X8CP151475	
51	Wacker RT82	5628317	73	'00 2000gal Ford Water	3FDPF7567YMA37599	
55	Wacker RT82	5522469	78	'82 Pete End Dump	1XP9DB9X2CP149964	
56	Wacker RT82	5557156	79	'73 OshKosh Plow truck	14587	
57	Vibromax smooth drum	JKC9601701	98	Int'l Plow Truck		
66	05 Hypac C812A	109A21902145	202	'98 Knwrth T800 Transfer	1NKDLB9X4WR7660202	
<b>DOZERS</b>			203	'99 Reliance Pup Trnsfr Trailer	1REFA5209XXC991741	
<b>EXCAVATORS</b>			204	2000 Ford F650 Dump Truck	3FDNX65A1YMA29S01	Ca
18	Case CX36 Mini	N4TN61109	205	94 Pete Dump Truck (10 Wheeler)	1XP5DB8XXRN353125	
83	Case CX36B Mini	N5TN61203	209	85 Int'l 4x4 Plow Truck	1HTLPUYN9FHA58849	
214	'04 Cat 303CR Mini Exc	DMA01715	223	BMV GX6 Tractor	31/03333	
218	Cat 303.5CR Mini Exc		<b>LOADERS</b>			
14	Case CX47 Mini	DFE0002710	62	Takeuchi TL130	213070653	
70	Case CX50B Mini	N6TN81673	99	Cat 216 Skidsteer	4NZ05058	
210	Takeuchi TB175	TB17510092	39	Takeuchi TL150	21503135	
216	Takeuchi TB175	TB17510141	77	Case 450 Skid Steer	N7M458193	
44	Case CX80	DAC881140	85	Case 450 Skid Steer	N8M484411	
26	Case CX130	DAC0713155	87	Cat 248 Skid Steer	CAT00248C6L201780	
224	Hitachi ZX135 Excavator	HCMDAE50K00091361	60	Case 570XT Skippy	JJG0300692	
207	Kobelco ED150-1E	YL0501040	76	'05 928G Loader	0DJD01782	
11	Case 9030B	DAC0302427	93	'94 Volvo L70 Loader	L70BV10969	
221	Linkbelt 235X3 Excavator	ECBK4-775	12	Cat 950F	5SK03303	
71	Kobelco SK400LC IV	YSU0500	58	Case 821B (QC)	JEE0056137	
<b>MISC</b>			13	Cat 950G	AXX00350	
21	Asphalt Zipper AZ360	100960	29	Cat 950G	AXX00191	
22	Power Broom		36	Cat 950G	AXX00851	
23	Air compressor- NO CA		45	Cat 962G	7BW00429	
48	Trackless Snow Blower	MT5T103				
69	Mobile Screen Plant	D107C-SC-JJ1202				
81	Leica's GPS system					
84	Rolba 1000 Snowblower	95261001006				
86	Trackless Snow Blower	MT5T858				
88	Rolba 400 Snowblower					
89	Trackless Blower MT4	MT4T147				
94	'74 AW Grader	361266				
95	'04 Trackless blower	MT5T3101				
96	Trackless blower	MT5T847				
97	Trackless blower	MT5T817				
200	Trackless blower	MT5T1882				
201	Trackless MT6	MT61150				
113	Small Equip Trailer (ramps)	1TKU01625VM076497				
211	Carry-on dump trailer	4YMDU1023EN006895				
212	Sullair 185cfm compressor	200709110085				
217	Equip Trailer - Fleming	1F9FS2429K1025717				
219	97 White Eq Trailer (tilt)	4KNTT162XVL160256				
220	Yanmar mini dump truck					
222	Conveyor 80'					
226	1995 CONTRAIL C-24					

## PROJECT SCHEDULE

Contractor shall indicate a project schedule of major project components. Items listed are not necessarily in construction order; contractor to determine order of operations. Once construction begins (start date) all other items must be completed within construction period of 90 days. A range of dates (weather pending) are provided for the start date; construction must begin within the dates noted.

Project Component	Start Date	End Date
Construction Begins (Nov. 18, 2015 to Jan. 5, 2016)	<del>01/04/2016</del> 1/04/2016	-----
Mass Grading	1/04/2016	1/8/2016
Rip-Rap Placement	1/13/2016	1/15/2016
Landscape Wall	1/11/2016	1/15/2016
Electrical Improvements	1/18/2016	1/22/2016
Irrigation Improvements	1/18/2016	1/22/2016
Concrete Curb and Gutter and Type 1 Curb	1/25/2016	2/5/2016
Concrete Flatwork	1/25/2016	2/5/2016
Fence and Light Post Installation	2/1/2016	2/5/2016
Substantial Completion (80 Days from start date)	-----	
Construction Ends (90 days from start date)	-----	

Note: Project Schedule shall be modified due to accepted delays outlined in Section 4.05 *Delays in Contractor's Progress* of the General Contract.

Enclosure C: Bid Comparison  
 Courthouse Parking Lot Project 2015

## Bid Tabulation, VC COURTHOUSE PARKING LOT (PWP No. ST-2015-197)

11/2/2015  
 By: CLR, Fair West Engineering

VIRGINIA CITY COURTHOUSE PARKING LOT (ST-2015-197)															
Contractor - Bidder		Aspen Developers		Desert Engineering		Coons Construction		Spanish Springs Const.		MKD Construction		A&K Earthmovers		Average	
Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mud / Demab	1	LS	1,500	\$ 1,500.00	35	\$ 52,500.00	35	\$ 52,500.00	11,415	\$ 11,415.00	17,000	\$ 17,000.00	15,500	\$ 15,500.00
2	Earthwork	1,200	CY	30	\$ 36,000.00	33.18	\$ 39,816.00	33.18	\$ 39,816.00	40	\$ 48,000.00	29	\$ 34,800.00	40	\$ 48,000.00
3	Traffic Control	1	LS	1,500	\$ 1,500.00	3,000	\$ 4,500.00	3,000	\$ 4,500.00	4,150	\$ 6,225.00	5,000	\$ 7,500.00	4,800	\$ 7,200.00
4	Curb (Type 1)	340	LF	25	\$ 8,500.00	30.75	\$ 10,455.00	30.75	\$ 10,455.00	22	\$ 7,480.00	31	\$ 9,720.00	26	\$ 8,400.00
5	Curb and Gutter	420	LF	30	\$ 12,600.00	29.75	\$ 12,495.00	29.75	\$ 12,495.00	42	\$ 12,600.00	46	\$ 13,740.00	45	\$ 13,500.00
6	Apron	1	LS	2,000	\$ 2,000.00	6,000	\$ 6,000.00	3,000	\$ 3,000.00	6,000	\$ 6,000.00	10,975	\$ 10,975.00	9,800	\$ 9,800.00
7	HC Ramp	2	EA	2,250	\$ 4,500.00	2,000	\$ 4,000.00	1,900	\$ 3,800.00	1,985	\$ 3,970.00	3,600	\$ 7,200.00	2,500	\$ 5,000.00
8	Paver Sidewalk	724	SF	11	\$ 7,964.00	9	\$ 6,516.00	14.75	\$ 10,672.50	18	\$ 13,032.00	14.50	\$ 10,488.00	22	\$ 15,928.00
9	Concrete Flatwork	210	SF	20	\$ 4,200.00	12	\$ 2,520.00	22.75	\$ 4,777.50	32	\$ 6,720.00	21	\$ 4,410.00	18	\$ 3,780.00
10	Aggregate Base	642	CY	35	\$ 22,470.00	30	\$ 19,260.00	74	\$ 47,508.00	51	\$ 32,742.00	75.50	\$ 48,471.00	70	\$ 44,940.00
11	Light Pole Standard-Non-Traffic Area	5	EA	5,000	\$ 25,000.00	2,500	\$ 12,500.00	5,590	\$ 27,950.00	4,675	\$ 23,375.00	4,925	\$ 24,625.00	3,200	\$ 16,000.00
12	Catch Basin	2	EA	1,500	\$ 3,000.00	3,000	\$ 6,000.00	2,800	\$ 5,600.00	2,970	\$ 5,940.00	2,100	\$ 4,200.00	3,200	\$ 6,400.00
13	Stern Drain Line	235	LF	75	\$ 17,625.00	55	\$ 12,975.00	100	\$ 23,500.00	118	\$ 27,780.00	88	\$ 20,680.00	112	\$ 26,320.00
14	HC Sign	2	EA	50	\$ 1,000.00	170	\$ 3,400.00	200	\$ 4,000.00	520	\$ 1,040.00	350	\$ 7,000.00	715	\$ 1,430.00
15	Bumper	4	EA	50	\$ 2,000.00	170	\$ 6,800.00	55	\$ 2,200.00	110	\$ 440.00	450	\$ 1,800.00	230	\$ 920.00
16	Irrigation System	1	LS	1,000	\$ 1,000.00	3,000	\$ 3,000.00	4,600	\$ 4,600.00	5,420	\$ 5,420.00	6,875	\$ 6,875.00	11,000	\$ 11,000.00
17	42" Decorative Fence	155	LF	50	\$ 7,750.00	45	\$ 6,975.00	45	\$ 6,975.00	47	\$ 7,285.00	49	\$ 7,585.00	47	\$ 7,285.00
18	Electrical	1	LS	15,000	\$ 15,000.00	30,885	\$ 30,885.00	14,000	\$ 14,000.00	22,510	\$ 22,510.00	19,750	\$ 19,750.00	40,000	\$ 40,000.00
19	Remove and Replace Non-Colored Concrete	220	SF	25	\$ 5,500.00	15	\$ 3,750.00	18.75	\$ 4,125.00	32	\$ 7,040.00	30	\$ 6,600.00	18	\$ 3,960.00
20	Reinforce and Replace Non-Colored Concrete	445	CY	30	\$ 13,350.00	15	\$ 6,675.00	40	\$ 17,680.00	15	\$ 6,675.00	28	\$ 11,570.00	52	\$ 23,160.00
21	Manicape Wall	1	LS	44,241	\$ 44,241.00	53,000	\$ 53,000.00	72,000	\$ 72,000.00	82,500	\$ 82,500.00	75,500	\$ 75,500.00	94,000	\$ 94,000.00
<b>BASE BID Total:</b>				<b>\$ 234,000.00</b>		<b>\$ 255,000.00</b>		<b>\$ 330,000.50</b>		<b>\$ 344,444.00</b>		<b>\$ 346,649.00</b>		<b>\$ 395,000.00</b>	
<b>Ranking</b>				<b>1</b>		<b>2</b>		<b>3</b>		<b>4</b>		<b>5</b>		<b>6</b>	

BID ALTERNATES (22, 23 & 24)															
Contractor - Bidder		Aspen Developers		Desert Engineering		Coons Construction		Spanish Springs Const.		MKD Construction		A&K Earthmovers		Average	
Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
22	Bid Alternate - Additional Earthwork	1000	CY	30	\$ 30,000.00	35	\$ 35,000.00	33	\$ 33,000.00	14	\$ 14,000.00	34	\$ 24,000.00	35	\$ 25,000.00
23	Bid Alternate - Additional 42" Weight Iron Fence	400	LF	55	\$ 22,000.00	45	\$ 18,000.00	45	\$ 18,000.00	65	\$ 25,500.00	69	\$ 27,600.00	17	\$ 6,800.00
24	Bid Alternate - Additional Colored Concrete Flatwork	500	SF	30	\$ 15,000.00	15	\$ 7,500.00	24	\$ 12,000.00	24	\$ 21,000.00	30	\$ 15,000.00	47	\$ 23,500.00
<b>Bid Alternate Total:</b>				<b>\$ 67,000.00</b>		<b>\$ 60,500.00</b>		<b>\$ 63,180.00</b>		<b>\$ 44,000.00</b>		<b>\$ 58,600.00</b>		<b>\$ 55,300.00</b>	
<b>Grand Total (Base Bid + Alternates)</b>				<b>\$ 301,000.00</b>		<b>\$ 315,500.00</b>		<b>\$ 393,180.50</b>		<b>\$ 388,444.00</b>		<b>\$ 405,249.00</b>		<b>\$ 454,300.00</b>	
														<b>\$ 376,852.25</b>	





# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/19/16

Estimate of time required: 20 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

1. **Title:** (Continued from 01/05/16 meeting) (Agenda Language included in Enclosure A)
2. **Recommended motion:** Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.

3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Amendment of the Official Storey County Zoning Map as explained and recommended in Staff Report No. 2014-021.

5. **Supporting materials:** Staff Report No. 2014-021 enclosed herewith.

6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_@\_\_\_ Department Head

Department Name:

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 21

## Enclosure A: Agenda Language for Application No. 2014-021

**(Continued from 01/05/16 board meeting) Discussion/Possible Action:** Application No. 2014-021 by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (River District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by means of boundary line adjustment. The subject area is described approximately as portions of: Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located at Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).



**Storey County**  
**Board of County Commissioners**  
Staff Report – **Zone Map Amendment**

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**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** December 2, 2014

**Meeting Location:** Storey County Courthouse  
26 South "B" Street, Virginia City, Nevada

**Case Number:** 2014-021

**Request:** Request for amendment to the Official Storey County Zoning Map to apply Forestry, Natural Resources, Public, and Industrial zoning to parcels all located within approximately 600 acres of land recently transferred from Washoe County to Storey County by boundary line adjustment.

**Applicants:** Tahoe-Reno Industrial Center, LLC; and Storey County on behalf of The Nature Conservancy, LLC and Union Pacific Railroad Company.

**Property Owners:** Tahoe-Reno Industrial Center, LLC; The Nature Conservancy, LLC; and Union Pacific Railroad Company.

**Staff Contact:** Austin Osborne, Planning Director

**Guiding Documents:** Storey County Code 17.03 Administrative Provisions; SCC 17.24 Agriculture Zone; 17.32 Forestry Zone; 17.35 Heavy Industrial Zone; 17.76 Natural Resources Zone; 17.84 Signs and Billboards; 17.92 Mineral Exploration and Mining; Storey County Master Plan, River District plan and Industrial development plan; Washoe County Master Plan, Truckee Canyon Area Plan.

**Property Location:** The subject area is described approximately as portions of: Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). Specific subject properties are listed in Table 1.1 and Exhibit C.

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# 1. BACKGROUND & ANALYSIS

## 1.1 Site location and characteristics

The properties subject to this request for zone map amendment are located on approximately 580 acres along the Truckee River and Interstate 80 between Mustang and McCarran, Nevada. The approximate location and placement of each subject parcel is illustrated in Figures 1.1 and 1.2. McCarran is approximately 12 miles east of Sparks and about halfway between it and Fernley.

In 2003 the Nevada State Legislature enacted Senate Bill 272 which authorized a boundary line adjustment between Storey County and Washoe County by resolution approved by each county's board of commissioners. On June 17, 2014, the Board of Storey County Commissioners passed Resolution 14-403 approving the adjustment. On the same date, the Board of Washoe County Commissioners approved a resolution on the adjustment. The result of these actions was the transfer 22 parcels and approximately 580 acres from Washoe County to Storey County. The area of land transfer is described in Table 1.1 and illustrated in Figures 1.1 and 1.2.

<b>Table 1.1 – Ownership and Zoning</b> <i>(Numbers 1-22 correspond to Figure 1.1)</i>					
#	APN	Owner	Acres Σ=575 (+/-)	Former Zone (Washoe County)	Requested Zone
1	004-161-98	Tahoe-Reno Industrial Center	10	Agriculture	Forestry
2	004-161-99	Tahoe-Reno Industrial Center	6	Agriculture	Forestry
3	004-162-01	Tahoe-Reno Industrial Center	26	Agriculture	Forestry
4	005-121-01	Tahoe-Reno Industrial Center	36	Industrial	IC
5	005-121-02	Tahoe-Reno Industrial Center	104	Industrial	IC
6	005-121-03	Tahoe-Reno Industrial Center	65	Industrial	IC
7	005-121-04	Tahoe-Reno Industrial Center	3	Industrial	IC
8	005-121-05	Tahoe-Reno Industrial Center	17	Industrial	IC
9	004-162-02	Tahoe-Reno Industrial Center	55	Rural	Forestry
10	004-161-85	The Nature Conservancy	3	Rural	Nat Resource
11	004-161-86	The Nature Conservancy	0.23	Rural	Nat Resource
12	004-161-88	The Nature Conservancy	47	Rural	Nat Resource
13	004-161-96	The Nature Conservancy	59	Rural	Nat Resource
14	004-161-87	Union Pacific Railroad	30	Infrastructure	Public
15	004-161-89	Union Pacific Railroad	48	Infrastructure	Public
16	004-161-90	Union Pacific Railroad	11	Infrastructure	Public
17	004-161-91	Union Pacific Railroad	1	Infrastructure	Public
18	004-161-92	Union Pacific Railroad	7	Infrastructure	Public
19	004-161-93	Union Pacific Railroad	5	Infrastructure	Public
20	004-161-94	Union Pacific Railroad	27	Infrastructure	Public
21	004-161-95	Union Pacific Railroad	5	Infrastructure	Public
22	004-161-97	Union Pacific Railroad	10	Infrastructure	Public

*Note: "IC" – Industrial-Commercial (Storey); "Rural" – Medium Density Rural (Washoe)*





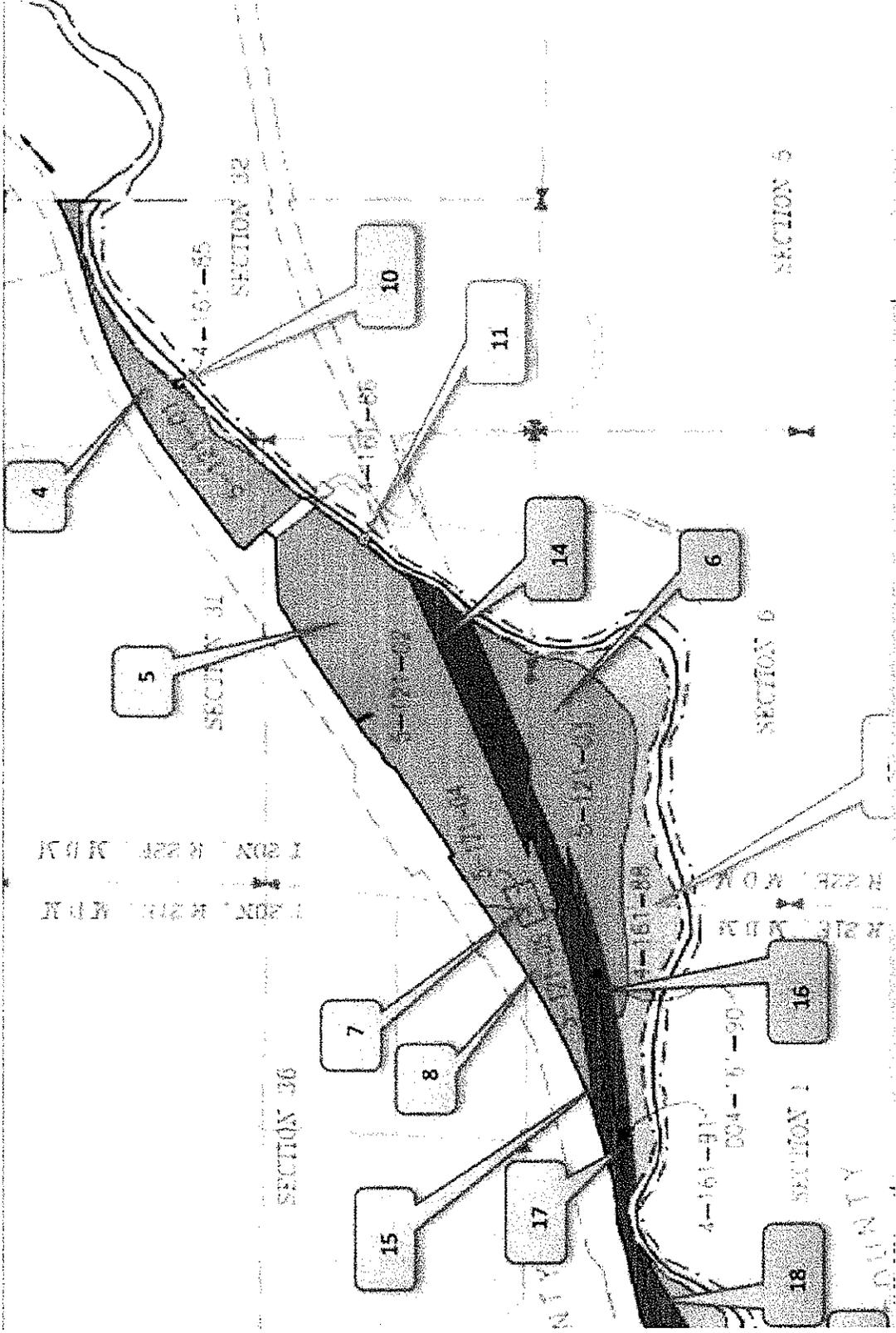


Figure 1.1.2 – Zoom right (central and east) of Figure 1.1 image

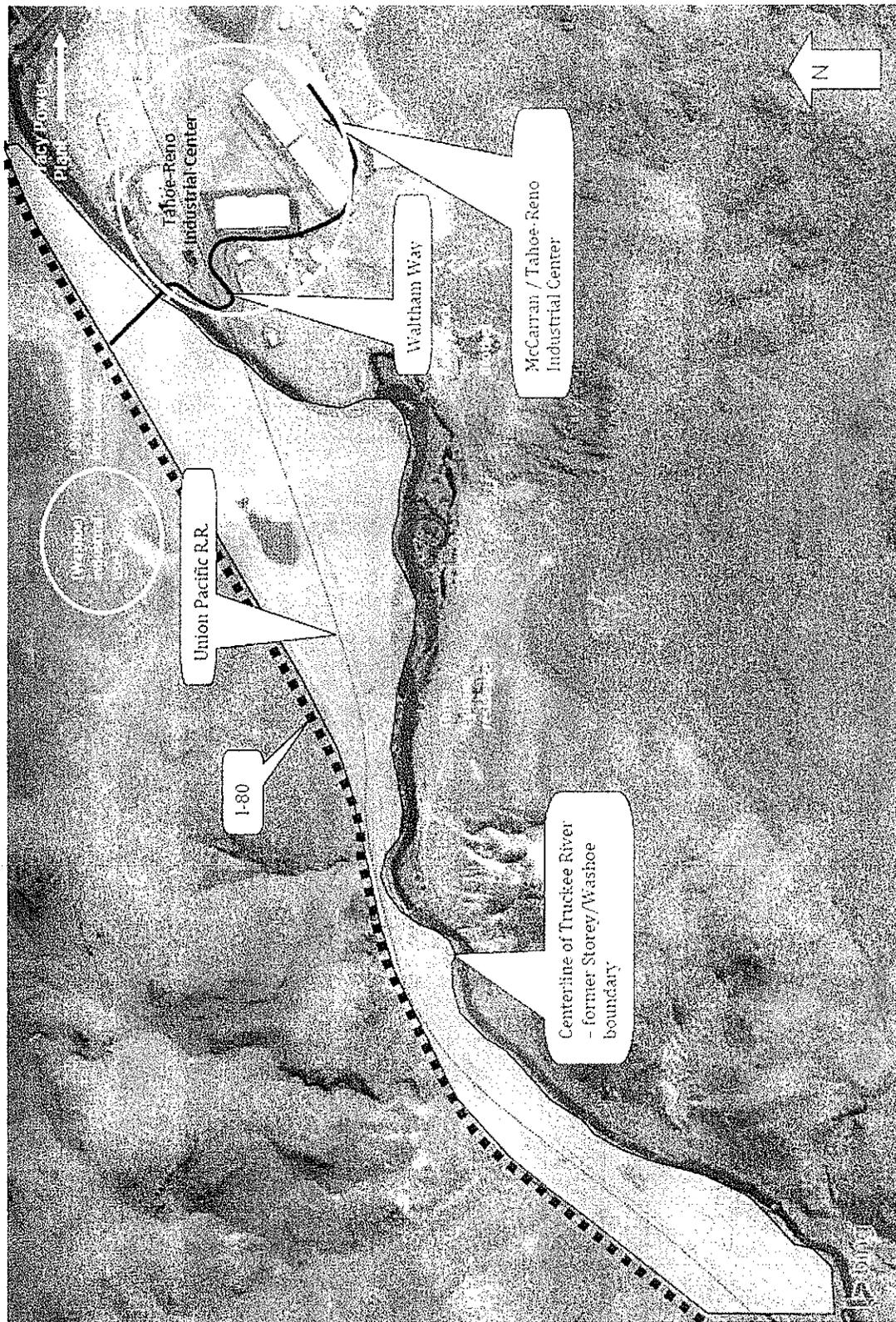


Figure 1.2 – The subject area highlighted green indicates land transferred from Washoe to Storey County. Information is approximate.

## **1.2 Zoning and master plan considerations**

The properties in Washoe County were zoned Industrial, Agricultural, Medium Density Rural, and Public Infrastructure prior to their transfer into Storey County (Washoe County, Truckee Canyon Regulatory Zone Map, 2013). The properties, now in Storey County, have not yet been assigned zoning designations. There are three principal owners involved in the subject properties: The Tahoe-Reno Industrial Center, LLC (TRI-Center); The Nature Conservancy, LLC (Nature Conservancy); and the Union Pacific Railroad Company (Union Pacific).

## **1.3 Application background and requested zoning designations**

Planning staff consulted with TRI-Center and the Nature Conservancy in determining appropriate zoning designations for their subject parcels. Planning staff also contacted representatives of Union Pacific by telephone and USPS mail. Union Pacific did not express interest in applying for any zoning designation for its land. However, the company representative informed staff that it would accept Public zoning for their land, a Storey County zone that is similar to its prior Washoe County Public Infrastructure zoning. The following describe existing land uses in and around the subject properties, and zone map amendment proposals for each group of subject properties.

### ***1.3.1 Land owned by TRI-Center***

Parcels 1-9 shown in Table 1.1 – Ownership and Zoning, are owned by TRI-Center. Five of those parcels were zoned Industrial in Washoe County, three were zoned Agriculture, and one was zoned Medium Density Rural. TRI Center requested that the five parcels previously zoned Industrial be classified similarly in Storey County, and that its four remaining parcels previously zoned Agriculture and Medium Density Rural be zoned Forestry.

Preceding its request for zone map amendment, TRI-Center applied for an amendment to Storey County Zoning Ordinance text to create an “I-C Industrial-Commercial Zone”. The I-C zone allows mixed commercial, light industrial, and heavy industrial uses where deemed appropriate by the board with recommendation by the planning commission. For the purpose of this report, it is assumed that the I-C zone is adopted prior to this zone map amendment request.

TRI-Center described to planning staff its subject property along portions of the Interstate 80 corridor as ideal for mixed-use commercial-industrial zoning. Planning staff finds this interstate frontage appropriate for I-C zoning. It also finds the I-C zone to be consistent with the prior zoning designation and area uses in both Storey and Washoe Counties (see compatibility in Section 1.4). Staff recommends that the remaining four parcels mentioned above remain rural type zoning similar to their previous Agriculture and Medium Density Rural zoning. However, because there is no known agricultural activity occurring on that land, staff and the property owner recommend that these parcels are zoned Forestry, Storey County’s closest equivalent and appropriate zoning classification.

### ***1.3.2 Land owned by Nature Conservancy***

Parcels 10-13 shown in Table 1.1 are owned by the Nature Conservancy. The subject land is located within the floodway and riparian area of the Truckee River. The property owner manages

the land for the purpose of restoring riparian habitats and improving natural flood storage capacity of the river. Planning staff and the property owner agree that N-R Natural Resources zoning designation would be the most appropriate classification for this land. The N-R Zone is established to promote the preservation of land to conserve and enhance natural and scenic resources, archeological, and cultural sites, primitive areas, watersheds, and flood-prone areas from unreasonable impairment. Staff on behalf of the property owner is applying for this zoning designation.

### 1.3.3 Land owned by Union Pacific

Parcels 14-22 shown in Table 1.1 are owned by Union Pacific. These parcels make up a narrow strip of land through entire stretch of the subject area that facilitates the existing Union Pacific transcontinental railroad. The land was zoned Public Infrastructure in Washoe County.

Storey County's Public zone is the most equivalent zone to Washoe County's Public Infrastructure zone. Its purpose is to accommodate a wide-range of public uses including, but not limited to, "railroads and light rail infrastructure", and similar uses (SCC 17.15.020.A.12). Planning staff finds this zoning designation most appropriate for the subject properties. Staff on behalf of the property owner is applying for this zoning designation.

### 1.4 Land use compatibility

Table 1.2 Compatibility with Surrounding Land, and Table 1.3 Comparison of Uses, demonstrate master plan and zoning designations, and allowed uses for each land use zone proposed in the subject land and surrounding area. Uses shown in the tables are relatively consistent with those allowed in the previous Washoe County zones, and the current zoning in the surrounding Storey and Washoe County land. Uses in the proposed zones, particularly the I-C zone, that may be found to be incompatible with existing conditions are only allowed with a special use permit. A special use permit is required for certain heavy intensity uses in the I-C zone that could be incompatible with each, or incompatible with other uses in the abutting zones. Board and planning commission approvals are required for special use permits. It is, therefore, found that these uses have the necessary case-by-case governing body oversight to assure that their application will cause no zoning or use conflicts with anticipated abutting uses or zones.

<b>Land</b>	<b>Land Use</b>	<b>Master Plan Designation</b>	<b>Zoning</b>
Applicant's Land (TRI-Center; Nature Conservancy; and Union Pacific land)	Vacant; one historic single-family structure used as work space for river restoration project; railroad.	Light and heavy industrial; riparian restoration; agricultural uses.	Formerly rural, industrial, agricultural, and public. Currently no Storey County zoning designation.
Land to Southwest	Vacant; Truckee River.	Light and heavy industrial; riparian restoration; agricultural uses.	F Forestry
Land to South	Vacant; several single-family residential uses; light and heavy industrial uses; Truckee River.	Light and heavy industrial; riparian restoration; agricultural uses.	I-2 Heavy Industrial; F Forestry; and A Agriculture
Land to central southwest	Vacant; Truckee River	Light and heavy industrial; riparian restoration; agricultural uses.	A Agriculture
Land to central northwest	Washoe County; Interstate 80; light industrial uses.	Industrial, commercial, residential, and rural uses.	Industrial; Commercial; Agriculture; Rural
Land to Northwest	Washoe County; Interstate 80; vacant.	Industrial, commercial, residential, and rural uses.	Industrial; Commercial; Agriculture; Rural
Land to North	Washoe County; Interstate 80; light industrial uses; mining.	Industrial, commercial, residential, and rural uses.	Industrial; Commercial; Agriculture; Rural

Land to Northeast	Washoe County; Interstate 80; vacant; light industrial uses.	Industrial, commercial, residential, and rural uses.	Industrial; Commercial; Agriculture; Rural
Land to East	Light and heavy industrial uses (Tahoe-Reno Industrial Center)	Light and heavy industrial uses.	I-2 Heavy Industrial

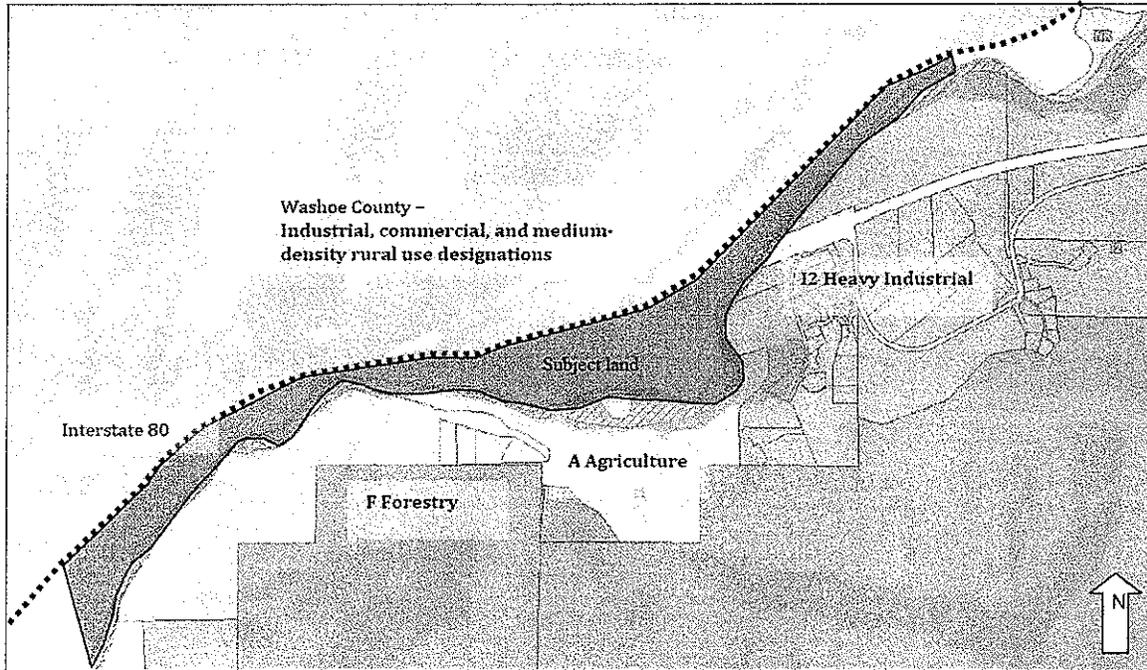


Figure 1.3: Current Storey County zoning designations (excluding the subject land).

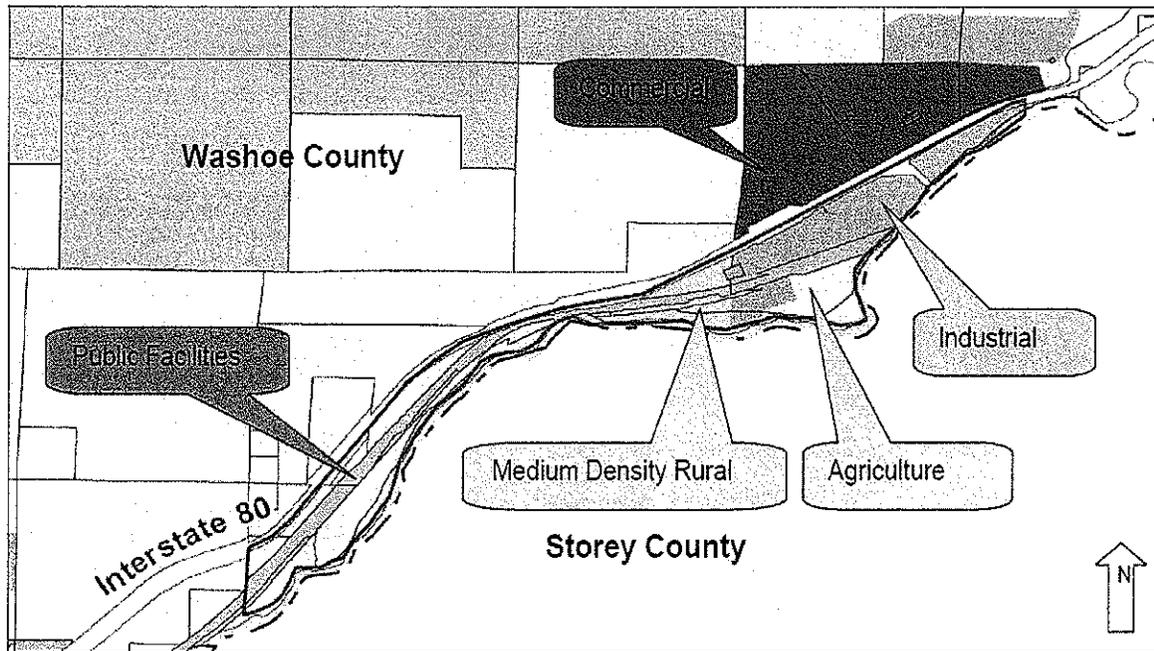


Figure 1.4: The previous Washoe County zoning designations and land use patterns are consistent with the proposed zoning. Red outlines the subject land.

**Table 1.3  
Comparison of Allowed Uses**

	Use categories	Public	Natural Resources	Agri.	Forestry	Heavy Industrial	Industrial Commercial
1	River/riparian restoration	X*	X*			X*	
2	Agriculture	X	X*	X	X*		
3	Residential		X*	X	X*		
4	Home occupation business			X	X*		
5	Retail					X	X
6	Commercial offices					X	X
7	Personal services					X	X
8	Boarding (motels, hotels)			X		X*	X
9	Tourism/visitor	X			X*	X	X
10	Government uses	X			X*	X	X
11	Automotive related					X	X
12	Transit infrastructure	X			X*	X	X
13	Mining				X*	X*	
14	Mine processing				X*	X	X*
15	Non-renewable energy				X*	X*	
16	Renewable energy				X*	X*	
17	Permanent concrete plant				X*	X*	
18	Schools and higher ed.	X			X*	X	X
19	Education institution				X*	X*	X
20	Heavy manufacturing					X	
21	Craftsman industry					X	X
22	Laboratory/research		X*	X*		X	X
23	Warehousing					X	X
24	Chemical manufacturing					X*	
25	Petroleum uses					X*	
26	Truck stop					X	X
27	Solid waste recycling	X*				X	
28	Solid waste landfill					X*	
29	Explosives and hazmat					X*	
30	Saw mills					X*	
31	Hazardous recycling					X	
32	Tattoo parlors					X*	X*
33	Billboards			X*	X*	X*	X*
34	RV Parks			X*			X
35	Agriculture youth rehab			X*			
37	Sewage treatment	X				X*	
38	Public infrastructure	X	X*	X	X*	X	X

*Uses shown above are categorized into general use categories; see Storey County Code Chapters 17.24, 17.32, 17.35, 17.76, and 17.84 for specific uses in each zone.*

*\*Asterisks indicate uses requiring a special use permit.*

<b>Table 1.4</b>	
<b>Comparison of Use Allowances</b>	
<i>Regulations per SCC Title 17</i>	
<b>1</b>	<b>Height</b>
	A – 35’ or 3 stories
	F – 35’ or 3 stories
	P – 45’ or 3 stories
	I-2 – 50’ or 6 stories
	I-C – 120’ or 10 stories
<b>2</b>	<b>Setback distances</b>
	A – Same as abutting zone, but not less than 10’ for residential and 20’ for boarding
	F – 30’ front, 40’ rear, 15’ side
	P – same as abutting zones (F= 40’; A= 50’; I-2= 50’; P= n/a; I-C= 50’)
	I-2 – 50’
	I-C - heavy industry, 50’; light industry, 20’; commercial, 20’ front, 10’ rear
<b>3</b>	<b>Minimum parcel area / use density</b>
	A – 3 acres
	F – 40 acres
	P – no minimum
	I-2 – 3 acres
	I-C – heavy industry, 3 acres; light industry, ½ acre; commercial, 10,000 square-feet

## **2. General Compliance with Guiding Documents**

### **2.1 Master Plan**

Chapter 3.2 of the Storey County Master Plan (1994) states that considerable development has occurred in the River District over the years and that development is expected to continue. It recommends that planning official “give serious consideration to development and zoning for an industrial park in the [River District] area” (pp. 19-20). Attracting additional businesses; diversification to the county’s economy; broadening the county’s tax base; enhancing efficiency of water, sewer, and other utility service; and managing growth are described benefits to developing and improving a consolidated industrial development. The master plan also states that protecting the Truckee River and its riparian area should be a priority when considering uses in the River District.

A significant portion of the area subject to this request for zoning map amendment abuts existing Tahoe-Reno Industrial Center land and is, therefore, contiguous to I-2 Heavy Industrial Zoning. It also abuts or is in immediate proximity to existing infrastructure including, but not limited to, Interstate 80; the Patrick interchange that connects Interstate 80 to TRI-Center’s second primary arterial route, Waltham Way; the Union Pacific transcontinental railroad; municipal sewer and water services; power generation and distribution systems; and high-pressure natural gas. The southern portion of the subject area abuts the Truckee River and its riparian area.

Staff finds that the proposed I-C zone is ideal for this location because it allows a mixture of certain commercial and industrial uses that are tailor-fitted to a transportation orientated

environment such as the interstate corridor. Staff also finds that alignment of the proposed F and N-R zones provides sufficient natural buffering between uses allowed in the I-C zone and the adjacent Truckee River and its riparian area. As such, the proposed zoning designation conforms to the following goals and objectives of the county master plan:

- **Chapter 3 Economy** – Goal 1, enhance diversification of economic opportunities within the county; Goal 1, Objective 1.1: develop and adopt standards for industrial park development before a large project is proposed.
- **Chapter 5 Conservation and Natural Resources** – Goal 2, protect the quality of present and future water resources; Goal 4, regulate the use of open-range and watershed areas to minimize fire danger and prevent degradation; Goal 4, Objective 4.1, assist property owners and interested groups in controlling grazing and public use of critical watershed and riparian areas.
- **Chapter 9 Land Use** – Goal 1: maintain a healthy environment for all residents of the county; Goal 1, Objective 1.1: ensure that land use permit decisions are compatible with the zoning map, master plan, and previous planning decisions; Goal 4: preserve existing agricultural areas; Goal 4, objective 4.1: through zoning regulations, direct non-agricultural development to non-agricultural areas.
- **Section River District** – Goal 4, Objective 4.1: coordinate land uses on the south side (Storey County) of the Truckee River with developments on the north side (Washoe County) of the river and visa-versa; Goal 5: design zoning districts to allow for a mix in land use development; Goal 5, Objective 5.1: consider zoning the Tracy-Clark and the surrounding area for industrial use.

## 2.2 Zoning Ordinance (SCC Title 17)

SCC Section 17.03.220 Zone Map Amendments and Zone Text Amendments states:

Before a zone map amendment may be recommended for approval, the applicant must provide evidence to the board and the planning commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five-year time period, and describe: (a) how the proposal will impact the immediate vicinity; (b) how the proposal supports the goals, objectives, and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject parcel is situated; (c) if the proposed amendment will impact properties within the use district; and (d) any impacts on public services and facilities, and availability of water resources.

The collaborative efforts between staff and the property owners in determining the appropriate zoning designations for the subject properties conforms to and exceeds the requirements of SCC 17.03.220. The zoning designations and uses allowed therein also conform to the master plan and do not conflict with the provisions of the zoning ordinance.

### **3. Public Comment**

#### **3.1 Public comments regarding proposal**

Staff has received no public comment for this application request.

### **4. Findings**

#### **4.1 Motion for approval**

The following are found regarding the zone map amendment under the recommended conditions of approval shown in Section 5. A motion for approval should include at a minimum these findings and may include other findings deemed appropriate and factual by the body.

4.1.1 The proposed zone map amendment complies with federal, Nevada State, and Storey County regulations.

4.1.2 The proposed zone map amendment will impose no substantial adverse impacts or safety hazards on the abutting properties.

4.1.3 The conditions of approval for the zone map amendment do not conflict with the minimum requirements of SCC Chapters 17.03 Administrative Provisions for zone map amendments and zone text amendments; or the purpose and intent of SCC 17.15 Public zone, 17.32 Forestry zone, 17.39 Industrial-Commercial zone, 17.76 Natural Resources zone, and 17.84 Signs and Billboards regulations, as applicable.

4.1.4 The uses allowed by the new zones do not appear to cause substantial adverse impacts to the uses allowed in the abutting zones.

4.1.5 The proposed zone map amendment is in substantial compliance with and supports the goals, objectives, and recommendations of the Storey County Master Plan.

4.1.6 The proposed zone map amendments will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

4.1.7 The proposed zone map amendment will not cause uses that will negatively impact existing or planned public facilities and will not adversely impact the public health, safety, and welfare.

4.1.8 The proposed zone map amendment will not create any non-conforming conditions, such as non-conforming setback distances or minimum parcel area and width requirements.

## **4.2 Motion for denial**

Should a motion be made to deny the zone map amendment application, the following findings with an explanation of the motion for denial should be included in that motion.

4.2.1 Substantial evidence suggests that the zone map amendment will conflict with the minimum requirements of SCC Chapters 17.03 Administrative Provisions for zone map amendments and zone text amendments; or the purpose and intent of SCC 17.15 Public zone, 17.32 Forestry zone, 17.39 Industrial-Commercial zone, 17.76 Natural Resources zone, and 17.84 Signs and Billboards regulations, as applicable.

4.2.2 The conditions of approval under the zone map amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4.2.3 No reasonable level of conditions of approval imposed on this one map amendment would be sufficient to reasonably mitigate visual, safety, or other potential impacts on adjacent and surrounding residences and land uses.

4.2.4 The proposed zone map amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity.

4.2.5 The proposed zone map amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety, and welfare.

## **5. Conditions of Approval**

All of the following conditions must be met to the satisfaction of the applicable County Department, unless otherwise stated.

### **5.1 Official zoning map requirements**

The Official Storey County Zoning Map must be amended to depict the zone map amendment approved by the Storey County Board of Commissioners (Board) with recommendation by the planning commission. The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk under the following words: "This is to certified that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada" together with the date of adoption.

### **5.2 Changes made promptly**

The changes approved by the Board with recommendation by the planning commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable area zoning maps) promptly as reasonable after the amendment has been approved, with the entry indicating the ordinance number and date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may periodically be made or published, the Official Storey County Zoning Map and Area Zoning Maps shall be kept in the Office of the Storey County Recorder. The Storey County

Recorder shall be the final authority as to the current zoning status of the land and water area, buildings, and other structures in the county.

### **5.3 Copies of official zoning map**

Signed and sealed copies of the Official Storey County Zoning Map and Area Zoning Maps must be available for public viewing at the Offices of the Storey County Clerk and Storey County Recorder.

### **5.4 General requirements**

The zone map amendment must comply with and remain in conformance with all provisions set forth by this zone map amendment and all applicable federal, Nevada State, and Storey County codes and regulations.

## **6. Powers of the Board and Planning Commission**

The Board of County Commissioners has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the Board as provided in Title 2 of the Storey County Code ("SCC") and NRS 278 and 278A. The Planning Commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and SCC Chapter 2.12 (Planning Commission). The planning commission is advisory to the Board. The Planning Commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to SCC Title 18, and all other appropriate subjects and make recommendations to the Board. After considering the Planning Commission's recommendation, the Board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the Planning Commission for further consideration.

## **7. Planning Commission Action**

At its November 13, 2014, hearing, the planning commission heard testimony from the applicant (Tahoe-Reno Industrial Center representing itself, and planning staff representing Nature Conservancy and Union Pacific). Planning staff on behalf of the applicants and the county provided textual information, maps, and aerial visuals showing the land, as well as past, current, and proposed zoning conditions. Discussion at the meeting included environmental and safety compatibility concerns; access and traffic impacts for several allowed uses in the proposed I-C zone; zoning and use entitlements; existing uses in and around the subject land in Storey and Washoe Counties; and overall benefits and impacts that the proposed zones may have on the area. There was no public comment for or against the proposal. Planning staff stated that the proposed zoning was consistent with the master plan and current zoning, and that the proposed zones in their proposed configuration were consistent with the surrounding environment, including existing uses and the Truckee River. Staff read into the records its recommended findings to be included with a motion for approval. Members of the planning commission who were present voted unanimously (4 votes with 4 planning commissioners present) to approve the zone map amendment in accordance with stated findings and as recommended by staff.

## 8. Proposed Motions

This section contains three motions from which to choose. **Motion 1** for approval is recommended by staff in accordance with findings under Subsection 4.1; those findings should be made part of that motion. **Motion 2** for approval, as an alternative, may be made in accordance with findings under Subsections 4.1 and/or 4.2; those findings should be made part of that motion. **Motion 3** for denial may be made and that motion should cite one or more of the findings shown in Subsection 4.2. Other findings of fact determined appropriate by the body should be made part of their motion.

### *Motion 1 – Recommended motion (approval)*

Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff, I (commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.

*Summary: Approve zone map amendments as proposed*

### *Motion 2 – Alternative motion (approval)*

Based on findings of fact shown in Subsection 4.1 and/or 4.2 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, but against the recommendation for approval by staff, I (commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the \_\_\_\_\_ (describe zones or parcels) \_\_\_\_\_ as presented by staff, but to deny the \_\_\_\_\_ (describe zones or parcels) \_\_\_\_\_ as presented by staff in this report.

*Summary: Approve   x   zones and deny   x   zones*

### *Motion 3 – Alternative motion (denial)*

Based on findings of fact shown in Subsection 4.2 of this staff report and/or other findings deemed appropriate by the planning commission, and against the recommendation of staff, I (commissioner) motion to deny Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County as presented in this report. This is a denial of all proposed zoning designations.

*Summary: Deny all zone map amendments*

Prepared by Austin Osborne, Planning Director

### **Enclosures:**

- Exhibit A: Letter and map submitted by applicants.
- Exhibit B: Legal description (posting) of the subject area and properties
- Exhibit C: Uses allowed in the I-C zone

**Exhibit A: Application No. 2014-021 (Zone Map Amendment)**

The following application includes a request for both a zone text and zone map amendments. For zone text amendment applicability, refer to Application and Staff Report No. 2014-020.



**Storey County Planning Department**

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440  
Phone: (775) 847-1144 Fax: (775) 847-0949  
planning@storeycounty.org

**Development Application**

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: \_\_\_\_\_

Property Owner: Tahoe-Reno Industrial Center, LLC  
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: c/o Robert M. Sader, 8600 Technology Way, Suite 101

City: Reno State: NV Zip: 89521

Telephone (Home) ( ) N/A Business ( 775 ) 329-8310

Applicant: SAME  
All applicants must be listed on this application.

Mailing Address: SAME

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone (Home) ( ) \_\_\_\_\_ Business ( ) \_\_\_\_\_

Gold Hill     Virginia City     VC Highlands (1 acre)     Highland Ranches (10 acres)     Virginia Ranches (40 acres)

Mark Twain     Hafed     Lockwood     Painted Rock     ~~RI~~     Other \_\_\_\_\_

Project Address: Waltham Way and I-80

Assessor's Parcel Numbers (APN): 004-161-98 and 99; 004-162-01 and 02; 005-121-01, 02, 03, 04, and 05

Lot: N/A Block: N/A Acreage: 319.852

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input checked="" type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input checked="" type="checkbox"/> Zoning Map Change	\$1,000.00	<input checked="" type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

RMS Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.



**STOREY COUNTY DEVELOPMENT APPLICATION**  
**DETAIL DESCRIPTION/JUSTIFICATION OF PROJECT**

**INTRODUCTION**

This application requests an amendment to the Storey County Master Plan text, a zoning map change, and zoning text change for real property (the "Property") owned by Tahoe-Reno Industrial Center, LLC ("TRI") which was formerly in Washoe County but now has been moved by a boundary line adjustment to Storey County. The Property came to Storey County without master plan or zoning designations. The legal description of the Property is attached to this application, including a map of the parcels.

There are nine (9) parcels subject to this application. Their location can generally be described as south of I-80, north of Truckee River, west of Tracy Power Plant and east of Mustang.

**BACKGROUND**

The 2013 Nevada State Legislature enacted Senate Bill 272, which authorized a boundary line adjustment between Washoe County and Storey County under Sections 1.5 and 3(3) of that act by resolutions approved by each county's board of commissioners. On June 17, 2014 the Board of Commissioners of Storey County passed Resolution 14-403 approving the adjustment. On the same date the Board of County Commissioners of Washoe County approved a resolution on the same adjustment.

The result of these actions was to transfer eighteen (18) parcels from Washoe County to Storey County. Nine (9) of those parcels are owned by TRI and are subject to this application.

TRI is the master developer of the Tahoe-Reno Industrial Center ("Center"). The current northwestern boundary of the Center is separated from the Property by the Truckee River. It is a logical extension of the Center for TRI to develop a portion of the Property as a part of the Center.

The basic entitlement for the Center is the Development Agreement dated February 1, 2000 between TRI and Storey County. The Center is provided water and sewer service by TRI General Improvement District ("TRIGID"). Applications to annex the Property to the Development Agreement are being made concurrently with this application. An application to expand the service territory of TRIGID will be made to the Trustees upon approval of the Development Agreement annexation.

The zoning for the Center is I-2 Heavy Industrial (1999 Storey County Zoning Code edition), which allows light industrial zoning uses and also allows commercial zoning uses on 10% of the land. This application seeks to add a portion of the Property

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Storey County Development Application

**Professional Consultant/Representative(s)**

Name: Robert M. Sader  
Address: 8600 Technology Way, Suite 101  
City: Reno State: Nevada Zip: 89521  
Phone: (775) 329-8310 Email: rsader@robertmsaderltd.com Cell: N/A

**Applicant's Affidavit:**

I, N/A, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on \_\_\_\_\_ by.

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**Property Owner's Affidavit:**

I, Tahoe-Reno Industrial, LLC, being duly sworn, depose and say that I am an owner in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Robert M. Sader  
Signature of Applicant  
Robert M. Sader, Legal Counsel

Date 10/6/14

State of Nevada,  
County of ~~Storey~~ Washoe

Signed and sworn to before me on Oct 6, 2014 by.

Robert M. Sader

Tina Ford  
Notary's Signature

June 8, 2018  
My Commission Expires



Stevy County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information - Check with Planning Department
<input checked="" type="checkbox"/> Abandonment	X	X	X	X	X			X		X							X
<input type="checkbox"/> Amended Map	X	X		X	X			X		X							X
<input type="checkbox"/> Condition Amendment	X	X	X					X		X							X
<input type="checkbox"/> Boundary Line Adjustment	X	X	X	X	X			X		X							X
<input type="checkbox"/> Development Agreement (Requires Special Use Permit)	X	X	X	X	X			X	X	X	X	X	X	X	X		X
<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	X	X	X					X		X							X
<input type="checkbox"/> Land Division Map (40 acre minimum)	X	X	X	X	X			X		X							X
<input type="checkbox"/> Lot Consolidation*	X	X	X	X				X		X							X
<input type="checkbox"/> Master Plan Map Amendment	X	X		X	X			X									X
<input type="checkbox"/> Master Plan Text Amendment	X	X						X									X
<input type="checkbox"/> Natural Resources Exploration and Registration Review	X	X	X	X	X			X									X
<input type="checkbox"/> Parcel Map - Record of Survey																	X
<input type="checkbox"/> Parcel Map	X	X	X	X	X			X		X							X
<input type="checkbox"/> Planned Unit Development Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/> Planned Unit Development, Final	X	X	X	X	X			X		X							X

\*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

Stacy County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information - Check with Planning Department
<input checked="" type="checkbox"/> Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/> Street Name Request	X	X		X				X									X
<input type="checkbox"/> Subdivision Map - Tentative	X	X	X	X	X			X		X		X	X	X	X		X
<input type="checkbox"/> Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/> Variance - Administrative	X	X						X									X
<input type="checkbox"/> Variance	X	X	X					X									X
<input type="checkbox"/> Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/> Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/> Zoning Map Change	X	X		X	X	X				X							X
<input type="checkbox"/> Zoning Text Change	X	X		X	X												X
<input type="checkbox"/> Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

**Exhibit B: Legal description of subject area and properties (public posting)**

**PUBLIC NOTICE OF MEETING FOR ZONE MAP AMENDMENT**

**Storey County Planning Commission and Board of County Commissioners Meetings**

The Storey County Planning Commission will hold a public meeting on November 13, 2014, at 6:00 p.m. and the Board of Storey County Commissioners will hold a public meeting on December 2, 2014, at 10:00 a.m. at the Storey County Courthouse, District Courtroom, 26 South "B" Street, Virginia City, Nevada. The meetings will include discussion and possible action of an amendment to the Official Storey County Zoning Map.

The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (River District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by means of boundary line adjustment.

The subject area is described approximately as portions of: Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M).

The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located at Assessor's Parcel Number (APN) 004.161.98; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 004.161.99, 004.162.01, 005.121.01, 005.121.02, 005.121.03, 005.121.04, 005.121.05, and 004.162.02; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above.

The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure.

In addition to provisions of the NRS, any owner of land within or adjacent to the proposed zone map amendment may complete and return to the board or planning commission a statement indicating his or her approval or opposition to the proposed amendment. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

Lyndi Renaud  
Sitting Secretary, Planning Commission  
Storey County, Nevada  
Date of publication: 10/31/14

**Exhibit C: Uses allowed in the I-C zone**  
(see 17.39 I-C zone for full zoning chapter)

**Chapter 17.39**

**I-C Industrial-Commercial Zone**

**Sections:**

- 17.39.010 Applicability.**
- 17.39.015 Purpose and Intent**
- 17.39.020 Allowed Uses**
- 17.39.030 Uses Subject to Special Use Permit**
- 17.39.040 Height and Width of Buildings and Structure**
- 17.39.050 Minimum Parcel Area**
- 17.39.070 Loading Area**
- 17.39.080 Setback Requirements**

**17.39.010 Applicability**

The provisions of this chapter apply to the I-C Industrial-Commercial Zone. Uses in the C Commercial Zone are regulated by chapter 17.28 C Commercial Zone and uses in the CR Commercial-Residential zone are regulated by chapter 17.30 Commercial-Residential zone.

**17.39.015 Purpose and Intent**

The purpose of the I-C Industrial-Commercial zone is to provide areas with the county where certain industrial and commercial uses and activities may be established and maintained together to promote efficiency, ensure compatibility, and provide for mixed non-residential uses. It facilitates a heavy commercial and light industrial mixed-use environment that may be well-suited near principal traffic arterials, such as the Interstate 80 corridor, and industrial development with which the allowed uses are compatible. It is not intended for residential areas or general neighborhood commercial areas, such as Gold Hill, Virginia City, Lockwood, or other such residential communities where C Commercial or CR Commercial Residential zoning may be more appropriate.

**17.39.020 Allowed Uses**

The commercial, light industrial, and heavy industrial uses listed in this section are allowed in the I-C Industrial-Commercial Zone.

**A. Commercial uses including:**

1. Retail sales and shopping centers including:
  - a. General stores, shopping centers, convenience stores, principal grocery stores, neighborhood stores and shopping centers, regional stores and shopping centers, and super regional stores and shopping centers.
  - b. Seasonal holiday sales and uses.
  - c. Seasonal farmers markets.
2. Commercial offices and financial institutions:
  - a. 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.

- b. Building maintenance and services.
  - c. Business and professional offices and buildings.
  - d. Convention and meeting facilities.
3. Personal services:
- a. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
  - b. Wedding chapels and travel agencies.
  - c. Childcare of any number of children.
  - d. Laundromats, personal dry cleaning, and laundry services.
4. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, timeshares, and vacation rentals.
5. Tourist and visitor services:
- a. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops and coffee houses, soda-fountains, saloons and taverns, and micro-breweries with on-site and off-site sales.
  - b. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
  - c. Equestrian facilities and uses including riding arenas, stables, horse and pony rides, and carriage and stagecoach rides.
  - d. Theaters.
6. Recreation. 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, seasonal or temporary outdoor theatres, and other similar recreational uses and activities.
7. Civic uses:
- a. Public facilities and offices for fire, emergency services, and sheriff.
  - b. Helipads and heliports for use only by medical evacuation transport services.
  - c. Crisis care use uses and facilities, permanent.
  - d. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.

- e. 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 accommodations.
  - f. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
  - g. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
  - h. Indoor and outdoor veterinarian services and shelters for large and small animals.
8. General services:
- a. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, manufactured home sales and service, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities.
  - b. Uses involving indoor archery and indoor discharge of firearms.
9. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
10. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
11. Casinos and gaming establishments of more than 5,000 square feet of total floor area where slots and/or video machines are located, where there are more than 15 slots and/or video machines, and where other forms of gambling such as poker, craps, blackjack, keno, sports book and other similar activities may take place.
12. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
13. Recreational vehicle (RV) parks.
14. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
15. Open-air markets, flea-markets, farmers markets, and the display, sale, barter, or trade of items associated with a business outside of a permanent building.
16. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
17. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
18. Signs as regulated by chapter 17.84 Signs and billboards.

19. Automobile paint shops and body repair shops.
20. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in conformance with section 17.12.048.
21. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

**B. Light industrial uses including the following:**

1. Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts.
2. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
3. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
4. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, monument works, and similar uses.
5. Outdoor storage and 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.
6. Manufactured home and modular home sales lots.
7. Propane sales and storage.
8. Firewood sales and storage.
9. Temporary real-estate tract offices not located within a permanent structure.
10. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
11. Building material manufacturing.
12. Breweries, distilleries, wineries.
13. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
14. Laundromats and personal dry cleaning.
15. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
16. Truck stops.

17. Solid waste recycling collection center.
18. Solid waste recycling center.
19. Brick, tile or terra cotta products manufacturing.
20. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
21. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
22. Watchman's dwelling, whether permanent or temporary.
23. 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.
24. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

**C. Heavy industrial uses including the following:**

1. Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those listed in section 17.39.030 as requiring a special use permit.
2. Storage and distribution of paints, shellac, turpentine, varnishes, and other similar chemicals within a warehouse facility.
3. Storage and distribution of petroleum and liquid petroleum products within a warehouse facility.
4. Manufacturing of paints, shellac, turpentine, varnishes, and other such chemicals. Manufacturing, reclaiming, refining, storage, and distribution of cyanide, hazardous materials, and liquid petroleum products are prohibited.
5. Paper manufacturing.
6. Bottling plants.
7. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

**17.39.030 Uses Subject to Special Use Permit**

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit pursuant to chapter 17.03 Administrative provisions.

1. Fortune tellers, astrology parlors, clairvoyance and palmistry. Additionally, uses under this subsection must comply with the regulations 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.

2. Permanent outdoor skateboard parks and related facilities.
3. Fairgrounds, rodeo arenas, horse and other animal competition tracks and arenas, and similar uses.
4. Amusement parks involving various devices for entertainment such as thrill and theme rides, roller-coasters, water slides, and games and concession booths.
5. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
6. Education facilities that include student residential and boarding accommodations.
7. Permanent outdoor theatres.
8. Billboards as regulated by chapter 17.68 Signs and billboards.
9. Zoos, animal theme and amusement parks, and other maintenance, display, or possession of one or more wild animals.
10. Healthcare facilities including hospital services, medical services, urgent care, clinics, convalescent services, civic convalescent and group care service, continuum of care facilities for seniors, and group care services.
11. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowed within the boundaries of the Tahoe-Reno Industrial Center which is zoned I-2 Heavy Industrial, I-C Industrial-Commercial, or C Commercial. They are prohibited within 1,500 feet of a public or private school or religious institution.
12. Retail establishments featuring the display, lease, or rental of "adult material" books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia "adult" material. The merchandise shall only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.
13. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone.
14. Milling and processing related to mining and extraction.
15. Natural resources including river and waterway restoration, wetland creation, water restoration and recycling.
16. The keeping of 7 or more dogs or potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
17. Commercial kennel. A minimum of 10 acres is required.
18. Other uses similar to the above that are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

**17.39.040 Height and Width of Buildings and Structures**

A building, manufactured building, or structure may not exceed a height of ten stories or 120 feet, whichever is higher, except as may be allowed by a variance. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys and smoke-stacks, grain silos, water towers, flagpoles, and commercial and amateur wireless communication towers and antennas. Wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

**17.39.050 Minimum Parcel Area**

Parcel area requirements shall be as follows: (A) commercial uses may be located on a parcel of no less than 10,000 square-feet; (B) light-industrial uses may be located on a parcel no less than one-half acre; and (C) heavy-industrial uses may be located on a parcel no less than 3 acres. The minimum area requirement for uses requiring a special use permit shall be determined by the special use permit, except that the area shall be no less than 10,000 square-feet.

**17.39.060 Loading Area**

Loading area must have adequate room for vehicular circulation and staging. All truck parking and docking area must be designed so that right-of-ways and travelled ways are not adversely impacted.

**17.39.070 Setback Requirements**

Setback requirements shall be as follows: (A) heavy-industrial uses may be located no closer than 50 feet from any property line; (B) light-industrial uses may be located no closer than 20 feet from any property line; and (C) commercial uses shall have a minimum 10 foot rear and side setback and a 20 foot front setback. Uses requiring a special use permit shall have setback distances established by the granted special use permit, except that the minimum allowable setback distances shall be no less than 10 feet from any property line.



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: 1-19-16

Estimate of time required: 0 - 5

Agenda: Consent [ ] Regular agenda [x] Public hearing required [ ]

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **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 Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Community Development

County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 22

# Storey County Community Development

## Business Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office  
Pat Whitten, County Manager

January 11, 2016  
Via email

Please add the following item(s) to the **January 19, 2016**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

### LICENSING BOARD SECOND READINGS

- A. SBA NETWORK SVCS, LLC – Contractor / 8051 Congress Ave ~ Boca Raton, FL (Contractor)
  - B. MINATO SANGYO CORP – Contractor / Tokushima Japan (Panasonic contractor)
  - C. AZZ, INCORPORATED – General / 1500 Milan (galvanizing facility) TRI
  - D. OASIS ONLINE, INC – General / 375 West Williams, Fallon (IT Consulting)
  - E. HU-BRAIN, INC. -- Contractor / Osaka, Japan (Panasonic Contractor)
  - F. HASSHIN CO., LTD. -- Contractor / Osaka, Japan (Panasonic Contractor)
  - G. ESPEC TEST SYSTEM CORP. -- Contractor / Hyogo, Japan (Panasonic Contractor)
  - H. NIPPON REFINE CO., LTD – Contractor / Tokyo, Japan (Panasonic Contractor)
  - I. THE CURTIS CO., INC. – Contractor / 7200 N Hwy 29 ~ Pelzer, SC (contractor)
  - J. CERCONE HEATING & AIR – Contractor / 949 #3 Crestwood Drive ~ Sparks (hvac contractor)
  - K. BOOTLEG DAVE'S BBQ CATERING CO. – General / 1555 Big Smokey Drive ~ Reno (catering)
  - L. CURRIE & BROWN, INC. – Contractor / 821 Alexander Rd ~ Princeton, NJ (construction consulting)
  - M. VANDER-BEND MFG, LLC – Contractor / 2701 Orchard Pkwy ~ San Jose, CA (contract mfg)
  - N. MITUTOYO AMERICA CORP. – Contractor / 965 Corporate Blvd ~ Aurora, IL (Panasonic contractor)
  - O. TORAY ENGINEERING CO., LTD. -- Contractor / Shigov, Japan (Panasonic Contractor)
  - P. SPARKS TRAILER REPAIR, LLC – Contractor / 2095 Kleppe Lane ~ Sparks (repair semi-trailers)
  - Q. ASADA IRON WORKS CO., LTD. -- Contractor / Takatsuki, Japan (Panasonic Contractor)
  - R. AKATSUKI MACHINERY CO., LTD -- Contractor / Wakayama City, Japan (Panasonic Contractor)
  - S. TOR ENGINEERING CORP – Professional / 3731 East Grove ~ Phoenix, AZ (engineering)
  - T. HORIBA INSTRUMENTS, INC., -- Contractor / 9755 Research Dr ~ Irvine, CA (Panasonic Contractor)
  - U. OLD RED GARTER, LLC -- General / 80 South C Street (Change of Ownership Only) VC
  - V. MODERN MINING SOLUTIONS, LLC – General / 1280 Alexandria Court TRI
  - W. BI NUTRACEUTICALS, INC. – General / 625 Waltham Way #101 (milling botanicals) TRI
  - X. RICH DOSS, INC. – General / 201 Wild Horse Canyon Drive (transportation) MCC
- (Items U through X will be removed from the agenda until ready for final reading.)

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Fritz Klingler, Fire Dept.

Sheriff's Office  
Commissioners' Office  
Assessor's Office