STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/16/2016 10:00 A.M.

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 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.

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

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

2. **PLEDGE OF ALLEGIANCE**

3. **DISCUSSION/POSSIBLE ACTION**

   Approval of Agenda for August 16, 2016.

4. **DISCUSSION/POSSIBLE ACTION**

   Aprroval of Minutes for July 19, 2016.

5. **CONSENT AGENDA**

I For possible approval Payroll checks dated 07/29/2016 for $400,504.56 and dated 08/04/2016 for $187,774.05 and $112,220.19. Accounts Payable checks dated 07/25/2016 for $194,553.56 and dated 08/03/2016 for $1,016,365.05 and $18,830.59.

II Possible approval of General Business Licnese and Cabaret License First Reading for Mellow Fellow, 171 South C St., Virginia, Nevada.

III For possible approval General Non-Profit License First Reading for Virginia City 601 Vigilance Commitee, 120 S B St., Virginia City, Nevada, a local non-profit.

IV For possible approval Treasurer Report for July 2016.

V For possible approval Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Exemptions.

VI For possible approval Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Clerical Error.

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

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

8. **DISCUSSION/POSSIBLE ACTION**

Approval to authorize the County Manager to finalize submittal language regarding Storey County's singular Bill Draft Request (BDR) allocation for the 2017 Nevada Legislative Session to the Legislative Counsel Bureau (LCB) regarding restructuring of the current composition of the Nevada Commission for the Reconstruction of the V & T Railway (Rail Commission) as provided for in the Chapter 566, 1993 Statutes of Nevada as amended by Chapter 42, 2001 Statutes of Nevada. For further clarification, while additional minor verbiage changes may occur subsequent to Commission approval and prior to submittal of the BDR by or before the Legislative deadline of September 1, 2016, the core fundamental language must address and cover the following concepts:

A. Restructure the Rail Commission Board as constituted under Chapter 42, 2001 Statutes of Nevada, reducing the current structure from nine (9) Rail Commissioners to five (5) consisting of:

i. One elected Supervisor, or a designated staff appointee from Carson City appointed by the Carson City Board of Supervisors.
ii. One elected Commissioner, or a designated staff appointee from Storey County appointed by the Storey County Board of Commissioners.
iii. The Executive Director, or equivalent position, of the Carson City Convention and Visitors Bureau.

iv. The Executive Director, or equivalent position, of the Virginia City Tourism Commission.
v. One member appointed by the Governor.

B. The effective date of this change, if approved, would be October 1, 2017.

C. Others elements as may be recommended by Storey County Legal Counsel, Storey County's acknowledged Legislative Lobbyists including, but not limited to Walker & Associates and the LCB.

9. **RECESS THE STOREY COUNTY BOARD OF COMMISSIONERS TO CONVENE AS THE STOREY COUNTY BROTHEL LICENSE BOARD:**

10. **DISCUSSION/POSSIBLE ACTION**

Work card appeal/revocation hearing for Laura Aileen Williams.

11. **ADJOURN THE STOREY COUNTY BROTHEL LICENSE BOARD TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

For possible approval Liqour License First Reading for Mellow Fellow, 171 South C St., Virginia City, Nevada.

12. **RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**

13. **DISCUSSION ONLY (No Action)**

Approve bid award for Public Works Project No. ST-2016-230; Cape Seal Project on approximately 10 miles of selected roads and streets in Storey County.

14. **DISCUSSION/POSSIBLE ACTION**

Consideration of and possible action to approve contract for the purchase of three (3) lots from Bucket of Blood Saloon which are adjacent or close to the courthouse. The addresses of the lots are 55 and 75 South A Street and 50 South B Street. They bear Assessor's Parcel Numbers 1-081-01, 1-081-02 and 1-081-05.

15. **DISCUSSION/POSSIBLE ACTION**

Approval of short-term extension of Collective Bargaining Agreement (CBA) between Storey County, Nevada and Comstock Chapter AFSCME Local 4041 July 1, 2013-June 30, 2016 CBA, to September 30, 2016, or until a succeeding CBA is approves by the Board of County Commissioners, whichever comes first, in order to allow collective bargaining between the parties to continue beyond the current CBA period.

16. **DISCUSSION/POSSIBLE ACTION**

Special Use Permit 2016-018, by Laurie Weatherston. The Applicants requests merging three approximately 50' x 100' Virginia City lots into two approimately 75' x 100' lots located at 180 S O St, Virginia City, Storey County, APN: 001-251-10, 190 S O St, Virginia City, Sorey County, APN: 001-251-11 and 200 S O St, Virginia City, Storey County, APN: 001-251-12.

17. **DISCUSSION/POSSIBLE ACTION**

Special Use Permit 2016-013, by Nature Conservancy, Mickey Hazelwood. The Applicants requests to obtain a special use permit to alter portions of the existing Truckee River channel and abutting floodplan enviroment to facilitate flood management, water quaity and improvement, biodiversity and habitat enchancement, noxious weed eradication, and recreation opportunity.

18. **DISCUSSION/POSSIBLE ACTION**

Discussion/Possible Action: Resolution No. 2016-444, A Resolution Adopting the Amended 2016 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. Copies of the master plan draft may be obtained from the Planning Department website at http://www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org. A copy will also be made available at the meeting.

19. **CORRESPONDENCE**

I Correspondence regarding denied agenda item request from Era Segerblom, Esq attorney for MMR&D, LLC.

20. **PUBLIC COMMENT (No Action)**

21. **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.

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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 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.

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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 8/11/2016; 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 a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens

Vanessa Stephens Clerk-Treasurer

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required:** 5 min.

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

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1. **Title:** Approval of minutes for July 19, 2016

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:**

   ____ Department Head Department Name: Clerk & Treasurer

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No.

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JULY 19TH, 2016 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

Roll Call: Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Sheriff Gerald Antinoro, Director of Tourism Deny Dotson, Communications Director Dave Ballard, Community Relations Director Cherie Nevin, Community Development Director Dean Haymore, Senior Planner and Administrative Officer Austin Osborne and Director of Emergency Management Joe Curtis.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
   The Chair called the meeting to order at 10:03 a.m.

2. **PLEDGE OF ALLEGIANCE**
   The Chair led those present in the Pledge of Allegiance.

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for July 19, 2016

   Motion: Approve Agenda for July 19, 2016, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for June 21, 2016

   Motion: Approve Minutes for June 21, 2016, **Action:** Approve, **Moved by:** Vice Chairman 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 06/24/16 for $74,084.69, check date 06/24/16 for $122,069.76, and check date 07/01/16 for $491,161.95. Accounts Payable Checks date 06/30/16 for $536,105.55 (not including check number 85985), check date 06/30/16 for $16,257.38, and check date 07/08/16 for $158.00.

6. For possible action approval of Justice Court Quarterly Report.

7. For possible action approval of Treasurer Report for June 2016.

8. For possible action approval of the amended Summary Report for the Primary Election held in and for Storey County, Nevada on June 14, 2016.

9. For possible action approval of Assessor's Recommended Corrections to Tax Roll for Exemptions.

10. For possible action approval of Business Licenses First Readings (Sheriff's Office):
    A. **RELIABLE RELOADING** - Home Based Business, Austin Swift, 2161 Diablo St., Virginia City Highlands, Nevada 89521 (Firearm and ammunition Sales)

11. For possible action approval of Business Licenses First Readings:
    A. **FULCRUM SIERRA BIOFUELS, LLC** - General / 350 Saddle Court (feedstock facility)MCC
    B. **PYRO GUYS, INC.** - General / 1440 Riata Cir ~ Reno (fireworks company)
    C. **THE TIBERTI COMPANY, LLC** - Contractor / 4975 Rogers St ~ Las Vegas (fencing company)
    D. **J. T. THORPE & SON, INC.** - Contractor / 1060 Hensley St ~ Richmond, CA (equip install)
    E. **YIM'S PRODUCE & SEAFOOD, LLC** - General / 1210 N Rock Blvd ~ Sparks (Asian food delivery)
    F. **EXPRESS SERVICES, INC.** - General / 9701 Boardwalk Blvd ~ Oklahoma City, OK (staffing)
    G. **ACCULOGIC, LTD.** - Contractor / 6475 Sycamore ~ Maple Grove, MN (equip install)
    H. **BRYANT SURVEYS, INC., A SANDIS CO** - Contractor / 5117 Johnson ~ Pleasanton, CA (contractor)
    I. **HP ENTERPRISES, LLC** - General / PO Box 251209 ~ Plano, TX (IT)
    J. **THERMO ELECTRON NORTH AMERICA, LLC** - Pro / 1400 Northpoint ~ W Palm Beach, FL (equip)
    K. **NEWTRON, LLC** - Contractor / 815 Arnold Drive ~ Martinez, CA (contractor)

END OF CONSENT AGENDA

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

12. **DISCUSSION ONLY (No Action):** Presentation from Mike Kazmierski of Economic Development Authority of Western Nevada.

This item was heard after Item 14.

County Manager Whitten presented Mike Kazmierski, CEO and President of the Economic Development Authority of Western Nevada (EDAWN). Mr. Kazmierski will review the goal objective of not only bringing quality businesses into the region but also bringing headquarters.

Mr. Kazmierski gave a slide-show presentation on how the organization promotes the area with the focus being on job creation and workforce development. Highlights of the presentation included:

- Workforce development - a very important and is an intense focus of EDAWN. Without workers to fill positions, businesses will stop coming.
- Skills of workers need to be upgraded to meet the needs of these jobs.
- Community Development attracts more people to the area which allows growth of the economy.
- "prospect businesses region", which shows people what there is in the region so they get a feel for what is here. The number of businesses that visit and stay is growing. Every year the numbers go up.
- EDAWN representatives visit Tahoe Reno Industrial Center aggressively in order to support growth in Storey County.
- Manufacturing is now a top priority for the region. The problem is the education system to produce the talent to meet the needs of this workforce. EDAWN works closely with schools to help them understand that manufacturing is a great opportunity going forward and how it is different than years ago.
- Reno ranked number one in the top mid-size cities for new and expanding business in a recent magazine. A dramatic improvement compared to national numbers.
- Great progress is being made in the business expansion program. 85% of the companies in this region are growing.
- Workforce Consortium: Assembled all the players that can help on the workforce side. Growth in the region will stop if there isn't a developing and additional workforce – the right kind of workforce.
- Entrepreneurial eco-system: To help create an environment where entrepreneurs can connect and grow in this region.
- The projection report is out and tracking reflects 52,000 new jobs. Tesla, Panasonic and Switch really have not started hiring, but new jobs are averaging 1,000 new jobs for this region every month.
- A billboard welcoming Tesla has been set up showing that everyone wants Tesla to succeed.
- This region does not succeed without Storey County and Storey County doesn't succeed without this region.

Mr. Whitten: Copies of this presentation are available and can be requested by email or by contacting Mr. Whitten.

Mr. Whitten acknowledged the work of Nancy McCormick from EDAWN.

Commissioner McGuffey: In relation to the numbers presented, are there other companies that haven't gone through EDAWN?

Mr. Whitten: Yes. Often times Mr. Haymore gets calls, does an assessment, determines the best approach, it may or may not involve EDAWN. It depends on what the companies want. Often times, it will be EDAWN calling or EDAWN referring companies to call. Referrals come that

way. The County may determine that a company is eligible for tax incentives, abatements and other programs and will refer the company to back to EDAWN.

Commissioner McGuffey: Actually, numbers are larger than what is being seen here?

Mr. Whitten: Absolutely. There is a company right now that may generate new revenues and EDAWN hasn't been brought into play yet. This will be done if the support is needed.

Chairman McBride: The County appreciates the working relationship with EDAWN.

Dean Haymore: Seeing companies that have invested and then re-invested in the County in different times. With EDAWN's help and the economic development team, companies are coming back, there are sub-companies, and expansions. The whole team makes it happen.

13. **DISCUSSION/POSSIBLE ACTION:** Action for possible approval of Melissa Reed Settlement Agreement for $45,000.00 and consideration arising out of the employment of Ms. Reed with the Storey County Sheriff's Office and authorizing the County Manager to sign the agreement. Discussion of the matter may include Board involvement in settlement of cases in general.

District Attorney Anne Langer presented this item. This is a proposed settlement agreement with Melissa Reed. Ms. Langer read Ms. Reed's requests as presented in the proposed agreement.

County Manager Whitten: This settlement was negotiated with the understanding it would release the County and all of its officials from any, and all, claims.

Administrative Officer Austin Osborne: There is one other provision in the agreement that there would be no re-hire of this employee.

Commissioner McGuffey: This is the second action the County has had in the last twelve months. Are there other pending actions? Adverse actions or complaints filed against the County.

Mr. Osborne: Being aware of confidentiality, Mr. Osborne knows of five pending actions, three possibly from one person.

Commissioner McGufffey: Is it possible to periodically report on employee pending actions to keep the Board up to date?

Mr. Osborne: This can be done - perhaps at the time of fiscal reports by Comptroller Gallagher. A report can be given on items that are not confidential.

Mr. Whitten: Compliments and thank you to Attorney Kathy Parks and District Attorney Langer for the great job in drafting and reviewing this agreement.

Public Comment:

Kris Thompson: This is the second apparent major settlement of an employment out of the Sheriff's Department. At $45,000, there must have been high risk of liability in this case. The Commission should consider looking into what's going on in this department with some transparency. Perhaps have a hearing in a public forum. These settlements are costing taxpayer's money - coming out of the general fund, as was a prior settlement. There's a thought that if it's an elected official, the County is powerless and can't do anything. Mr. Thompson does not believe this is accurate. The County has a lot of tools in order to investigate to determine causes and remedy behavior. Tools in terms of the Ethics Commission, in terms of making things public, publicizing, training, appropriation - there is a wide variety of tools to correct behavior of this department and the Commission is encouraged to do so.

Vice-Chairman Gilman: The Board has been active in reviewing and analyzing with the desire to lower the tax burdens for the community and County. It's possible to lower County property taxes or some other forms of rebate. In order to accomplish this, a great deal of fiscal responsibility needs to be seen from all departments. The County is working very hard at running a lean and mean, fiscally responsible County government. Mr. Gilman suggests that the County "drill down" on how to approach these types of issues. Writing these checks is a direct, negative impact on the County's goal to work with County folks and voters to see rebates. Money spent on this kind of issue dilutes the opportunity. It is time to "soul search" on how the County is run carefully and how money is managed.

Chairman McBride: The legal team has done a great job in negotiating this (settlement) and this is the best time to put this item to rest.

Motion: Approve Melissa Reed Settlement Agreement for $45,000.00 and consideration arising out of the employment of Ms. Reed with the Storey County Sheriff's Office and authorizing the County Manager to sign the agreement. Discussion of the matter may include Board involvement - which it has, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Revised Motion:
Motion: Approve the motion to approve the $45,000.00 settlement consideration plus all of the terms and conditions included in the settlement documents and hereby authorize the County Manager to sign the settlement agreement. Discussion of the matter may include Board involvement - which it has, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Director of Emergency Management Joe Curtis:

- CERT volunteers were recently trained in the use of three trailers the County obtained through grants to provide shelter and services as needed on an emergency basis. The trailers are fully equipped with cots, generator, and comfort kits, among other items.
- Another CERT training will be held for volunteers in the Lockwood area.

- The Comstock Foundation for History and Culture will conduct guided tours of the Sutro Tunnel site on September 24th and 25th. More information to come.

Tourism Director Deny Dotson:

- The local car club held a car show last weekend.
- There are over 250 cars registered for the Hot August Nights kick-off this year on July 29th and 30th. Communication is going out to merchants with information regarding street closures and the cruise, time of awards, in order to prepare for this event.
- The "Bull-nanza" event scheduled for August 13th has been postponed for a year.
- The marketing campaign for "The Way it Was Rodeo" has been kicked off and has been extremely well received.
- At a recent VCTC board meeting, the "Below the Surface" video campaign was discussed. Three of the ten videos have been promoted - each video has received over 100,000 views.

Commissioner McGuffey: Has there been a conclusion regarding the July 4th fireworks?

Mr. Dotson: Fire Department investigation is still pending. Most likely there will be a credit and any funds returned would go to next year's 4th of July.

Community Relations Director Cherie Nevin:

- The County has received notification of several grant awards:
  1. State Emergency Response Commission - funds for this grant come from the hazardous materials permit fees paid by Nevada business - in the amount of $25,700 to purchase a communications tower in TRI and which will improve public safety communications in that area;
  2. United We Stand - funds for this grant come from the United We Stand license plates. The County receives $25,000 from this grant to purchase a video surveillance system for the County Courthouse and narcotic lock boxes for the Fire Protection District;
  3. The Fire Department received a grant in the amount of $150,000 from FEMA - a Safer Grant - to purchase breathing air apparatus;
  4. The District Attorney's Office received a grant through the Nevada Attorney General's Office - Violence Against Women Act, in the amount of $20,200 - supporting the victim's services units.
- Ms. Nevin, along with Joe Curtis, will be going to Alabama for a Historic Preservation Training Conference.

Commissioner McGuffey: Is there a possibility of obtaining a grant for cell service for emergency situations in the Highlands where there is no cell service. There really needs to be cell service out there.

Ms. Nevin: There is a tower in the Highlands - the challenge has been finding a provider for the service. There may be grant opportunities for bringing in a portable cell site and this could be looked at.

Mr. Whitten: There will be challenges as this is a private enterprise. The grant funds are usually meant for local governments for emergency services. This can certainly be looked into. Austin

Osborne and Jason VanHavel work frequently with the tower people out there. It takes time to get in the company's queue.

Commissioner McGuffey: There really needs to be help out there (in the Highlands).

Mr. Whitten: There is a total of $279,000 in grants – not including USDA grants for the sewer project and countless others received over the years. This is a lot of money and came in in less than a week. It is hard to get these grants and harder to stay compliant. Non-compliance leads to no more grants and possible return of funds. Thank you to Cherie Nevin and everyone who has worked with Cherie on these projects.

Senior Planner/Administrative Officer Austin Osborne:

- Representatives from the United States Geological Survey (USGS) will speak at the August 2nd Commission meeting. Water quality and quantity surveys have been conducted since the 1990's of Mark Twain Estates and the Highlands. A summary of findings have been provided. The details will be given at the August 2nd presentation. Notices have been sent to Mark Twain and Virginia City Highlands representatives. A presentation will also be given at a Planning Commission meeting.
- The United States Geological Survey representatives are surveyors – not regulators. The purpose is not to regulate or fine, but to let people know what's going on.
- The USGS will share its findings and staff will come up with recommendations on working with residents to determine what can be done to make things better.
- The Marlette Water System will be providing "no cost" tours of the Marlette-Hobart Water System and will include Marlette Lake, the pumps, the flumes, and all that goes along with it. This is scheduled for September 18th at 9AM until approximately 3:30 PM. Four-wheel drive, high clearance vehicles are required. For additional information, contact Jay Howard at 831-0494, or call Austin Osborne
- Work continues on the details of the Master Plan. The Master Plan will be heard by the Planning Commission for adoption on August 4th, and presented to the County Commission on August 16th for adoption or further review.
- Collective bargaining between the County and the union for general employees is proceeding and moving forward.

Vice Chairman Gilman: Happy to hear that well studies are being done. The word needs to get out to residents that if residents sign on to these studies, issues will be identified that can then be addressed.

St. Mary's Art Center Executive Director A. Perry:

Commissioner McGuffey introduced Ms. Perry as the new director of St. Mary's Art Center along with Karl Gambrall, director of the building and grounds. Ms. Perry and Mr. Gambrall are doing a fantastic job.

Commissioner McGuffey explained the need for new mattresses at St. Mary's. The rooms can be rented and facilities are available for various types of functions – providing funds for the support of the Art Center. Contributions are being accepted for the purchase of mattresses.

Ms. Perry:

- Community support is greatly appreciated and the Art Center looks forward to participating more in the community, focusing more on regional and local artisans.
- A new artisan gallery has been opened. Workshops and classes are being offered.
- St. Mary's also has room rentals.
- Looking forward to the future with St. Mary's being more interactive. Thanks to everyone for the support.

County Manager Whitten: It is important to recognize A. Perry, Vanessa Stephens, Molly Burnet, Karl and the rest of the board for what is being done for one of the County's treasurers. This building is owned by the County with little to no funding provided by the County. Mr. Whitten is very excited for the future and wishes the Director and the Board well.

Commission Board members are appointed to sit on various Boards. This is a lot of work for Commissioners and they are to be applauded. Thank you to Commissioner McGuffey for his efforts at St. Mary's Art Center.

Economic Development Director Dean Haymore:

- Many complaints have been filed since the new Nuisance Ordinance was passed. The second phase - letters of condemnation - will be sent out shortly.
- The new inspectors have been walking the boardwalk regarding repairs, and talking with violators regarding use of trash bins for personal use and reminding of County rules.
- Hard work continues at TRI and throughout the County. There are a few celebrations this month:
    1. The AquaMetals grand opening will be July 28th;
    2. July 29th - a private, invitation only, grand opening at Tesla;
- Tesla has started construction of another 3 million square feet at its facility;
- Power and mechanical systems are being installed on the Panasonic side of Tesla;
- Fulcrum separation facility has been completed, with a grand opening anticipated in August;
- Chewy.com is now moving in with a temporary CFO being issued on its 560,000 square foot building;
- Thrive Markets will be going in where the Zulilly building is;
- Work is being done on the having the first Marriott in TRI;
- A project is in the works to start a buffet luncheon/dinner, 24 hour, food venue.
- Other projects continue in TRI with expansions and new development.
- All companies at Tesla must have a Storey County business license, which also requires a State of Nevada business license. Tesla has advised that one of its maintenance vendors was notified that the State business license would be $35,000. This will be looked into.

Mr. Whitten: This information will be forwarded to Mike Kazmierski (EDAWN representative) to see what can be done.

- The current Painted Rock bridge cannot carry the weight of fire trucks. Fire Chief Hames has asked if the bridge that was at Mustang could be put at Painted Rock. This will be looked at - there will be costs associated with foundations and so forth. This would be a good thing for Painted Rock and a good use for that bridge, which would be in addition to the current bridge.

Commissioner McGuffey: The V & T has one or two sections of bridge they need to get rid of.

Mr. Haymore: Will look at this for another bridge crossing that is needed near Tesla.

County Manager Pat Whitten:

- Thinking about the companies at TRI and what they do is fascinating. A newsletter has been developed with the thought to put a spotlight on some of those companies.
- Jim Miller, former Sheriff, is selling tickets to the Storey County Jeep Posse annual barbeque. This will be held Saturday, July 30th. Tickets are $15.
- July 30th is the deadline for bill draft requests (BDR's) to go in for the 2017 Legislative session.
    1. The County continues to have communication and functional problems with the Nevada Commission for the reconstruction of the V & T railroad. Mixed signals are coming from members of the Commission – including amounts to come from Storey County being misstated. These problems have continued for years.
    2. Mr. Whitten intends to submit either as Storey County's one and only bill draft, or through Senator Settlemeyer or Assemblyman Wheeler, a BDR that would ask for consideration to re-configure the V & T Commission.
    3. Mr. Whitten receives reports weekly when the train runs with gross revenue and ridership figures, along with cost figures for the train only. Most of the time, money is lost – just on the train – not including marketing and other items.
- An email was received from Hugh Gallagher saying thanks to everyone who expressed concern during his recent illness.

15. **BOARD COMMENT (No Action – No Public Comment)**

Commissioner McGuffey:

- Noticed that the Virginia City signs at the ends of time can now be read clearly, especially at night.

Mr. Whitten: Local artist, Nick Fain, was commissioned about a year ago to make new signs. Initially, there was no background beyond the signs making them difficult to see. Nick fixed this with a darker background, which faded. Mr. Fain did not like the signs and wanted to fix them, which has been done. Mr. Whitten is very proud of Nick for this work.

- The Comstock Car Show was held last Saturday. It was smaller than last year but with a bigger variety of cars. The cars were able to park on the baseball field with permission from school personnel. There were no problems and participants appreciated that parking was on lawn versus pavement.
- Thanks to the County for providing a bounce house for the kids at the car show.
- Attended the Lockwood 100th birthday where there was a very good turn-out. It was a great event.

Vice-Chairman Gilman:

- The Lockwood Centennial Celebration was held over the weekend. Congratulations to the community - the event was well-attended. A DVD is being created tracking the 100

years of development in Lockwood. Hopefully a copy can be showcased in the Courthouse.

Mr. Whitten: This (DVD) could be included in the old jail with other items that are being collected.

Chairman McBride:

- Read a Proclamation from the Lockwood Centennial Committee recognizing Lance Gilman as Honorary Mayor.

Vice Chair Gilman: Thank you to the entire community, this was truly an honor. Most importantly, the community is engaged in taking care of its own, taking care of the community, the seniors, and the Rainbow Bend area.

16. **DISCUSSION/POSSIBLE ACTION:** Approval and acceptance of a Department of Homeland Security Grant award administered through the State of Nevada Division of Emergency Management in the amount of $58,386.55 for upgrades to the Computer Aided Dispatch System at the Storey County Communications Center and authorization for Cherie Nevin and or Joe Curtis to sign all associated grant documentation.

Community Relations Director Cherie Nevin presented this item. The County has received a State Homeland Security Grant which was applied for in May 2016. In June, the project was presented to the State Homeland Security Finance Committee. Notification was received in July that the County's application was approved in the amount of $58,386.55, with a small match in the amount of $13,834.45.

Communications Director Dave Ballard:

- This project is huge – providing technical support, advisors and trainers, and ties the County's CAD system into the EMD (Emergency Medical Dispatching and Emergency Police Dispatching).
- Approximately 20 days of training will be done in October
- The current system is a "flip card" system.
- The automated system will allow every call to be evaluated and adjustments can be made early on.
- Most larger dispatch centers in the country use this system and it will be most beneficial for emergency police dispatching.
- The system will provide a national set of standardized questions which will be asked of the caller, put into an incident report, and pushed out to the officers on the street.
- These funds must be spent by the end of August with the program up and running within 90 days after.
- Hopefully the system will be up and running by October 26th.
- This is a step in the direction of being nationally accredited.
- Douglas County, and possibly Washoe County, use this system.
- The "fire side" of this system may be looked at in the future.

- Liability issues are a big part. If the County does everything it is supposed to, and there is a lawsuit for something that happens, the County is provided defense by legal teams and protected by this priority dispatch.

County Manager Whitten: Thanks to the Sheriff and Chief Hames for being exceptionally supportive of Dave and Cherie in this process. Thank you to Cherie and Dave for the work and efforts in applying for this grant.

Mr. Ballard reviewed the training procedures provided by this system. Dispatchers will be trained and certified. Pool Pact has picked up the bill for a lot of the training.

Motion: Approve to accept Department of Homeland Security Grant award administered through the State of Nevada Division of Emergency Management in the amount of $58,386.55 for upgrades to the Computer Aided Dispatch System at the Storey County Communications Center and authorization for Cherie Nevin and or Joe Curtis to sign all associated grant documentation, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. **DISCUSSION/POSSIBLE ACTION:** Approval of accounts payable check number 85985, date 06/30/16 for $4,500.00 to the Bucket of Blood Saloon.

Chairman McBride having a pecuniary interest in this item recused himself from discussion and vote on this item.

County Manager Whitten presented this item. This is the quarterly payment for use of the Courthouse parking lot and the dirt lot. The County is proceeding with the final purchase of this property and with the eventual paving of the lot.

Public Comment:
Virginia City Resident, Mark Joseph Phillips: Reviewed Marshal McBride's financial disclosure statement filed for re-election as a County Commissioner where Commissioner McBride answered "none" to a question requiring a list of real property valued over $2,500 owned. Commissioner McBride has recused himself for having pecuniary interest, yet answered "none" to the question regarding real property. Between the Bucket of Blood and family trust there is a lot of it.

District Attorney Langer: Will look into the issue of how a property is held.

Motion: Approval of accounts payable check number 85985, date 06/30/16 for $4,500.00 to the Bucket of Blood Saloon, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Vice Chairman Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

18. **DISCUSSION/POSSIBLE ACTION:** Approval of ballot language for Storey County Ballot Question 16-001, "Shall the Storey County Board of Commissioners enact an ordinance to impose, for the period beginning on January 1, 2017 and ending on December 31, 2026, annual increases in the taxes on certain motor vehicle fuels based on construction inflation not to exceed 7.8 percent annually for the purpose of funding repairs and maintenance of roads (and projects

that will reduce traffic congestion and enhance public safety) in Storey County" to be placed on the 2016 General Election ballot.

County Manager Whitten presented this item. NACO recommended language for all Counties from a consistency standpoint with the freedom to adapt the language to specific circumstances in each jurisdiction to better explain to the voters what it may mean. The decision on this item needs to be done before the end of July.

- AB191 of the 2015 Legislative Session provided for a statewide ballot question – "should there be fuel tax indexing" to be applied to every County except Washoe, which already has fuel tax indexing.
- To be successful, this has to pass in a statewide majority. County's where this issue passes can then initiate fuel tax indexing.
- Historically, tax increase ballot questions do not fare well.
- Mr. Whitten is hopeful as the County has no desire to mimic Washoe County in terms of massive tax rates.
- If this passes on a Statewide basis and in Storey County, it would be the County's primary focus more on diesel fuel then on gasoline fuel. There are already beneficial factors received from gasoline fuel tax – there is zero from diesel. The County does not want to dramatically increase the cost of gasoline sales.
- (Diesel) fuel consumptions will generate a lot of monies with a one or two cent fuel tax which will go specifically to roads.
- Mr. Whitten is a proponent of this increase. As reflected in the General Fund, "roads" is the bigger user of funds being transferred as there is never enough fuel tax to support the roads.
- An example, the County will be honoring its commitment to cape seal the private portion of Cartwright Road. This is in addition to all of the roads in the other areas, including TRI, which has large numbers of big rigs and employees.
- The impact would not be major, yet the additional revenue source will go a long way for road repairs and will become a factor in the developer payback, allowing the County to get out of debt faster.
- A few questions still need to be worked out with TRI regarding the developer agreement.
- The County would never, and should never, abuse this to any level – it should stay low. Whatever it is, it would be an annual adjustment like a cost of living increase.

Tom Gransberry discussed several points put out by NACO and the Department of Motor Vehicles.

- If the ballot question fails, nothing will change.
- Currently the County receives 10.65 cents for every gallon (gasoline) sold in the County – this will not change.
- At this time, tax on diesel goes to the State and the State highway fund, and the Federal Government. No diesel tax revenue comes to local governments.
- If the ballot question passes, the points to consider are:
    1. All indexing revenue will be under the County's control working in conjunction with DMV. The County will have a lot of input on what projects would be completed;

2. Indexing from diesel will come to the County. Fuel indexing from the diesel in TRI would be a good revenue source;
3. Indexing will include the federal tax on gas, propane, and methane fuel sales;
4. DMV projections (if the ballot question is passed, it will last for 10 years);
    - 1% growth in gallons sold for 10 years – Storey County could see about 9.3 million dollars in revenue. Tracking of 2016 sales shows the gallons have increased approximately 12%. A very real increase in revenue could be seen.

An important item in AB191: If the ballot is passed, the County could take debt out with the indexing as a new source of revenue. In taking debt out, the established rate would have to be kept for 5 years. If debt is not taken out, the indexing factor can be changed every year – it can be lowered to something very minute and still generate revenue.

Lastly, the indexing factor could be increased to 7.8%. On a gallon of gasoline – with the County, State, and Federal taxes, this is approximately 53.2 cents. An increase to 7.8%, would equal an additional 4.1 cents. 7.8% increase sounds like a lot, been looking at 4.1 cents, the increase is not terribly high.

Vice-Chairman Gilman, having a pecuniary interest in TRI, recused himself from discussion and vote this item.

Chair McBride: Thought the tax in Storey County was 4 cents per gallon.

Mr. Gransberry: There are four different levies combined. The County option right now is levied at 4 cents, which could increase to 9 cents – this is one levy. The NACO packet shows all four of the levies. All four were combined when discussing the 10.65 (currently received by the County).

Mr. Whitten: Propane was mentioned. The County is focused on diesel tax. What is the flexibility in either not choosing or lowering indexing to a net sum "zero" practically on propane. A lot of people are forced to have propane in this County. Staff would want to know all of the options in these various areas. A judicious, conservative approach would be taken to minimize impact in regards to propane.

Chair McBride: Currently residential customers do not pay a tax on propane.

Mr. Gransberry: Will ask questions – it may be propane for use in motor vehicles. This indexing is for motor vehicle fuels.

Commissioner McGuffey: Asked this question of NACO – some of the smaller counties are sticking to a 3 cent tax – will the County be able to pick and choose a fuel? Say the County would just want to do diesel.

Mr. Gransberry: Contacted DMV and was told there would not be an indexing factor for diesel and a different one for gas. Additional research will be done regarding this and something in writing from DMV will be requested. Whatever factor is chosen, it will be across the board – gas, diesel, and the other minor fuels.

Mr. Whitten: The County would have no intent to bond (utilize debt) against future revenues where you would have to stay at the same rate.

It is anticipated that a large truck stop/gas station will locate in TRI – this will be a game changer.

Commissioner McGuffey: Most of the trucks stopping there will be interstate. It will not be local folks paying the taxes.

Chair McBride: Everyone else collects a diesel tax except Storey County.

Mr. Whitten: When the County indexes, it is understood the monies will go to multiple places. NDOT will have some revenues that can be applied to projects in Storey County. It can be assumed that it would be NDOT's intent to help the local governments that pass and enact fuel tax indexing by devoting those funds back. It would be in the County's best interests in the eyes of NDOT that the indexing should be passed.

The 7.8% increase is a big number. The County cannot advocate one way or the other. Mr. Whitten would suggest consideration of a lower number such as 3% as a method to better sell it to the voters of the County.

Chair McBride: The Board is not bound to the 7.8%

Mr. Whitten: No, it's a "not to exceed" cap. The cap can be lowered – sending a message to the voters that it will never go above 3%.

Mr. Gransberry: Was the Carson City ballot 3% or "not to exceed" 3 cents?

Mr. Whitten: Pretty sure 3%. The County's competition is primarily Washoe County and Reno/Sparks at TRI. It is staff's recommendation to modify the language of 7.8% down to 3.0%.

Commissioner McGuffey: This is up to the voters. The Commission has been empowered to put it on the ballot and ask if the voters would like to do this.

Mr. Gransberry: Can check with other counties to see what is being proposed.

Commissioner McGuffey: It should be consistent.

Mr. Whitten: A decision really needs to be made today. Looking at 7.8% is an intimidating number that will be difficult for many people. 3% is more palatable – it can even be 1 or 1.5.

Chair McBride: If there was a 3% cap but the street and highway construction inflation rate for a given year was 1.5%, you would have to be at 1.5% - you couldn't go to 3%?

Mr. Gransberry: The producer price index is what DMV will be looking at – this has gone down because inflation has been lower. You can go with something lower than the PPI - but it is a good question, can you go with something higher if the PPI is lower?

Chair McBride: There are a lot of inflationary indexes – here it is highway construction, which has it's own line item for inflation. Right?

Mr. Gransberry: The bill was specific on what producer price index would be looked at. The numbers are done for different geographical areas. The 3% would be telling the voters that some new revenue is needed, but that the County is lowering to less than what the legislation allows. Proponents need to discuss the potential of diesel and gas sales at TRI being very high.

Mr. Whitten: The language has been adjusted to provide that information. Other counties do not have the potential for growth in gas stations.

Chair McBride: Would have liked spreadsheets that would show the potential tax collection would be for how many gallons sold. The Commission is going to be setting an arbitrary rate.

Mr. Whitten: It's an arbitrary cap – not the rate at this stage.

Mr. Gransberry: If this could be postponed with a special meeting set, numbers could be run and brought back to the Commission. Mr. Gransberry has been tracking this information for Storey County.

Mr. Whitten: There is no definitive answer on this issue. Different people will give different opinions.

Chair McBride: The County is at a good starting point. With the indexing, what the Commission feels is a reasonable cap might be a good start.

Mr. Whitten: Staff recommendation is to alter the 7.8% as indicated in the Staff Summary to 3%, and in the next line, change "most likely establish a substantially lower rate" by taking out "substantially". Basically, despite the inflationary rate, this will be a governor that the County will not go up more than "X" amount.

Public Comment:
Storey County Resident, Nicole Barde: There was only one attachment in the public packet – two had been mentioned.

Mr. Whitten: That can be provided.

Ms. Barde: There was a comment that Washoe indexes and that the County does not want to do that. Language in this item says "indexing" – how is that different than Washoe?

Mr. Whitten: May have mis-spoken. The County does not want to do it to the degree of Washoe.

Looking at Washoe's fuel tax factors, Washoe County is substantially due to RTC support, roads, indexing, etc. Washoe has the ability to index regardless of whether this passes – it was given in a previous legislative session. Storey County does not want to rise to Washoe's rate standards.

Mr. Gransberry: Believes Washoe is tied to the PPI.

Ms. Barde: It was stated the focus would be on diesel versus gas. Mr. Gransberry indicated no, it would be on all.

Mr. Gransberry: The conversation was there couldn't be three different factors – an indexing factor has to be chosen.

Mr. Whitten: The point is, while the County does a lot in gas, a huge amount is done in diesel – that the County gets nothing from. The beneficial factors that would be shown in a spreadsheet would be based on diesel fuel sales, not gas fuel sales.

Ms. Barde: In order to get the money from diesel, does it mean 3% increase on everything?

Mr. Whitten: Assuming this to be true, this becomes a factor as to what the tax will be is modeled. The 3% is a cap – adjustments can be made with that cap.

Ms. Barde: Understood – but whatever is done will also increase gas.

Mr. Whitten: Yes.

Commissioner McGuffey: The County is already collecting some tax from gas. If this were to go through – say 3% - is this on top of the rate already in place for gas?

Mr. Whitten: It would be 3% on top of it.

Chair McBride: If this legislation was to pass, 10.6% is the floor.

Discussion at the Commissioner's table.

Ms. Barde: This sounds like it has to be passed to read it. It's understood this is up against the clock, but it does not seem right.

Mr. Whitten: There is indication that at least two Counties have taken a 3 cent versus 3% approach. Anyone who has questions or comments, please summarize and submit them as soon as possible to be addressed at the special meeting.

Ms. Barde: If the money stays in Storey County, this needs to be clarified.

Mr. Whitten: There is no adaptation of NACO's language. NACO research has confirmed that monies raised from the indexing would stay in Storey County. It is understood that it is not totally in the County's control – portions go to the State, to the Feds, but used for projects in the County where the indexing happens.

Commissioner McGuffey: NDOT will have access to a percentage of the money to use in Storey County.

Ms. Barde: The different agencies will get the money to do projects in Storey County.

Mr. Whitten: This is what is being told. Bill Hoffman from NDOT, indicated this is a very important ballot question as it will provide specific monies for projects in the counties that pass it.

Ms. Barde: By increasing this tax, will the State stop providing money from other sources. This could be an unintended consequence.

Mr. Whitten: Who knows with the State? The approach of using a "cents" per gallon rather than percentage will be looked at. Staff recommends to continue this item to July 27, 2016.

Motion: Continue approval of ballot language for Storey County Ballot Question 16-001, to July 27, 2016 at a Special meeting, at 9 AM, to be held in the District Court, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

COMMUNITY DEVELOPMENT AND PLANNING

19. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**
    A. **H2O ENGINEERING, INC.** - Contractor / 189 Granada Drive ~ San Luis Obispo, CA (equip install.)
    B. **CMD, INC.** - Contractor / 4495 Delancey Drive ~ Las Vegas (contractor)
    C. **ONQGLOBAL, INC.** - Professional / 7190 West Red Hawk Drive ~ Peoria, AZ (consultant)
    D. **ITS LOGISTICS, LLC** - Contractor / 555 Vista Blvd ~ Sparks (logistics and transportation)
    E. **GENDIST, INC. - General / 1200 Venice Drive (distribution center) TRI**
    F. **THE STERLING GROUP NV** - General / 294 East Moana ~ Reno (kiosk food)
    G. **KYOEI ELECTRONICS CO., LTD** - Contractor / SHIGA JAPAN (equipment install)
    H. **SETPOINT SYSTEMS, INC.** - Contractor / 2385 Commerce Way ~ Ogden, UT (equipment install.)
    I. **THE DUBE' GROUP, INC.** - Professional / 316 California ~ Reno (architect)
    J. **CONTROLS & ROBOTICS TECH, LLC** - Professional / 2133 Jill Way ~ Upland, CA (consultant)
    K. **BULB DADDY** - General / 1100 Terminal Way ~ Reno (LED bulb sales)
    L. **STAGECOACH PERCHERONS** - General / 5025 Abilene Drive ~ Stagecoach, NV (wagon rides)
    M. **MCCLAIN'S MOBILE MUSIC & DJ** - General / 1306 Grassland Rd ~ Dayton (mobile DJ)
    N. **SYSCON AUTOMATION GROUP, LLC** - Professional / 8750 South Sandy ~ Sandy, UT (equip install.)
    O. **CO-9 LTD dba TALENT FRAMEWORK** - General / 5596 Longley Lane ~ Reno (staffing agency)
    P. **AQUA METALS RENO, INC. - General / 2500 Peru Drive (battery recycling facility) TRI**
    Q. **THRIVE MARKET, INC. - General / 700 Milan (ECommerce Facility) TRI**

Vice Chairman Gilman left the meeting.

Dean Haymore, Community Development Director, requested approval of items A. through O., and continuance of items P. and Q.

Motion: Approve Items A. through O., **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Motion: Continue Items P. and Q., **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

20. **PUBLIC COMMENT (No Action)**
    None.

21. **ADJOURNMENT**
    The Chair adjourned the meeting at 1:01

Respectfully Submitted,

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required:** 0 min

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

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1. For possible approval Payroll checks dated 07/29/2016 for $400,504.56 and dated 08/04/2016 for $187,774.05 and $112,220.19. Accounts Payable checks dated 07/25/2016 for $194,553.56 and dated 08/03/2016 for $1,016,365.05 and $18,830.59.

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:**

_VS_ Department Head Department Name: Comptroller

_____ County Manager Other agency review: _____

9. **Board action:**

[ ] Approved [ ] Approved with Modifications
[ ] Denied [ ] Continued

Agenda Item No.

Payroll Type: Regular Check Date: 07/29/16 Period-end Date: 07/24/16
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			68,350.62
Total Deductor Checks:			9,335.68
Total Employee Checks:			2,013.49
Total Employee Direct Deposit:			303,511.61
Total Employee Deds Xferd on Dir Dep File:			3,978.85
Total User Transfer to Deductor:			13,314.31
Total Disbursed:			400,504.56

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Payroll Type: Deductor Check Date: 08/04/16

Check/ DD #	Emp #/ Ded #	Payee	Amount

Total User Transfer for EFTPS: .00

Total Deductor Checks: 187,774.05

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Payroll Type: Deductor Check Date: 08/04/16

Check/ DD #	Emp #/ Ded #	Payee	Amount

Total User Transfer for EFTPS: .00

Total Deductor Checks: 112,220.19

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

STOREY COUNTY
TYPED CHECKS REGISTER

CHECK NUMBER	FISCAL YEAR	RECORD#	VENDOR NAME	AMOUNT	CHECK TOTAL	CHECK DATE	INVOICE#	DESCRIPTION
	2017	733		1,692.36			2ND QTR 2016	APRIL-JUNE 2016
	2017	733		1,154.43			2ND QTR 2016	APRIL - JUNE
	2017	733		49.24			2ND QTR 2016	APRIL-JUNE
	2017	733		27.57			2ND QTR 2016	APRIL-JUNE
	2017	733		11.82			2ND QTR 2016	APRIL-JUNE
	2017	733		23.63			2ND QTR 2016	APRIL - JUEN
	2017	733		65,805.66			2ND QTR 2016	APRIL-JUNE
	2017	733		1,596.82			2ND QTR 2016	APRIL-JUNE
	2017	733		93,466.48			2ND QTR 2016	APRIL-JUNE
	2017	733		84.40			2ND QTR 2016	APRIL-JUNE
	2017	733		939.51			2ND QTR 2016	APRIL-JUNE
	2017	733		479.50			2ND QTR 2016	APRIL-JUNE
	2017	733		815.33			2ND QTR 2016	APRIL-JUNE
	2017	733		1,661.75			2ND QTR 2016	APRIL-JUNE
86301			PUBLIC AGENCY COMPENSATIO		167,808.50	7/25/16		
	2017	734		26,745.06			AUG-SEPT 2016	W/DEDUCTIONS
86302			ST CO SENIOR CENTER(VC)		26,745.06	7/25/16		

TYPED CHECKS TOTAL 194,553.56

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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COMPTROLLER

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TREASURER

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CHAIRMAN

--- ---
COMMISSIONER

--- ---
COMMISSIONER

STOREY COUNTY
CHECK REGISTER 8/03/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86303	AIRGAS NCN INC						
		EMS SUPPLIES		8/05/16	77777	225.64	225.64
86304	ALADTEC, INC						
		FF STAFFING SYSTEM		8/05/16	77779	1,995.00	1,995.00
86305	ALL CLEAR FIRE TRAINING &						
		QUAD COUNTY HAZMAT DRILL		8/05/16	77726	4,297.00	4,297.00
86306	ALPINE LOCK INC						
		VC SENIOR CENTER LOCKS		8/05/16	77645	202.50	
		POOL-KNOB, LOCK,KEYS		8/05/16	77661	82.50	285.00
86307	ALSCO INC						
		ST 71 LAUNDRY		8/05/16	77778	10.60	
		ST 72 LAUNDRY		8/05/16	77778	8.77	
		ST 75 LAUNDRY		8/05/16	77778	16.52	
		ST 74 LAUNDRY		8/05/16	77778	10.52	
		SHOP		8/05/16	77646	39.04	
		SHOP		8/05/16	77646	44.14	
		CH		8/05/16	77646	37.30	166.89
86308	AMERIGAS PROPANE LP						
				8/05/16	77716	11.99	11.99
86309	ARC HEALTH AND WELLNESS						
		SICA STEPHENS		8/05/16	77775	387.08	
		S109 - PHYSICAL		8/05/16	77687	410.36	
		S087 - PHYSICAL		8/05/16	77687	410.36	
		S085 - PHYSICAL		8/05/16	77687	410.36	
		S049 - PHYSICAL		8/05/16	77687	410.36	
		S037 - PHYSICAL		8/05/16	77687	507.36	
		S035 - PHYSICAL		8/05/16	77687	507.36	
		S121 - PHYSICAL		8/05/16	77687	507.36	
		S029 - PHYSICAL		8/05/16	77687	456.92	
		S110 - PHYSICAL		8/05/16	77687	456.92	
		S034 - PHYSICAL		8/05/16	77687	456.92	
		S038 - PHYSICAL		8/05/16	77687	507.36	
		S033 - PHYSICAL		8/05/16	77687	507.36	
		S014 - QUIRK		8/05/16	77687	507.36	6,443.44
86310	BACUS, RICHARD & DOREEN						
		TAXES PAID IN FULL		8/05/16	77675	34.77	34.77
86311	BENDER, DEBORAH						
		JULY 14-27, 2016		8/05/16	77717	30.00	30.00
86312	BERRY ENTERPRISES						
		COUNTER REPAIR		8/05/16	77710	240.00	
		RADIO REPAIR		8/05/16	77708	651.00	
		QUAD MAINTENANCE CONTRACT		8/05/16	77766	16,020.00	16,911.00
86313	BOUND TREE MEDICAL, LLC						
		EMS SUPPLIES		8/05/16	77780	189.25	189.25
86314	BRANDON, RUSSELL D						
		PUBLIC ADMINISTRATION		8/05/16	77680	60.00	60.00
86315	BURRELL, SCOTT LEWIS						
				8/05/16	77718	76.50	
		JULY 14-27, 2016		8/05/16	77718	495.00	571.50
86316	BURTON'S FIRE INC						
		FR-MIRROR HOUSING ETC.		8/05/16	77678	908.69	
		WT-71 PUMP GSKT, HEAD		8/05/16	77678	1,632.73	2,541.42
86317	CANYON GENERAL IMPROVEMEN						
		LOCKWOOD SUB SWER & WATER		8/05/16	77684	46.50	
		LOCKWOOD GARDEN WATER		8/05/16	77722	11.02	57.52
86318	CAPITAL CITY AUTO PARTS						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		PW37816- MIRROR		8/05/16	77647	134.00	
		STOCK FILTERS		8/05/16	77647	81.60	
		SHOP- NEEDLE		8/05/16	77647	10.99	
		PARKS-V BELT		8/05/16	77647	10.06	
		STOCK FILTERS		8/05/16	77647	50.62	
		FR65644-DUS BOOT		8/05/16	77647	13.12	300.39
86319	CAPITAL SANITATION CO						
		122-0000384-1149-2 LCKWD		8/05/16	77730	117.60	
		ST CO TOURISM		8/05/16	77719	83.97	201.57
86320	CARSON CITY JUVENILE PROB						
		PER COOPERATIVE AGREEMENT		8/05/16	77669	5,284.25	5,284.25
86321	CARSON DODGE CHRYSLER INC						
		FR565598 STUD, NUT		8/05/16	77677	24.52	24.52
86322	CELLCO PARTNERSHIP						
		ACCT 942057617-00001		8/05/16	77781	400.10	
		P.WHITTEN		8/05/16	77667	40.01	
		IT IPAD VERIZON		8/05/16	77768	40.01	
		IPAD DATA		8/05/16	77711	80.02	560.14
86323	CENTURY PUBLISHING CO INC						
		VISITOR GUIDE		8/05/16	77720	6,107.46	6,107.46
86324	CFOA						
		STOREY, CHAPMAN & HANSEN		8/05/16	77772	100.00	
		STOREY, CHAPMAN & HANSEN		8/05/16	77772	150.00	250.00
86325	CHIEF SUPPLY CORP						
		PBT STRAWS		8/05/16	77700	60.39	60.39
86326	CITY OF CARSON TREASURER						
		STOREY CO DRUG COURT FEES		8/05/16	77705	40.00	40.00
86327	COLLECTION SERVICE OF NEV						
		GARNISHMENT DISBURSED		8/05/16	77704	192.31	192.31
86328	COLORADO PRINTING COMPANY						
		VFD RECRUITMENT BROCHURES		8/05/16	77783	1,378.10	1,378.10
86329	COMMUNITY CHEST INC						
		AUGUST2016 PROGRAM SUPPOR		8/05/16	77642	11,833.33	11,833.33
86330	COMSTOCK CHRONICLE (VC)						
		MP PUBLIC NOTICE		8/05/16	77672	112.13	
		CAPE SEAL BIDS JULY 22		8/05/16	77650	43.88	156.01
86331	COMSTOCK GOLD MILL LLC						
				8/05/16	77723	64.00	
		JULY 14-27, 2016		8/05/16	77723	8.00	
		.50 X 18 TICKETS		8/05/16	77723	9.00	
				8/05/16	77723	6.00	
				8/05/16	77723	40.00	
				8/05/16	77723	776.00	903.00
86332	COSTCO HSBC BUS SOLUTIONS						
		POOL CONCESSIONS		8/05/16	77648	523.59	523.59
86333	CUSTOM GLASS						
		GLASS DOOR FRONT		8/05/16	77707	10,050.00	10,050.00
86334	DAIOHS USA INC						
		ST 72 WATER		8/05/16	77784	73.95	
		ST 71 WATER		8/05/16	77784	30.95	
		ST 74 WATER		8/05/16	77784	36.95	
		ST 75 WATER		8/05/16	77784	30.95	
				8/05/16	77681	25.95	
		CH DRNK WATER- AUG		8/05/16	77670	51.90	
		WATER		8/05/16	77760	25.95	
		WATER LOCKWOOD		8/05/16	77693	82.85	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
							359.45
86335	KRAVITX, SCHNITZER & JOHN						
		GARNISHMENT DISBURSED		8/05/16	77703	117.33	
		GARNISHMENT DISBURSED		8/05/16	77703	119.91	237.24
86336	DYNAGRAPHIC PRINTING, INC						
		VFD GRANT - BOOKLETS		8/05/16	77791	3,065.00	
		VFD GRANT- BOOKLETS		8/05/16	77791	2,395.00	5,460.00
86337	ELLIOTT AUTO SUPPLY INC						
		SO STOCK		8/05/16	77649	53.36	
		FIRE		8/05/16	77649	82.15-	
		FIRE		8/05/16	77649	61.26-	
		LW-MOWER BATTERY		8/05/16	77649	50.75	
		SO66025- BRAKE PADS		8/05/16	77649	47.18	
		PW25254-SENSOR		8/05/16	77649	306.44	
		PW25254- SENSOR		8/05/16	77649	48.62	
		SO STOCK PADS		8/05/16	77649	33.36	
		SO51839-WHL HUB		8/05/16	77649	71.15-	
		SO58904-IDLER,V BELTS		8/05/16	77649	344.92	
		SO58904 RAD CAP		8/05/16	77649	17.99	
		SO51839- PLATE, NUT		8/05/16	77649	45.22	
		SHOP-STAND STEEL		8/05/16	77649	13.44	
		SHOP-COAT STEEL		8/05/16	77649	5.67	
		FR62244 GENERATOR		8/05/16	77649	224.16	
		FR62244 DEL 48 PG		8/05/16	77649	122.47	
		PW36545-DEL 48PG		8/05/16	77649	122.47	
		PW25254- O2 SENSOR		8/05/16	77649	212.66-	
		FR62244- CEN 306		8/05/16	77649	74.73	
		FR65611- GEARBOX		8/05/16	77649	211.44	
		FR65597 AIR FILTER PANEL		8/05/16	77649	28.90	
		FR65611- BOLT		8/05/16	77649	25.47	
		SO51839- HUB REPAIR		8/05/16	77649	161.44	
		SO66025 HUB		8/05/16	77649	143.03	
		PW25254- O2 SENSOR		8/05/16	77649	48.62	
		SO58904 HALOGEN CAPS		8/05/16	77649	13.54	
		FR R75-DEL94RPG		8/05/16	77649	280.34	
		SO62212 REGULATOR		8/05/16	77649	119.40	2,115.74
86338	FARMER BROS CO						
		COFFEE- LOCKWOOD		8/05/16	77746	59.45	59.45
86339	FAST GLASS INC						
		FR C2500		8/05/16	77683	149.00	149.00
86340	FASTENAL COMPANY						
		MOP HEAD & HANDLE, JAIL		8/05/16	77689	67.61	67.61
86341	FIRE SERVICE SPEC &SUPPLY						
		VFD GRANT - FFI INST KIT		8/05/16	77790	580.00	580.00
86342	FLEET HEATING & AIR INCOR						
		REPLACEMENT OF AIR/HEATER		8/05/16	77724	8,927.00	8,927.00
86343	GLADDING, EDWARD A.						
		BLACK AD14028		8/05/16	77696	3,876.00	
		SCDA ADMIN		8/05/16	77696	2,820.00	6,696.00
86344	GOLD HILL HOTEL INC						
		WATER DEPOSIT REFUND		8/05/16	77651	100.00	100.00
86345	GOLDEN GATE/SET PETROLEUM						
		LW- UNL & DSL		8/05/16	77690	762.37	
		LW- UNL & DSL		8/05/16	77690	797.30	
		TRI- UNL & DSL		8/05/16	77690	640.55	
		TRI- UNL & DSL		8/05/16	77690	637.68	2,837.90
86346	GRANSBERY, TOM						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		16.5 X45		8/05/16	77702	745.50	
		14.50 X45		8/05/16	77702	652.00	1,397.50
86347	GREAT BASIN TERMITE & PES						
		QTRLY PEST CONTROL		8/05/16	77761	35.00	
		CH QUARTERLY		8/05/16	77652	100.00	
		SCCC- 10 S E		8/05/16	77652	35.00	
		372 S C QUARTERLY		8/05/16	77652	35.00	
		100 TOLL		8/05/16	77652	35.00	
		WATER PLNT		8/05/16	77652	35.00	
		MTCC-QUARTERLY		8/05/16	77652	65.00	340.00
86348	GTP INVESTMENTS LLC						
		POND PEAK RENT		8/05/16	77712	342.14	
		PN PK UTILITIES		8/05/16	77713	40.00	382.14
86349	HD SUPPLY FACIL MAINT LTD						
		SEWER TESTS		8/05/16	77664	147.84	147.84
86350	HIGH DESERT MICROIMAGING						
		IMG-FLM BK 65-69		8/05/16	77771	284.81	284.81
86351	HISTORIC FOURTH WARD SCHO						
				8/05/16	77725	44.00	
		JULY 14-27, 2016		8/05/16	77725	245.00	
		VIETMAN HELICOPTER GROUP		8/05/16	77725	273.00	562.00
86352	HOME DEPOT CREDIT SERVICE						
		KEY COPIES TRI CONF RM		8/05/16	77762	9.85	
		OLD JAIL PADLOCK		8/05/16	77653	21.98	
		VC-BUG SPRAY		8/05/16	77653	19.27	
		RETURN MATERIALS		8/05/16	77653	31.86-	
		OLD JAIL-SCREWS		8/05/16	77653	12.81	
		VC-INSECT KILLER		8/05/16	77653	29.91	
		VC PARK-SUPPLIES		8/05/16	77653	71.76	
		VC DRIP SYSTEM		8/05/16	77653	28.54	
		SHOP-AIRLINE FILTER		8/05/16	77653	23.97	
		VCSC-TILE ADHESIVE RETURN		8/05/16	77653	55.97-	
		VC-IRRIGATION FOR PLANTER		8/05/16	77653	68.33	
		MECH SHOP-MATERIALS		8/05/16	77653	42.08	
		MECH SHOP-MATERIALS		8/05/16	77653	35.53	
		VC PARK PLANTS		8/05/16	77653	155.68	
		MECH SHOP-MATERIALS		8/05/16	77653	114.00	
		MECH SHOP-SHELVING		8/05/16	77653	285.10	
		WTR PLNT-PLIERS		8/05/16	77653	39.94	
		SO-STUDS & DOOR		8/05/16	77653	119.59	
		VC- SOIL		8/05/16	77653	63.76	
		FLOOR PATCH		8/05/16	77767	12.93	1,067.20
86353	HOMETOWN HEALTH						
		GROUP 347540 ACCT 3475P		8/05/16	77800	552.36	
		GROUP 347570& 347584		8/05/16	77800	8,828.55	9,380.91
86354	HOUSTON SMITH CONSTR INC						
		BARN DOORS INSTALL GHDEPT		8/05/16	77727	550.00	550.00
86355	HOWARD, MARGARET						
		REFUND		8/05/16	77654	100.00	100.00
86356	IN TONE IMAGING LLC						
		EVOLIS ID CARD RIBBON		8/05/16	77685	59.75	59.75
86357	ITCHY FEET USA INC						
		VIETMAN HELICOPTER PILOTS		8/05/16	77728	430.00	430.00
86358	ITS MY COMMUNITY STORE						
		OFFICE SUPPLIES		8/05/16	77729	829.23	
		OFFICE SUPPLIES		8/05/16	77655	66.87	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86359	IT1 SOURCE LLC						896.10
		OFFICE 2016 TIM		8/05/16	77763	374.37	
		HP STORAGE ARRAY		8/05/16	77763	8,737.68	
		HP NEXT BUS DAY STORAGE		8/05/16	77763	199.84	
		LAPTOP TIM		8/05/16	77763	1,742.69	
		HUGH LAPTOP		8/05/16	77763	1,904.10	
		OFFICE 2016 HUGH		8/05/16	77763	374.00	
		USB SERIAL ADAPTER		8/05/16	77763	13.47	
		HP 24 PORT SWITCH VCTC		8/05/16	77763	308.50	
		OFFICE 2016 DOSEN		8/05/16	77763	374.37	14,029.02
86360	JAMES C MCLENNAN MDPC						
		AUGUST 2016 HEALTHOFFICER		8/05/16	77644	500.00	500.00
86361	KIECHLER, CHRISTIAN A						
				8/05/16	77732	23.00	
		JULY 14-27, 2016		8/05/16	77732	531.00	554.00
86362	KLASSIC KRUISERS CAR CLUB						
				8/05/16	77656	100.00	100.00
86363	LEAVITT, CORY						
		ON		8/05/16	77789	20.00	20.00
86364	LIFE-ASSIST INC						
		EMS SUPPLIES		8/05/16	77792	72.00	
		EMS SUPPLIES - LINE MEDIC		8/05/16	77792	5,656.94	
		EMS SUPPLIES		8/05/16	77792	112.62	
		EMS SUPPLIES		8/05/16	77792	1,564.57	7,406.13
86365	LINCOLN NATIONAL LIFE						
		RETIREE DENTAL		8/05/16	77770	815.42	
				8/05/16	77770	5.70	821.12
86366	LIQUID BLUE EVENTS LLC						
				8/05/16	77733	2,285.00	2,285.00
86367	LIQUID BLUE EVENTS LLC						
		SPONSORSHIP IN & OUT		8/05/16	77734	2,500.00	
		BUDGET REQUEST		8/05/16	77734	94,400.00	96,900.00
86368	MACKAY MANSION MUSEUM						
				8/05/16	77735	22.00	
		JULY 14-27, 2016		8/05/16	77735	420.00	
		VIETNAM HELICOPTER PILOTS		8/05/16	77735	485.00	927.00
86369	MARK TWAIN COMMUNITY CTR						
		AUGUST2016 PROGRAM SUPPOR		8/05/16	77643	1,666.67	1,666.67
86370	METRO OFFICE SOLUTIONS IN						
		OFFICE SUPPLIES		8/05/16	77793	265.30	
		OFFICE SUPPLIES		8/05/16	77793	38.37	
		ENVELOPES, CLIPS, NOTES		8/05/16	77692	42.93	
		LAMINATING POUCHES		8/05/16	77697	94.84	
		MISC OFC SUPPLIES		8/05/16	77709	257.54	
		ES		8/05/16	77774	152.65	851.63
86371	MYERS, GERALD LESLIE JR						
		JULY 14-27, 2016		8/05/16	77736	144.00	144.00
86372	NEV COMPTROLLER						
		DC ADMIN ASSESSMENTS		8/05/16	77715	967.21	967.21
86373	NEV COMPTROLLER						
				8/05/16	77787	170.00	
				8/05/16	77787	240.00	
		RT FEES		8/05/16	77787	497.50	
				8/05/16	77787	2,899.00	3,806.50
86374	POST NEV						
		NS CAT II		8/05/16	77776	350.00	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		POST TRAINING		8/05/16	77688	500.00	850.00
86375	NEV RURAL REGIONAL CENTER						
		MAY MEDICAID MORRISON		8/05/16	77695	4.91	4.91
86376	NEV SUPREME COURT OF NV						
		URTVIEW		8/05/16	77773	5,000.00	5,000.00
86377	NEV TREASURER						
				8/05/16	77786	20.00	20.00
86378	NEVADA LEGAL SERVICE INC						
		FEES COLLECTED		8/05/16	77706	103.79	103.79
86379	NTU TECHNOLOGIES INC						
		6 DRUMS		8/05/16	77657	5,220.00	5,220.00
86380	OFFICE DEPOT INC						
		DESK CALENDAR		8/05/16	77671	9.99	9.99
86381	OLIVAS, RICHARD A						
		VC PLAY EQUIP DEP (MATCH)		8/05/16	77673	10,000.00	10,000.00
86382	OSBORNE, JOAN						
		BILL FOR JUNE 2016		8/05/16	77679	2,600.00	2,600.00
86383	PATTERSON, BRIAN						
				8/05/16	77785	115.00	115.00
86384	PEDLEY KNOWLES & COMPANY						
		GAS DECTECTOR SERC GRANT		8/05/16	77721	904.00	
		CO DETECTOR SERC GRANT		8/05/16	77721	800.00	1,704.00
86385	PERKINS, TINA MARIA						
		VIETNAM HELICOPTER PILOTS		8/05/16	77737	1,260.00	1,260.00
86386	PETRINI, ANGELO D						
		JULY 14-27, 2016		8/05/16	77738	238.00	238.00
86387	PITNEY BOWES INC						
		POSTAGE SUPPLIES		8/05/16	77668	390.12	390.12
86388	PROTECTION DEVICES INC						
		ST 75 MONITORING		8/05/16	77714	75.00	75.00
86389	PUCKETT, LANE						
		ACCT.# 505.03 199 S H		8/05/16	77754	100.00	100.00
86390	PURCELL TIRE & RUBBER CO						
		TIRES 1/2		8/05/16	77658	1,228.88	
		SO62212- TIRES		8/05/16	77658	351.60	1,580.48
86391	RAD STRATEGIES INC						
				8/05/16	77740	1,628.98	
		GIN PUB RELATIONS		8/05/16	77699	500.00	
		DATABASE		8/05/16	77699	375.00	
		STRATEGIC CONSULTATION		8/05/16	77699	2,000.00	
		RELATIONS/MARKETING		8/05/16	77699	2,000.00	6,503.98
86392	RAPID SPACE LLC						
		7/29-8/25/16 RENTAL		8/05/16	77739	89.00	89.00
86393	RAY MORGAN CO INC (CA)						
		COPIER-COMM C STREET		8/05/16	77764	453.00	
		GIS PLOTTER CN2676-01		8/05/16	77764	158.01	611.01
86394	REDWOOD TOXICOLOGY LAB,IN						
		10 PANEL DRUG TEST KIT		8/05/16	77694	199.50	199.50
86395	RENO RODEO ASSOCIATION						
		AD IN RODEO PROGRAM		8/05/16	77782	2,500.00	2,500.00
86396	RENO TAHOE SPECIALTY INC						
		POST CARDS FOR GIFT SHOP		8/05/16	77741	81.00	81.00
86397	REPORTING SYSTEMS, INC						
		FIRE/EMS REPORTING SYSTEM		8/05/16	77794	564.00	564.00
86398	ROTH, RICHARD						
		ACCT#516.03		8/05/16	77756	7.64	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86399	SAFEGUARD WEB & GRAPHICS						7.64
86400	SBC GLOBAL SERVICES INC	TIN MUGS FOR GIFT SHOP		8/05/16	77742	168.00	168.00
		847-7500 VCTC		8/05/16	77798	76.78	
		252-6412-COMMUNICATIONS		8/05/16	77798	3,850.20	
		847-0962 JOP		8/05/16	77798	63.31	3,990.29
86401	SHOAF, BRIAN ALLEN	JULY 14-27, 2016		8/05/16	77743	33.00	33.00
86402	SHOLER, KATHLEEN M	AUG-SEPT ADVERTISING		8/05/16	77744	500.00	500.00
86403	SIERRA FIRE PROTECTION LL	ANNUAL FIRE EXT MAINT		8/05/16	77795	1,093.00	1,093.00
86404	SIERRA PACIFIC POWER CO	VIRGINIA CITY ST LIGHTS		8/05/16	77660	851.60	
		SC COMMISSIONERS ST LIGHT		8/05/16	77660	106.75	
		2610 CARTWRIGHT PUMPHSE		8/05/16	77660	67.93	
		431 CANYON WAY ST 4		8/05/16	77660	236.52	
		2612 CARTWRIGHT RD RES		8/05/16	77660	130.29	
		145 N C ST UNIT		8/05/16	77660	89.82	
		381 N C ST RESTSTOP		8/05/16	77660	48.25	
		130 TOLL RD BLDG		8/05/16	77660	44.82	
		110 TOLL RD BLDG		8/05/16	77660	112.98	
		100 TOLL RD SHOP 1/2		8/05/16	77660	208.12	
		201 S C ST DA		8/05/16	77660	90.09	
		203 S C ST SO		8/05/16	77660	89.50	
		205 S C ST SO		8/05/16	77660	171.03	
		911 US HWY 341 JAIL		8/05/16	77660	843.63	
		490 SAM CLEMENS PARK		8/05/16	77660	18.68	
		100W SOUTH ST WTR PLNT		8/05/16	77660	912.52	
		21 S C ST GASLMO		8/05/16	77660	125.39	
		500 SPANIAL RAVINE RD "V"		8/05/16	77660	55.12	
		205 N E ST VC PARK		8/05/16	77660	34.70	
		SUTTON ST		8/05/16	77660	30.25	
		104 S B ST GARAGE		8/05/16	77660	32.32	
		S C ST UNIT VC/372 C ST		8/05/16	77660	43.53	
		S C ST OUTDOOR/PAL LIGHT		8/05/16	77660	40.83	
		S C ST UNIT VC		8/05/16	77660	167.52	
		CARSON ST BALLPARK		8/05/16	77660	32.32	
		N C ST FIREHS		8/05/16	77660	302.67	
		141 N C ST (TRAINING)		8/05/16	77660	433.48	
		MAIN ST UNIT GH DEPOT		8/05/16	77660	55.45	
		2220 SIX MILE CANYON		8/05/16	77660	1,173.80	
		26 S B ST COURTHOUSE		8/05/16	77660	638.03	
		176 N C ST LIGHTS		8/05/16	77660	60.48	
		342 S C ST LIGHTS		8/05/16	77660	80.48	
		531 S C ST LIGHTS		8/05/16	77660	83.68	
		800 PERI RANCH RD		8/05/16	77660	177.30	
		1705 PERU DR		8/05/16	77660	967.76	
		185 N C ST		8/05/16	77660	53.27	
		420 CANYON WAY UNIT B		8/05/16	77660	145.95	
		420 CANYON WY UNIT A		8/05/16	77660	189.57	
		1000 PERI RANCH RD PARK		8/05/16	77660	34.68	
		160 UNION ST/ B OF A		8/05/16	77660	50.04	
		TOWN OF GH STR LIGHTS		8/05/16	77660	95.51	
		100 TOLL RD PED(FOUNTAIN)		8/05/16	77660	616.62	
		2610 CARTWRIGHT FIREHSE		8/05/16	77660	210.04	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
							9,953.32
86405	SILVER STATE INDUSTRIES						
		TRI PLOW-PAINT		8/05/16	77682	4,191.00	4,191.00
86406	SLICK INDUSTRIES LLC DBA						
		CEM GIN T SHIRTS		8/05/16	77745	2,112.50	
		CEM GIN TABLE COVER		8/05/16	77745	125.00	2,237.50
86407	SPALLONE, DOMINIC J III						
		JAIL TOILET PAPER		8/05/16	77686	78.00	78.00
86408	ST CO SCHOOL DISTRICT						
		PROPERTY TAX RECEIVED		8/05/16	77698	151,164.41	
		JULY 14-27, 2016		8/05/16	77747	32.00	
				8/05/16	77747	4.00	
		VIETNAM HELICOPTER PILOTS		8/05/16	77747	100.00	151,300.41
86409	ST CO TREASURER						
		TRIC PROPERTY TAXES 16/17		8/05/16	77801	514,451.77	514,451.77
86410	ST CO WATER SYSTEM						
				8/05/16	77676	128.59	
				8/05/16	77748	182.95	
				8/05/16	77676	152.75	
				8/05/16	77676	134.63	
				8/05/16	77676	128.59	
				8/05/16	77676	128.59	
				8/05/16	77676	150.66	
				8/05/16	77676	239.83	
				8/05/16	77676	515.15	
				8/05/16	77676	1,123.09	
				8/05/16	77676	146.71	
				8/05/16	77676	121.42	
				8/05/16	77676	441.22	
				8/05/16	77676	117.52	
				8/05/16	77676	370.19	
		372 C ST		8/05/16	77676	128.59	
				8/05/16	77676	66.82	
				8/05/16	77676	62.92	
				8/05/16	77748	78.20	4,418.42
86411	STAR2STAR COMMUNICATIONS,						
		SHERIFF & DETENTION		8/05/16	77769	740.17	740.17
86412	STRYKER MEDICAL						
		GURNEY BATTERY		8/05/16	77796	1,323.12	1,323.12
86413	SUN PEAK ENTERPRISES						
		VIETMAN HELICOPTER PILOTS		8/05/16	77750	31.50-	
				8/05/16	77750	270.00	
				8/05/16	77750	2,310.00	
		JULY 14-27, 2016		8/05/16	77750	246.00	2,794.50
86414	SUNBELT PUBLICATIONS, INC						
		BOOK FOR GIFT SHOP V/C		8/05/16	77749	131.90	131.90
86415	SUPERIOR POOL PRODUCTS						
		BASKETS FOR POOL		8/05/16	77666	269.71	269.71
86416	THE ANTOS AGENCY						
		VFD GRANT - PP PRESENTAT		8/05/16	77797	500.00	
		VISITOR GUIDE DESIGN		8/05/16	77751	600.00	1,100.00
86417	THE DUBE' GROUP INC						
		ANNEX ARCHITECT		8/05/16	77759	1,783.47	1,783.47
86418	THE TOMBSTONE COWBOYS						
		JULY 14-27, 2016		8/05/16	77752	3.00	
				8/05/16	77752	333.00	
				8/05/16	77752	1,585.00	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86419	THE VIRGINIA CITY JERKY C			8/05/16	77752	20.00	1,941.00
86420	THOMAS PETROLEUM LLC	VIETNAM HELICOPTER PILOTS		8/05/16	77753	525.00	525.00
		PW-REG & DSL		8/05/16	77674	1,568.94	
		PW-REG & DSL		8/05/16	77674	1,599.39	
		PW-REG & DSL		8/05/16	77674	3,320.41	
		VCH REG & DSL		8/05/16	77674	275.08	6,763.82
86421	UNDERGROUND SERVICE ALERT	MEMBERSHIP		8/05/16	77663	161.20	161.20
86422	UNIFORMITY OF NEVADA LLC	L/XL HATS		8/05/16	77691	199.92	199.92
86423	UNITED RENTALS	SKID STEER RENTAL		8/05/16	77662	625.48	625.48
86424	US BANCORP EQUIPMENT FINA	COPIER LEASE ACCT-842499		8/05/16	77765	3,671.01	3,671.01
86425	US POSTOFFICE (VC)	DEPOSIT FOR PERMIT #1		8/05/16	77707	700.00	700.00
86426	VIDEO VELOCITY	DVD'S FOR GIFT SHOP		8/05/16	77755	200.00	200.00
86427	VIRGINIA & TRUCKEE RR CO			8/05/16	77757	828.00	
		JULY 14-27, 2016		8/05/16	77757	18.00	
				8/05/16	77757	207.00	
				8/05/16	77757	1,075.50	
				8/05/16	77757	4,950.00	7,078.50
86428	VIRGINIA CITY TOURS INC	VIETNAM HELICOPTER PILOTS		8/05/16	77758	62.25-	
				8/05/16	77758	210.00	
				8/05/16	77758	1,892.00	
				8/05/16	77758	212.00	
		JULY 14-27, 2016		8/05/16	77758	12.00	2,263.75
86429	VISION SERVICE PLAN, INC	30 048047 0001 COBRA		8/05/16	77799	9.56	
		30 048047 0001 RETIREE		8/05/16	77799	175.92	185.48
86430	W.S. DARLEY & CO	E72 GEAR BAG		8/05/16	77788	164.45	164.45
86431	WASHOE COUNTY, NEVADA	DNA TESTING NRS 176.0915		8/05/16	77701	135.00	135.00
86432	WELHOUSE, RICHARD R	REPAIR STONE WALL		8/05/16	77659	4,760.00	4,760.00
86433	3D CONCRETE INC	PARTIAL PAYMENT		8/05/16	77665	754.04	754.04
						CHECKS TOTAL	1,016,365.05

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 1,016,365.05 CHECK DATE 8/03/16

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COMPTROLLER

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TREASURER

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CHAIRMAN

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COMMISSIONER

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COMMISSIONER

STOREY COUNTY
PURCHASE CARD REGISTER

PC NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
85	WELLS ONE COMMERCIAL CARD		PAYMENT					
			ADOBE SYSTEMS	ADOBE EXPORT RENEWAL	8/05/16	844	23.88	
			ANTINORO - PCARD	GAS - TRAVEL NVSCA	8/05/16	847	37.00	
			ARROYO PORT OF SUBS	SHOOTING RANGE FIRE ME	8/05/16	846	1,902.40	
			BLAKELY PORT OF SUBS	SHOOTING RANGE FIRE ME	8/05/16	846	389.17	
			BOWERS - PCARD	FOOD - TRAVEL TO LV CO	8/05/16	847	180.70	
			C.NEVIN- ATT	INTERNET- 372 S C STRE	8/05/16	1480	70.00	
			C.NEVIN- NACO	2016 NACO CONFERENCE	8/05/16	1480	450.00	
			CURTIS JET.COM	SCBA BATTERIES	8/05/16	846	156.56	
			CURTIS JET.COM	CLEANING SUPPLIES	8/05/16	846	50.62	
			CW STORE SUPPLY	MERCHANDISE BAGS	8/05/16	842	50.69	
			DIXON S LN CURTIS	P71 BOOSTER REEL HOSE	8/05/16	846	329.00	
			DOSEN - PCARD	LAUNDRY, BLEACH, WIPES	8/05/16	847	36.00	
			FAIN 63156 CC FLORIS	FLOWERS MCCOY/MILLER F	8/05/16	841	100.49	
			INV #2436960	PE BOOK MOUNT SET	8/05/16	845	525.13	
			JEFFH-HOME DEPOT	SUPPLIES	8/05/16	839	21.97	
			JEFFH-HOME DEPOT	HAND TRUCK	8/05/16	839	54.97	
			KEENER 58355519	BROWNELLS/AMMUNITION	8/05/16	841	258.80	
			KLINGLER CARMENS MEX	SHOOTING RANGE FIRE ME	8/05/16	846	3,474.80	
			KLINGLER PORT OF SUB	SHOOTING RANGE FIRE ME	8/05/16	846	108.32	
			LOWE N RIM COUNTRY	FULLER FIRE FUEL	8/05/16	846	117.45	
			MCBRIDE 12897201	QUEEN MARY/NACO CONF	8/05/16	841	843.26	
			MCCULLOUGH COLLINSON	HONOR GUARD INSIGNIA	8/05/16	846	71.50	
			MCCULLOUGH FLAG STOR	ST 74 FLAG	8/05/16	846	36.00	
			MCCULLOUGH UPS STORE	POSTAGE	8/05/16	846	29.09	
			MCGUFFEY/NACO-	ISLANDS RESTAURANT	8/05/16	841	43.52	
			MCGUFFEY/NACO-QUEEN	MARY	8/05/16	841	1,088.60	
			NEVIN HOME DEPOT	VFD GRANT - BANNER CLI	8/05/16	846	125.83	
			NEVIN HOME DEPOT	ST 72 COMPRESSOR OIL	8/05/16	846	4.98	
			OFFICE DEPOT	PENS, REFILLS, ENVELOP	8/05/16	844	94.50	
			OFFICE DEPOT	FOR SUSAN B.	8/05/16	844	15.39	
			OSBORNE	QUEEN MARY/NACO CONF	8/05/16	841	1,088.60	
			OSBORNE FOOD	NACO CONF	8/05/16	841	23.62	
			PRIORITY POSTAGE	CASE#14074CR AHMAD	8/05/16	838	22.95	
			REVELLE MAVERIK	SLCMC FIRE FUEL	8/05/16	846	51.53	
			REVELLE PILOT	SLCMC FIRE FUEL	8/05/16	846	174.32	
			RUSSELL IAFC	HAMES MEMBERSHIP	8/05/16	846	254.00	
			RUSSELL USPS 072616	POSTAGE	8/05/16	846	6.47	
			SMARTFINAL585	OPERATING SUPPLIES	8/05/16	842	132.06	
			SMITH CONOCO	LAVA MT FIRE FUEL	8/05/16	846	40.98	
			SMITH MAVERIK	LAVA MT FIRE FUEL	8/05/16	846	46.16	
			SMITH PIT STOP	LAVA MT FIRE FUEL	8/05/16	846	22.53	
			SMITH SHELL OIL	LAVA MT FIRE FUEL	8/05/16	846	47.75	
			SMITH STINKER 315	LAVA MT FIRE FUEL	8/05/16	846	39.51	
			SNYDER DENNYS	SHOOTING RANGE FIRE ME	8/05/16	846	64.35	
			SNYDER LITTLE CEASAR	SHOOTING RANGE FIRE ME	8/05/16	846	19.39	
			SNYDER MCDONALDS	SHOOTING RANGE FIRE ME	8/05/16	846	30.77	
			SNYDER NAPA	SHOOTING RANGE FIRE MA	8/05/16	846	79.51	
			SNYDER PETRO	SHOOTING RANGE FIRE ME	8/05/16	846	79.74	
			SNYDER PORT OF SUBS	SHOOTING RANGE FIRE ME	8/05/16	846	377.01	
			SNYDER SAGE TRANSFER	SHOOTING RANGE FIRE TR	8/05/16	846	6.50	
			SNYDER SIERRA FREIGH	SHOOTING RANGE FIRE RE	8/05/16	846	10.00	
			SNYDER SONRAY MACH	MASTICATOR REPAIR	8/05/16	846	279.61	
			SNYDER SONSRAY	REFUND SALES TAX	8/05/16	846	279.61-	
			SNYDER SONSRAY MACH	MASTICATOR MAINTENANCE	8/05/16	846	410.07	
			SPELTZ BLACK BEAR	FULLER FIRE MEAL	8/05/16	846	20.38	

STOREY COUNTY
PURCHASE CARD REGISTER

PC NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
	SPELTZ JOESCRABSHACK			FULLER FIRE MEALS	8/05/16	846	37.28	
	SPELTZ LA QUINTA			FULLER FIRE LODGING	8/05/16	846	244.16	
	SPELTZ MAVERIK			FULLER FIRE FUEL	8/05/16	846	42.00	
	TILLISCH AAFES CP			SLCMC MEALS	8/05/16	846	28.25	
	TILLISCH CONOCO			SLCMC MEALS	8/05/16	846	17.16	
	VANHAVEL			ADOBE SOFTWARE SUBSCRI	8/05/16	837	14.99	
	WALMART			DMV GLASSES & COFFEE M	8/05/16	844	138.96	
	WHITTEN /NACO-QUEEN			MARY	8/05/16	841	1,088.60	
	WHITTEN/NACO - UBER			TRANSPORTATION	8/05/16	841	6.08	
	WHITTEN/NACO CHEAT			TRANS	8/05/16	841	36.00	
	WHITTEN/NACO-CAFEDIA			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	72.19	
	WHITTEN/NACO-GLADSTO			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	476.00	
	WHITTEN/NACO-ISLANDS			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	94.72	
	WHITTEN/NACO-PARADIE			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	200.85	
	WHITTEN/NACO-QN MARY			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	436.52	
	WHITTEN/NACO-REEF			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	519.11	
	WHITTEN/NACO-RENO/TA			AIRPORT PARKING	8/05/16	841	80.00	
	WHITTEN/NACO-TEQJACK			MCBRIDE,OSBORNE,MCGUFF	8/05/16	841	293.20	
	003409			GAS VC, PUMPS BROKEN	8/05/16	843	50.00	
	057685			KEYS QUAD RACK	8/05/16	843	6.00	
	138011663			ST74 DSL	8/05/16	843	80.00	
	138864913			VCSO DSL	8/05/16	843	85.00	
	143557741			COMDEV DSL	8/05/16	843	85.76	
	147413709			VCCC DSL	8/05/16	843	85.76	
	150452869			LOCKWOOD DSL	8/05/16	843	85.76	
	20-25987557			IT DEPT TRAINING	8/05/16	843	357.00	
	733221577-29			GOTOMYPC HUGH	8/05/16	843	329.55	
	7758470991			JAMES BACK LINE	8/05/16	843	100.87	
								18,830.59
	Card Total							18,830.59

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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COMPTROLLER

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TREASURER

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CHAIRMAN

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COMMISSIONER

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COMMISSIONER

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 8/16/16 **Estimate of time required:**

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

---

1. **Title:** First reading for Mellow Fellow, 171 South C St., Virginia City Nevada.

2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, a General Business License and a cabaret license for the Mellow Fellow operating out of 171 S. C St., Virginia City Nevada.

3. **Prepared by:** Brandy Gavenda

   Department: SCSO **Telephone: 775-847-0959**

4. **Staff summary**: Ryan Eller, Mellow Fellow, is requesting a general business & cabaret license for the business at 171 S C St., Virginia City Nevada.

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

6. **Fiscal impact: None**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   _X__ Department Head Department Name: Gerald Antinoro

   County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No.

STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

August 8, 2016

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

Fr: Brandy Gavenda

Please add the following item(s) to the August 16, 2016 Commissioners Consent Agenda:

LICENSING BOARD
FIRST READING:

A. Mellow Fellow – General & Cabaret License. A local business to operate out of 171 South C St., Virginia City Nevada. Ryan Eller, Managing Member.

B. Virginia City 601 Vigilance Committee – General Non-Profit License. A local non-profit operating out of 120 S. B St., Virginia City Nevada. President Fred Dutton.

LIQUOR BOARD
FIRST READING:

A. Mellow Fellow – Liquor License. A local business to operate out of 171 South C St., Virginia City Nevada. Ryan Eller, Managing Member.

B. Virginia City 601 Vigilance Committee – Liquor License. A local non-profit operating out of 120 S. B St., Virginia City Nevada. President Fred Dutton.

PO Box 498
205 South C Street
Virginia City, NV 89440
Office: (775) 847-0959 Fax: (775) 847-0924

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 8/16/16 **Estimate of time required:**

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

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1. **Title:** First reading for Virginia City 601 Vigilance Committee, 120 S B St., Virginia City Nevada, a local non-profit.

2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, a General Non-Profit License for Virginia City 601 Vigilance Committee, 120 S B St., Virginia City Nevada, a local non-profit.

3. **Prepared by:** Brandy Gavenda

   Department: SCSO **Telephone: 775-847-0959**

4. **Staff summary**: Fred Dutton, President, is requesting a general license for Virginia City 601 Vigilance Committee, 120 S B St., Virginia City Nevada, a local non-profit.

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

6. **Fiscal impact: None**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   _X__ Department Head Department Name: Gerald Antinoro

   _____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No.
5/III

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required:** 5 min.

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

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1. **Title:** Approval of Treasurer Report for July 2016
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:**

   ____ Department Head Department Name: Clerk & Treasurer

   County Manager Other agency review: _____
9. **Board action:**

   [ ] Approved [ ] Approved with Modifications

   [ ] Denied [ ] Continued

Agenda Item No.
5/IV

Report No: TR2100
Run: 08/08/16 10:43:48

STOREY COUNTY TREASURER
TREASURER'S ACCOUNTING
MONTHLY BALANCING SHEET
FOR 07/2016

ACT	DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
193	WELLS FARGO USDA CASH	.00	.00	.00	.00	.00	.00	.00	.00
194	DISTRICT COURT HOLDING	8,423.33	2.30	.00	.00	.00	.00	.00	8,425.63
195	CASH IN BANK	5,123.50	.20	.00	.00	.00	.00	.00	5,123.70
197	BUSINESS BANK CCARDS	.00	.00	.00	.00	.00	.00	.00	.00
198	B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199	WELLS FARGO CC ACCOUNT	9,743,386.63	1,916,944.68	1,417,128.41-	2,167,644.59-	.00	.00	.00	8,075,558.31
191	WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196	STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901	OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903	PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904	PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905	PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001	GENERAL	6,257,518.75-	854,251.18-	560,026.66	1,222,111.74	5,594.03-	.00	.00	5,335,225.56-
010	INDIGENT MEDICAL	488,540.54-	1,719.49-	8,017.09	.00	.00	.00	.00	482,242.94-
015	INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
020	ROADS	1,242,183.83-	38,641.00-	38,398.30	69,645.62	2,083.33	.00	.00	1,170,697.58-
024	RESTITUTION	1,503.05-	200.00-	1,650.00	.00	.00	.00	.00	53.05-
030	FIRE	99,649.54	.00	.00	.00	.00	.00	.00	99,649.54
035	FIRE EMERGENCY	.00	.00	.00	.00	.00	.00	.00	.00
040	FIRE DISTRICT	.00	.00	.00	.00	.00	.00	.00	.00
045	MUTUAL AID	84,876.27-	.00	.00	.00	.00	.00	.00	84,876.27-
050	SERVICE	100,000.00-	.00	.00	.00	.00	.00	.00	100,000.00-
060	EQUIPMENT ACQUISITION	372,146.11-	8,452.20-	.00	.00	.00	.00	.00	380,598.31-
070	CAPITAL PROJECTS	2,827,764.25-	.00	55,281.52	.00	.00	.00	.00	2,772,482.73-
080	INFRASTRUCTURE FUND	1,455,084.79-	25,242.26-	.00	.00	.00	.00	.00	1,480,327.05-
090	WATER SYSTEM	1,557,849.65-	54,245.92-	23,079.05	32,738.63	.00	.00	.00	1,556,277.89-
100	STABILIZATION	1,000,000.00-	.00	.00	.00	.00	.00	.00	1,000,000.00-
110	TOWN OF GOLD HILL	660.00-	.00	.00	.00	.00	.00	.00	660.00-
120	TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130	VIRGINIA DIVIDE SEWER	343,810.07-	29,942.78-	8,080.22	17,451.71	.00	.00	.00	348,220.92-
135	USDA BOND WELLS FARGO	2,776,816.55-	.00	45,567.00	.00	.00	.00	.00	2,731,249.55-
140	DRUG COURT	80.00-	40.00-	50.00	.00	.00	.00	.00	70.00-
150	SCHOOL	113,548.92-	126,778.26-	120,935.57	.00	.00	.00	.00	119,391.61-
160	SCHOOL DEBT	21,621.47-	24,386.15-	23,046.02	.00	.00	.00	.00	22,961.60-
165	TECHNOLOGY FUND	112,880.34-	1,146.20-	25,303.01	.00	.00	.00	.00	88,723.53-
170	STATE	530,087.43-	70,379.93-	98,636.65	.00	.00	.00	.00	501,830.71-
180	DISTRICT COURT	41,309.66-	663.00-	213.00	.00	.00	.00	.00	41,759.66-
185	INDIGENT ACCIDENT	14,843.24-	2,547.81-	9,488.79	.00	.00	.00	.00	7,902.26-
187	JUSTICE COURT FUND	24,772.38-	885.00-	1,557.15	.00	.00	.00	.00	24,100.23-
189	TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190	PARK FUND	121,888.30-	250.00-	.00	.00	.00	.00	.00	122,138.30-
200	TRI PAYBACK	2,020,563.04-	.00	.00	.00	.00	.00	.00	2,020,563.04-
206	FEDERAL GRANTS	8,981.34-	94,954.80-	17,397.64	.00	.00	.00	.00	86,538.50-
210	SHERIFF'S JAIL BLDG FUND	318.03-	.00	.00	.00	.00	.00	.00	318.03-
220	VC RAIL PROJECT	986,030.45-	.00	.00	.00	.00	.00	.00	986,030.45-
230	VC TOURISM COMMISSION	368,681.96-	108,545.37-	199,907.99	61,117.19	656.53	.00	.00	215,545.62-
250	FIRE DISTRICT	1,779,616.60-	473,675.83-	159,552.73	670,766.82	2,854.17	.00	.00	1,420,118.71-
260	FIRE EMERGENCY	207,140.83-	.00	.00	.00	.00	.00	.00	207,140.83-
270	MUTUAL AID	335,376.75-	.00	20,940.02	93,812.88	.00	.00	.00	220,623.85-
800	UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900	SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL ALL FUNDS	.00	.00	.00	.00	.00	.00	.00	.00

STOREY COUNTY
TREASURER"S ACCOUNTING
Outstanding Checks
From Check# 1 Through 999999
From 0/00/00 - 7/31/16

Tp	Check #	Bank	Seq	Person #	Vendor/Employee Name	Check Date	Amount
CK	81459	199	00	404587	APPELBAUM, TREVOR	2/20/15	25.00
CK	81922	199	00	403959	BENDER, DEBORAH	4/17/15	60.00
CK	81937	199	00	404621	EVANS, CHAD	4/17/15	16.91
CK	81973	199	00	404619	SEAY, JOHN	4/17/15	39.75
CK	82404	199	00	403382	DUFRESNE, JOHN	6/12/15	90.00
CK	82475	199	00	404670	PIPER, LINDA & BARRY	6/12/15	86.05
CK	82591	199	00	404676	JEFFCOAT, HUGH	6/26/15	90.18
CK	82917	199	00	403938	THREE GGG INC	7/24/15	78.00
CK	83250	199	00	404736	HOBSON, TABITHA	9/04/15	75.00
CK	83390	199	00	404697	MURRAY, ANN MARIE ARAGON	9/18/15	14.08
CK	84999	199	00	403677	CORELOGIC INC	3/18/16	801.00
CK	85161	199	00	403722	NEV DIV OF HEALTH-HUMAN	4/01/16	5,083.70
CK	85416	199	00	404769	MACKAY MANSION MUSEUM	4/29/16	60.00
CK	85650	199	00	404769	MACKAY MANSION MUSEUM	5/27/16	105.00
CK	85714	199	00	404876	BYRON, JON	6/10/16	181.90
CK	85761	199	00	404873	LYNCH, TERRIE	6/10/16	25.34
CK	85767	199	00	403629	MIGAN, TAMARA	6/10/16	32.12
CK	85842	199	00	404884	AUSTIN, DENISE	6/24/16	145.35
CK	85847	199	00	101605	BERRY ENTERPRISES	6/24/16	1,601.66
CK	85892	199	00	403753	HOT SPOT BROADBAND INC	6/24/16	82.50
CK	85931	199	00	404797	PYROGUYS, INC	6/24/16	7,500.00
CK	85953	199	00	403938	THREE GGG INC	6/24/16	39.00
CK	85985	199	00	401456	BUCKET OF BLOOD SALOON	7/08/16	4,500.00
CK	86002	199	00	403887	COMSTOCK GOLD MILL LLC	7/08/16	96.00
CK	86021	199	00	404895	HARLOW, TONYA	7/08/16	100.00
CK	86034	199	00	404900	KAMAN INDUSTRIAL	7/08/16	118.22
CK	86049	199	00	404899	MCCARTHY, TIMOTHY	7/08/16	350.00
CK	86063	199	00	404682	NEV DEPT OF CONSERVATION	7/08/16	74.82
CK	86073	199	00	101256	NEVADA GRAZING BOARD	7/08/16	15.19
CK	86099	199	00	404750	SIERRA NEVADA CONTST, INC	7/08/16	13,888.20
CK	86119	199	00	403901	THE TOMBSTONE COWBOYS	7/08/16	2,214.00
CK	86133	199	00	101932	WASHOE CO SHERIFFS OFFICE	7/08/16	450.00
CK	86147	199	00	404264	AMERICAN SOCIETY OF COMPO	7/22/16	336.00
CK	86150	199	00	403959	BENDER, DEBORAH	7/22/16	105.00
CK	86151	199	00	401377	BISBEE, PATTY	7/22/16	82.63
CK	86153	199	00	100245	BROWN MILBERY INC	7/22/16	471.60
CK	86154	199	00	404229	BTEC INC	7/22/16	2,887.58
CK	86156	199	00	100463	BUSINESS & PROFESSIONAL	7/22/16	126.26
CK	86172	199	00	99652	COMSTOCK CHRONICLE (VC)	7/22/16	443.64
CK	86173	199	00	403887	COMSTOCK GOLD MILL LLC	7/22/16	806.00
CK	86176	199	00	404906	CURTIS, ANITA	7/22/16	100.00
CK	86178	199	00	404527	DOS DOGS LLC	7/22/16	60.00
CK	86186	199	00	404914	FULLER HILTON, DENISE E	7/22/16	140.00
CK	86187	199	00	100854	GALLS INC	7/22/16	40.95
CK	86195	199	00	404908	HAWKINS, JASON	7/22/16	19.93
CK	86198	199	00	100984	HIGH DESERT MICROIMAGING	7/22/16	239.51
CK	86200	199	00	100889	HOME DEPOT CREDIT SERVICE	7/22/16	594.81
CK	86202	199	00	102569	INDEPENDENT TABULATION IN	7/22/16	59.76
CK	86203	199	00	103340	INNOVATIVE IMPRESSIONS	7/22/16	928.00
CK	86208	199	00	403898	KIECHLER, CHRISTIAN A	7/22/16	703.00
CK	86214	199	00	404769	MACKAY MANSION MUSEUM	7/22/16	277.00
CK	86219	199	00	403629	MIGAN, TAMARA	7/22/16	66.42
CK	86222	199	00	404688	MUSTANG RANCH RETAILER,	7/22/16	1,060.00
CK	86223	199	00	404207	NALS OF NEVADA	7/22/16	125.00

Tp	Check #	Bank	Seq	Person #	Vendor/Employee Name	Check Date	Amount
CK	86229	199	00	404631	NEVAD STATE DIVISION OF	7/22/16	200.00
CK	86231	199	00	103030	NEVADA FIRE CHIEFS ASSN	7/22/16	1,705.46
CK	86234	199	00	101362	NEXTEL OF CALIFORNIA INC	7/22/16	1,535.07
CK	86235	199	00	102890	NFPA	7/22/16	1,305.00
CK	86239	199	00	404746	OTIS ELEVATOR COMPANY	7/22/16	382.50
CK	86243	199	00	403895	PETRINI, ANGELO D	7/22/16	106.00
CK	86248	199	00	103306	PURCHASE POWER	7/22/16	1,900.00
CK	86249	199	00	404918	QUEST COUNSELING & CONSUL	7/22/16	175.00
CK	86253	199	00	103273	REMSA EDUCATION DEPT	7/22/16	5.00
CK	86258	199	00	404911	RONS REFRIGERATION, INC	7/22/16	176.00
CK	86259	199	00	10026	RUPPCO INC	7/22/16	233.10
CK	86262	199	00	200395	SAINT MARYS ARTCENTER INC	7/22/16	4.00
CK	86265	199	00	101210	SBC GLOBAL SERVICES INC	7/22/16	12.22
CK	86266	199	00	404756	SEVA, PEGGY	7/22/16	100.00
CK	86278	199	00	403938	THREE GGG INC	7/22/16	1,672.50
CK	86283	199	00	404522	UNIVERSITY OF CHICAGO	7/22/16	404.81
CK	86286	199	00	102447	VIRGINIA CITY HIGHLANDS	7/22/16	200.00
CK	86290	199	00	101932	WASHOE CO SHERIFFS OFFICE	7/22/16	28,994.00
CK	86292	199	00	403150	WASHOE COUNTY, NEVADA	7/22/16	213.00
CK	86296	199	00	404912	WORRELL,CAROLYN A.	7/22/16	300.00
PR	34231	199	00	900615	SHERIFF FEE COLLECTION/GA	8/15/14	10.71
PR	34705	199	00	900201	COLONIAL LIFE INS. 125	8/14/15	50.73
PR	34774	199	00	900107	MEDICAL/EMPLOYEE BUYUP	10/09/15	1,143.53
PR	35013	199	00	900113	LIFE INSURANCE	4/08/16	736.93
PR	35189	199	00	900399	PET INSURANCE	7/15/16	77.31
PR	35190	199	00	900402	AFSCME/UNION DUES	7/15/16	553.66
PR	35191	199	00	900501	FIRE FIGHTER ASSOC #4227	7/15/16	1,360.00
PR	35192	199	00	112	HESS, GREG J	7/15/16	1,012.82
PR	35194	199	00	1219	HESS, COLT	7/15/16	486.27
PR	35196	199	00	900200	COLONIAL ACCIDENT	7/29/16	70.65
PR	35197	199	00	900201	COLONIAL LIFE INS. 125	7/29/16	50.73
PR	35198	199	00	900299	DEFERRED COMP (AFTER-TAX)	7/29/16	575.00
PR	35199	199	00	900300	DEFERRED COMP	7/29/16	4,849.00
PR	35200	199	00	900301	EMP DED/AFLAC 125 PLAN	7/29/16	992.00
PR	35201	199	00	900302	EMP DED/AFLAC AFTER TAX	7/29/16	185.61
PR	35202	199	00	900303	PACIFIC LIFE INS CO	7/29/16	75.00
PR	35203	199	00	900307	EMPDED/WASH INS AFTER TAX	7/29/16	619.56
PR	35204	199	00	900402	AFSCME/UNION DUES	7/29/16	558.13
PR	35205	199	00	900501	FIRE FIGHTER ASSOC #4227	7/29/16	1,360.00
PR	35206	199	00	112	HESS, GREG J	7/29/16	1,012.82
PR	35207	199	00	1221	FRANKLIN, IRELAND	7/29/16	468.14
PR	35208	199	00	1219	HESS, COLT	7/29/16	50.79
VP	86301	199	00	102589	PUBLIC AGENCY COMPENSATIO	7/25/16	167,808.50
						Bank Total:	271,443.61
						Total:	271,443.61

July 2016

TREASURER	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP AQU	170 STATE	010 IND MED	185 IND ACC	001 YOUTH	250 FIRE/EMER	001 PENALTIES	001-34104 A/R 6%	001-36506 OVRPMT	165 A/R 2%	TOTAL
2005/2006															
2006/2007															$ -
2007/2008															$ -
2008/2009	$ 89.10		$ 38.15	$ 7.36	$ 2.54	$ 8.65	$ 1.52	$ 0.09	$ 0.23	$ 27.70	$ 24.66				$ -
2009/2010	$ 98.37		$ 41.99	$ 8.13	$ 2.81	$ 9.55	$ 1.68	$ 0.84	$ 0.25	$ 30.57	$ 19.45				$ 200.00
2010/2011															$ 213.64
2011/2012	$ 8.10		$ 3.42	$ 0.65	$ 0.22	$ 0.77	$ 0.05	$ 0.07	$ 0.03	$ 2.50	$ 19.86				$ -
2012/2013	$ 459.56		$ 194.51	$ 37.53	$ 12.98	$ 44.10	$ 2.60	$ 3.88	$ 1.16	$ 141.26	$ 323.40				$ 35.67
2013/2014	$ 337.54		$ 142.87	$ 27.56	$ 9.52	$ 32.38	$ 1.90	$ 2.86	$ 0.86	$ 103.74	$ 246.46				$ 1,220.98
Special Assess															
Total 2013/2014	$ 337.54	$ -	$ 142.87	$ 27.56	$ 9.52	$ 32.38	$ 1.90	$ 2.86	$ 0.86	$ 103.74	$ 246.46				
2014/2015	$ 1,382.38		$ 585.15	$ 112.90	$ 39.01	$ 132.62	$ 8.55	$ 11.71	$ 3.51	$ 424.89	$ 701.17				$ 905.69
Special Assess															
2014/2015	$ 1,382.38	$ -	$ 585.15	$ 112.90	$ 39.01	$ 132.62	$ 8.55	$ 11.71	$ 3.51	$ 424.89	$ 701.17				$ 3,401.89
Subtotal	**$ 2,375.05**	**$ -**	**$ 1,006.09**	**$ 194.13**	**$ 67.08**	**$ 228.07**	**$ 16.30**	**$ 19.45**	**$ 6.04**	**$ 730.66**	**$ 1,335.00**				**$ 5,977.87**
2015/2016	$ 5,647.83	$ 2,684.20	$ 3,526.35	$ 680.39	$ 235.16	$ 798.21	$ 47.03	$ 69.27	$ 20.33	$ 2,559.86	$ 2,097.04				
Special Assess	$ 561.91		$ 237.85	$ 45.89	$ 15.86	$ 53.91	$ 3.17	$ 4.76	$ 1.43	$ 172.71					
2015/2016	$ 6,209.74	$ 2,684.20	$ 3,764.20	$ 726.28	$ 251.02	$ 852.12	$ 50.20	$ 74.03	$ 21.76	$ 2,732.57	$ 2,097.04	$ -	$ -	$ -	$ 19,463.16
TOTAL PRIOR	**$ 8,584.79**	**$ 2,684.20**	**$ 4,770.29**	**$ 920.41**	**$ 318.10**	**$ 1,080.19**	**$ 66.50**	**$ 93.48**	**$ 27.80**	**$ 3,463.23**	**$ 3,432.04**	**$ -**	**$ -**	**$ -**	**$ 25,441.03**
2016/2017	$ 166,180.15	$ 107,541.93	$ 115,879.45	$ 22,376.50	$ 7,757.37	$ 26,288.55	$ 1,578.06	$ 2,341.71	$ 716.98	$ 84,145.69					$ 534,806.39
Special Assess	$ 22.22		$ 9.41	$ 1.82	$ 0.63	$ 2.13	$ 0.13	$ 0.19	$ 0.06	$ 6.83					$ 43.42
TOTAL 16/17	**$ 166,202.37**	**$ 107,541.93**	**$ 115,888.86**	**$ 22,378.32**	**$ 7,758.00**	**$ 26,290.68**	**$ 1,578.19**	**$ 2,341.90**	**$ 717.04**	**$ 84,152.52**	**$ -**	**$ -**		**$ -**	**$ 534,849.81**
TOTAL SECURED	**$ 174,787.16**	**$ 110,226.13**	**$ 120,659.15**	**$ 23,298.73**	**$ 8,076.10**	**$ 27,370.87**	**$ 1,644.69**	**$ 2,435.38**	**$ 744.84**	**$ 87,615.75**	**$ 3,432.04**	**$ -**		**$ -**	**$ 560,290.84**
Refund Secured													**$ 41.37**		**$ 41.37**
REPORT TOTALS	**$ 174,787.16**	**$ 110,226.13**	**$ 120,659.15**	**$ 23,298.73**	**$ 8,076.10**	**$ 27,370.87**	**$ 1,644.69**	**$ 2,435.38**	**$ 744.84**	**$ 87,615.75**	**$ 3,432.04**	**$ -**	**$ 41.37**	**$ -**	**$ 560,332.21**
ASSESSOR															
2006/2007															$ -
2007/2008															$ -
2008/2009															$ -
2009/2010															$ -
2010/2011															$ -
2011/2012															$ -
2012/2013															$ -
2013/2014															$ -
2014/2015		$ 3,608.63	$ 1,527.44	$ 294.69	$ 101.83	$ 346.22	$ 20.37	$ 30.55	$ 9.16	$ 1,109.12	$ 770.70	$ 459.65		$ 153.22	$ 8,431.58
Subtotal	**$ -**		**$ 1,527.44**	**$ 294.69**	**$ 101.83**	**$ 346.22**	**$ 20.37**	**$ 30.55**	**$ 9.16**	**$ 1,109.12**	**$ 770.70**	**$ 459.65**		**$ 153.22**	**$ 4,822.95**
2015/2016	$ 2,278.11	$ 4,942.68	$ 3,056.35	$ 589.65	$ 203.21	$ 692.75	$ 40.53	$ 61.16	$ 18.37	$ 2,219.34	$ 1,627.12	$ 919.72		$ 306.57	$ 16,955.56
TOTAL PRIOR	**$ 2,278.11**	**$ 8,551.31**	**$ 4,583.79**	**$ 884.34**	**$ 305.04**	**$ 1,038.97**	**$ 60.90**	**$ 91.71**	**$ 27.53**	**$ 3,328.46**	**$ 2,397.82**	**$ 1,379.37**		**$ 459.79**	**$ 25,387.14**
2016/2017	$ 2,454.74		$ 1,040.32	$ 203.08	$ 71.06	$ 237.51	$ 13.90	$ 20.72	$ 6.44	$ 754.37		$ 313.20		$ 104.41	**$ 5,219.75**
Overpayment															
TOTAL UNSEC	**$ 4,732.85**	**$ 8,551.31**	**$ 5,624.11**	**$ 1,087.42**	**$ 376.10**	**$ 1,276.48**	**$ 74.80**	**$ 112.43**	**$ 33.97**	**$ 4,082.83**	**$ 2,397.82**	**$ 1,692.57**	**$ -**	**$ 564.20**	**$ 30,606.89**
MISC															
PX,PC DIST											$ -	$ -	$ -	$ -	$ -
MX DIST						$ -					$ -	$ -	$ -	$ -	$ -
PX DIST															$ -
PC DIST		$ -									$ -	$ -	$ -	$ -	$ -
GRAND TOTAL	**$ 179,520.01**	**$ 118,777.44**	**$ 126,283.26**	**$ 24,386.15**	**$ 8,452.20**	**$ 28,647.35**	**$ 1,719.49**	**$ 2,547.81**	**$ 778.81**	**$ 91,698.58**	**$ 5,829.86**	**$ 1,692.57**	**$ 41.37**	**$ 564.20**	**$ 590,939.10**

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required:** 0-5 mins

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

---

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Exemptions

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

   Department: Assessor's Office **Telephone:** 847-0961

4. **Staff summary:** NRS 361 provides for property tax exemptions to individuals who meet certain criteria. Exemption applications and renewals are typically due to our office on or before June 15th of each fiscal year, but circumstances beyond a taxpayer's control may cause a delay and, as a result, an exemption not being applied to the tax bill. In cases where the Assessor's Office feels that the taxpayer could not have reasonably filed their exemption application or renewal by the deadline, or if there is an unforeseeable error causing the exemption to not be applied correctly, the tax bill may be amended by the Clerk-Treasurer at the direction of the Board and a new tax bill or a refund be mailed to the affected taxpayer.

5. **Supporting materials:** Please see attached letter(s) with adjusted assessed values.

6. **Fiscal impact:** Unknown

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by:**

   __X__ Department Head Department Name: Assessor's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No.
5/V

Jana Seddon
STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@StoreyCounty.org

August 5, 2016

Memo to: Storey County Commissioners

Re: Corrections for Exemptions

The owners of the properties listed below should have had a personal exemption applied to their property for the **2016-17 tax year**. For various reasons, the taxpayer was either unaware of their eligibility for the exemption, a clerical error occurred, or the exemption renewals or percentage changes were not received and processed by our office before the close of the 2016-17 re-opened secured roll. Therefore, we were unable to apply or adjust the exemptions prior to the printing of their tax bill. The adjusted net assessed values and the **net assessed value overrides** should be:

APN	Current Net Assessed	Exemption Amount	Adjusted Net Assessed	Prior Yr GAV Override	Current Year Net Assessed Value Override
003-531-24	28,385	2,600	25,785	18,668	**16,609**
001-207-18	26,232	1,300	24,932	16,562	**15,742**

Please approve these corrections, and advise the Treasurer to make the changes and send a new tax bill or refund as necessary.

Thank You,

Jana Seddon
Storey County Assessor

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required:** 0-5 mins

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

---

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Clerical Error

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

   Department: Assessor's Office **Telephone:** 847-0961

4. **Staff summary:** A clerical error on parcel number 003-283-14 occurred before the close of the 2016-17 Secured Tax Roll. The improvements value entered was incorrect, as the structure is only 55% complete. The tax bill was generated based on the incorrect value, and may require adjustment.

5. **Supporting materials:** Please see attached letter with adjusted assessed value.

6. **Fiscal impact:** Unknown

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   __X__ Department Head Department Name: Assessor's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No.
5/VI

Jana Seddon
STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@StoreyCounty.org

August 5, 2016

Memo to: Storey County Commissioners

Re: 003-283-14

The above referenced parcel was billed with errors for the 2016-17 tax year. A clerical error occurred, and the assessed value of Improvements requires correction. The structure is only 55% complete. In accordance with NRS 361.765, I am requesting the following changes be made:

	Assessed Land Value	Assessed Improvements Value	Exemption	Net Assessed	Prior Year GAV Override
2016-17 Billed	13,247	29,842	2,600	40,489	28,450
2016-17 Corrected	**13,247**	**17,453**	**2,600**	**28,100**	**28,450**

Please approve these corrections, and advise the County Treasurer to make the changes and issue a corrected tax bill and/or refund to the taxpayer, if necessary.

Thank You,

Jana Seddon
Storey County Assessor

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required:** 30 Minutes

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

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1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval to authorize the County Manager to finalize submittal language regarding Storey County's singular Bill Draft Request (BDR) allocation for the 2017 Nevada Legislative Session to the Legislative Counsel Bureau (LCB) regarding restructuring of the current composition of the Nevada Commission for the Reconstruction of the V & T Railway (Rail Commission) as provided for in the Chapter 566, 1993 Statutes of Nevada as amended by Chapter 42, 2001 Statutes of Nevada. For further clarification, while additional minor verbiage changes may occur subsequent to Commission approval and prior to submittal of the BDR by or before the Legislative deadline of September 1, 2016, the core fundamental language must address and cover the following concepts:
    a. Restructure the Rail Commission Board as constituted under Chapter 42, 2001 Statutes of Nevada, reducing the current structure from nine (9) Rail Commissioners to five (5) consisting of:
        i. One elected Supervisor, or a designated staff appointee from Carson City appointed by the Carson City Board of Supervisors.
        ii. One elected Commissioner, or a designated staff appointee from Storey County appointed by the Storey County Board of Commissioners.
        iii. The Executive Director, or equivalent position, of the Carson City Convention and Visitors Bureau.
        iv. The Executive Director, or equivalent position, of the Virginia City Tourism Commission.
        v. One member appointed by the Governor.
    b. The effective date of this change, if approved, would be October 1, 2017
    c. Others elements as may be recommended by Storey County Legal Counsel, Storey County's acknowledged Legislative Lobbyists including, but not limited to Walker & Associates and the LCB.

2. **Recommended motion:** I, (Commissioner), move to approve and authorize the County Manager to finalize submittal language regarding Storey County's singular Bill Draft Request (BDR) allocation for the 2017 Nevada Legislative Session to the Legislative Counsel Bureau (LCB) regarding restructuring of the current composition of the Nevada Commission for the Reconstruction of the V & T Railway (Rail Commission) as provided for in the Chapter 566, 1993 Statutes of Nevada as amended by Chap. 42, 2001 Statutes of Nevada. Additionally, I move to condition approval of submittal based on the requirements that the fundamental language must address and encompass the following provisions:
    a. Restructure the Rail Commission Board as constituted under Chap. 42, 2001 Statutes of Nevada, reducing the current structure from nine (9) Rail

Commissioners to five (5) consisting of:

i. One elected Supervisor, or a designated staff appointee from Carson City appointed by the Carson City Board of Supervisors.
ii. One elected Commissioner, or a designated staff appointee from Storey County appointed by the Storey County Board of Commissioners.
iii. The Executive Director, or equivalent position, of the Carson City Convention and Visitors Bureau.
iv. The Executive Director, or equivalent position, of the Virginia City Tourism Commission.
v. One member appointed by the Governor.

b. The effective date of this change, if approved, would be October 1, 2017
c. Others elements as may be recommended by Storey County Legal Counsel, Storey County's acknowledged Legislative Lobbyists including, but not limited to Walker & Associates and Greg Hess and the Legislative Counsel Bureau (LCB).

3. **Prepared by:** Pat Whitten

Department: Commissioners **Telephone:** 847-0968

4. **Staff summary:** See next page

5. **Supporting materials:**
- Present provisions of the Statutes of Nevada governing the Rail Commission (Exhibit A)
- Preliminary rough draft of LCB submittal form for BDR consideration (Exhibit B)
- Financial analysis of "long-line" operations based on data provided thru August 7, 2016. (Exhibit C)

6. **Fiscal impact:**

Funds Available: Limited to existing staff support Fund: TBD Comptroller _____

7. **Legal review required:**
Yes ____ 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.
8

Staff summary: Currently, operations and governance of the "long-line" rail tourist attraction of the V&T is delegated to the Nevada Commission for the Reconstruction of the V&T Railway (Rail Commission) as first structured under Chapter 566 of the 1993 Statutes of Nevada and as amended by Chapter 42 of the 2001 Statutes of Nevada. This includes a governing board of nine (9) Rail Commissioners consisting of:

- One elected Supervisor from Carson City
- One elected Commissioner from Douglas, Lyon, Storey and Washoe Counties
- One member appointed by the Virginia and Truckee Historical Railroad Society
- One member appointed by the Governor
- One member appointed by the Speaker of the Assembly
- One member appointed by the Senate Majority Leader

Time and experience, at least from the Storey County perspective is that this 9-member Commission has struggled and failed to deliver acceptable results, at least for Storey County and Virginia City, commensurate with the level of our investment as provided for through our voter approved and extended one quarter cent (1/4 cent) sales tax override. Rail operations between Carson City and Virginia City are fiscally modeled to lose money on every trip and the overall project has been forced to remain solvent only thru liquidation of assets and conducting a currently popular and "in-trend" annual event that provides little to no benefit to Storey County or Virginia City beyond keeping the operation afloat. It is staff's opinion and position that the primary causal factors center on both the size and pertinent interests (or lack thereof) of the various Rail Commission Board members. More bluntly stated, the majority of Rail Commissioners have zero vested fiscal interests and some local governments currently involved recognize this and quietly question why they are even on the Rail Commission Board. As far as the additional appointees from the Governor, Speaker of the Assembly and Senate Majority Leader, staff believes this should be pared down to one, hopefully from the sitting Governor who also must consider the ramifications and impacts on tourism, which is the over-arching theme of this entire project. There are a multitude of additional lesser factors to be considered but it is patently apparent that we need to finally address the composition of the Rail Commission Board in order to effectively move forward with progressive corrective action targeted toward improving bottom line fiscal results as well as impacts on tourism. As such, and after discussions with high level Rail Commission staff and officials, as well as very tentative and non-committal discussions with most of the Local Government Jurisdictions that are currently required to sit on the Rail Commission Board, staff recommends that the Rail Commission be reduced from 9 members to 5 members, which would consist of the following:

- One elected Supervisor, or a designated staff appointee from Carson City appointed by the Carson City Board of Supervisors
- One elected Commissioner, or a designated staff appointee from Storey County appointed by the Storey County Board of Commissioners
- The Executive Director, or equivalent position of the Carson City Convention and Visitor's Bureau (CCCVB)
- The Executive Director, or equivalent position of the Virginia City Tourism Commission (VCTC)
- One member appointed by the Governor

A Board so constituted would consist of representatives from agencies and local governments with a direct vested interest in the funding and financial results of the V&T long-line operations between Carson City and Virginia City. Since the Rail Commission is established under Chap. 566. 1993 Statutes of Nevada as amended by Chap. 42, 2001 Statutes of Nevada, the only way to enact change is thru the Legislative process. The deadline for submission of a Bill Draft Resolution (BDR) for consideration during the 2017 Legislative Session is September 1, 2016. A preliminary

draft copy of the BDR submittal form is included. Staff continues to work with our Legislative Representatives, legal counsel, lobbyists and the LCB to ensure compliance with the established requirements for BDR submittal. As such, there may be minor adjustments and "tweaks" in wording however, the core content will contain provisions for reducing the Rail Commission Board from 9 members to 5 members consisting of designated representatives as indicated above. For Storey County to submit it's one BDR for consideration during the 2017 Legislative Session, the Storey County Board of Commissioners must approve submittal. As such, Staff's recommended action is to approve submittal subject to the conditions specified in the recommended motion (2) above and within this Agenda Action Report.

EXHIBIT A

NEVADA COMMISSION FOR THE RECONSTRUCTION OF THE V & T RAILWAY

Chapter 566, Statutes of Nevada 1993

AN ACT creating the Tricounty Railway Commission of Carson City and Lyon and Storey counties; providing for the appointment, number, terms, reimbursement, powers and duties of the commissioners; specifying the powers of the commission; and providing other matters properly relating thereto. [Approved July 12, 1993]

(Leadlines for sections have been supplied by the Legislative Counsel of the State of Nevada)

Whereas, On February 19, 1869, ground was broken for the Virginia and Truckee Railroad and 8 months later it was doing business between Virginia City and Carson City, a distance of 21 miles; and

Whereas, The 13-mile portion of the track between Virginia City and the Carson River is a continuous incline that has caused the Virginia and Truckee Railroad to be called the "crookedest" railway in the United States because the total of the curves in the track are equal to going 17 times around a circle; and

Whereas, Running from 30 to 45 trains per day, the Virginia and Truckee Railroad carried supplies of all kinds, including heavy machinery for the mines and goods and merchandise for the towns of Virginia City and Gold Hill and returned with ore from the mines for the mills on the Carson River, carrying from 500 to 800 tons of ore daily out of the Comstock Lode; and

Whereas, The Virginia and Truckee Railroad has been recognized nationally as one of the greatest engineering feats of the 1800s; and

Whereas, The Nevada Legislature hereby finds and declares that a general law cannot be made applicable because of the unique nature of the opportunity to restore this "iron horse" of the past and the variety of local governments that must be involved in the restoration; now, therefore,

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

Section 1. Definitions. As used in this act, unless the context otherwise requires:

1. "Commission" means the Nevada Commission for the Reconstruction of the V & T Railway created pursuant to section 2 of this act.

2. "Commissioner" means a person appointed to serve on the Commission pursuant to section 3 of this act.

3. "County" includes Carson City.

4. "Governing bodies" means the Board of Supervisors of Carson City and the Boards of County Commissioners of Douglas, Lyon, Storey and Washoe counties.

(Ch. 566, Stats. 1993 p. 2326; A—Ch. 42, Stats. 2001 p. 400)

Sec. 2. Creation; exemption from taxation; geographical jurisdiction; construction of act.

1. The Nevada Commission for the Reconstruction of the V & T Railway of Carson City and Douglas, Lyon, Storey and Washoe counties is hereby created.

2. The property and revenues of the Commission, and any interest therein, are exempt from all state and local taxation.

3. The Commission is a body corporate and politic, the geographical jurisdiction of which is Carson City and Douglas, Lyon, Storey and Washoe counties.

4. The provisions of this act must be broadly construed to accomplish its purposes.

(Ch. 566, Stats. 1993 p. 2326; A—Ch. 42, Stats. 2001 p. 400)

Sec. 3. Composition; appointment and terms of members; vacancies.

1. The Commission must be composed of nine Commissioners appointed as follows:

(a) One member who is a member of the Board of Supervisors of Carson City appointed by the Board of Supervisors of Carson City;

(b) One member appointed by the Board of County Commissioners of Douglas County from among its members;

(c) One member appointed by the Board of County Commissioners of Lyon County from among its members;

(d) One member appointed by the Board of County Commissioners of Storey County from among its members;

(e) One member appointed by the Board of County Commissioners of Washoe County from among its members;

(f) One member appointed by the Virginia and Truckee Historical Railroad Society from among its members.

(g) One member appointed by the Speaker of the Assembly;

(h) One member appointed by the Senate Majority Leader; and

(i) One member appointed by the Governor.

2. If the Virginia and Truckee Historical Railroad Society ceases to exist but is replaced by an entity which is organized for the same purposes, that entity is entitled to appoint the member pursuant to paragraph (f) of subsection 1. If the society ceases to exist and is not replaced, the number of commissioners is reduced to eight and no member may be appointed pursuant to paragraph (f) of subsection 1.

3. The terms of the two members serving on the Commission pursuant to paragraph (a) of subsection 1 on July 1, 2001, expire on that date. As soon as practicable after July 1, 2001, the appointing authorities shall make any appointments required by subsection 1. All of the appointments must be for initial terms of 1, 2 or 3 years to ensure staggered terms. After the initial terms, the term of office of each commissioner is 4 years. A member is eligible for reappointment.

4. The office of a member who is required as a qualification for appointment to be a member of the body appointing him becomes vacant on the date he ceases to be a member of that appointing body.

5. Each commissioner serves at the pleasure of his appointing authority, and all vacancies must be filled for the unexpired term in the same manner as the original appointment.

(Ch. 566, Stats. 1993 p. 2326; A—Ch. 42, Stats. 2001 p. 400)

Sec. 4. Oath of office; compensation; officers; records; treasurer's bond.

1. Each commissioner appointed pursuant to paragraph (b), (c), (d) or (e) of subsection 1 of section 3 of this act shall file his oath of office with the clerk of the county from which he was appointed, and all other commissioners shall file their oaths of office with the Clerk of Carson City.

2. The commissioners must serve without compensation, but a Commissioner may be reimbursed for expenses actually incurred by him for travel authorized by the Commission.

3. The Commission shall elect a Chairman, Vice Chairman, Secretary and Treasurer from among its members. The Secretary and the Treasurer may be one person. The terms of the officers expire on July 1 of each odd-numbered year.

4. The Secretary shall maintain a record of all of the proceedings of the Commission, minutes of all meetings, certificates, contracts and other acts of the Commission. The records must be open to the inspection of all interested persons at a reasonable time and place.

5. The Treasurer shall keep an accurate account of all money received by and disbursed on behalf of the Commission. He shall file with the Clerk of Carson City, at the expense of the Commission, a fidelity bond in an amount not less than $10,000, conditioned for the faithful performance of his duties.

(Ch. 566, Stats. 1993 p. 2327; A—Ch. 42, Stats. 2001 p. 401)

Sec. 5. Meetings; limitation of liability of Commissioners.

1. The Commission shall meet upon the call of the Chairman or a majority of the commissioners.

2. A majority of the commissioners constitutes a quorum at any meeting.

3. The governing bodies shall each make available an appropriate meeting room and provide adequate clerical staff and equipment to provide adequate notice of the meeting and to produce minutes of the meeting and any other assistance necessary to allow the Commission to comply with the provisions of chapter 241 of NRS.

4. The Commission shall alternate the location of its meetings among the facilities provided pursuant to subsection 3.

5. A commissioner is not personally liable for any actions taken or omitted in good faith in the performance of his duties pursuant to the provisions of this act.

(Ch. 566, Stats. 1993 p. 2327)

Sec. 6. General powers. The Commission may:

1. Acquire by gift, devise, purchase, lease or trade any real and personal property it deems necessary for any project authorized by this act.

2. Lease, sell or otherwise dispose of any property.

3. Enter into any contracts necessary for any project authorized by this act. The duration of any such contracts may exceed the terms of office of the commissioners.

4. Construct and provide for the maintenance of walkways, parks and pathways for bicycles.

5. Solicit, accept and use gifts, grants and other donations from public and private sources.

6. Exercise the power of eminent domain as provided in chapter 37 of NRS to acquire the property rights necessary for any project authorized by this act, which is hereby declared to be a public purpose.

7. Adopt, enforce, amend and repeal any rules and regulations necessary for the administration and use of any railway, park, walkways, pathway for bicycles or other facilities leased, constructed, created or acquired by the Commission.

8. Employ or contract with any persons or governmental entities necessary for the operation or maintenance of any project authorized pursuant to this act.

9. Establish fees and other charges for the use of any railway, park, walkways, pathway for bicycles or other facilities leased, constructed, created or acquired by the Commission.

10. Regulate vehicular traffic on the right of ways and property leased or owned by the Commission.

11. Grant any exclusive franchises and concessions it deems appropriate to carry out the provisions of this act.

12. Take such other actions necessary to accomplish the purposes of this act and to comply with any statute or regulation of this state or of the Federal Government.

(Ch. 566, Stats. 1993 p. 2328)

Sec. 7. Establishing and maintaining railway; regulation of franchisees and concessionaires; exemption from regulation by Public Utilities Commission of Nevada.

1. The Commission may do all things necessary to establish and maintain a railway, including, without limitation:

(a) Purchasing, leasing or otherwise acquiring right of ways and constructing railways and any facilities or other appurtenances it deems appropriate in connection therewith; and

(b) Operating or granting franchises for the operation of a railroad that carries passengers to locations within the jurisdiction of the Commission.

2. In addition to regulation by another agency related to public health and safety that is required by local ordinance or state or federal law, the Commission shall regulate all franchisees and concessionaires who operate on the right-of-way or property owned or leased by the Commission.

3. A railway acquired, constructed or leased by the Commission pursuant to this act is not a street railway for the purposes of chapter 709 of NRS.

4. Notwithstanding any provision of title 58 of NRS to the contrary, the rates charged by a railroad operated by the Commission or pursuant to a franchise or other agreement with the Commission, are not subject to regulation by the Public Utilities Commission of Nevada.

(Ch. 566, Stats. 1993 p. 2328; A—Ch. 42, Stats. 2001 p. 402; Ch. 2, Stats. 2003 p. 2)

Sec. 8. Legal services; fund for the Commission; use of money in fund.

1. The Commission may enter into an agreement with the district attorney of Carson City or Douglas, Lyon, Storey or Washoe County, or any combination thereof, to provide legal services to the Commission. The Commission may authorize payment to the district attorney for the costs to the district attorney for providing those services.

2. The Commission shall enter into an agreement with the Treasurer of Carson City or Douglas, Lyon, Storey or Washoe County to create a fund for the Commission and pay all claims against the fund that are properly approved by the Commission. The Commission may authorize payment to the Treasurer for the costs to the Treasurer for providing those services.

3. All money received by the Commission must be deposited in the fund created pursuant to subsection 2. Except as otherwise provided in NRS 482.37945, the money in the fund must be used only for the necessary expenses of the Commission and the costs of the projects authorized by this act.

(Ch. 566, Stats. 1993 p. 2329; A—Ch. 42, Stats. 2001 p. 402; Ch. 99, Stats. 2001 p. 586)

Sec. 9. Budget; funding of costs; Commission not entitled to distribution of revenue from supplemental city-county relief tax. [Effective through December 31, 2005.]

1. The Commission shall adopt a budget for its operation and for each project it proposes for presentation to the governing bodies. Each budget must be accompanied by a proposed allocation of the net cost of the budget among the governing bodies which must be based upon the benefit of the Commission or project to the jurisdiction of the governing body or another equally appropriate indicator.

2. Upon final determination and allocation of the costs by agreement of the governing bodies, each governing body shall include its portion of the costs in its budget for the purposes of chapter 354 of NRS and shall fund its share of the cost by:

(a) Issuing bonds pursuant to chapter 350 of NRS;

(b) Imposing an additional tax on the rental of transient lodging;

(c) Upon approval by the voters, imposing an additional tax upon retailers at a rate not exceeding one-half of 1 percent of the gross receipts of any retailer from the sale of tangible personal property sold at retail, or stored, used or otherwise consumed in the county;

(d) Upon approval of the voters, levying a property tax not exceeding 2 cents per $100 of assessed valuation on all taxable property in the county; or

(e) Any combination of the options provided in paragraphs (a) to (d), inclusive, including the issuance of bonds which will be repaid from the revenue of one or more of the taxes authorized in this section which may be treated as pledged revenues for the purposes of NRS 350.020.

3. If the county imposes a tax pursuant to paragraph (c) of subsection 2 it shall include in the ordinance imposing the tax:

(a) Provisions substantially identical to those contained in chapter 374 of NRS;

(b) A provision stating that all amendments to chapter 374 of NRS after the date of enactment of the ordinance, not inconsistent with the provisions of the ordinance, automatically become a part of the ordinance;

(c) A provision that the county shall contract before the effective date of the ordinance with the Department to perform all functions incident to the administration or operation of the tax in the county; and

(d) The date on which the tax must first be imposed, which must not be earlier than the first day of the second calendar month following the adoption of the ordinance by the governing body.

4. The Commission is not entitled to a distribution of revenue from the supplemental city-county relief tax.

(Ch. 566, Stats. 1993 p. 2329)

Sec. 9. Budget; funding of costs; Commission not entitled to distribution of revenue from supplemental city-county relief tax. [Effective January 1, 2006.]

1. The Commission shall adopt a budget for its operation and for each project it proposes for presentation to the governing bodies. Each budget must be accompanied by a proposed allocation of the net cost of the budget among the governing bodies which must be based upon the benefit of the Commission or project to the jurisdiction of the governing body or another equally appropriate indicator.

2. Upon final determination and allocation of the costs by agreement of the governing bodies, each governing body shall include its portion of the costs in its budget for the purposes of chapter 354 of NRS and shall fund its share of the cost by:

(a) Issuing bonds pursuant to chapter 350 of NRS;

(b) Imposing an additional tax on the rental of transient lodging;

(c) Upon approval by the voters, imposing an additional tax upon retailers at a rate not exceeding one-half of 1 percent of the gross receipts of any retailer from the sale of tangible personal property sold at retail, or stored, used or otherwise consumed in the county;

(d) Upon approval of the voters, levying a property tax not exceeding 2 cents per $100 of assessed valuation on all taxable property in the county; or

(e) Any combination of the options provided in paragraphs (a) to (d), inclusive, including the issuance of bonds which will be repaid from the revenue of one or more of the taxes authorized in this section which may be treated as pledged revenues for the purposes of NRS 350.020.

3. If the county imposes a tax pursuant to paragraph (c) of subsection 2 it shall include in the ordinance imposing the tax:

(a) Provisions substantially identical to those contained in chapter 374 of NRS;

(b) A provision stating that all amendments to chapter 374 of NRS after the date of enactment of the ordinance, not inconsistent with the provisions of the ordinance, automatically become a part of the ordinance;

(c) A provision that the county shall contract before the effective date of the ordinance with the Department to perform all functions incident to the administration or operation of the tax in the county; and

(d) The date on which the tax must first be imposed, which must be the first day of the first calendar quarter that begins at least 120 days after the adoption of the ordinance by the governing body.

4. The Commission is not entitled to a distribution of revenue from the supplemental city-county relief tax.

(Ch. 566, Stats. 1993 p. 2329; A—Ch. 400, Stats. 2003 p. 2389, effective January 1, 2006)

Sec. 10. Severability. If any provision of this act or the application thereof to any person, thing or circumstance is held invalid, the invalidity does not affect the provisions or applications of the act that can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.

(Ch. 566, Stats. 1993 p. 2330)

Chapter 676, Statutes of Nevada 1995

AN ACT making a contingent appropriation to the Tricounty Railway Commission of Carson City and Lyon an Storey counties for restoration of the railroad line from Virginia City to Carson City; and providing other matters properly relating thereto.

[Approved July 6, 1995]

(Leadlines for sections have been supplied by the Legislative Counsel of the State of Nevada)

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

Section 1. Contingent appropriation for establishment of railroad line.

1. There is hereby appropriated from the State General Fund to the Tricounty Railway Commission of Carson City and Lyon and Storey counties the sum of $5,000,000 for the establishment of a railroad line similar to the former Virginia & Truckee Railroad from Virginia City through the Gold Hill area to Carson City, including, without limitation:

(a) Acquisition of the right-of-way necessary for the railway and any appurtenances thereto;

(b) Construction of the track, including any necessary preparation of the underlying surface; and

(c) Purchase or other acquisition of any associated equipment.

2. The appropriation made by subsection 1 is contingent upon:

(a) The Tricounty Railway Commission obtaining money from any public or private source in an amount of $15,000,000 for support of the establishment of the railroad line.

(b) The Tricounty Railway Commission entering into a written agreement with the State Board of Examiners to repay the amount of this appropriation by transferring to the State Treasurer at least 6 percent of the price charged or $1 per ticket sold, whichever is greater, per person to ride upon the railroad line once it is completed until the amount of the appropriation has been repaid. The agreement must set forth the terms of repayment.

(c) The receipt by the State Board of Examiners of a first security interest in favor of the State of Nevada upon the railroad track, the right-of-way acquired and all equipment and other assets of the

Tricounty Railway Commission to the extent necessary, as determined by the State Board of Examiners, to secure the repayment of the appropriation made by subsection 1.

(Ch. 676, Stats. 1995 p. 2589)

Sec. 2. Reversion of appropriation. Any remaining balance of the appropriation made by section 1 of this act must not be committed for expenditure after April 1, 1999, and reverts to the State General Fund as soon as all payments of money have been made.

(Ch. 676, Stats. 1995 p. 2589; A—Ch. 566, Stats. 1999 p.2971)

Chapter 566, Statutes of Nevada 1999

AN ACT relating to State Financial Administration; authorizing the issuance of general obligation bonds to pay a portion of the costs of establishing a certain tricounty railway; revising the provision governing the reversion of the appropriation made during the 68th Session of the Nevada Legislature to the Tricounty Railway Commission of Carson City, Lyon and Storey counties; and providing other matters properly relating thereto.

[Approved June 9, 1999]

(Leadlines for sections have been supplied by the Legislative Counsel of the State of Nevada)

Whereas, In reliance on Assembly Bill No. 113 of the 1995 Legislative Session, the Tricounty Railway Commission of Carson City and Lyon and Storey counties has been working diligently to obtain the required $15 million from public and private sources to support the establishment of a railroad line similar to the former Virginia & Truckee Railroad from Virginia City through the Gold Hill area to Carson City; and

Whereas, This historic reconstruction has wide public support and will benefit the entire Western Nevada region; and

Whereas, It is important that the State of Nevada honor its 1995 commitment to contribute one-fourth of the costs of this project contingent upon the success of the local effort to raise the remainder; and

Whereas, If current financial conditions require the withdrawal of the 1995 appropriation, then the State of Nevada must find an alternative method to keep its commitment to this economic development project; now, therefore,

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

Section 1. Contingent issuance of general obligation bonds for establishment of railroad line.

1. Except as otherwise provided in subsection 3, the State Board of Finance shall issue general obligation bonds of the State of Nevada in the face amount of not more than $5,000,000. The proceeds of the bonds must be allocated for the establishment of a railroad line similar to the former Virginia & Truckee Railroad from Virginia City through the Gold Hill area to Carson City, including, without limitation:

(a) Acquisition of the right-of-way necessary for the railway and any appurtenances thereto;

(b) Construction of the track, including any necessary preparation of the underlying surface; and

(c) Purchase or other acquisition of any associated equipment.

2. The expenses related to the issuance of bonds pursuant to this section must be paid from the proceeds of the bonds, and must not exceed 2 percent of the face amount of the bonds sold.

3. The State Board of Finance shall not issue the general obligation bonds pursuant to subsection 1 unless on or before July 1, 2003:

(a) The Tricounty Railway Commission has received commitments for at least $15,000,000 from other public or private sources, or both, for the establishment of the railroad line.

(b) The Tricounty Railway Commission has entered into a written agreement with the State Board of Examiners to repay the amount of these bonds by transferring to the State Treasurer at least 6 percent of the price charged or $1 per ticket sold, whichever is greater, per person to ride upon the railroad line once it is completed until $5,000,000 has been repaid to the State Treasurer. The agreement must set forth the terms of repayment.

(c) The State Board of Examiners has received a first security interest in favor of the State of Nevada upon the railroad track, the right-of-way acquired and all equipment and other assets of the Tricounty Railway Commission to the extent necessary, as determined by the State Board of Examiners, to secure the repayment of the $5,000,000.

4. The provisions of the State Securities Law, contained in chapter 349 of NRS, apply to the issuance of bonds pursuant to this section.

(Ch. 566, Stats. 1999 p. 2970)

EXHIBIT B

LOCAL GOVERNMENT
BILL DRAFT REQUEST
FOR THE
2017 LEGISLATIVE SESSION

* **Person or Entity Authorized to Submit BDR:** Storey County Manager Pat Whitten on behalf of and as authorized by the Storey County Board of Commissioners at their August 16, 2016 Commission Meeting.

* **Name of Person Submitting Request:** Pat Whitten – Storey County Manager

* **1. Intent of Proposed Bill or Resolution** (Describe the problem to be solved, intended effect, and/or the goal(s) of the proposed bill or resolution – may be attached as separate document): Please see attached Exhibit A

2. Any additional information that may be helpful in drafting the bill (e.g., any relevant legislative measures, cases or federal or state laws – may be attached as separate document): Please see attached Exhibit B containing:

- Storey County Board of Commissioners Agenda for their August 16, 2016 Commission Meeting.
- Preliminary fiscal analysis of long-line rail operations between Carson City and Virginia City for the 2016 season.

* Required fields.

3. NRS Title(s), Chapter(s) and Section(s) affected and/or Nevada Constitutional provisions affected: Chapter 566 of the 1993 Statutes of Nevada as amended by Chapter 42 of 2001 Statutes of Nevada

4. Effective Date:

X Default (October 1, 2017)
☐ July 1, 2017
☐ January 1, 2018
☐ Upon Passage and Approval
☐ Other

*** 5. Person(s) to be consulted if more information is needed:**

Name: Pat Whitten – Storey County Manager

Phone Number(s): (775) 847-0968 or (775) 721-7001

E-mail Address: pwhitten@storeycounty.org

6. Description of any known cost to the State or a local government that would result from carrying out the changes in the bill if enacted: No known or anticipated costs to the State of Nevada. Potential reduction in costs to the local governments of Douglas, Lyon and Washoe Counties associated with travel and per diem costs of their designated participants. Strong anticipated net cost reductions to the local government entities of Carson City, Storey County and the Nevada Commission for the Reconstruction of the V & T Railway. While some addition costs may be incurred by these local governments if they assume responsibility for certain necessary functions currently out-sourced such as fiscal accounting, they will be more than offset by reduction in the anticipated levels of financial participation required to support sustained operations.

7. If this bill draft request is required to be approved in a public meeting, please list the entity that approved the request and the date on which the request was approved: Storey County thru their Board of Commissioners as approved on August 16, 2016.

REQUIRED PREFILING:

Non-Legislators: A bill draft requested by any entity other than a legislator or a legislative committee is required to be prefiled on or before the third Wednesday of November preceding the regular legislative session **(Wednesday, November 16, 2016)**. By statute, a

* Required fields.

measure that is not prefiled on or before that date is deemed to be withdrawn. There is no authority to waive this requirement.

Please submit completed Bill Draft Request form by mail to: Brenda Erdoes, Legislative Counsel, Legislative Building, 401 South Carson Street, Carson City, Nevada 89701, by e-mail at erdoes@lcb.state.nv.us or by fax at (775) 684-6761.

* Required fields.

Local Government Bill Draft Request for the 2017 Legislative Session Exhibit A

1. **Intent of Proposed Bill or Resolution:**
Currently, operations and governance of the "long-line" rail tourist attraction of the V&T is delegated to the Nevada Commission for the Reconstruction of the V&T Railway (Rail Commission) as structured under Chapter 566 of the 1993 Statutes of Nevada as amended by Chapter 42 of the 2001 Statutes of Nevada. This includes a governing board of nine (9) Rail Commissioners consisting of:

- One elected Supervisor from Carson City
- One elected Commissioner from Douglas, Lyon, Storey and Washoe Counties
- One member appointed by the Virginia and Truckee Historical Railroad Society
- One member appointed by the Governor
- One member appointed by the Speaker of the Assembly
- One member appointed by the Senate Majority Leader

Time and experience has indicated that this 9-member Commission has struggled and failed to deliver acceptable results, at least for Storey County and Virginia City, commensurate with the level of our investment as provided for thru our voter approved and extended one quarter cent (1/4 cent) sales tax override provided for under Chapter 566 of the 1993 Statutes of Nevada as amended by Chapter 42 of the 2001 Statutes of Nevada. Rail operations between Carson City and Virginia City are fiscally modeled to lose money on every trip and the overall project has been forced to remain solvent only thru liquidation of assets and conducting a currently popular and "in-trend" annual event that provides little to no benefit to Storey County or Virginia City beyond keeping the operation afloat. It is Storey County's opinion and position that the primary causal factors center on both the size and pertinent interests (or lack thereof) of the various Rail Commission Board members. Otherwise stated, the majority of Rail Commissioners have zero vested fiscal interests and some local governments currently involved recognize this and quietly question why they are even on the Rail Commission Board. As far as the additional appointees from the Governor, Speaker of the Assembly and Senate Majority Leader, we further believe this should be pared down to one, hopefully from the sitting Governor who also must consider the ramifications and impacts on tourism, which is the over-arching purpose and mission of this entire project. It is clear that we need to again address the composition of the Rail Commission Board in order to effectively move forward with progressive corrective action targeted toward improving bottom line fiscal results as well as impacts on tourism. As such, Storey County, thru it Board of County Commissioners and their staff recommends that the Rail Commission be reduced from 9 members to 5 members, which would consist of the following:

- One elected Supervisor, or a designated staff appointee from Carson City appointed by the Carson City Board of Supervisors
- One elected Commissioner, or a designated staff appointee from Storey County appointed by the Storey County Board of Commissioners
- The Executive Director, or equivalent position of the Carson City Convention and Visitor's Bureau (CCCVB)
- The Executive Director, or equivalent position of the Virginia City Tourism Commission (VCTC)
- One member appointed by the Governor

A Board so constituted would consist of representatives from agencies and local governments with a direct vested interest in the funding and financial results of the V&T long-line operations between Carson City and Virginia City. Since the Rail Commission is established under the Statutes of Nevada, the only way to enact change is thru the Legislative process. Storey County appreciates the consideration of and by the Legislative Counsel Bureau, the Nevada State Legislature, the Governor and others involved in the process.

V&T VC Run Recap

August 10, 2016

Date	Aboard	Gross Revenue	Operator Cost	Gross Profit	Overhead Allocation	Average Net	Comments
4/16/16							No Report
4-30-16							No Report
5-07-16	85	$3,838	$5,930	-$2,092	$4,587	-$6,679	Mother's Day
5-08-16	141	$5,386	$5,930	-$544	$4,587	-$5,131	Mother's Day
5-28-16	143	$5,989	$5,930	$59	$4,587	-$4,528	
5-29-16	143	$6,602	$5,930	$672	$4,587	-$3,915	
6-04-16	95	$4,900	$5,930	-$1,030	$4,587	-$5,617	
6-05-16	91	$4,316	$5,930	-$1,614	$4,587	-$6,201	
6-11-16	145	$5,490	$5,930	-$440	$4,587	-$5,027	Nevada State Fair
6-12-16	108	$5,202	$5,930	-$728	$4,587	-$5,315	
6-18-16	145	$7,278	$5,930	$1,348	$4,587	-$3,239	
6-19-16	142	$7,359	$5,930	$1,429	$4,587	-$3,158	Fathers Day
6-26-16	143	$6,594	$5,930	$664	$4,587	-$3,923	
7-01-16	102	$4,397	$5,930	-$1,533	$4,587	-$6,120	
7-02-16	63	$3,156	$5,930	-$2,774	$4,587	-$7,361	
7-03-16	142	$6,820	$5,930	$890	$4,587	-$3,697	
7-08-16	94	$4,367	$5,930	-$1,563	$4,587	-$6,150	
7-09-16	95	$4,087	$5,930	-$1,843	$4,587	-$6,430	
7-10-16	99	$4,790	$5,930	-$1,140	$4,587	-$5,727	
7-15-16	136	$5,684	$5,930	-$246	$4,587	-$4,833	
7-16-16	114	$5,391	$5,930	-$539	$4,587	-$5,126	
7-17-16	115	$5,313	$5,930	-$617	$4,587	-$5,204	
7-22-16	140	$5,767	$5,930	-$163	$4,587	-$4,750	
7-24-16							No Report
7-29-16	102	$4,664	$5,930	-$1,266	$4,587	-$5,853	
7-30-16	55	$2,700	$5,930	-$3,230	$4,587	-$7,817	
7-31-16	74	$3,243	$5,930	-$2,687	$4,587	-$7,274	
8-05-16	142	$6,306	$5,930	$376	$4,587	-$4,211	
8-06-16	78	$3,187	$5,930	-$2,743	$4,587	-$7,330	
8-7-16	76	$3,750	$5,930	-$2,180	$4,587	-$6,767	
TOTALS	3008	$136,576	$160,110.00	-$23,534	$123,849	-$147,383	
Average (27)	111	$5,058.37	$5,930	-$872	$4,587	-$5,458.63	

EXHIBIT C

STOREY COUNTY
OPTION TAX
VIRGINIA AND TRUCKEE RAILWAY

For Calendar Year Ended 2010												
January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
8,367.77	6,692.80	8,956.20	9,897.51	9,865.61	10,225.98	8,643.69	13,826.12	11,291.54	11,780.57	8,610.04	20,210.55	128,368.38
For Calendar Year Ended 2011												
9,594.60	8,747.50	17,929.86	12,238.99	12,451.55	14,685.73	14,460.91	13,988.99	13,032.89	13,858.29	19,003.13	14,849.88	164,842.32
For Calendar Year Ended 2012												
12,810.62	9,766.97	14,680.54	14,609.39	13,418.14	17,709.07	13,722.82	14,867.92	18,176.89	11,590.26	11,847.82	19,164.49	172,364.93
For Calendar Year Ended 2013												
10,379.77	11,572.63	20,997.07	20,223.76	16,478.82	20,801.53	17,198.95	17,736.95	19,689.52	14,190.52	16,855.35	20,248.17	206,373.04
For Calendar Year Ended 2014												
5,071.71	13,709.71	22,813.38	34,728.60	19,513.85	24,468.25	21,312.73	26,056.08	23,653.05	22,054.49	44,970.23	28,103.94	286,456.02
For Calendar Year Ended 2015												
18,021.18	14,220.79	18,452.06	17,968.82	22,748.03	25,267.63	19,360.05	20,666.39	27,652.83	21,286.57	18,278.87	24,630.77	248,553.99
For Calendar Year Ended 2016												
19,111.14	19,123.06	25,024.18	28,787.79	25,242.26								117,288.43
Per Nevada Department of Taxation Sales Tax Distribution												
Option Tax Storey-Railway												1,324,247.11
Per interlocal Agreement dated May 20, 2010 between Storey County and Nevada Commission for the Reconstruction of the V&T Railway, approving a one time grant match for the purchase of the old freight depot in Virginia City.												250,000.00
												1,574,247.11

8/10/2016

Approved per PW

Storey County, Nevada

Commission Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agenda. The policy states that all requests must be made in writing and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. *(Items received after the deadline will be placed on the agenda of a subsequent meeting.)*

Date of Meeting: 8/16/16	Date Request Submitted: 8/5/16
Agenda Item Requested: Re-instate work Card Please.	
This item is intended for: ☐ Discussion Only ☑ Discussion/Possible Action *(at the Board's discretion)*	
☐ Supporting documentation is attached	☐ No supporting documentation is necessary
Requested by: Laura Aileen Williams *(please print name clearly)*	
Address: 141 Washington St. #101 Reno NV 89503	
Phone: (775) 342-3912	Email *(optional)*: L.A.Willyumz@gmail.com

Please submit this completed form to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

or FAX to:

Storey County Clerk's Office
(775) 847-0921

- - - - - **Fold at Arrows Here and Above to Place in a Window Envelope** - - - - -

For Office Use Only		
Date Request Received:	Received: ☐ In Person ☐ Via FAX	By:
☐ Supporting documentation attached - # of pages _____	Meeting date of this item:	

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdufresne@storeycounty.org

Agenda No.
10

Storey County Board of County Commissioners
Agenda Action Report

LIQUOR BOARD

Meeting date: 8/16/16 **Estimate of time required:**

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

---

1. **Title:** First reading for Mellow Fellow, 171 South C St., Virginia City Nevada.

2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, a Liquor License, both on and off-sale for the Mellow Fellow operating out of 171 S. C St., Virginia City Nevada.

3. **Prepared by:** Brandy Gavenda

   Department: SCSO **Telephone: 775-847-0959**

4. **Staff summary:** Ryan Eller, Mellow Fellow, is requesting a liquor license, both on and off sale, for the business at 171 S C St., Virginia City Nevada.

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

6. **Fiscal impact: None**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by:**

   _X__ Department Head Department Name: Gerald Antinoro

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 11

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 16, 2016 **Estimate of time required: 5 Minutes**

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

---

1. **Title: Approve bid award for Public Works Project No. ST-2016-230; Cape Seal Project on approximately 10 miles of selected roads and streets in Storey County.**

2. **Recommended motion: Motion to approve bid award for Public Works Project No. ST-2016-230 to the low bidder, Intermountain Slurry Seal Inc. in the amount of $685,900.00 for Storey County Public Works Cape Seal Project.**

3. **Prepared by: Mike Nevin**

   Department: Public Works **Telephone: 847-0958**

4. **Staff summary: Staff recommends approval of award of bid to the lowest responsive bidder, Intermountain Slurry Seal Inc. All documents and bid package conform to requirements of NRS 332 and 338 as applicable.**

5. **Supporting materials:**
ALL ATTACHED:
   - **A. PWP ST-2016-230 Bid Tabulation / Comparisons**
   - **B. Intermountain Slurry Seal Inc. Bid Submittal and Contract Documents (applicable sections)**
   - **C. Intermountain Slurry Seal Inc. – Bid Bond - Licenses and Permits**
   - **D. Farr West Engineering – Letter of Recommendation of Award**

6. **Fiscal impact:**

   Funds Available: YES Fund: Infrastructure and Roads Budgets 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. 13

BID TAB

Storey County
2016 Cape Seal Project
(PWP No. ST-2016-230)

Bid Opening Location: Farr West Engineering; 5510 Longley Lane; Reno, NV 89521
Date: Monday, August 8, 2016
Time: 2:00 PM
Owner: Storey County
Engineer: Lucas Tipton, PE; Farr West Engineering

				Intermountain Slurry Seal		Sierra Nevada Construction		AVERAGE	
Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Lockwood (1/2")	11,000	SY	$6.50	$71,500.00	$6.24	$68,640.00	$6.37	$70,070.00
2	Mark Twain Estates	31,000	SY	$3.40	$105,400.00	$3.40	$105,400.00	$3.40	$105,400.00
3	Six Mile Canyon	82,000	SY	$3.65	$299,300.00	$3.57	$292,740.00	$3.61	$296,020.00
4	TRI Center (1/2")	20,000	SY	$4.75	$95,000.00	$6.34	$126,800.00	$5.55	$110,900.00
5	VC Highlands	31,000	SY	$3.70	$114,700.00	$3.53	$109,430.00	$3.62	$112,065.00
			Total:		**$685,900.00**		**$703,010.00**		**$694,455.00**
			Rank		1		2		

Contract Documents

Storey County
2016 Cape Seal Project

Storey County, NV
Public Works Project No.
ST-2016-230

July, 2016

PROFESSIONAL ENGINEER STATE OF NEVADA
LUCAS R. TIPTON
Exp: 06/30/18
CIVIL
No. 21375
08/04/16

OWNER:
Storey County
100 Toll Road
Virginia City, Nevada 89440
(775) 847-0958

ENGINEER:
FARR WEST
ENGINEERING
Farr West Engineering
5510 Longley Lane
Reno, NV 89511
(775) 851-4788
(775) 851-0766 Fax

ADDENDUM NO. 1

August 4, 2016

Engineer:
Farr West Engineering
5510 Longley Lane
Reno, NV 89511

Owner:
Storey County
100 Toll Road
Virginia City, NV 89440

STOREY COUNTY 2016 CAPE SEAL 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 and attachments)

PROFESSIONAL ENGINEER STATE OF NEVADA
LUCAS R. TIPTON
Exp: 06/30/18
CIVIL
No. 21375
08/04/16

Prepared by: _____
Lucas Tipton, P.E.

REVISIONS TO CONTRACT DOCUMENTS

CONTRACT DOCUMENTS

1. **Title Page**

    a. Replace the title page of the contract documents with the revised title page, included in this addendum. The original title page was not stamped by the engineer.

CLARIFICATIONS

1. The bidders should be aware that there is centerline and miscellaneous striping on Denmark Drive, Venice Drive, Canyon Way, and Six Mile Canyon Road. Unit prices shall include replacement of all existing pavement markings. In other words, striping replacement by the contractor shall be considered incidental to the cape seal work in each street and will not have its own bid items. Existing striping shall be tabbed to ensure replacement in the same locations. All striping work shall be in compliance with Orange Book specifications. Striping shall not be placed earlier than 2 weeks from the completion of the cape seal to allow for cure time of the top coat.

2. The bidders should be aware that all roads, including Six Mile Canyon Road, shall remain open to emergency and school district vehicles at all times. All traffic control plans shall be approved by the engineer prior to construction. Any road closures must be pre-approved by Storey County Public Works.

PLANHOLDERS LIST

1. The current plan holders list is provided in this addendum.

END OF ADDENDUM

STOREY COUNTY
STOREY COUNTY, NEVADA
2016 CAPE SEAL PROJECT
PWP No. ST-2016-230
July 22, 2016

ADVERTISEMENT FOR BIDS

Sealed Bids for the construction of the **Storey County 2016 Cape Seal Project** will be received, by **Farr West Engineering**, at the office of **Farr West Engineering, 5510 Longley Lane, Reno, NV 89511**, until **2:00 p.m.** local time on **Monday, August 8, 2016**, at which time the Bids received will be publicly opened and read. The work generally involves the placing of approximately 175,000 square yards of 3/8" and/or 1/2" chip seal, Type II Rapid Setting Slurry Seal, and Type III Rapid Setting Slurry Seal in Lockwood, Mark Twain Estates, Six Mile Canyon, Tahoe-Reno Industrial Center, and Virginia City Highlands.

The Contractor will have 21 calendar days to reach substantial completion and 28 calendar days to reach final completion of the Work in compliance with all applicable laws and regulations.

The Engineer's Opinion of Probable cost for this project is estimated at **$800,000**.

Bids will be received for a single prime Contract. Bids shall be on a unit price basis as indicated in the Bid Form.

The Issuing Office for the Bidding Documents is: **Farr West Engineering, 5510 Longley Lane, Reno, Nevada 89511, 775-851-4788, Attn: Cuyler Frisby** cuyler@farrwestengineering.com. Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Fridays between the hours of **8:00 a.m. and 5:00 p.m.**, and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents may be viewed and ordered online by registering with the Issuing Office at http://www.farrwestengineering.com/bid-room. Following registration, complete sets of Bidding Documents may be downloaded from the Issuing Office's website as portable document format (PDF) files. The cost of printed Bidding Documents from the Issuing Office will depend on the number and size of the Drawings and Project Manual, applicable taxes, and shipping method selected by the prospective Bidder. Cost of Bidding Documents and shipping is non-refundable. Upon Issuing Office's receipt of payment, printed Bidding Documents will be sent via the prospective Bidder's delivery method of choice; the shipping charge will depend on the shipping method chosen. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the Bidder's date of receipt of the Bidding Documents. Partial sets of the Bidding Documents will not be available from the Issuing Office.

A 5% bid security shall be furnished in accordance with the Instructions to Bidders. All bidders shall be licensed and qualified by the Nevada State Contractor's Board to do the type of work contemplated for this project prior to the time of opening of said bids and shall be skilled and regularly engaged in the general class or type of work.

This proposal to the Owner is irrevocable for a period of sixty (60) days after the date of the bid opening. The right is reserved by the Owner to reject any and all bids, waive irregularities, informalities, or non-conformities; or to accept the bids deemed in their best interest, such as the lowest, responsible,

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responsive bid. The right to add or delete items, or change quantities shown on the bid forms is further reserved by the Owner. Omission or improper completion of any or all of the proper bidding documents may be considered as a reason for rejection of the Bid.

Published: Comstock Chronicle

Owner: **Storey County**

By: **Mike Nevin**

Title: **Public Works Director**

Date: **July 22, 2016**

END OF ADVERTISEMENT FOR BIDS

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ARTICLE 1 – DEFINED TERMS

1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:

A. *Issuing Office* – The office from which the Bidding Documents are to be issued **electronically.**

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

2.01 Complete sets of the Bidding Documents may be obtained from the Issuing Office in the number and format stated in the advertisement or invitation to bid.

2.02 Complete **and unaltered** sets of Bidding Documents shall be used in preparing Bids; neither Owner nor Engineer assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.03 Owner and Engineer, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work and do not authorize or confer a license for any other use.

ARTICLE 3 – QUALIFICATIONS OF BIDDERS

3.01 To demonstrate Bidder's qualifications to perform the Work, Bidder shall submit with its Bid (a) written evidence establishing its qualifications such as financial data, previous experience, and present commitments, and (b) the following additional information:

A. Evidence of Bidder's authority to do business in the county and state where the Project is located.

B. Bidder's state or other contractor license number, if applicable.

C. Subcontractor and Supplier qualification information; coordinate with provisions of Article 12 of these Instructions, "Subcontractors, Suppliers, and Others."

D. Other required information regarding qualifications.

3.02 A Bidder's failure to submit required qualification information within the times indicated may disqualify Bidder from receiving an award of the Contract.

3.03 No requirement in this Article 3 to submit information will prejudice the right of Owner to seek additional pertinent information regarding Bidder's qualifications.

3.04 Bidder is advised to carefully review those portions of the Bid Form requiring Bidder's representations and certifications.

ARTICLE 4 – SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER'S SAFETY PROGRAM; OTHER WORK AT THE SITE

4.01 *Site and Other Areas*

A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

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4.02 *Existing Site Conditions*

A. Subsurface and Physical Conditions; Hazardous Environmental Conditions

1. The Supplementary Conditions identify:

a. those reports known to Owner of explorations and tests of subsurface conditions at or adjacent to the Site.

b. those drawings known to Owner of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities).

c. reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site.

d. Technical Data contained in such reports and drawings.

2. Owner will make copies of reports and drawings referenced above available to any Bidder on request. These reports and drawings are not part of the Contract Documents, but the Technical Data contained therein upon whose accuracy Bidder is entitled to rely, as provided in the General Conditions, has been identified and established in the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any Technical Data or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

3. If the Supplementary Conditions do not identify Technical Data, the default definition of Technical Data set forth in Article 1 of the General Conditions will apply.

B. Underground Facilities: Information and data shown or indicated in the Bidding Documents with respect to existing Underground Facilities at or contiguous to the Site are set forth in the Contract Documents and are based upon information and data furnished to Owner and Engineer by owners of such Underground Facilities, including Owner, or others.

C. Adequacy of Data: Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to subsurface conditions, other physical conditions, and Underground Facilities, and possible changes in the Bidding Documents due to differing or unanticipated subsurface or physical conditions appear in Paragraphs 5.03, 5.04, and 5.05 of the General Conditions. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to a Hazardous Environmental Condition at the Site, if any, and possible changes in the Contract Documents due to any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work, appear in Paragraph 5.06 of the General Conditions.

4.03 *Site Visit and Testing by Bidders*

A. Bidder shall conduct the required Site visit during normal working hours, and shall not disturb any ongoing operations at the Site.

B. Bidder is not required to conduct any subsurface testing, or exhaustive investigations of Site conditions.

C. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Bidder access to the Site to conduct such additional examinations, investigations, explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. Owner will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on Owner's authority regarding the Site.

D. Bidder shall comply with all applicable Laws and Regulations regarding excavation and location of utilities, obtain all permits, and comply with all terms and conditions established

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by Owner or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.

E. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies.

4.04 *Owner's Safety Program*

A. Site visits and work at the Site may be governed by an Owner safety program. As the General Conditions indicate, if an Owner safety program exists, it will be noted in the Supplementary Conditions.

4.05 *Other Work at the Site*

A. Reference is made to Article 8 of the Supplementary Conditions for the identification of the general nature of other work of which Owner is aware (if any) that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) and relates to the Work contemplated by these Bidding Documents. If Owner is party to a written contract for such other work, then on request, Owner will provide to each Bidder access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 5 – BIDDER'S REPRESENTATIONS

5.01 It is the responsibility of each Bidder before submitting a Bid to:

A. examine and carefully study the Bidding Documents, and any data and reference items identified in the Bidding Documents;

B. visit the Site, conduct a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfy itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;

C. become familiar with and satisfy itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work;

D. carefully study 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. consider 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 the 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. agree, based on the information and observations referred to in the preceding paragraph, that at the time of submitting its Bid no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its 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;

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G. become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;

H. promptly give Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Engineer is acceptable to Bidder;

I. determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work; and

J. agree that the submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, 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 6 – PRE-BID CONFERENCE

6.01 No pre-bid conference will be held

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

7.01 All questions about the meaning or intent of the Bidding Documents are to be submitted to Engineer in writing. Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all parties recorded as having received the Bidding Documents. Questions received less than seven days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

7.02 Addenda may be issued to clarify, correct, supplement, or change the Bidding Documents.

ARTICLE 8 – BID SECURITY

8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of **[5%]** percent of Bidder's maximum Bid price (determined by adding the base bid and all alternates) and in the form of a certified check, bank money order, or a Bid bond (on the form included in the Bidding Documents) issued by a surety meeting the requirements of Paragraphs 6.01 and 6.02 of the General Conditions.

8.02 The Bid security of the apparent Successful Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract Documents, furnished the required contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited. Such forfeiture shall be Owner's exclusive remedy if Bidder defaults.

8.03 The Bid security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective Date of the Contract or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.

8.04 Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within seven days after the Bid opening.

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ARTICLE 9 – CONTRACT TIMES

9.01 The number of days within which, ~~or the dates by which, [Milestones are to be achieved and]~~ the Work is to be substantially completed and ready for final payment are set forth in the Agreement.

ARTICLE 10 – LIQUIDATED DAMAGES

10.01 Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion, or completion of the Work in readiness for final payment, are set forth in the Agreement.

ARTICLE 11 – SUBSTITUTE AND "OR-EQUAL" ITEMS

11.01 The Contract for the Work, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents, and those "or-equal" or substitute materials and equipment subsequently approved by Engineer prior to the submittal of Bids and identified by Addendum. No item of material or equipment will be considered by Engineer as an "or- equal" or substitute unless written request for approval has been submitted by Bidder and has been received by Engineer at least 15 days prior to the date for receipt of Bids in the case of a proposed substitute and 5 days prior in the case of a proposed "or-equal." Each such request shall comply with the requirements of Paragraphs 7.04 and 7.05 of the General Conditions. The burden of proof of the merit of the proposed item is upon Bidder. Engineer's decision of approval or disapproval of a proposed item will be final. If Engineer approves any such proposed item, such approval will be set forth in an Addendum issued to all prospective Bidders. Bidders shall not rely upon approvals made in any other manner. Substitutes and "or-equal" materials and equipment may be proposed by Contractor in accordance with Paragraphs 7.04 and 7.05 of the General Conditions after the Effective Date of the Contract.

11.02 All prices that Bidder sets forth in its Bid shall be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of "or-equal" or substitution requests are made at Bidder's sole risk.

11.03 If an award is made, Contractor shall be allowed to submit proposed substitutes and "or-equals" in accordance with the General Conditions.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS, AND OTHERS

12.01 [Deleted]

12.02 [Deleted]

12.03 **If required by bid documents,** the apparent Successful Bidder, and any other Bidder so requested, shall within five days after Bid opening, submit to Owner **additional lists of the Subcontractors or Suppliers proposed for the major portions of the Work, trades on the job, and specific areas or expertise required.**

If requested by Owner, such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, or other individual or entity. If Owner or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit an acceptable substitute, in which case apparent Successful Bidder shall submit a substitute, Bidder's Bid price will be increased (or decreased) by the difference in cost

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occasioned by such substitution, and Owner may consider such price adjustment in evaluating Bids and making the Contract award.

12.04 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, or other individuals or entities. Declining to make requested substitutions will constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner or Engineer makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Engineer subject to subsequent revocation of such acceptance as provided in Paragraph 7.06 of the General Conditions.

12.05 **Contractor shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom Contractor has reasonable objection.**

12.06 **The Contractor shall not award work to Subcontractor(s) in excess of the limits stated in SC 7.06.**

12.07 **The Contractor shall submit a list of Subcontractors and Suppliers which make up at least 5% of the total bid price with the Bid Submittal. The Contractor shall submit a list of Subcontractors which make up 1% of the total Bid price or $50,000, whichever is greater, within 2 hours of the Bid Opening. Per NRS 624, names, percentages, license numbers, addresses and a description of work shall be included on all lists for Subcontractors and the Bidding Prime Contractor.**

ARTICLE 13 – PREPARATION OF BID

13.01 The Bid Form is included with the Bidding Documents.

A. All blanks on the Bid Form shall be completed in ink and the Bid Form signed in ink. Erasures or alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each section, Bid item, alternate, adjustment unit price item, and unit price item listed therein.

B. If the Bid Form expressly indicates that submitting pricing on a specific alternate item is optional, and Bidder elects to not furnish pricing for such optional alternate item, then Bidder may enter the words "No Bid" or "Not Applicable."

13.02 A Bid by a corporation shall be executed in the corporate name by a corporate officer (whose title must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown.

13.03 A Bid by a limited liability company shall be executed in the name of the firm by a member or other authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be shown.

13.04 A Bid by an individual shall show the Bidder's name and official address.

13.05 A Bid by a joint venture shall be executed by an authorized representative of each joint venturer in the manner indicated on the Bid Form. The official address of the joint venture shall be shown.

13.06 All names shall be printed in ink below the signatures.

13.07 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.

13.08 Postal and e-mail addresses and telephone number for communications regarding the Bid shall be shown.

13.09 The Bid shall contain evidence of Bidder's authority and qualification to do business in the state where the Project is located, or Bidder shall covenant in writing to obtain such authority and

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qualification prior to award of the Contract and attach such covenant to the Bid. Bidder's state contractor license number, if any, shall also be shown on the Bid Form.

ARTICLE 14 – BASIS OF BID

14.01 Base Bid with Alternates

A. Bidders shall submit a Bid on a unit price basis for the base Bid and include a separate price for each alternate described in the Bidding Documents and as provided for in the Bid Form. The price for each alternate will be the amount added to or deleted from the base Bid if Owner selects the alternate.

B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form.

14.02 *Unit Price*

A. Bidders shall submit a Bid on a unit price basis for each item of Work listed in the unit price section of the Bid Form.

B. The "Bid Price" (sometimes referred to as the extended price) for each unit price Bid item will be the product of the "Estimated Quantity" (which Owner or its representative has set forth in the Bid Form) for the item and the corresponding "Bid Unit Price" offered by the Bidder. The total of all unit price Bid items will be the sum of these "Bid Prices"; such total will be used by Owner for Bid comparison purposes. The final quantities and Contract Price will be determined in accordance with Paragraph 13.03 of the General Conditions.

C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

14.03 *Allowances*

A. For cash allowances the Bid price shall include such amounts as the Bidder deems proper for Contractor's overhead, costs, profit, and other expenses on account of cash allowances, if any, named in the Contract Documents, in accordance with Paragraph 13.02.B of the General Conditions.

14.04 [Deleted]

ARTICLE 15 – SUBMITTAL OF BID

15.01 With each copy of the Bidding Documents, a Bidder is furnished one ~~separate unbound~~ **electronic** copy of the Bid Form and the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security and the other documents required to be submitted under the terms of Article 7 of the Bid Form.

15.02 A Bid shall be received no later than the date and time prescribed and at the place indicated in the advertisement or invitation to bid and shall be enclosed in a plainly marked package with the Project title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate package plainly marked on the outside with the notation "BID ENCLOSED." A mailed Bid shall be addressed to the Owner and location as indicated in the Advertisement for Bids.

15.03 Bids received after the date and time prescribed for the opening of bids, or not submitted at the correct location or in the designated manner, will not be accepted and will be returned to the Bidder unopened.

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ARTICLE 16 – MODIFICATION AND WITHDRAWAL OF BID

16.01 A Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.

16.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 16.01 and submit a new Bid prior to the date and time for the opening of Bids.

16.03 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work.

ARTICLE 17 – OPENING OF BIDS

17.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 18 – BIDS TO REMAIN SUBJECT TO ACCEPTANCE

18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT

19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible. If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, then the Owner will reject the Bid as nonresponsive; provided that Owner also reserves the right to waive all minor informalities not involving price, time, or changes in the Work.

19.02 If Owner awards the contract for the Work, such award shall be to the responsible Bidder submitting the lowest responsive Bid.

19.03 Evaluation of Bids

A. In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.

B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form. To determine the Bid prices for purposes of comparison, Owner shall announce to all bidders a "Base Bid plus alternates" budget after receiving all Bids, but prior to opening them. For comparison purposes alternates will be accepted, following the order of priority established in the Bid Form, until doing so would cause the budget to be exceeded. After determination of the Successful Bidder based on this comparative process and on the responsiveness, responsibility, and other factors set forth in these Instructions, the award

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may be made to said Successful Bidder on its base Bid and any combination of its additive alternate Bids for which Owner determines funds will be available at the time of award.

19.04 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.

19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.

ARTICLE 20 – BONDS AND INSURANCE

20.01 Article 6 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds and insurance. When the Successful Bidder delivers the Agreement (executed by Successful Bidder) to Owner, it shall be accompanied by required bonds and insurance documentation.

ARTICLE 21 – SIGNING OF AGREEMENT

21.01 When Owner issues a Notice of Award to the Successful Bidder, it shall be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 15 days thereafter, Successful Bidder shall execute and deliver the required number of counterparts of the Agreement (and any bonds and insurance documentation required to be delivered by the Contract Documents) to Owner. Within ten days thereafter, Owner shall deliver one fully executed counterpart of the Agreement to Successful Bidder, together with printed and electronic copies of the Contract Documents as stated in Paragraph 2.02 of the General Conditions.

ARTICLE 22 – SALES AND USE TAXES (NOT USED)

ARTICLE 23 – WAGE RATE REQUIREMENTS

24.02 Contractor shall pay State Prevailing Wage Rates for each labor classification. Copies of the wage determinations are included in Section 00900 **and are available at the Labor Commission office and website.**

24.03 The contractor shall submit certified payrolls to the owner for every week worked for verification.

ARTICLE 25 – RETAINAGE

25.01 Provisions concerning Contractor's rights to deposit securities in lieu of retainage are set forth in the Agreement

ARTICLE 26 – NEVADA PUBLIC WORKS REQUIREMENTS

26.01 Contractor shall comply with all provisions of Nevada Revised Statutes (NRS) Chapter 338-Public Projects, if applicable, and all regulations promulgated under the statutes.

ARTICLE 27 – PARTNERING (NOT USED)

END OF SECTION

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SECTION 00410

BID FORM FOR CONSTRUCTION CONTRACTS

Storey County 2016 Cape Seal Project

PWP No. ST-2016-230

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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.

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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:

Addendum No.	Addendum Date
None	
1	8/4/16

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.

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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 anything 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 e execution of the Contract.

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ARTICLE 5 – BASIS OF BID

5.1 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

The placing of approximately 175,000 square yards of 3/8" and/or 1/2" chip seal, Type II Rapid Setting Slurry Seal, and Type III Rapid Setting Slurry Seal. The approximate pay quantity shall be PLACED SQUARE YARD at spread rates specified within the Technical Specifications. The emulsion and/or oils shall be part of the bid price(s) of the Technical Specifications. Also, all required equipment, personnel, sweeping, traffic control, reflector tabs, protecting of existing tape markings, public notification, and signage for the complete project shall be part of the unit prices. Bid schedule items shall also include the replacement of all existing pavement markings. See Contact Plan Descriptions and Maps.

Item No.	Approximate Quantity	Item & Unit Bid Prices	Unit Price	Amount
1.	11,000 Square Yards "Lockwood"	Type III Rapid Setting Slurry Seal with 1/2" chip seal, complete and in place at six dollars and fifty cents per SY	$ 6.50	$ 71,500.00
2.	31,000 Square Yards "Mark Twain Estates"	Type II Rapid Setting Slurry Seal with 3/8" chip seal, complete and in place at three dollars and forty cents per SY	$ 3.40	$ 105,400.00
3.	82,000 Square Yards "Six Mile Canyon"	Type II Rapid Setting Slurry Seal with 3/8" chip seal, complete and in place at three dollars and sixty five cents per SY	$ 3.65	$ 299,300.00
4.	20,000 Square Yards "TRI Center"	Type III Rapid Setting Slurry Seal with 1/2" chip seal, complete and in place at four dollars and seventy five cents per SY	$ 4.75	$ 95,000.00
5.	31,000 Square Yards "VC Highlands"	Type II Rapid Setting Slurry Seal with 3/8" chip seal, complete and in place at three dollars and seventy cents per SY	$ 3.70	$ 114,700.00

TOTAL BASE BID PRICE - $ 685,900.00

$ Six hundred eighty five thousand nine hundred dollars

In Words

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be

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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 Statues (NRS) shall apply to this project. The BIDDER is responsible for compliance with all applicable statues. These statutes include, but are not limited to:

A. NRS 338.020: Hourly and daily rate of wages must not be less than prevailing wage in County.

B. NRS 338.080: Exemptions

C. NRS 338.141: Bids to include certain information concerning subcontractors; requirements for substitution of named subcontracts.

D. NRS 338.147: Award of Contract to Contractor who submits best bid.

☒ We qualify and claim the Preferential BIDDER status as specified in NRS 338.147, and have attached the appropriate information in accordance with the requirements of NRS 338.147.

☐ We do not qualify for the Preferential BIDDER status as specified in NRS 338.147.

Contractor: Intermountain Slurry Seal, Inc.

License No: 0023657

Authorized Signature: /Jason T. Klaumann, President

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 (see Section 7.2), if requesting consideration; and

G. Contractor's License No.: 0023657 (may be combined with another attachment).

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7.2 Each Bidder submitting a Bid on a public works project whose estimated cost exceeds $250,000 is responsible for ascertaining whether the Bidder intends to utilize the referenced statute for five percent (5%) preference and is also eligible for the bidder preference and other matters relating thereto provided in NRS Chapter 338.0117. The Bidder claiming the bid preference shall:

A. Submit with his or her Bid a valid certificate of eligibility to receive a preference in bidding on public works issued to the Bidder by the State of Nevada Contractors' Board; and

B. Within 2 hours after the completion of the opening of bids by Lyon County or its authorized representative, submit a signed affidavit (Section 00445).

Failure to submit the Certificate of Eligibility and Affidavit shall result in a waiver of any Bidder preference.

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]*

Intermountain Slurry Seal, Inc.

By: *[Signature]*

[Printed name] Jason T. Klaumann, President

(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] Gary R. Price

Title: Assistant Secretary

Submittal Date: August 08, 2016

Address for giving notices:

~~1900 Glendale Avenue~~ 1120 Terminal Way

~~Sparks, NV 89431~~ Reno, NV 89502

Telephone Number: 775.358.1355

Fax Number: 775.355.3458

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Contact Name and e-mail address: marc.thoreson@gcinc.com

Bidder's License No.: 0023657
(where applicable)

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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 all remaining Work not otherwise subcontracted that is exceeding 5% of the total bid. A general description of this Work shall be listed.

Project Name: 2016 Cape Seal Project
Bidder Name: Intermountain Slurry Seal, Inc.
Bidder Address: ~~1900 Glendale Avenue Sparks, NV 89431~~ 1120 Terminal Way Reno, NV 89502
Telephone No.: 775.358.1355

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.)* All items of work not listed Below	*(Remaining percentage of work not subcontracted:)* 100%	*(Prime Contractor)* Intermountain Slurry Seal, Inc. ~~1900 Glendale Avenue Sparks, NV 89431~~ 1120 Terminal Way Reno, NV 89502 License No. 0023657
2.		*(Subcontractor)*
3.		*(Subcontractor)*
4.		*(Subcontractor)*
5.		*(Subcontractor)*
6.		*(Subcontractor)*
7.		*(Subcontractor)*
8.		*(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 all remaining Work not otherwise subcontracted that is exceeding 1% of the total Bid or $50,000, whichever is greater. A general description of this Work shall be listed.

Project Name: 2016 Cape Seal Project
Bidder Name: Intermountain Slurry Seal, Inc.
Bidder Address: ~~1900 Glendale Avenue Sparks, NV 89431~~ new 1120 Terminal Way Reno, NV 89502
Telephone No.: 775.358.1355

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.)* all items of work not listed below	*(Remaining percentage of work not subcontracted:)* 100%	*(Prime Contractor)* Intermountain Slurry Seal, Inc. ~~1900 Glendale Avenue~~ new 1120 Terminal Way ~~Sparks, NV 89431~~ new Reno, NV 89502 License No. 0023657
2.		*(Subcontractor)*
3.		*(Subcontractor)*
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 all remaining Work items not otherwise supplied that is exceeding 5% of the total Bid. A general description of this Work shall be listed.

Project Name: 2016 Cape Seal Project
Bidder Name: Intermountain Slurry Seal, Inc.
Bidder Address: ~~1900 Glendale Avenue Sparks, NV 89431~~ 1120 Terminal Way Reno, NV 89502
Telephone No.: 775.358.1355

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.)* All items of work not listed Below	*(Remaining percentage of work other than supplies:)* ~~66~~ 66%	*(Prime Contractor)* Intermountain Slurry Seal, Inc. ~~1900 Glendale Avenue~~ 1120 Terminal Way ~~Sparks, NV 89431~~ Reno, NV 89502 License No. 0023657
2. 3/8" Chips	2%	*(Supplier)* Dayton Materials 20 Ricci Road Dayton NV 89407
3. 1/2 Chips	1%	*(Supplier)* Granite Construction 1900 Glendale Ave Sparks NV 89431
4. Emulsion	31%	*(Supplier)* Western Emulsion 7701 11th Street White City OR 97503
5.		*(Supplier)*
6.		*(Supplier)*
7.		*(Supplier)*
8.		*(Supplier)*

NOTE: *Additional numbered pages may be attached if needed.*

SECTION 00445

PUBLIC WORKS BIDDERS PREFERENCE AFFIDAVIT

I, Jason T. Klaumann, on behalf of Intermountain Slurry Seal, Inc. ("Contractor"), hereby certify and affirm under penalty of perjury, for purposes of qualifying for a preference in bidding under Nevada Revised Statutes Chapter 338 on Project No. ST-2016-230, Project Name 2016 Cape Seal Project ("Project"), that the following requirements will be adhered to, documented and attained for the duration of the Project:

1. At least fifty percent (50%) of workers employed on the Project (including Subcontractors) hold a valid driver's license or identification card issued by the Nevada Department of Motor Vehicles;

2. All vehicles used primarily for the Project will be (a) registered and (where applicable) partially apportioned to Nevada; or (b) registered in Nevada;

3. At least fifty percent (50%) of the design professionals who work on the Project (including subcontractors) hold a valid driver's license or identification card issued by the Nevada Department of Motor Vehicles;

4. The Contractor shall maintain and make available for inspection within Nevada all payroll records related to this Project.

Contractor recognizes and accepts that failure to comply with the requirements herein shall be a material breach of the contract and entitle the Incline Village General Improvement District ("Authority") to liquidated damages in the amount set by statute. In addition, the Contractor recognizes and accepts that failure to comply with any requirements herein may lose its certification for preference in bidding for five (5) years and/or the ability to bid on any contracts for public works for one (1) year pursuant to NRS Chapter 338.

Signature: _____

By: Jason T. Klaumann

Title: President Date: 08/05/2016

State of Utah)
)ss.
County of Davis)

Signed and sworn to (or affirmed) before me on this 5th day of August, 2016, by Jason T. Klaumann (name of person making statement).

JANE NIELSON
Notary Public
State of Utah
Comm. No. 682565
My Comm. Expires Apr 28, 2019

Notary Signature Jane Nielson

STAMP AND SEAL

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: Intermountain Slurry Seal, Inc.

Address: 1900 Glendale Avenue
Sparks, NV 89431

2. **SUBMITTED TO:** Storey County

3. **SUBMITTED FOR:**

Owner: Storey County

Project Name: 2016 Public Works Project

TYPE OF WORK: Cape Seal, Chip Seal, Fog Seal

4. **CONTRACTOR'S CONTACT INFORMATION**

Contact Person: Marc Thoreson

Title: Chief Estimator

Phone: 775.358.1355

Email: marc.thoreson@gcinc.com

5. **AFFILIATED COMPANIES:**

Name: See Appendix A1...List of Affiliates

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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: Wyoming

Date of Organization: April 23, 1982

Executive Officers:

- President: See Appendix B1...List of Officers
- Vice President(s): _____

_____

_____

- Treasurer: _____
- Secretary: _____

☐ LIMITED LIABILITY COMPANY

State of Organization: _____

Date of Organization: _____

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Members: _____

☐ JOINT VENTURE

Sate of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

Joint Venture Managing Partner

- Name: _____
- Address: _____

7. LICENSING

Jurisdiction: State of Nevada

Type of License: Contractor's License Class A

License Number: 0023657

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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: See Appendix C1...List of Surety Agencies

Address: _____

_____

Bonding Agent: _____

Address: _____

_____

_____

Contact Name: _____

Phone: _____

Aggregate Bonding Capacity: _____

Available Bonding Capacity as of date of this submittal: _____

10. FINANCIAL INFORMATION

Financial Institution: Bank of America

Address: 315 Montgomery Street

San Francisco, CA 94104-1866

Account Manager: Stuart Bonomo

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Phone: 415.913.4777

~~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). See Appendix D1...Major Incomplete Projects

Previous Experience:

List on **Schedule B** all projects completed within the last 5 Years (If Joint Venture list each participant's projects separately). See Appendix E1...Completed Jobs

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: Janet Cassel

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. 300 and 300A - Log & Summary of Occupational Injuries & Illnesses for the past 5 years.

See Attached

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.

None

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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.

None

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	2015	EMR	.61
YEAR	2014	EMR	.62
YEAR	2013	EMR	.65
YEAR	2012	EMR	.69
YEAR	2011	EMR	.63

Total Recordable Frequency Rate (TRFR) for the last 5 years:

YEAR	2015	TRFR	0.6
YEAR	2014	TRFR	1.0
YEAR	2013	TRFR	0.8
YEAR	2012	TRFR	1.8
YEAR	2011	TRFR	1.1

Total number of man-hours worked for the last 5 Years:

YEAR	2015	TOTAL NUMBER OF MAN-HOURS	348,658
YEAR	2014	TOTAL NUMBER OF MAN-HOURS	416,951
YEAR	2013	TOTAL NUMBER OF MAN-HOURS	468,803
YEAR	2012	TOTAL NUMBER OF MAN-HOURS	326,934
YEAR	2011	TOTAL NUMBER OF MAN-HOURS	348,272

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	2015	DART	0.00
YEAR	2014	DART	0.95
YEAR	2013	DART	0.57
YEAR	2012	DART	0.00
YEAR	2011	DART	1.14

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13. EQUIPMENT:

MAJOR EQUIPMENT:

List on **Schedule C** all pieces of major equipment available for use on Owner's Project.

See Appendix F1...Equipment

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I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREWITH, INCLUDING ANY ATTACHMENTS, IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: Intermountain Slurry Seal, Inc.

BY: /Jason T. Klaumann

TITLE: President

DATED: August 05, 2016

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 5th DAY OF August, 2016

JANE NIELSON
Notary Public
State of Utah
Comm. No. 682565
My Comm. Expires Apr 28, 2019

NOTARY PUBLIC - STATE OF Utah

MY COMMISSION EXPIRES: April 28, 2019

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 6 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 12.
8. Additional items as pertinent.

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INTERMOUNTAIN SLURRY SEAL, INC.
LIST OF AFFILIATES

We define "Affiliate" as our Parent Company (Granite Construction Incorporated) and any direct consolidated subsidiary of our Parent Company.

Address: P.O. Box 50085 Watsonville, CA 95077-5085

Granite Construction Incorporated - Parent
GILC, Incorporated - Subsidiary
Granite Construction Northeast, Inc. - Subsidiary
Granite Construction Company - Subsidiary
Granite Construction International - Subsidiary
Granite Industrial, Inc. - Subsidiary
Granite Land Company - Subsidiary
Kenny Construction Company - Subsidiary
Pozzolan Products Company - Subsidiary

INTERMOUNTAIN SLURRY SEAL, INC.
List of Officers

NAME	Present Office Position
Jason T. Klaumann	President
Kathleen Schreckengost	Vice President, Treasurer & Assistant Secretary
Darren S. Beevor	Vice President, Controller & Secretary
Gary R. Price	Vice President & Assistant Secretary

Intermountain Slurry Seal, Inc.

Chubb Group of Insurance Companies – 1926 to Present
Federal Insurance Company
15 Mountain View Road
Warren, NJ 07059
Contact: Scott Bishop, Underwriting Manager - (908) 903-3451
State of Incorporation: Indiana
Ratings – AM Best: A++ XV; Moody's: Aa2; Standard & Poor's: AA
NAIC #: 20281 California License No.: 0059-6

CNA Financial Corporation – December 15, 2014 to Present
The Continental Insurance Company
Continental Casualty Company
333 South Wabash Avenue, Floor 41
Chicago, IL 60604
Contact: Samuel Ware, Underwriting Manager - (312) 822-1931
State of Incorporation: CIC – Pennsylvania; CCC - Illinois Ratings
– AM Best: A XV; Moody's: A3; Standard & Poor's: A
NAIC #: 35289 California License No.: 2270-7

The Travelers Companies, Inc. – August 1, 2002 to Present
Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
1 Tower Square
Hartford, CT 06183
Contact: Brien Bialaski, Vice President - (860) 277-1914
State of Incorporation: Connecticut
Ratings – AM Best: A++ XV; Moody's: Aa2; Standard & Poor's: AA-
NAIC #: 31194 California License No.: 244-8

Zurich North America – February 1, 2004 to Present
Zurich American Insurance Company
Fidelity and Deposit Company of Maryland
Red Brook Corporate Center
600 Red Brook, 4th Floor
Owings Mill, MD 21117
TREASURY ADDRESS: 1400 American Lane, Tower I, 18TH Floor, Schaumburg, IL 60196
Contact: Dave McVicker, VP National Director - (410) 559-8733
State of Incorporation: Zurich – New York; F & D - Maryland
Ratings – AM Best: A+ XV; Moody's: A1; Standard & Poor's: AA- NAIC
#: 16535 (Zurich), 39306 (F&D) California License No.: 2479-4

Agent Name and Address:
Alliant Insurance Services, Inc.
100 Pine Street, 11th Floor
San Francisco, CA 94111
(415) 403-1427
Contact: John D. Gilliland – Senior Vice President
License # 0C36861 Expiration 09/30/2016

Single Job Capacity: $450,000,000. Aggregate Capacity: $5,000,000,000.

Asphalt Pavement And Recycling Technologies, Inc.

5207 Minter Field Avenue — Shafter, CA 93263
Telephone: (661) 393-2748 — Fax: (661) 393-2804
stevee@apartshafter.com — bobs@apartshafter.com

Report: 16-0727 — **July 28, 2016**

Customer: Idaho Asphalt / Western Emulsions – Doug Olsen, Tom Reneau

Samples Submitted:

One quart of CHFRS-2P Emulsion identified as:

White City Terminal
Tank 205, 07-22-16

Requested Testing:

Test the submitted sample for specification compliance. The specification was supplied by Western Emulsions.

Summary of Testing:

The requested testing was performed using appropriate protocol. Test methods and test data are as follows:

	Test Method	Test Result	Specification
Viscosity, 122°F, SFS	AASHTO T59	183.8	100-400
Sieve, w%	AASHTO T59	0.06	0.10 Max.
Particle Charge	AASHTO T59	Positive	Positive
Residue by Distillation, w%[1]	AASHTO T59	73.4	65.0 Min.
Oil Distillate, v%	AASHTO T59	Nil	0.5 Max.
Tests on Residue			
Penetration, 77°F, dmm	AASHTO T49	86	80-130
Softening Point, °F	AASHTO T53	138	130 Min.
Elastic Recovery, 10°C, %[2]	AASHTO T301	75.0	55.0 Min.
Float Test, 140°F, seconds	AASHTO T50	>2400	1800 Min.
Viscosity, 140°F, Poises	AASHTO T202	6040	1300 Min.

[1] Exception to AASHTOT 59: Bring the temperature on the lower thermometer slowly to 350°F ± 10°F. Maintain at this temperature for 20 minutes. Complete total distillation in 60 ± 5 minutes from first application of heat.
[2] Elastic Recovery @ 10°C (50°F): Hour glass sides, pull to 20 cm, hold 5 minutes then cut, let sit 1 hour.

ANN E. HICKOX
Notary Public - State of Arizona
PIMA COUNTY
My Commission Expires
April 28, 2017

Conclusion:

Test data indicate that the sample is in compliance to the specification.

Test data reported herein has been secured by reliable testing procedures. As we have no knowledge of, or control over the conditions that may affect the use of material from which samples were taken, we assume no responsibility in furnishing this data other than to warrant that they represent reliable measurements of the properties of the sample (s) received and tested. No warranties, expressed or implied, including warranties of merchantability or fitness for a particular use, are made with respect to the products described herein. Nothing contained herein shall constitute a permission or recommendation to practice any invention covered by a patent without license from the owner of the patent.

INTERMOUNTAIN SLURRY SEAL, INC.

CERTIFICATE OF SECRETARY

RESOLVED, that, effective January 1, 2016 through December 31, 2016, the individuals named on the attached Exhibit 1 are authorized to negotiate, execute and/or attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed $25 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED, that, effective January 1, 2016 through December 31, 2016, the individuals named on the attached Exhibit 2 are authorized to negotiate, execute and attest electronic and paper documents and contracts necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed $75 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED FURTHER, that the authority provided for herein shall be in accordance with applicable policies, procedures and limits of authority previously approved and the Granite Construction Incorporated Delegation of Authority and Policy then in effect.

I, Kathleen Schreckengost, do hereby certify that I am duly qualified as Assistant Secretary of INTERMOUNTAIN SLURRY SEAL, INC., a Wyoming corporation (the "Company"); that the foregoing is a true and correct copy of resolutions duly adopted effective December 16, 2015 by unanimous written consent of the Board of Directors, held without a meeting as authorized by 17-16-821 of the Wyoming Business Corporation act and the Bylaws of the Company; that the Directors acting were duly and regularly elected; and that the resolution adopted has not been modified or repealed and is still in full force and effect.

Dated: December 21, 2015

Kathleen Schreckengost

EXHIBIT 1

AUTHORIZED SIGNERS
Intermountain Slurry Seal, Inc.
California, Nevada, Utah, Northwest Area and Texas

AUTHORIZED SIGNERS

Gary R. Price, VP & Assistant Secretary
James Bryan Warner, Construction Manager
Marc C. Thoreson, Chief Estimator
Paul Foster, Construction Manager
Shawn Fielding, Construction Manager
Nathan B. Niemann, Project Manager
Daniel J. Cruz, Project Manager
Derrick Deckwa, Project Manager
Jason Lampley, Area Manager
Josh Bowen, Project Manager
Scott Curtis, Regional Division Controller

ATTESTORS

Gary R. Price, VP & Assistant Secretary
James Bryan Warner, Construction Manager
Marc C. Thoreson, Chief Estimator
Paul Foster, Construction Manager
Shawn Fielding, Construction Manager
Nathan B. Niemann, Project Manager
Daniel J. Cruz, Project Manager
Derrick Deckwa, Project Manager
Jason Lampley, Area Manager
Josh Bowen, Project Manager
Derrick Deckwa, Project Manager
Scott Curtis, Regional Division Controller
Jane Nielson, Office Administrator
Kari Coleman, Office Administrator
Brooke Precourt, Office Manager

EXHIBIT 2

AUTHORIZED SIGNERS
Intermountain Slurry Seal, Inc.
California, Nevada, Northwest and Utah Areas

AUTHORIZED SIGNERS
Jason T. Klaumann, President

FARR WEST
ENGINEERING

August 8, 2016

Mr. Mike Nevin
Storey County
100 Toll Road
Virginia City, NV 89440

RE: BID ACCEPTANCE 2016 CAPE SEAL PROJECT

Mr. Nevin,

As you are aware, Storey County (County) held the bid opening for the 2016 Cape Seal Project on August 8, 2016. Intermountain Slurry Seal (Intermountain) is the apparent low bidder with a total bid cost of $685,900.00. Intermountain met the various bid requirements with a complete and balanced bid that contained all required submittals.

Farr West has performed a due diligence check on Intermountain by checking references, Nevada State Contractor's Board, debarment, Secretary of State, and the Labor Commissioner. The references were all positive; the general consensus is that they are more than competent to complete the work. A search of the Contractor's Board shows no disciplinary action against Intermountain and that they are within their licensed limits. A search for "Intermountain Slurry Seal" in the System for Award Management showed that Intermountain has no active exclusions or delinquencies. A search of the Secretary of State shows that Intermountain is in current and good standing. Lastly, a search of the Labor Commissioner shows no action as well. Intermountain has many years of experience, and as a company, has performed many local asphalt sealing and maintenance projects.

Intermountain has provided the low bid and appears to be competent in performing the work; therefore, Farr West recommends that the County award the complete project construction to Intermountain Slurry Seal.

If you have any questions or require additional information regarding this letter, please feel free to contact me.

Sincerely,

Lucas Tipton, P.E.
Project Manager

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

PENAL SUM FORM

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*:
Intermountain Slurry Seal, Inc.
1900 Glendale Avenue
Sparks, NV 89431

SURETY *(Name, and Address of Principal Place of Business)*:
Federal Insurance Company
15 Mountain View Road
Warren, NJ 07059

OWNER *(Name and Address)*:
Storey County
100 Toll Road
Virginia City, NV 89440

BID
Bid Due Date: August 8, 2016
Description *(Project Name— Include Location)*: 2016 Cape Seal Project, Story County, NV

BOND
Bond Number: N/A
Date: August 2, 2016
Penal sum Five Percent (5%) of Bid Amount $ 5% of Bid Amount
(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	**SURETY**
Intermountain Slurry Seal, Inc. (Seal)	Federal Insurance Company (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: Signature	By: Signature (Attach Power of Attorney)
~~Jason T. Klaumann~~ Mark Thoresen	Ashley Stinson
Print Name	Print Name
~~President~~ Chief Estimator	Attorney-in-Fact
Title	Title
Attest: Signature	Attest: Signature Kathleen Schreckengost
Title	Title Attorney-in-Fact

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.

ACKNOWLEDGMENT

State of ~~California~~ Nevada
County of Washoe)

On August 8, 2016 before me, DEBRA YOUNG, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Marc Thoreson & Chris Burke,
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.

DEBRA YOUNG
Notary Public, State of Nevada
Appointment No. 16-1398-2
My Appt. Expires Feb 22, 2020

Signature Debra Young (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On August 2, 2016 before me, Tobi Stonich, Notary Public
(insert name and title of the officer)

personally appeared Ashley Stinson & Kathleen Schreckengost,
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.

TOBI STONICH
Commission # 2087928
Notary Public - California
Santa Cruz County
My Comm. Expires Oct 28, 2018

Signature _____ (Seal)
Tobi Stonich, Notary Public

Chubb Surety	POWER OF ATTORNEY	Federal Insurance Company Vigilant Insurance Company Pacific Indemnity Company	Attn: Surety Department 15 Mountain View Road Warren, NJ 07059

Know All by These Presents, That FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, and PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, do each hereby constitute and appoint **Jigisha Desai, John D. Gilliland, Kathleen Schreckengost, Ashley Stinson and Lillian Tse of Watsonville, California**

each as their true and lawful Attorney- in- Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business on behalf **GRANITE CONSTRUCTION INCORPORATED and all Subsidiaries alone or in joint venture** as principal, in connection with bids, proposals or contracts to or with the United States of America, any State or political subdivision thereof or any person, firm or corporation. And the execution of such bond or obligation by such Attorney- in- Fact in the Company's name and on its behalf as surety thereon or otherwise, under its corporate seal, in pursuance of the authority hereby conferred shall, upon delivery thereof, be valid and binding upon the Company.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY have each executed and attested these presents and affixed their corporate seals on this **19th** day of **April, 2016.**

Dawn M. Chioros, Assistant Secretary

David B. Norris, Jr., Vice President

STATE OF NEW JERSEY ss.

County of Somerset

On this **19th** day of **April, 2016** before me, a Notary Public of New Jersey, personally came Dawn M. Chioros, to me known to be Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chioros, being by me duly sworn, did depose and say that she is Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY and knows the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of the By- Laws of said Companies; and that she signed said Power of Attorney as Assistant Secretary of said Companies by like authority; and that she is acquainted with David B. Norris, Jr., and knows him to be Vice President of said Companies; and that the signature of David B. Norris, Jr., subscribed to said Power of Attorney is in the genuine handwriting of David B. Norris, Jr., and was thereto subscribed by authority of said By- Laws and in deponent's presence.

Notarial Seal

KATHERINE J. ADELAAR NOTARY PUBLIC NEW JERSEY

KATHERINE J. ADELAAR
NOTARY PUBLIC OF NEW JERSEY
No. 2316685
Commission Expires July 16, 2019

Notary Public

CERTIFICATION

Extract from the By- Laws of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY:

"Except as otherwise provided in these By-Laws or by law or as otherwise directed by the Board of Directors, the President or any Vice President shall be authorized to execute and deliver, in the name and on behalf of the Corporation, all agreements, bonds, contracts, deeds, mortgages, and other instruments, either for the Corporation's own account or in a fiduciary or other capacity, and the seal of the Corporation, if appropriate, shall be affixed thereto by any of such officers or the Secretary or an Assistant Secretary. The Board of Directors, the President or any Vice President designated by the Board of Directors may authorize any other officer, employee or agent to execute and deliver, in the name and on behalf of the Corporation, agreements, bonds, contracts, deeds, mortgages, and other instruments, either for the Corporation's own account or in a fiduciary or other capacity, and, if appropriate, to affix the seal of the Corporation thereto. The grant of such authority by the Board or any such officer may be general or confined to specific instances."

I, Dawn M. Chioros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY (the "Companies") do hereby certify that

(i) the foregoing extract of the By- Laws of the Companies is true and correct,
(ii) the Companies are duly licensed and authorized to transact surety business in all 50 of the United States of America and the District of Columbia and are authorized by the U.S. Treasury Department; further, Federal and Vigilant are licensed in the U.S. Virgin Islands, and Federal is licensed in Guam, Puerto Rico, and each of the Provinces of Canada except Prince Edward Island; and
(iii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Warren, NJ this **August 2, 2016**

Dawn M. Chioros, Assistant Secretary

IN THE EVENT YOU WISH TO NOTIFY US OF A CLAIM, VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT ADDRESS LISTED ABOVE, OR BY Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@ chubb.com

NEVADA STATE CONTRACTORS BOARD
2310 Corporate Circle, Suite 200, Henderson, NV 89074
9670 Gateway Drive, Suite 100, Reno, NV 89521
www.nscb.nv.gov

February 16, 2016

INTERMOUNTAIN
FEB 19 2016
SLURRY SEAL, INC.

INTERMOUNTAIN SLURRY SEAL INC
1005 TERMINAL WAY SUITE 220
RENO, Nevada 89502

Enclosed is your new Nevada state contractor's license identification card. Please carefully review the card for accuracy. If you locate errors on your card, please contact an office of the Board immediately at (702) 486-1100 or (775) 688-1141. You may order additional cards at a cost of $10.00 per card using the re-order form below.

Nevada State Contractors Board
9670 Gateway Drive, Suite 100, Reno, NV 89521
2310 Corporate Circle, Suite 200, Henderson, NV 89074

POCKET CARD RE-ORDER FORM

Enclosed is a check or money order made payable to the Nevada State Contractors Board in the amount of $_____ to cover the cost of _____ additional pocket cards at $10.00 per card.

Company Name: _____

License Number: _____

Note: Pocket cards will only be printed for active status licenses. If your license is suspended or has been placed on inactive status, your request cannot be processed.

STATE OF NEVADA
CONTRACTOR'S LICENSE

THIS IS TO CERTIFY THAT THE COMPANY OR PERSON LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN

LICENSE#: 0023657 **EXPIRES: 3/31/2018**
INTERMOUNTAIN SLURRY SEAL INC
1005 TERMINAL WAY SUITE 220
RENO, Nevada 89502

LIMIT: Unlimited
CLASS: A

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: August 18, 2016 **Estimate of time required:** 15 minutes

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

---

1. **Title:** Consideration of and possible action to approve contract for the purchase of three (3) lots from Bucket of Blood Saloon which are adjacent or close to the courthouse. The addresses of the lots are 55 and 75 South A Street and 50 South B Street. They bear Assessor's Parcel Numbers 1-081-01, 1-081-02 and 1-081-05.
2. 2. **Recommended motion:** I move to approve the contract for the purchase of three (3) lots located at 55 and 75 South A Street and %0 South B Street from the Bucket of Blood Saloon.and authorize the county manager to sign.
3. **Prepared by:** Keith Loomis

   Department: District Attorney's Office **Telephone:** 847-0964

4. **Staff summary:** See attached staff report

5. **Supporting materials:** Proposed Contract with Exhibits

6. **Fiscal impact:**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   _X___ 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. 14

STAFF REPORT

As the Board is aware, the County wants to improve the parking areas adjacent to the courthouse for parking lot purposes. In order to make improvements, the County must first own the real property prior to making the improvements NRS 244.294. The attached contract proposes to purchase the three lots adjacent to the courthouse which are presently under lease from the Bucket of Blood Saloon. The lots have been appraised by Ann Delahay, a Nevada certified appraiser who was first duly sworn to conduct the appraisal. She appraised the properties and determined that their fair market value was $200,000.00 before the excavation work was done on the parcels. Accordingly, the contract to purchase the parcels provides that the price to be paid for the parcels will be $200,000.00. Escrow is set to close on July 1, 2017, which is one day after the current lease expires. If the contract is approved, escrow will be opened at Ticor Title with the expenses of the escrow to be paid for by the County. As there are no contingencies upon the close of escrow, once the escrow is opened, Storey County will be the equitable owner of the properties and can commence the work of improving the parcels into a finished parking lot.

Real Property Purchase Agreement

This Real Property Purchase Agreement (Agreement) is entered into this _____ day of _____ 2016, by and between Storey County, a political subdivision of the State of Nevada (Purchaser), and The Bucket of Blood Saloon (Seller) based on the following facts:

a. The Seller is the owner of three parcels of real property located at 55 and 75 South A Street and 50 South B Street APN 1-081-01, 1-081-02, 1-081-05 (The Properties), located in Virginia City, Storey County, Nevada.

b. Purchaser desires to acquire The Properties in order to improve a parking lot next to the Storey County Courthouse in Virginia City.

c. Marshall McBride is a principal in the Bucket of Blood Saloon and is also the Chairman of the Board of the Board of County Commissioners of Storey County. Normally a member of a board of county commissioners would be prohibited from entering into a contract through a business entity in which he has a substantial pecuniary interest unless an exception is available under NRS 281A.430. Pursuant to NRS 281A.430, Chairman McBride filed a request for a first party opinion with the Nevada Commission on Ethics (Ethics Commission). The Ethics Commission held a hearing on the request and excepted this transaction from the prohibition of NRS 281.230. This exception was largely based upon the fact that the parcels to be purchased by Storey County are the only suitable parcels available for expansion of the parking lot for the County's courthouse, the purchase of the parcels would be in the public interest and because the County will strictly follow the requirements of NRS 244.275 regarding an appraisal of The Properties.

d. The Properties have been appraised by Ann Delahy, a Nevada certified appraiser, who was first duly sworn to make a true appraisement of The Properties. Said Oath and Appraisal are attached hereto as Exhibits A and B.

e. Purchaser has already obtained at its expense a preliminary title report on the property and has no objections to any of the exceptions from insurable title set forth in that report.

f. The parties have reached an agreement as to the terms and conditions for the sale and purchase of The Properties.

Based on these facts and the mutual promises contained in this Agreement, and for other good and valuable consideration, the parties agree as follows:

1. Purchaser agrees to purchase from Seller and Seller agrees to sell to Purchaser, The Properties located in Virginia City, Storey County, Nevada and more particularly described in the attached Exhibit C, on the terms and conditions that follow.

2. The agreed on purchase price is $200,000.00.

3. Escrow will be opened with Ticor Title Company in Carson City, Nevada. Escrow will close on the 1st day of July, 2017. All modifications or extensions must be in writing and signed by the parties. Escrow instructions will be prepared as follows:

A. Purchaser will deposit the sum of $200,000.00 for The Properties described in Exhibit C into escrow prior to the close of escrow. Purchaser will pay the costs and fees of the escrow.

B. Seller agrees to execute a warranty deed to convey to Storey County The Properties described in Exhibit C and deposit said document in escrow prior to the close of escrow.

C. Purchaser agrees to obtain a CTLA title insurance policy on The Properties and pay for the cost of the policy.

4. Purchaser is buying The Properties for future utilization as a parking facility. Purchaser will agree to allocate 100% of the purchase price to land.

5. This Agreement sets forth all the promises, agreements, conditions, warranties, and representations between the parties and is intended to be an integration of any and all agreements and understandings, oral or written, with respect to the transaction in this agreement.

6. The parties acknowledge having the opportunity to be represented by the counsel of their choice with respect to the preparation, negotiation and execution of this Agreement and each party agrees that the doctrine of construing the contractual terms against the drafting party will not apply to this Agreement. Each party will bear their own costs and attorney fees associated with the terms and conditions of this Agreement.

7. All notices or other documents under this Agreement must be in writing and delivered personally or mailed by registered or certified mail, return receipt requested,

addressed to the Seller in care of Marshall McBride at PO Box E Virginia City, Nevada 89440 or to the Purchaser in care of Pat Whitten, County Manager's Office, Post Office Box 176, 26 South B Street, Virginia City, Nevada, 89440.

9. Time is of the essence for this Agreement.

10. This Agreement is binding on and inures to the benefit of the parties and their heirs, successors and assigns.

11. Each person signing this Agreement covenants that he or she has the proper authority and power to enter into this Agreement and bind the party to this Agreement.

12. This Agreement must be construed in accordance with and governed by the laws of the State of Nevada and the parties agree that the proper venue and jurisdiction of all actions arising out of this agreement is the First Judicial District Court, Storey County, Nevada.

The Parties have executed this Agreement as of the date written above.

Purchaser	Seller By:
By: _____ Lance Gilman Acting Chair Storey County Commission	_____ Marshall McBride, President The Bucket of Blood Saloon
Attest:	Approved as to form:
Vanessa Stephens, Storey County Clerk	Anne Langer, District Attorney
By: _____	_____

FILED

2016 APR -5 AM 10: 55

STOREY COUNTY CLERK

BY D. Nevin DEPUTY

OATH

I, Ann Delahay hereby swear that I will well and truly perform the duties of an appraiser for Storey County, Nevada, as appointed by the Board of County Commissioners of Storey County, Nevada for the purpose of making a true appraisement of three lots owned by the Bucket of Blood Saloon near the Virginia City Courthouse to the best of my knowledge and ability.

Dated this 5th day of April, 2016.

Ann Delahay

Ann Delahay

Sworn to before me, Dore Nevin, Deputy Storey County Clerk/Treasurer on the date set forth above.

Vanessa Stephens
Storey County Clerk/Treasurer

By: Dore Nevin
Deputy Clerk/Treasurer

EXHIBIT A

AN APPRAISAL
CONVEYED IN A
RESTRICTED APPRAISAL REPORT
OF

An 18,285 SQUARE FOOT SITE
IN THREE PARCELS
LOCATED AT
THE WEST SIDE OF B STREET
and THE EAST SIDE OF A STREET
VIRGINIA CITY, NEVADA

AS OF
APRIL 5, 2016

PREPARED FOR
PAT WHITTEN, COUNTY MANAGER
STOREY COUNTY
P O BOX 176
VIRGINIA CITY, NV 89440

By
Ann Delahay
Ann Delahay, Appraiser
2898 Rio Vista Court
Minden, Nevada 89423
2016031

EXHIBIT B

ANN DELAHAY, APPRAISER

2898 Rio Vista Court● MINDEN, NEVADA 89423
Phone: (775) 267-9675 Fax: (775) 267-9675

June 11, 2016

Mr. Pat Whitten, County Manager
Storey County
P O Box 176
Virginia City, NV 89440

Re: Update of an appraisal dated December 21, 2015 of an 18,285-square-foot site situated on the northeast corner of South A Street and Taylor St, with additional frontage on the west side of South B Street, in Virginia City, Storey County, Nevada

Dear Mr. Whitten:

As you requested, I have completed an inspection and analysis of the above-referenced property in order to provide an updated opinion of its Market Value, as a parking lot. The function of the appraisal is to assist the client, Storey County, in making a decision regarding the possible purchase of the subject property for assemblage with two county-owned parcels for a future parking facility.

This is a **Restricted Appraisal Report**. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. In addition, please note that this is an update of a prior report dated December 21, 2015. This report incorporates the prior report by reference, and is not complete without the prior report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The client is Story County. The appraiser is not responsible for unauthorized use of this report.

After considering all the factors and information contained in this report, and based on the extraordinary assumptions and hypothetical conditions stated in the report, it is my opinion that the Market Value of the fee simple interest in the subject, as is, as of April 5, 2016, was:

TWO HUNDRED AND FIFTY THOUSAND DOLLARS
$250,000

Respectfully submitted,

Ann Delahay

Ann Delahay
Certified General Appraiser
Nevada License # A-0002515.CG

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- QUALIFICATIONS OF APPRAISER
- SUBJECT PLAT MAP
- PROSPECTIVE PARKING MAP
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SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED	An 18,285 square-foot site comprised of three parcels known as Assessor's Parcels 001-081-01, 001-081-02, and 001-081-05, as a parking lot.
LOCATION	Northeast corner of South A Street and Taylor Street, with additional frontage on the west side of South B Street, also known as 55 and 75 South A Street and 50 South B Street, Storey County, Nevada
APPRAISAL DATE	April 5, 2016
DATE OF REPORT	June 11, 2016
INTEREST APPRAISED	Fee Simple
PURPOSE OF APPRAISAL	To form an updated opinion of the Market Value of the property, as assembled with the two adjacent county-owned parcels as a parking lot
INTENDED USE OF APPRAISAL	For use in internal decision-making regarding the possible purchase of the subject property by the client
INTENDED USER OF THE APPRAISAL	Storey County
CLIENT	Storey County
OWNER OF RECORD	001-081-01 & 02: Bucket of Blood Saloon 001-081-05: Original Bucket of Blood
HIGHEST AND BEST USE	Parking lot
EXPOSURE/MARKETING TIME	Six months to one year
VALUE CONCLUSION, AS IS	**$250,000**
VALUE CONCLUSION, PRIOR TO EXCAVATION	**$200,000**

PROPERTY IDENTIFICATION

Address and Location: The property is located on the northeast corner of South A Street and Taylor Street, with additional frontage on the west side of South B Street, also known as 55 and 75 South A Street and 50 South B Street, in Virginia City, Storey County, Nevada. It is identified by the Storey County Assessor as Assessor's Parcels Number 001-081-01, 001-081-02, and 001-081-05.

Owner of Record: The subject parcels 001-081-01 and 001-081-02 are under the ownership of Bucket of Blood Saloon, and subject parcel 001-081-05 is under the ownership of Original Bucket of Blood. None of the parcels has sold within the last three years.

APPRAISAL ISSUES

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to form an updated opinion of the Market Value of the fee simple interest in the subject property, as vacant and used for public parking. The intended use of the appraisal is to assist the client in making a decision regarding the possible purchase of the subject property. The intended user is the client, Storey County.

DEFINITION OF MARKET VALUE

Market Value is defined as *the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *buyer and seller are typically motivated;*
2. *both parties are well informed or well advised, and acting in what they consider their own best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*[1]

PROPERTY RIGHTS APPRAISED

The property rights appraised in this report are the fee simple estate in the subject, assuming no indebtedness against the property.

[1] FIRREA Title XI, OTC Regulation 12 CFR 564.2(f)

EFFECTIVE DATE OF VALUATION

The effective date of this appraisal is April 5, 2016, the date of inspection. The report date is June 11, 2016, the date indicated on the cover letter.

SCOPE OF THE APPRAISAL

In deriving an opinion of the value, by prior agreement with the client, the appraiser has researched parking rates and income from public parking lots in Virginia City in order to derive an estimate of income that could be generated by the subject property, based on the extraordinary assumptions that it is used for paid parking and will accommodate 39 vehicles. Parcel 001-081-05 is currently graded, paved, and striped for 25 vehicles. Parcels 001-081-01 and 001-081-02 are graded and engineering and design have been completed for assemblage with County-owned parcels 001-081-06 and 00-081-07. The appraisal is limited in scope in that only use as a parking lot has been considered.

This appraisal is limited to a valuation based on projected net income as a parking facility. Research was conducted to find any sales of comparable properties that have occurred since the original valuation date and to update annual income and capitalization rates for area parking lots in order to derive a value as a parking lot.

The valuation is based in part on a hypothetical condition that the subject sites are assembled with the adjacent parcels noted above for construction of a 75-space parking lot, per designs by Farr West Engineering provided by the client. When complete, the property will be paved for 75 vehicles, including four handicapped spaces. Ingress and egress will be from B Street. The valuation is of the subject three parcels only, based on their contributory value to the hypothetical assemblage. Based on information furnished by the client, the subject will have 39.5 parking spaces. For the purpose of this report, I have based valuation on 39 spaces.

This is a Restricted Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the *Uniform Standards of Professional Appraisal Practice* (USPAP) for a **Restricted Appraisal Report.** As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report. To the best of my knowledge, this appraisal conforms to the requirements of USPAP, 12 CFR Par 34 (FIRREA), and the State of Nevada.

VALUATION

Normally, an appraiser has three methods of forming an opinion of the value of a property. These are known as the Cost Approach, the Sales Comparison Approach, and the Income Approach. Only the Income Approach will be used for this appraisal, although the Sales Comparison Approach will be address.

SALES COMPARISON APPROACH

Land sales in Virginia City have been analyzed, but there is insufficient data from which to derive a reliable indication of value. Only two sales of reasonably level sites have occurred; a 0.50-acre site at 320 N G Street, and a 0.257-acre

site at 168 S D Street, both purchased by Storey County for parking. The G Street lot is significantly inferior to the subject in location and topography, and will have to be graded and leveled. The D Street lot is slightly inferior in location, but similar in topography and has already been leveled and utilized for parking. Based on the number of spaces planned by Storey County for each site, the G Street lot sold for $2,500 per space, and the D Street lot sold for $6,461.54 per space. Given the fact that the D Street lot is about one third the size of the subject, it provides a good indication of value per space for the subject, but the lack of other supporting data makes this indication unreliable. Additionally, it must be noted that the sale prices for both of these parcels were based, at least in part, on an appraisal by this appraiser: therefore, although the sales are discussed here, the Sales Comparison Approach has not been relied upon in deriving a value conclusion.

INCOME APPROACH

The appraiser has attempted to gather updated information on three parking lots currently generating income in Virginia City. My research uncovered no changes in rental income since the date of the original report, December 21, 2015. Following is a recap of the analysis in that report.

The appraiser has gathered information on three parking lots currently generating income in Virginia City. One of these lots is the subject Parcel 001-081-05, which is improved as a parking lot and is leased to Storey County for open parking. The other two are used for public parking and are rented to the public on an hourly or daily basis. My research indicates net income for parking in Virginia City which ranges from $720 per space per year to the lot on B Street (subject parcel 001-081-05) to an estimated $1,625 per space per year for a premium location on C Street and $1,300 per space per year (actual revenue for 2014) for another prime lot on C Street. The C Street locations would be expected to have significantly higher income than a B Street location; however, the subject B Street location reflects a leased lot rather than income that could be achieved from daily public parking. No other public parking lots were found in Virginia City. Because values in Virginia City are significantly different from those in surrounding areas, parking lots in Reno and Carson City were not considered.

Identification	Location	Number of Spaces	Income	Comments
001-081-05	50 South B St	25	$720 net/space/year	Leased lot, paved
001-085-10	19 South C St	74	$2,027 gross/space/year $1,625 net/space/year	Expenses estimated Daily parking, paved lot
001-084-01	8 North C St	20	$1,300 net/space/year	Daily parking, paved lot

Given the location of the subject, I have estimated that annual income per space for the subject, based on daily parking rates, would be slightly higher than that achieved by the B Street lot under the current lease, and significantly lower than the income achieved for the C Street lots. Given this, I have projected annual net income to be about 50% of the average achieved for the C Street lots. This equates to $61 per space per month, or $732 per space per year. I have rounded this to $730 per space annually. This results in an annual projected income for the subject 39 space lot of $28,470.

There is little local data on current capitalization rates, and no information on capitalization rates for parking lots was found. Based on discussions with area brokers and on national surveys such as the Price-Waterhouse Coopers

report for the Second Quarter, 2013 and a study of capitalization rates for major U.S. cities for the second half of 2015 by CBRE, who reports that rates were virtually unchanged from the first half of the year. I have used an overall capitalization rate of 9% to 9.5%. This results in a value range indication of $299,684 to $316,333 for 39 spaces. I have concluded to a value in the middle of the range, or $310,000.

The preceding value reflects the value for a paved and striped lot. Currently, only Parcel 001-081-05 is paved and striped, and many stripes have faded such that they cannot be seen. In order to derive an as is value for the subject, costs to complete the lot must be deducted from the value as complete. Based on figures supplied by the client for aggregate base and retaining wall, plus figures for paving and striping from Marshall Valuation Service, the cost of completing the parking lot, excludiing landscaping, curbing, and fencing, is estimated to be $2,050 (rounded) per space for the 14 spaces that are not currently paved, and $1,300 per space for the paved site (001-081-05). Thus, the prorated cost to pave and stripe the subject parcels, plus provide a retaining wall, is $61,202. I have rounded this figure to $60,000, and deducted it from the estimated value as a finished parking lot to arrive at a value "as is" of $250,000

FINAL CONCLUSION OF VALUE, AS IS

The value of the subject has been estimated based on the assumption that the subject can accommodate 39 vehicles as a part of an assembled parcel which will include the two adjacent sites on B Street. The assemblage will accommodate a total of 75 vehicles.

After considering all the factors and information contained in this report, and based on the hypothetical condition as stated above, it is my opinion that the Market Value of the fee simple interest in the subject, as is, as of December 21, 2015, was:

TWO HUNDRED FIFTY THOUSAND DOLLARS
$250,000

FINAL CONCLUSION OF VALUE PRIOR TO EXCAVATION

It is noted that the County has already completed significant excavation and grading of Parcels 001-081-01 and 02. In addition, engineering costs have been incurred. The total expenditure to date is approximately $95,000. Of this, approximately $50,000 can be allocated to the development of the subject sites, with the balance being allocated to the 35 spaces in the two parcels already under Storey County ownership. Thus, the value of the subject prior to excavation is estimated to be $200,000.

TWO HUNDRED THOUSAND DOLLARS
$200,000

CERTIFICATION

The Appraiser certifies and agrees that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analysis, opinions, and conclusions are limited only by the assumptions and limiting conditions set forth herein, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

3. I have no present or prospective future interest in the real estate that is the subject of this appraisal report. I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of Market Value in the appraisal report on the race, color, religion, gender, handicap, familial status, or national origin of either the owners, prospective owners, or occupants of the subject property or the present or prospective owners or occupants of the properties in the vicinity of the subject property.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. Neither my compensation nor my future employment is contingent upon the appraised value of the subject property. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, nor are a predetermined value estimate, the attainment of a specific result, or the occurrence of a subsequent event required in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. My analysis, opinions, and conclusions were developed, and this appraisal report has been prepared in conformance with and is subject to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation.

7. I have personally inspected the subject property and the exterior of all properties listed as comparables in this report, unless otherwise indicated. I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware.

8. No one provided significant professional assistance to the appraiser signing this report.

9. This report is an update of an appraisal of the subject property performed by me and dated December 22, 2015. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I note that I have previously appraised Parcels 001-081-06 and 001-081-07 on August 5, 2013. These parcels are not a part of this appraisal but do make up the assemblage of which the subject parcels are a part.

Ann Delahay

Ann Delahay
Certified General Appraiser
A.0002515-CG

STATEMENT OF LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal report and the valuation reported herein are made subject to the following assumptions and limiting conditions.

1. I assume that the title is good and marketable and, therefore, will not render any opinions about the title.

2. No survey has been made for the purpose of this report. All maps and sketches in the report are made for illustrative purposes and are submitted to assist the reader in visualizing the property. Although I have attempted to be as accurate as possible, maps and sketches are not guaranteed to be exact.

3. Data for this report was provided by the client and by informed local and governmental sources and checked where possible by secondary sources and is believed to be reliable; however, the accuracy of this information is not guaranteed.

4. This appraisal is to be considered in its entirety. The allocation of value between land and improvements, if any, is based upon the highest and best use of the land as herein stated, and cannot be applied to any other use.

5. Neither all, nor any part of the contents of this report or copy thereof shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or client. The appraiser's written consent and approval must also be obtained before the appraisal or any part of the appraisal (including conclusions about the property value, the identity of the appraiser or a firm with which the appraiser is connected) may be conveyed by anyone to the public through advertising, public relations, news, sales, or other media. I will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

6. It is assumed that the property will be under responsible ownership and competent management and that reasonable maintenance will prevail.

7. I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. I assume no responsibility for such conditions or for engineering which might be required to discover such factors. The existence of hazardous material which may or may not be present on the property, was not observed by me, and I have no knowledge of the existence of such materials on the property, unless noted. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

8. I am not required to give testimony or appear in court as a result of having made this appraisal, unless specific arrangements to do so have been made beforehand.

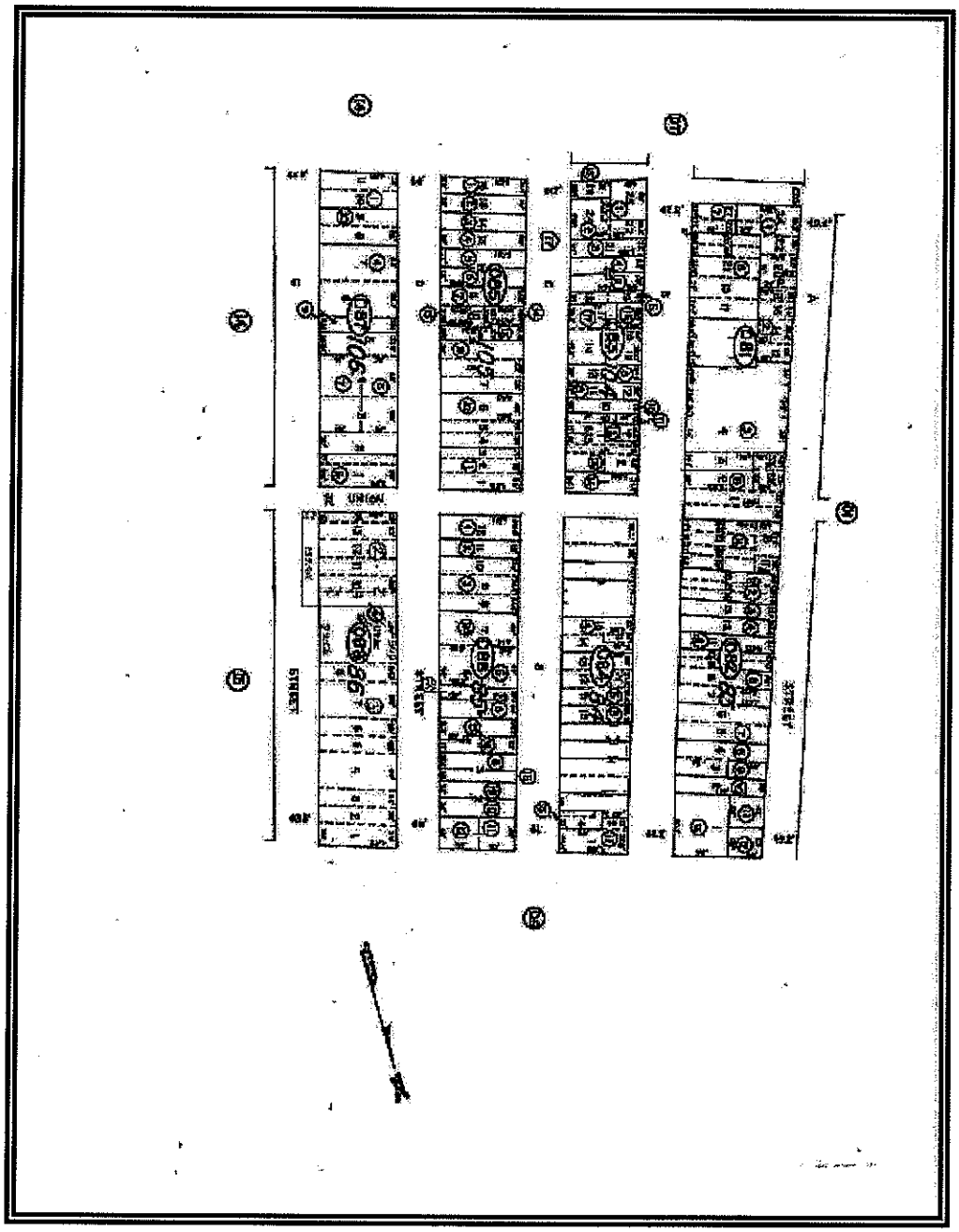
9. The value assumes all governmental approvals and completion per plans and specifications submitted of the off-site and building improvements, if applicable. If the appraisal is made subject to completion, repairs, or alterations, it is assumed that such completion, repairs, or alterations will be performed in a workmanlike manner.

10. The opinions of value contained herein are **estimates**. There is no guarantee, written or implied, that the subject property will actually sell for such amounts.

11. The subject building may or may not appear to be equipped to service handicapped clients; however, I make no representations as to whether they are in compliance with ADA regulations. ADA regulations are complex and the appraiser is not qualified to determine whether or not the subject is in compliance. The client is urged to refer to proper authorities, if desired.

ADDENDUM

Subject Parcel Map



QUALIFICATIONS OF ANN DELAHAY

Real Estate Appraiser/Consultant
2898 Rio Vista Court, Minden, NV 89423
(775) 267-9675 FAX 267-9675

Nevada Certified General Appraiser License #A.0002515-CG

Background and Experience

Review Appraiser, Nevada Department of TransportationOct 2008 - Present
Independent Fee AppraiserJan 1997 - Oct 2008
Associate Appraiser, The Aspen Appraisal Group, Aspen, COMay 1994 - Nov 1996
Senior Appraiser, Price Appraisal Services, Dallas, TexasNov 1987 - April 1994
Staff Appraiser, Cornwell & Associates, Dallas, TexasJan 1987 - Nov 1987
Manager of Property Accounting, Levin Management, Dallas, TexasApril 1984 - Jan 1987
Assistant Manager, Property Accounting, Cushman & Wakefield, Dallas, Texas July 1980 - April 1984

Education and Technical Training

Trinity University, B.A., Magna Cum Laude1974
American Institute of Real Estate Appraisers:
Real Estate Appraisal Principles (2/87)Basic Valuation Procedures (6/87)
Capitalization Theory & Techniques A & B (6/87)Standards of Professional Appraisal Practice (5/88)
Case Studies in Real Estate Valuation (4/89) Appraisal Report Writing (7/90)

Appraisal Institute:
The High Tech Appraisal Office (7/97)Standards of Professional Practice (10/97)
Appraising High Value and Historic Homes (12/98)Appraisers as Financial Institutions (10/01)
Water Rights in Nevada (11/01)Nevada Statues (2/03)
Guide to Uniform Residential App (9/05)Highest & Best Use (40hr - 10/06
USPAP Update (11/08)Analyzing Operating Expenses (1/09)
Forecasting Revenue (1/09)Eminent Domain & Condemnation (1/09)
Analyzing Distressed Real Estate (1/09)USPAP Update (3/10)
Evaluating Commercial Construction (10/10)Corridor Valuation (10/10)
Yellow Book Issues/Divided Partial Interests (10/10)

The Beckman Company:
The Technical Inspection of Real Estate

The Chicopee Group
Professional and Technical Compliance Compliance with USPAP Parts I, II, & III (2/99)
Professional & Technical Compliance with USPAP I (5/02)

Reno/Sparks Association of Realtors
Property Flipping and Predatory Lending (10/01)

McKissock, Inc.
Appraising the Oddball: Nonconforming Appraising for the Secondary Market: Getting
& Difficult Properties (10/02)Along With Fannie & Freddie (10/04)
USPAP Update Equivalent (10/04)Appraisal Review (10/04)
Appraising High-Value Residential Properties (10/04)Fair Housing - Virtual Classroom (1/05)
Appraising Historic Properties (1/07)Construction Details & Trends (1/07)
Disclosures & Disclaimers (1/07)USPAP (2/14)

National Association of Independent Fee Appraisers
USPAP (2/10)

Exhibit C

PARCEL 1

All that certain real property situate in the County of Storey, State of Nevada, also known as 75 South A Street, more particularly described as follows, to wit:

THE SURFACE RIGHT ONLY IN AND TO

TRACT 1

Being a portion of Lot 20 Block 103 Range A as shown on the Official Map of Virginia City, Nevada filed June 6, 1865, in the Office of the County Recorder of Storey County, State of Nevada and being described as follows:

Beginning at the Southwest corner of said Lot 20; thence from said Point of Beginning and along the East Boundary of A Street North 23 feet; thence East at right angles 23.25 feet to a point; thence North at right angles 23 feet to the South boundary of Lot 18; in said Block and Range; thence along the said last mentioned boundary East 23 feet to the West boundary of Lot 19, in said Block and Range; thence along the West boundary of Lots 19, 21 and 23, in said Block and Range 71 feet to the Southeast corner of said Lot 20; thence along the South boundary of said lot 20 West 46 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances thereto

TRACT 2

Lots 22 and 24 in Block 103 Range A, as shown on the Official Map of Virginia City, Nevada, filed June 6, 1865, in the Office of the County Recorder of Storey County, State of Nevada.

EXCEPTING THEREFROM any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances.

TRACT 3

West 39 feet 8 inches of Lots 26 and 27 in Block 103, Range A as shown on the Official Map of Virginia City, Nevada, filed June 6, 1865, in the Office of the County Recorder of Storey County, State of Nevada.

EXCEPTING THEREFROM the lands contained in the Decree Quieting Title recorded September 22, 1975 in Book 2 of Official Records at Page 567, Storey County Nevada.

ALSO EXCEPTING THEREFROM any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances.

ASSESSORS PARCEL NO. 001-081-01

PARCEL 2

THE SURFACE RIGHT ONLY IN AND TO

All that certain parcel or lot of land located, situate and being in Virginia City, Storey County, Nevada, also known as 75 South A Street, more particularly described as follows, to wit:

Block 103, Range A, Lots 12, 14, 16, 18, and the Northwest 1/4 of Lot 20, in Block 103, Range A, as shown on the Official Map of Virginia City, filed June 6, 1865, in the Office of the County Recorder of Storey County, State of Nevada.

EXCEPTING THEREFROM any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances thereto.

ASSESSORS PARCEL # 001-081-02

PARCEL 3

All that certain parcel of land located, situate and being in Virginia City, Storey County, Nevada, also known as 50 South B Street, more particularly described as follows, to wit:

THE SURFACE RIGHTS ONLY IN AND TO THE FOLLOWING PARCEL OF LAND:

Lots 11, 13, and 15 in Block 103, Range A, as shown on the Official Map of Virginia City, filed June 6, 1865, in the Office of the County Recorder of Storey County, State of Nevada.

EXCEPTING THEREFROM any portion of the herein described lands lying within the existing public right-of-way for roads and appurtenances thereto.

ASSESSOR'S PARCEL # 001-081-05

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 08/16/16 **Estimate of time required:** 15 min.

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

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1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval short-term extension of Collective Bargaining Agreement (CBA) between Storey County, Nevada and Comstock Chapter AFSCME Local 4041 July 1, 2013-June 30, 2016 CBA, to September 30, 2016, or until a succeeding CBA is approved by the Board of Storey County Commissioners, whichever comes first, in order to allow collective bargaining between the parties to continue beyond the current CBA period.

2. **Recommended motion.**
   Based on the recommendation by staff, I (Commissioner) motion to approve a short-term extension of Collective Bargaining Agreement (CBA) between Storey County, Nevada and Comstock Chapter AFSCME Local 4041 July 1, 2013-June 30, 2016, CBA, to September 30, 2016, or until a succeeding CBA is approved by the Board of Storey County Commissioners, whichever comes first, in order to allow collective bargaining between the parties to continue beyond the current CBA period.

3. **Prepared by:** Austin Osborne

   Department: Human Resources **Telephone:** 775.847.0968

4. **Staff summary:** This short-term extension will allow the union and the employer to continue negotiating the collective bargaining agreement terms pursuant to NRS 288. This action will result in the continuation of the terms and conditions of the existing agreement until September 30, 2016, or until a succeeding agreement is approved by the Board of Storey County Commissioners, whichever comes first. This extension follows a prior extension granted by the Board of Storey County Commissioners on 06/21/16.

5. **Supporting materials:** None

6. **Fiscal impact:**

   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. 15

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 8/16/16 **Estimate of time required:** 15 min.

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

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1. **Title:** Discussion/Possible Action: Special Use Permit 2016-018, by Laurie Weatherston. The Applicant requests merging three approximately 50' X 100' Virginia City lots into two approximately 75' X 100' lots located at 180 S O St, Virginia City, Storey County, APN: 001-251-10, 190 S O St, Virginia City, Storey County, APN: 001-251-11 and 200 S O St, Virginia City, Storey County, APN: 001-251-12.

2. **Recommended motion: (Recommended motion for approval)** In accordance with the recommendation by Staff and the Planning Commission, the Findings under section 5.1 of the Staff Report, and in compliance with all Conditions of Approval, I [County Commissioner] hereby recommend approval with conditions for the parcel map application number 2016-018 that merges three Virginia City lots into two lots located at 180 S O St, Virginia City, Storey County (APN: 001-251-10), 190 S O St, Virginia City, Storey County (APN: 001-251-11) and 200 S O St, Virginia City, Storey County (APN: 001-251-12).

3. **Prepared by:** Jason VanHavel

Department: Planning **Telephone:** 847-1144

4. **Staff summary:** See enclosed Staff Report No. 2016-018.

5. **Supporting materials:** Staff Report No. 2016-018.

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. 16

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

To:	Storey County Board of County Commissioners
From:	Storey County Planning Department
Meeting Date:	August 16, 2016
Meeting Location:	Virginia City Courthouse, 26 South B Street, Virginia City, NV 89440
Case Number:	2016-018
Applicant:	Laurie Weatherston
Property Owners:	Richard and Doreen Bacus and Kerschner Living Trust (Willeta H. Kerschner, Trustee)
Staff Contact:	Jason VanHavel, Storey County Planner
Figures:	Figure 1: Area Map; Figure 2: Existing and Proposed New Parcel Map; Figures 3: Land Use Compatibility
Appendix:	Appendix 1: Nevada Revised Statues 278.475 - 278.477; Appendix 2: Statement in Application on Purpose for Parcel Map
Guiding Documents:	Storey County Code Section 17.40 Estate Zone; Storey County Master Plan and Nevada Revised Statues 278.475 through 278.477
Property Location:	180 S O St, Virginia City, Storey County, APN: 001-251-10 190 S O St, Virginia City, Storey County, APN: 001-251-11 200 S O St, Virginia City, Storey County, APN: 001-251-12
Request:	The Applicant requests merging three approximately 50' X 100' Virginia City lots into two approximately 75' X 100' lots located at 180 S O St, Virginia City, Storey County, APN: 001-251-10, 190 S O St, Virginia City, Storey County, APN: 001-251-11 and 200 S O St, Virginia City, Storey County, APN: 001-251-12.

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1. Background & Analysis

1.1 Site location and Characteristics

The subject properties are located at 180 S O St, Virginia City, Storey County, APN: 001-251-10, 190 S O St, Virginia City, Storey County, APN: 001-251-11 and 200 S O St, Virginia City, Storey County, APN: 001-251-12 and are all about 50 feet by 100 feet. This location in Virginia City is on the west side of O Street and south of Washington Street. The subject and adjacent properties in the area are also zoned R1. (Figure 1 - Area Map). With the R1 zoning, the subject properties are buildable with single family housing.

The properties abut each other and have access from O Street. All of the subject properties can be serviced with public water and sewer.

Figure 1: Area Map with parcels. The dark blue rectangle contains three existing parcels.

1.2 Proposed Parcel Map

The existing parcels (shown below on left) are adjacent on the West side of O Street. The proposed parcel map (shown below right). The new map will result in two 75' by 100' lots. These two new lots are larger than the currently existing three lots. The new lots are well within the zoning requirements for the R1 zone.

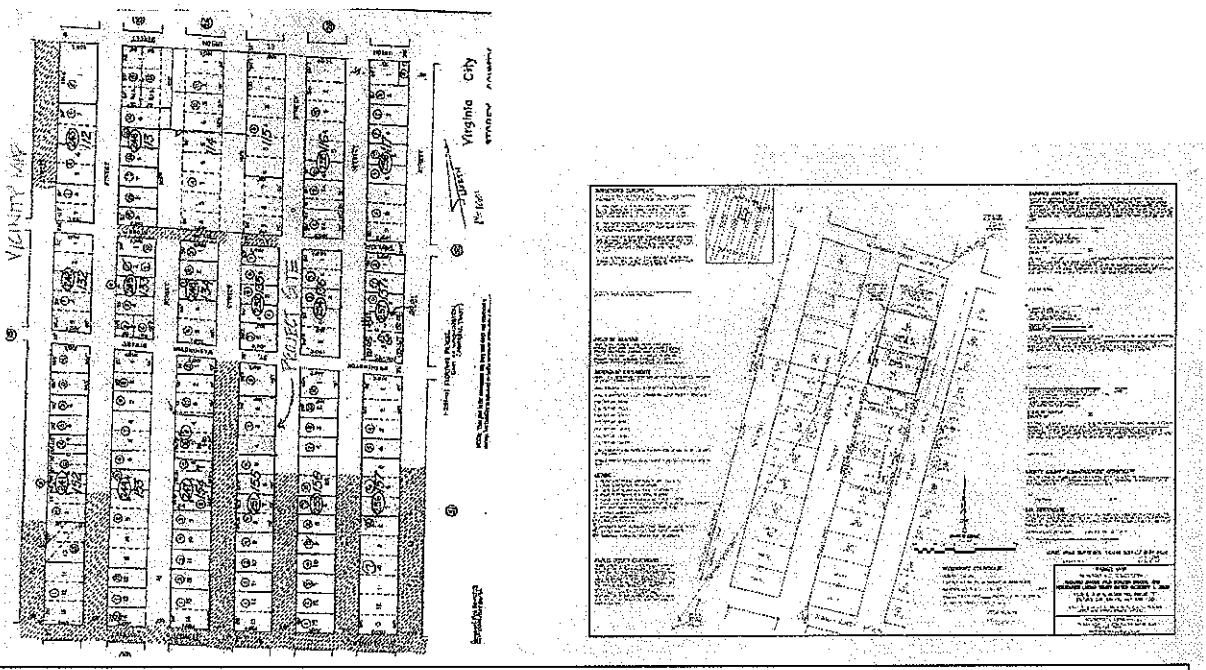

Figure 2: Existing parcels on left, proposed new parcel map on right.

1.3 Application for a Parcel Map

Nevada Revised Statues (NRS) 278.475 through 278.477 defines requirements for a parcel map boundary lines adjustment. Storey County Code (SCC) does not specifically require an application for a Parcel Map. A proposed Parcel Map must comply with NRS 278.475 through 278.477. The referenced NRS details required map elements, some details on procedural requirements, and recording.

Most of the NRS that refers to parcel maps in the context of NRS 278.320 "Subdivision" of land. In the referenced NRS, subdivision of land means dividing into five or more parcels. Because this application will not divide land into five or more parcels, most of NRS 278 that refers to "parcel maps" will not apply to the application. In this report, the term "parcel map" does <u>not</u> mean subdividing land into five or more parcels.

The three existing lots have two owners. One owner, Kerschner Living Trust (Willeta H. Kerschner, Trustee), currently owns two lots, APN 001-251-11 and 001-251-12. The other owner, Richard and Doreen Bacus own just APN 001-251-10. Richard and Doreen Bacus have agreed to purchase half of lot 001-251-11 from the trust and this map is part of that transaction. Richard and Doreen Bacus plan to build a house on their new lot with enough parking to accommodate an RV. Both owners have signed consenting to this parcel map.

1.4 Adjacent Properties Existing Land Uses

The abutting properties are a mix of single-family residential and vacant. (Figure 3: Land Uses Compatibility).

1.5 Abutting Properties Zoning

The abutting properties are zoned R1. (Figure 3: Land Uses Compatibility).

2. General Compliance with Storey County's Guiding Documents

2.4 Table 1: Land Use Compatibility

While there are no zoning changes, the following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land surrounding the proposed parcel map. There appears to be no evident conflicts between the proposed map and SCC Title 17 Zoning or the Master Plan. The proposed map is also consistent with the surrounding existing uses.

Figure 3: Land Use Compatibility

Land	Land Use	Master Plan	Zoning
Applicant's Land	Vacant	Single-family residential	R1
Land to the east	Existing single-family residence	Single-family residential	R1
Land to the southeast	Existing single-family residence	Single-family residential	R1
Land to the south	Vacant	Single-family residential	R1
Land to the southwest	Existing single-family residence	Single-family residential	R1
Land to the West	Existing single-family residence	Single-family residential	R1
Land to the Northwest	Existing single-family residence	Single-family residential	R1
Land to the North	Existing single-family residence	Single-family residential	R1
Land to the Northeast	Existing single-family residence	Single-family residential	R1

3. Compliance with the Storey County Code - Section 17.16 R1 Zone

3.1 Storey County Code 17.16 R1 Residential Zone

The proposed parcel map is compliant with zoning is SCC 17.16 R1 Residential Zone.

3.2 Minimum Lot Size

The minimum lot area in the R1 zone is 5,000 square feet. The Applicant's properties do conform andexceed the minimum lot size requirements with lot sizes going from about 5,000 to 7,500 square feet.

3.3 Lot Dimension Requirements

The minimum width of a 7,500 square foot lot in the R1 zone is 60 feet (SCC 17.16.50). The new lots have a width of 75 feet. The new lots conform.

4. Public Comment

4.1 Public Comment

As of August 8, 2016 (date of posting) Staff has not received any comments from the public.

5. Findings

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

5.1 Motion for Approval

The Findings listed in this subsection are the minimum to be cited in an approval with conditions. The following findings are evident with regard to the requested parcel map when the recommended conditions in Section 6 are applied. At a minimum, a conditional approval must be based on the following Findings:

5.1.1 The parcel map complies with NRS 278.475 through 278.477 relating to the change in location of boundary lines; and

5.1.2 The parcel map complies with all Federal, State, and County regulations pertaining to parcel maps and allowed land uses; and

5.1.3 The parcel map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity; and

5.1.4 The conditions of approval for the requested parcel map do not conflict with the minimum requirements in Storey County Code Chapters 17.16 R1 Residential Zone or any other Federal, State, or County regulations.

5.2 Motion for Denial

Should a motion be made to deny the parcel map request, the following Findings with explanation of why should be included in that motion.

5.2.1 Substantial evidence shows that the parcel map conflicts with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.16 R1 Residential Zone or any other Federal, State, or County regulations, including NRS 278.475 through 278.477; or

5.2.2 The Recommended Conditions of Approval for the parcel map do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

6. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

1. General requirements. The Parcel Map must comply with Nevada Revised Statues (NRS) 278.475 through 278.477 relating to the change in location of boundary line(s). The parcel map must comply with Federal, State, and County regulations pertaining to parcel map and allowed land uses.

2. Final Map. The Applicant shall submit to the Storey County Planning Department (Planning Department) the Final Map. The Final Map must show all parcel boundaries, easements, right-of-ways and be approved by staff.

3. Access and Easements. All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map. No existing easements will be affected by the approval of this parcel map.

4. Taxes Paid. Prior to the recording of the proposed parcel map, the Applicant shall submit to the Planning Department evidence that property taxes on the land have been paid up to date.

5. Duties of the Parcel Map Preparer. The preparer of the proposed parcel map shall meet all requirements pursuant to NRS 278.475 through 278.477.

6. Final Map. The final parcel map must meet the form and contents pursuant to NRS 278.477.

7. Null and Void. The final parcel map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.

8. Indemnification. The Applicant warrants that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Applicant warrants that continued and future use of the land shall so conform. The Applicant and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Approval.

7. Power of the Board of County Commissioners

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision. The decision of the Board of County Commissioners in the matter of granting an approval must consider the staff report and recommendation from the Planning Commission and must make such a decision thereon as it deems warranted.

8. Proposed Motions

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 5.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

8.1 Recommended Motion (Motion for approval)

In accordance with the recommendation by Staff and the Planning Commission, the Findings under section 5.1 of the Staff Report, and in compliance with all Conditions of Approval, I [County Commissioner] hereby recommend approval with conditions for the parcel map application number 2016-018 that merges three Virginia City lots into two lots located at 180 S O St, Virginia City, Storey County (APN: 001-251-10), 190 S O St, Virginia City, Storey County (APN: 001-251-11) and 200 S O St, Virginia City, Storey County (APN: 001-251-12).

Summary: Approval of parcel map with conditions

8.2 Alternative Motion (motion for denial)

In accordance with the Findings under section 5.2 of this report and other Findings, and against the recommendation for approval with conditions by Staff and the Planning Commission, I [County Commissioner] hereby recommend denial for the parcel map application number 2016-018 that merges three Virginia City lots into two lots located at 180 S O St, Virginia City, Storey County (APN: 001-251-10), 190 S O St, Virginia City, Storey County (APN: 001-251-11) and 200 S O St, Virginia City, Storey County (APN: 001-251-12).

Summary: Denial of parcel map

Prepared by: Jason VanHavel

APPENDIX 1

NRS 278.475 through 278.477

NRS 278.475 Amended plat, survey or map to correct or amend recorded plat, survey or map if correction or amendment changes location of survey monument, property line or boundary line: Request; preparation and recordation.

1. To correct an error or omission in or to amend any recorded subdivision plat, record of survey, parcel map, map of division into large parcels or reversionary map, if the correction or amendment changes or purports to change the physical location of any survey monument, property line or boundary line, an amended plat, survey or map must be requested and recorded pursuant to this section.

2. An amended plat, survey or map may be requested by:

(a) The county surveyor to make a correction or amendment which affects land located within the boundaries of an unincorporated area or Carson City;

(b) The city surveyor or a professional land surveyor appointed by the governing body of the city to make a correction or amendment which affects land located within an incorporated city;

(c) The planning commission if authorized by local ordinance; or

(d) A professional land surveyor registered pursuant to chapter 625 of NRS.

3. Except as otherwise provided in this subsection, a surveyor who:

(a) Performed the survey; or

(b) Is responsible for an error or omission which is to be corrected,

➥ shall prepare and record the amended plat, survey or map within 90 days after the surveyor receives notification of the request made pursuant to subsection 2. The time within which the surveyor must prepare and record the amended plat, survey or map may be extended by the county surveyor, the city surveyor or a professional land surveyor appointed by the governing body of the city or the planning commission. If the surveyor who performed the survey or is responsible for the error or omission is no longer professionally active, the county surveyor, city surveyor or a professional land surveyor appointed by the governing body shall prepare and file the amended plat, survey or map.

(Added to NRS by 1977, 1505; A 1979, 1501; 1991, 1152; 1993, 2578; 1997, 2434)

NRS 278.477 Amendment of recorded plat, map or survey which changes location of survey monument, property line or boundary line: Procedures and requirements.

1. In addition to the requirements of subsection 2, an amendment of a recorded subdivision plat, parcel map, map of division into large parcels or record of survey which changes or purports to change the physical location of any survey monument, property line or boundary line is subject to the following requirements:

(a) If the proposed amendment is to a parcel map, map of division into large parcels or record of survey, the same procedures and requirements as in the original filing.

(b) If the proposed amendment is to a subdivision plat, only those procedures for the approval and filing of a final map.

2. Any amended subdivision plat, parcel map, map of division into large parcels or record of survey required pursuant to subsection 1 must:

(a) Be identical in size and scale to the document being amended, drawn in the manner and on the material provided by law;

(b) Have the words "Amended Plat of" prominently displayed on each sheet above the title of the document amended;

(c) Have a legal description that describes only the property which is to be included in the amendment;

(d) Have a blank margin for the county recorder's index information;

(e) Have a 3-inch square adjacent to and on the left side of the existing square for the county recorder's information and stamp; and

(f) Contain a certificate of the professional land surveyor licensed pursuant to chapter 625 of NRS who prepared the amendment stating that it complies with all pertinent sections of NRS 278.010 to278.630, inclusive, and 625.340 to 625.380, inclusive, and with any applicable local ordinance.

3. Any amended subdivision plat, parcel map, map of division into large parcels or record of survey that is recorded in support of an adjusted boundary must:

(a) Contain or be accompanied by the report of a title company and the certificate required by NRS 278.374 or an order of the district court of the county in which the land is located that the amendment may be approved without all the necessary signatures if the order is based upon a finding that:

(1) A bona fide effort was made to notify the necessary persons;

(2) All persons who responded to the notice have consented to the amendment; and

(3) The amendment does not adversely affect the persons who did not respond; and

(b) Contain a certificate executed by the appropriate county surveyor, county engineer, city surveyor or city engineer, if he or she is registered as a professional land surveyor or civil engineer pursuant tochapter 625 of NRS, stating that he or she has examined the document and that it is technically correct.

4. Upon recording the amended document, the county recorder shall cause a proper notation to be entered upon all recorded sheets of the document being amended, if the county recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the county recorder shall direct an appropriate entry for the amendment.

5. A county recorder who records a plat, map or record of survey pursuant to this section shall, within 7 working days after he or she records the plat, map or record of survey, provide to the county assessor at no charge:

(a) A duplicate copy of the plat, map or record of survey and any supporting documents; or

(b) Access to the digital plat, map or record of survey and any digital supporting documents. The plat, map or record of survey and the supporting documents must be in a form that is acceptable to the county recorder and the county assessor.

(Added to NRS by 1977, 1505; A 1979, 1501; 1987, 380; 1989, 796; 1991, 1890; 1993, 2579; 1997, 1065, 2434; 2001, 1563; 2003, 2789)

APPENDIX 2

Statement in application on purpose for parcel map

July 5, 2016

Detail Description/Justification of Project (Bacus/Kerschner Parcel Map)

This project proposes to merge three approximately 50'x100' Virginia City lots zoned R1 and resubdivide the total merged area into two approximately 75'x100' parcels. The subject lots are Lot 2, owned by Richard and Doreen Bacus, and Lots 3 and 4, owned by Kerschner Living Trust dated October 1, 2009 (Willeta Huffstetler Kerschner, Trustee) in Block 155, Range "N".

The primary purpose of this project is to accommodate the Bacus' plan to construct a residence and have enough area to also have a parking area on one side of the residence for a large vehicle, as an R.V. This could be accomplished by splitting Lot 3 and merging the north half with Lot 2 and the south half with Lot 4. Willeta Kerschner has agreed to sell the north half of Lot 3 to Richard and Doreen Bacus in order to do this.

By merging the total area and resubdividing it into two parcels, no non-compliant parcels will be created. Sewer, water and power utilities are available to the subject parcels.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 8/16/16 **Estimate of time required:** 15 min.

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

---

1. **Title:** Discussion/Possible Action: Special Use Permit 2016-013, by Nature Conservancy, Mickey Hazelwood. The Applicant requests to obtain a special use permit to alter portions of the existing Truckee River channel and abutting floodplain environment to facilitate flood management, water quality improvement, biodiversity and habitat enhancement, noxious weed eradication, and recreation opportunity.

2. **Recommended motion: (Recommended motion for approval)** In accordance with the recommendation by Staff and the Planning Commission, the Findings under Section 5.1 of the Staff Report and in compliance with the conditions of approval in Section 6 of this report, I [County Commissioner] hereby recommend conditional approval of Special Use Permit Application Number 2016-013 to amend portions of the Truckee River channel and abutting floodplain areas for the purpose stated forth in the SUP Application, located at 191 Wunotoo Rd, McCarren, Storey County, Nevada (APN: 004-091-72) & 0 PLC#4: PTN NW4 S34 T20N R22E, McCarren, Storey County, Nevada (APN: 004-091-30).

3. **Prepared by:** Jason VanHavel

Department: Planning **Telephone:** 847-1144

4. **Staff summary:** See enclosed Staff Report No. 2016-013.

5. **Supporting materials:** Staff Report No. 2016-013.

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. 17

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

To:	Storey County Board of County Commission
From:	Storey County Planning Department
Meeting Date:	August 16, 2016
Meeting Location:	Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440
Case Number:	2016-013
Applicant:	Nature Conservancy, Mickey Hazelwood
Property Owners:	Sierra Pacific Power Company
Staff Contact:	Jason VanHavel, Storey County Planner
Figures:	Figure 1: Area Map; Figure 2: South Street from C Street; Figure 3: Buildings from A Street; Figure 4: Land Use Compatibility Table
Appendix:	Appendix 1: Applicant Statement
Guiding Documents:	Storey County Code, Section 17.03.150 Special Use Permit (conditional use), 17.35 I-2 Heavy Industrial Zone, 17.76 NR Natural Resources Zone; Storey County Master Plan
Property Location:	191 Wunotoo Rd, McCarren, Storey County, Nevada (APN: 004-091-72) 0 PLC#4: PTN NW4 S34 T20N R22E, McCarren, Storey County, Nevada (APN: 004-091-30)
Request:	Request to obtain a special use permit to alter portions of the existing Truckee River channel and abutting floodplain environment to facilitate flood management, water quality improvement, biodiversity and habitat enhancement, noxious weed eradication, and recreation opportunity.

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1. Background & Analysis

1.1 Site location and characteristics

The properties are located at 191 Wunotoo Rd, McCarren, Storey County, Nevada (APN: 004-091-72) and 0 PLC#4: PTN NW4 S34 T20N R22E, McCarren, Storey County, Nevada (APN: 004-091-30). The parcels are approximately 54.6 and 9.0 acres respectively. APN 004-091-72 is zoned I-2 and contains some electric transmission improvements on the west end of the property. APN 004-091-30 is zoned Natural Resources, contains no improvements and generally has the Truckee River running through it, as the river has been moving a bit in this area (Figure 1 & 2, Maps).

Access to 004-091-72 is from Wunotoo Road from Washoe County to the north via the I-80 frontage road. There does not appear to be any direct access to 004-091-30. While Sierra Pacific Power Company owns the identified property, Nature Conservancy have provided easements on the subject land. The easements from Sierra Pacific Power to Nature Conservancy allow Nature Conservancy to build and maintain this project.

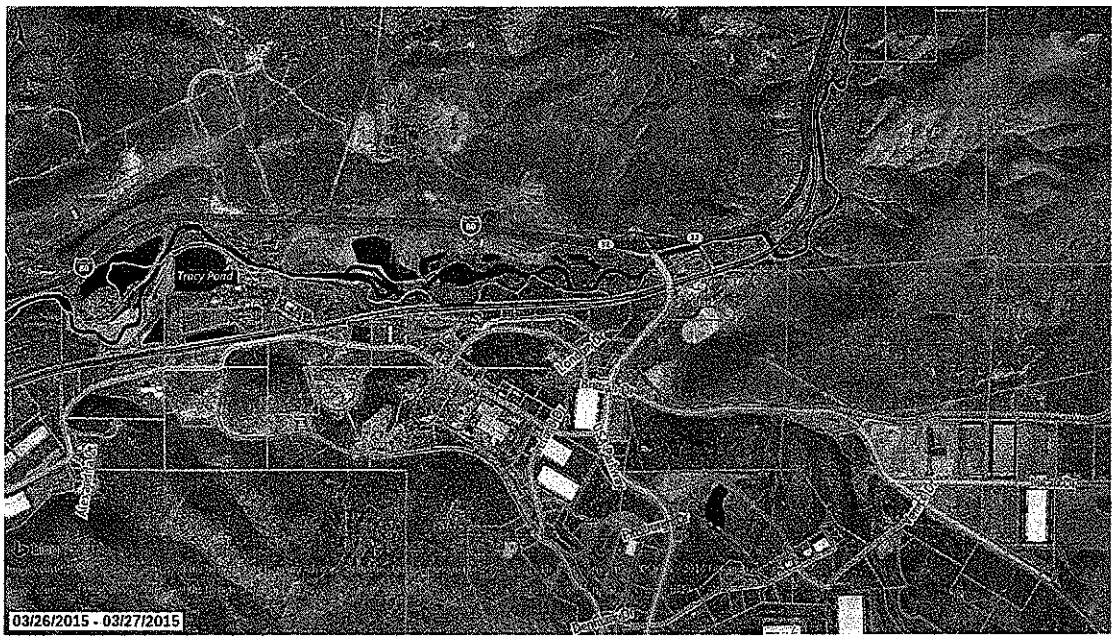


Figure 1: Area Map with parcels

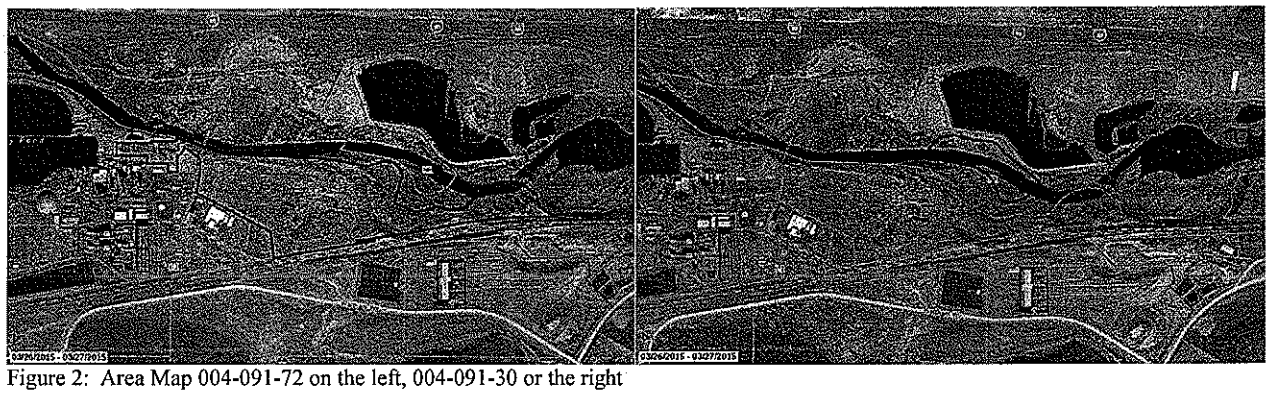


Figure 2: Area Map 004-091-72 on the left, 004-091-30 or the right

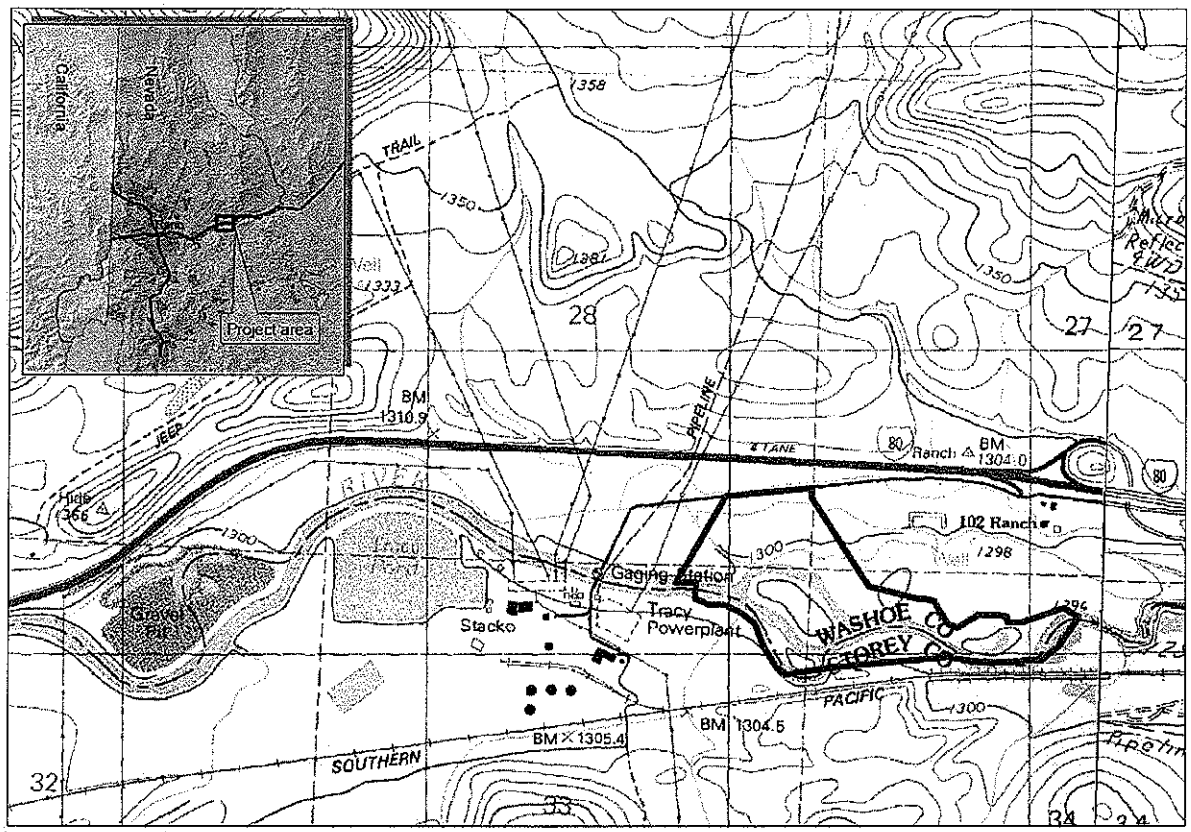


Figure 3: Proposed project area

1.2 Proposed Use

The following is the short description from the Applicant regarding the project.

Nature of Activity

The project proposes to lower the existing (abandoned) floodplain in order to reconnect it with the Truckee River. Swales and scour channels will be excavated into the designed floodplain surface to provide topographic and hydrologic complexity and to increase flood water storage potential. A grade control structure will be constructed of 1 ton boulders on the downstream end of the project to prevent the river from outflanking the existing riffle located there. A series of rock groins, keyed into the banks of the river, will be constructed in two strategic locations, one on the northern (river left) bank and one on the southern (river right) bank of the river to reduce shear stress and prevent river migration into undesirable areas during high flows. The areas between the groins will be armored with cobble rock material and staked with willows to further reinforce the banks. Along the inside of the two slight bends in this reach, cobble/gravel material will be placed instream to establish pointbars. The elevation of the earthen berm separating the floodplain and the gravel pit will be lowered slightly, and the face of the berm will be protected as necessary with rip rap/rock slope protection. All excavated earth material will be place in the southwestern portion of the gravel pit pond to create additional floodplain-elevation acreage, rather than open water. A temporary river crossing will have to be built in order to move excavated material from the south side of the river to the gravel pit pond on the north side of the river. All disturbed surfaces will be revegetated with native plant species.

Primary elements of this project include:

- Lowering the floodplain
- Construction of point bars, rock groin migration barriers, and a grade control structure in and adjacent to the active channel
- Lowering the elevation of an earthen berm structure
- Sequestering spoils in an old gravel pit pond to create additional floodplain-elevation acreage

1.3 Special Use Permit Required

This special use permit was submitted as required by SCC Sections 17.12.100(G) which reads, "A special use permit is required for all natural resources river and waterway restoration, wetland creation, and water restoration and recycling."

SCC 17.35.30 (Uses Subject to Special Use Permit) in the "I-2 Heavy Industrial Zone" paragraph T reads, "Natural resources river restoration regulated under section 17.12.100." SCC 17.76.30 (Uses Subject to Special Use Permit) in the "NR Natural Resources Zone" paragraph I reads, "Natural resources river restoration regulated under section 17.12.100."

1.4 Surrounding Uses

The property to the north in Washoe County is vacant and Master Planned as Resources. Land to the west is used for power generation and owned by Sierra Pacific Power. The land to the south is the Union Pacific Rail line and further south is the Barrick solar power generation facility. To the east there is vacant Washoe County resource land and vacant Sierra Pacific Power land.

1.5 Existing Conditions

Under the authority of the Flood Control Act of 1954, the U.S. Army Corps of Engineers altered the natural flow of the Truckee River between the Truckee Meadows and Pyramid Lake to reduce flooding in the Cities of Reno and Sparks. The river channel was straightened and widened in many sections. The straightening led to channel down-cutting and deepened the groundwater table. These man-made changes to the river environment disconnected the river from the riparian habitat and surrounding floodplains. Without access to groundwater, regeneration of native riparian vegetation had been impaired for decades.

1.6 Area Impacts

The SUP Application includes a detailed description (Appendix 3) (pp. 2-6) of Best Management Practices (BMPs) that will "minimize surface water contact with exposed cuts and fills, and reduce or prevent associated impacts." BMPs include measures that are taken to protect air, water, and land quality at and surrounding the project site. A summary of the BMPs to be implemented in the project are as follows:

A. Pre-Construction.
   - Staging will be in the northwest part of the project in an old Sierra Pacific employee parking lot and southern access staging will be off Waltham Way on Sierra Pacific land high ground well away from the river.
   - Equipment and materials will be washed before use and runoff will be controlled on site.
   - Protection of the river turbidity curtains will be used.
   - No off project site disturbances are planned.

B. Construction.

- Air and water quality monitoring.
- Protection of the river while conducting floodplain grading, including activities inside the river floodway and reusing identified materials.
- Installation of appropriate swales and scour channels to slow and manage weather and flood events.
- Installation of point bars, groins, and grade control structures to prevent channel movement.
- Erosion control during construction, including straw wattles, silt fencing, etc.

C. Post-Construction.

- Primary haul roads along both north and south sides of the river will be graveled with three-quarter inch road base rock
- Re-vegetation/Air Quality/Erosion Treatments
- Temporary construction roads of native surface will be ripped or disked to reduce compaction in preparation for re-vegetation efforts

Past well intended efforts to straighten and control the river have adversely impacted the water table, riparian areas and floodplains. This project helps to restore those elements. "The primary purpose of the project is to contribute to the ecological restoration of the lower Truckee River. Overall, the project is intended to help restore basic physical and biological functions to a more natural condition so that the ecological systems and native organisms can depend on those functions" (P 8).

The schedule for the project is to start construction in September 2016. It is hoped that the project will be completed in early 2017.

Other agencies that are required to provide permits or approvals for this project include: NDEP, NDWR, Washoe County Health district, Air quality Management, Nevada State Lands, Washoe and Storey Counties, and other federal agencies through state agencies.

It appears that the proposed Nature Conservancy SUP will impose no adverse impacts on the surrounding lands when the above items are addressed.

2. General Compliance with Storey County's Guiding Documents

2.1 Summary Table

The table below shows land uses, master plan designations and zoning for the land surrounding the proposed residence. There are no evident conflicts between the proposal and the County Master Plan. The proposed use is consistent with the surrounding land that allows for commercial/residential uses.

Figure 4: Land Use Compatibility

Land	Land Use	Master Plan	Zoning
Applicant's Land parcel 1	Vacant	Resources	NR
Applicant's Land parcel 2	Power transmission	Industrial	I-2
Land to the south	Railroad and Solar Power	Industrial	I-2
Land to the west	Power Generation	Industrial	I-2
Land to the north (Washoe)	Vacant	Resources	GR*
Land to the East (Washoe)	Vacant	Resources	GR*

* GR=General Rural

2.2 Compliance with Storey County Master Plan

The proposed special use permit conforms to the goals and objectives of the Storey County Master Plan including: protecting the quality of present and future water resources (Chapter 5, Goal 2); regulating

use of watershed areas to minimize fire danger and prevent degradation (Chapter 5, Goal 4); assisting property owners and interested groups in controlling public use of critical watershed and riparian areas (Chapter 5, Objective 4.1); cooperating with property owners and interested groups in the county in maintaining wild horses and other grazing animals (Chapter 5, Objective 4.2); providing adequate park and recreation facilities for all residents of the county (Chapter 6, Goal 2); maintaining a healthy environment for all residents of the county (Chapter 9, Goal 1); and ensuring land use plans are compatible with the zoning map, master plan, and previous planning decisions (Chapter 9, Objective 1.1).

3. Compliance with the Storey County Code

3.1 Uses Subject to Special Use Permit

SCC 17.35.30, I-2 Heavy Industrial Zone paragraph T reads, "Natural resources river restoration regulated under section 17.12.100."

SCC 17.76.30, NR Natural Resources Zone paragraph I reads, "Natural resources river restoration regulated under section 17.12.100."

3.2 Stated when to allow a special use permit

SCC 17.12.018

"Uses listed as requiring a special use permit are considered as special exceptions within each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required."

The applicant is in compliance with this section of the code. This passage of the SCC illustrates when to allow a special use permit and this situation is in compliance.

3.3 No Other Non-compliance Problems

All other aspects of the project are expected to be within the county code.

4. Public Comment

4.1 Public Comment

As of August 8, 2016 (date of posting) Staff has not received any comments from the public.

5. Findings

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

5.1 Motion for Approval

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

5.1.1 SCC Sections 17.35.040(T) and 17.76.020(I) (Uses Subject to a Special Use Permit) require a special use permit for nature resource projects including river and waterway restoration, wetland creation, and recycling in the I-2 Heavy Industrial and NR Natural Resources Zones.

5.1.2 The subject land is located in McCarran, Nevada, but is not located within the boundaries of the Tahoe-Reno Industrial Center; therefore, the proposed use is not subject to the restrictions or entitlements of the Development Agreement between Storey County and the Tahoe-Reno Industrial Center.

5.1.3 The conditions of SUP No. 2016-013 will not conflict with the purpose, intent, and other specific requirements of the I-2 Heavy Industrial Zone and the NR Natural Resources Zone, in which the project is located.

5.1.4 The Special Use Permit complies with all federal, state, and county regulations.

5.1.5 The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area. The proposed project and the final product will not conflict with or adversely impact surrounding existing land uses, future land uses, or land use entitlements

5.1.6 The conditions of approval under SUP No. 2016-013 impose sufficient regulations on the proposed project to reasonably mitigate associated impacts on the surrounding environment and closest land uses.

5.1.7 The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.35 I-2 Heavy Industrial Zone, 17.76 NR Natural Resources Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including public safety and health codes.

5.2 Motion for Denial

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

5.2.1 The proposed river restoration project or the final product thereof conflicts with one or more of the stated goals and objectives of the county master plan.

5.2.2 The proposed river restoration project or the final product thereof, even with reasonable conditions and mitigation, will conflict with the purpose, intent, and other specific requirements set forth in the I-2 Heavy Industrial Zone or the NR Natural Resources Zone in which it will be located.

5.2.3 The proposed river restoration project or the final product thereof, even with reasonable conditions and mitigation, will cause adverse impacts to surrounding existing land uses, future land uses, or land use entitlements therein under the I-2 Heavy Industrial Zone and/or the Development Agreement between Storey County and the Tahoe-Reno Industrial Center.

5.2.4 The proposed river restoration project or the final product thereof, even with reasonable conditions and mitigation, will cause adverse impacts public health and safety.

6. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

1. **Special uses.** Special Use Permit (SUP) No. 2016-013 is for the purpose of restoring and enhancing the water quality and riverine habitats of the Truckee River to a more natural condition by moving and widening the exiting river channel; creating meanders, oxbows, and other water bodies associated with the river environment; and removing existing vegetation and replacing it with native plant species. The SUP will be used pursuant to the advisory motion made by the planning commission and approved by the Board of Storey County Commissioners on property located approximately at 191 Wunotoo Rd, McCarren, Storey County, Nevada (APN: 004-091-72) 0 PLC#4: PTN NW4 S34 T20N R22E, McCarren, Storey County, Nevada (APN: 004-091-30). The operation will comply with all of the requirements under this SUP and federal, state, and county regulations. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.

2. **Permits and expiration**. The Permit Holder must apply for all applicable building and grading permits within 24 months from the date of Board approval. This SUP will remain valid as long as the Permit Holder and facility complies with the terms of this SUP and federal, state, and county regulations. No construction or permitting for construction may commence prior to issuance of this SUP and granting of required grading permits.

3. **Transfer of rights.** This SUP will inure to the record owner of the Subject Property (NV Energy) and to the Permit Holder (The Nature Conservancy) and will run with the land. Any and all transfers of this SUP to other persons, agencies, or entities must be advised in writing by Certified Mail to the Planning Department at least 90 days prior to assignee taking over the project. The new owners/managers must sign and accept all conditions and requirements of this SUP.

4. **Indemnification and insurance.** The Permit Holder warrants that the future use of land will conform to federal, state, and county requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder must maintain satisfactory liability insurance for all aspects of this operation under this SUP for a minimum amount of $1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to this SUP.

5. **Site supervision.** A staff manager must be present on the premises at all times during operations. That person must have knowledge of and immediate access to restrooms, fire suppression devices, First-Aid kits, and all locked gates. While on the premises, the on-site manager must possess a cellular telephone with adequate signal to send and receive signals to and from Emergency 9-1-1 and Storey County Emergency Services direct-connect 775-847-0950. All staff using cellular phones must be directed by the Permit Holder or his designed to **dial Storey County Emergency Services Direct-Connect (775) 847-0950 (in lieu of 9-1-1) in case of emergency.** Emergency 9-1-1 still is appropriate from land-line telephones.

6. **Fire suppression.** The Permit Holder must maintain fire extinguishers throughout the premises to the satisfaction of the Storey County Fire Protection District ("SCFPD"). Each device must be identified by large and brightly colored (i.e., red and white) identification which includes the words "FIRE EXTINGUISHER". Additionally, the Permit Holder will be held responsible for assuring that all vehicles

and heavy equipment (e.g., tractors and other mobile equipment) are equipped with a 5 pound minimum ABC rated fire extinguisher.

7. **Egress and circulation.** The Permit Holder must coordinate an emergency access plan with the SCFPD prior to project commencement. All access and circulation routes must meet the requirements for hard-surfacing sufficient to support the weight of a fire engine as approved by the SCFPD.

8. **Roadway approaches.** Egress points abutting Waltham Way or other paved county right-of-ways must include an approach sufficient in design to prevent mud and debris tracking from the site onto the public roadway. Any mud or debris tracked onto the roadway must be removed by the contractor immediately as allowable by the Nevada Division of Environmental Protection ("NDEP") and the National Environmental Policy Act (NEPA) regulations. Mud, sand, and debris must not be allowed to adversely impact existing drainage systems.

9. **Signage.** A legible sign must be placed at entry of the premises during project phases stating the name of company/organization responsible for construction, street address and number of the project site, and contact phone number(s). This sign must be at least 2 feet by 3 feet in size. Appropriate signage must be installed on and around the premises stating rules for entry and circulation (e.g., no trespassing, travel permitted only on designated pathways, etc.). The Storey County Public Works Director may require that temporary signs (e.g., sandwich-boards) indicating crossing truck traffic (i.e., "Truck Crossing") be installed along the east and west bound lanes of Waltham Way near egress.

10. **Restrooms.** The Permit Holder must provide properly maintained restroom facilities (porta-potties) and wash stations adequate to meet the sanitation needs of persons on the premises during project construction phases. The number of restroom facilities provided during this period is pursuant the projected number persons on the premises at any given time, as recommended by the Portable Sanitation Association International (PSAI). Each restroom must include a properly maintained alcohol-based gel hand sanitizer dispenser.

11. **Cultural resources plan.** A comprehensive archeological, historic, and cultural resources study must be performed on the premises as required and directed by the Nevada State Department of Cultural Affairs at the expense of the Permit Holder in order to determine the presence of any paleontological resources (historic or prehistoric site or artifacts) that may be located on the premises. Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work must temporarily be halted at the specific site and the Storey County Community Development Department must be notified in order to evaluate the site and, if deemed necessary, to record and photograph the site in question. The period of temporary delay will be limited to a minimum of two working days from the date of notification, unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts.

12. **No-rise.** The project and the conditions it creates must comply with the Federal Insurance Rate Map (FIRM) Base Flood Elevation (BFE) requirements (e.g., "No Rise Certification") of the Federal Emergency Management Agency (FEMA).

13. **Release of species.** No species listed as "threatened" or "endangered" pursuant to the U.S. Endangered Species Act may be brought to or released on or near the subject property. Species include, but are not limited to, Sage Grouse.

14. **Environmental controls.** The Permit Holder must obtain an NDEP Dust Control Permit and furnish Storey County copies of the permit. All non-vegetated surfaces must be appropriately and consistently treated to mitigate fugitive dust and sand. Best Management Practices (BMPs) must be employed throughout the entire project premises and egress points. At no time may secondary effluent be applied to surfaces within the premises, including for dust control, vehicle and equipment washing, and other activities. BMPs and other environmental controls in and around the Truckee River and the project site must comply with the

detailed plans contained in SUP Application No. 2016-013, unless required otherwise by a federal or state agency. Trees, shrubs, and other vegetation and ground surfaces must be preserved to the extent feasible.

15. **Vehicle and equipment storage.** Inactive vehicles and equipment must be stored within a protected staging areas located a minimum of 100 feet from natural water bodies. To minimize the potential for discharge of fuel spills and other pollutants into the river, the staging area must be located and graded such as to contain and prevent potential contaminates from entering natural water bodies.

16. **Sales tax reporting.** All material and equipment purchased for the project must as possible be received in Storey County and the value reported as "County-of-Delivery" on the Nevada Department of Taxation Form TPI-02.01 "Combined Sales and Use Tax Return". The Permit Holder must also report the value for all materials and equipment (personal and rented) "used" on this project as "Use Tax" on TPI-02.01 or TPI-02.02.

17. **Spillage.** Any hydrocarbon or environmental spill incidents involving 25 gallons or more of any petroleum product (e.g., gasoline, diesel, and hydraulic fluid) or 3 or more cyds of contaminated material, or any presence of such material on or in ground/surface water must be reported immediately to Storey County Emergency Services (775) 847-0950 (in lieu of 9-1-1). Additionally, under Nevada State Law, the incident must be immediately reported to the Local Emergency Planning Committee (Emergency Management Director), Storey County Community Development Department, and the NDEP. The applicant must comply with the NDEP's clean-up requirements and provide said County departments a copy of NDEP's completion of remediation. All hazardous materials incident clean-up and response costs are borne by the Permit Holder as part of this SUP.

7. Power of the Board of County Commissioners

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision. The decision of the Board of County Commissioners in the matter of granting an approval must consider the staff report and recommendation from the Planning Commission and must make such a decision thereon as it deems warranted.

8. Proposed Motions

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 5.1 of this report. Those findings should be made part of that motion. The motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

8.1 Recommended Motion (Motion for approval)

In accordance with the recommendation by Staff and the Planning Commission, the Findings under Section 5.1 of the Staff Report and in compliance with the conditions of approval in Section 6 of this report, I [County Commissioner] hereby recommend conditional approval of Special Use Permit Application Number 2016-013 to amend portions of the Truckee River channel and abutting floodplain areas for the purpose stated forth in the SUP Application, located at 191 Wunotoo Rd, McCarren, Storey County, Nevada (APN: 004-091-72) & 0 PLC#4: PTN NW4 S34 T20N R22E, McCarren, Storey County, Nevada (APN: 004-091-30).

Summary: Approval of special use permit with conditions

8.2 Alternative Motion (motion for denial)

In accordance with the Findings under section 5.2 of this report and other Findings, and against the recommendation for approval with conditions by Staff and the Planning Commission, I [County Commissioner] hereby recommend denial of Special Use Permit Application Number 2016-013 to amend portions of the Truckee River channel and abutting floodplain areas for the purpose stated forth in the SUP Application, located at 191 Wunotoo Rd, McCarren, Storey County, Nevada (APN: 004-091-72) & 0 PLC#4: PTN NW4 S34 T20N R22E, McCarren, Storey County, Nevada (APN: 004-091-30).

Summary: Denial of special use permit

Prepared by: Jason VanHavel

APPENDIX 1

Applicant Cover Letter

The Nature Conservancy
Protecting nature. Preserving life.™

THE NATURE CONSERVANCY IN NEVADA

Northern Nevada Office
One East First Street, #1007
Reno, NV 89501

Tel 775-322-4990
Fax 775-322-5132

Southern Nevada Office
1771 East Flamingo Road, Ste. 104A
Las Vegas, NV 89119

Tel 702-737-8744
Fax 702-737-5787

June 15, 2016

Jason VanHavel, Planner
Storey County Planning Department
Storey County Courthouse
P.O Box 176
Virginia City, Nevada 89440

Subject: Tracy Phase II Restoration Project Special Use Permit Application

Dear Mr. VanHavel,

Enclosed is The Nature Conservancy's application for a Special Use Permit for the Tracy Phase II Restoration Project. The portion of this project that lies in Storey County is to be constructed on land owned by Sierra Pacific Power Company (SPPC), adjacent to the Tracy Power Plant. The Truckee River Flood Management Authority (TRFMA) holds a Restoration Easement (Easement) over a portion of the SPPC Parcel (APN 004-091-72). Included with this application is a copy of the Easement granted by SPPC to TRFMA to cover the projects TNC and TRFMA have partnered to implement within the Easement area. The Easement is the enabling document for the proposed project, granting TRFMA and its Contractors, including TNC, the right to engage in restoration activities on the covered lands. By way of this Easement, TRFMA has signed the Owner's Affidavit.

We appreciate your time and consideration in reviewing these application materials. Please let us know if there is any other information required.

Sincerely,

Mickey Hazelwood
Truckee River Project Director
The Nature Conservancy in Nevada

APPENDIX 2

Applicant Authority Letter

TRUCKEE RIVER FLOOD MANAGEMENT AUTHORITY

Directors
Ron Smith, Chair
Vaughn Hartung, Vice Chair
David Bobzien
Bob Lucey
Geno Martini
Paul McKenzie

Executive Director
Jay Aldean, P.E.

General Counsel
Michael Wolz

June 6, 2016

Storey County Planning Department
26 South "B" Street,
P.O. Box 176
Virginia City, NV 89440

Re: Special Use Permit Application for Grading

This letter is written in support of the Property Owner Affidavit that is a part of the Development Application for the Tracy Ecosystem Restoration Phase II submitted by the Nature Conservancy.

I am the General Counsel of the Truckee River Flood Management Authority (TRFMA), which is a joint powers authority created by an Interlocal Cooperative Agreement between the County of Washoe, the City of Reno and the City of Sparks. The Executive Director of TRFMA, Jay Aldean, has authority over the management of real property or interests in real property owned by the Authority. TRFMA Resolution No. 2011-3, Section 3.8. He therefore may sign the Property Owner Affidavit as the owner of the relevant easements.

The Restoration Easement at issue was granted to TRFMA by Sierra Pacific Power Company, d.b.a. NV Energy by a Grant of Easement for Restoration on November 5, 2012 (Storey County Recorder Document #0117738) and was amended on May 13, 2016 (Storey County Recorder Document #0124055). The Grant of Easement for Restoration conveyed to TRFMA a perpetual and nonexclusive easement for the establishment, use, operation and maintenance of an ecosystem restoration project. The Grant of Easement allows for the work that is the subject of the Development Application, including but not limited to the excavating and depositing of earth for restoration, rerouting the Truckee River channel, the construction of berms, etc.

If you need additional documentation or information please do not hesitate to contact me.

Sincerely,

Michael L. Wolz
General Counsel
Truckee River Flood Management Authority

TRUCKEE RIVER FLOOD MANAGEMENT AUTHORITY • 9635 GATEWAY DR. SUITE A • RENO, NV 89521 • 775-850-7460 • FAX 775-851-8568
WWW.TRUCKEEFLOOD.US

APPENDIX 3

Applicant Project Details

Storey County Special Use Permit Application
Truckee River Restoration Program
Tracy Phase II Project

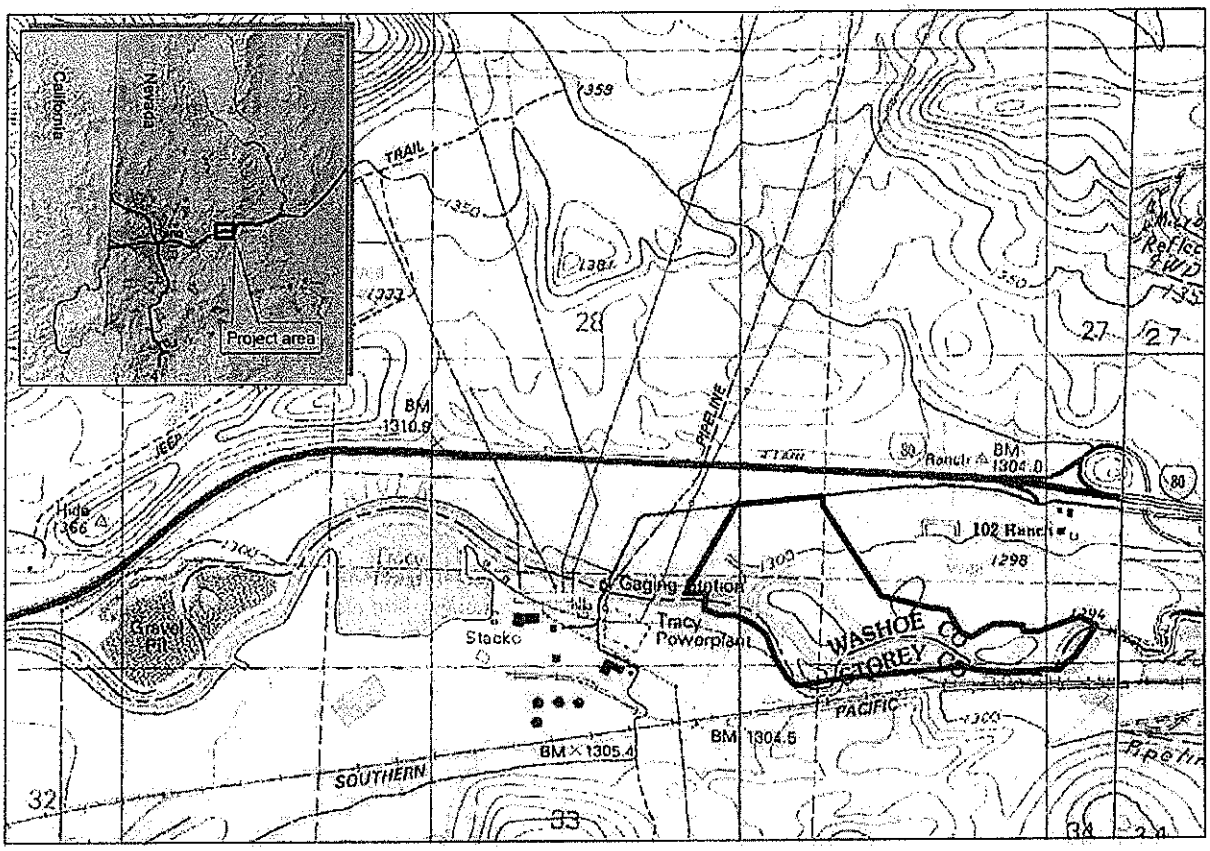


Figure 1. Project Location Map

Nature of Activity

The project proposes to lower the existing (abandoned) floodplain in order to reconnect it with the Truckee River. Swales and scour channels will be excavated into the designed floodplain surface to provide topographic and hydrologic complexity and to increase flood water storage potential. A grade control structure will be constructed of 1 ton boulders on the downstream end of the project to prevent the river from outflanking the existing riffle located there. A series of rock groins, keyed into the banks of the river, will be constructed in two strategic locations, one on the northern (river left) bank and one on the southern (river right) bank of the river to reduce shear stress and prevent river migration into undesirable areas during high flows. The areas between the groins will be armored with cobble rock material and staked with willows to further reinforce the banks. Along the inside of the two slight bends in this reach, cobble/gravel material will be placed instream to establish pointbars. The elevation of the earthen berm separating the floodplain and the gravel pit will be lowered slightly, and the face of the berm will be protected as necessary with rip rap/rock slope protection. All excavated earth material will be place in the southwestern portion of the gravel pit pond to create additional floodplain-elevation acreage, rather than open water. A

temporary river crossing will have to be built in order to move excavated material from the south side of the river to the gravel pit pond on the north side of the river. All disturbed surfaces will be revegetated with native plant species.

Primary elements of this project include:

- Lowering the floodplain
- Construction of point bars, rock groin migration barriers, and a grade control structure in and adjacent to the active channel
- Lowering the elevation of an earthen berm structure
- Sequestering spoils in an old gravel pit pond to create additional floodplain-elevation acreage

A. Pre-construction Activities and Best Management Practices (BMPs)

Phased construction will combine various activities and BMPs to minimize surface water contact with exposed cuts and fills, and reduce or prevent associated impacts. The following Pre-construction, construction and Post-construction BMPs will be implemented.

1. Construction Access

Primary access to the site is along the Clark station frontage road, then through the old NV Energy parking lot on the left before the power company's bridge across the Truckee. The staging area will be located in the northwestern corner of the project site, well away from the river. The south side of the river may be accessed through NV Energy's Tracy Power Plant driveway off Waltham Way. The south side staging area will be located on high ground away from the river, owned by NV Energy who is a project partner. Additional secondary access roads will be graded as needed on floodplains and will have a native surface which can be watered and re-graded as necessary during construction.

2. Location of Rock and Gravel Stockpiles

Gravel and cobble can be end-dumped and loaded in areas with good turnaround access along the north and south sides of the river. Riprap materials will be stored near the placement sites. All materials to be placed in the river will be cleaned prior to placement.

3. All Construction Volumes and Areas

CUT/FILL	PROJECT TOTAL (CY)	STOREY COUNTY (CY)	WASHOE COUNTY (CY)
CUT	-240,000	-107,000	-133,000
FILL	240,000	3,000	237,000
NET	0	-104,000	104,000

Table 1. Estimated Cut/Fill Volumes

*PROJECT ELEMENT	MATERIAL TYPE	PROJECT TOTAL (CY)	PROJECT TOTAL (TON)	WASHOE COUNTY (CY)	WASHOE COUNTY (TON)	STOREY COUNTY (CY)	STOREY COUNTY (TON)
1/2 TON RSP	1/2 TON ROCK	6,100	13,600	4,600	10,200	1,500	3,400
	CLASS I ROCK	2,600	5,700	1,900	4,300	700	1,400
	**RSP FABRIC (SQ YDS)	8,500	-	6,400	-	2,100	-
BOULDER GRADE CONTROL	1 TON ROCK	8,100	18,000	2,400	5,300	5,700	12,700
WILLOW GROINS	1/2 TON ROCK	300	600	25	50	275	550
	2"-12" GRAVEL/ COBBLE	700	1,500	75	100	625	1,400
CHANNEL GRAVEL/ COBBLE PLACEMENT	2" - 12" GRAVEL/ COBBLE	5,500	12,300	1,100	2,400	4,400	9,900

* RSP FABRIC UNITS ARE SQUARE YARDS

NOTE: VOLUMES/WEIGHTS ASSUME 30% VOID RATIO FOR ROCK AND 20% VOID RATIO FOR GRAVEL/COBBLE. WEIGHTS ASSUME 165 LBS/CY.

Table 2. Estimated Construction Materials Volumes for Tracy Phase II Restoration Project

4. Staging Areas and Equipment Wash Sites

The staging areas will double as equipment wash sites. Parking surfaces will be graded to contain runoff and will be covered with gravel. Straw wattles (fiber rolls) will be staked along perimeters to further facilitate containment.

5. Establishment of Turbidity Curtains

To minimize turbidity impacts during floodplain grading, Type II heavy duty turbidity curtains (Figure2) will be installed parallel to the Truckee River stream bank. If both floodplains are graded simultaneously, the Type II turbidity curtains will be staked along both banks. These turbidity curtains will also be used to isolate the areas where point bar cobble/gravel is being placed and rock groins are being constructed from active flows. A floating Type III heavy duty turbidity curtain will be installed across the channel downstream of the project site.

6. Sensitive Areas

No disturbance will take place outside the project boundaries. Riparian save areas within the project footprint will be fenced, flagged and avoided as delineated in final plans.

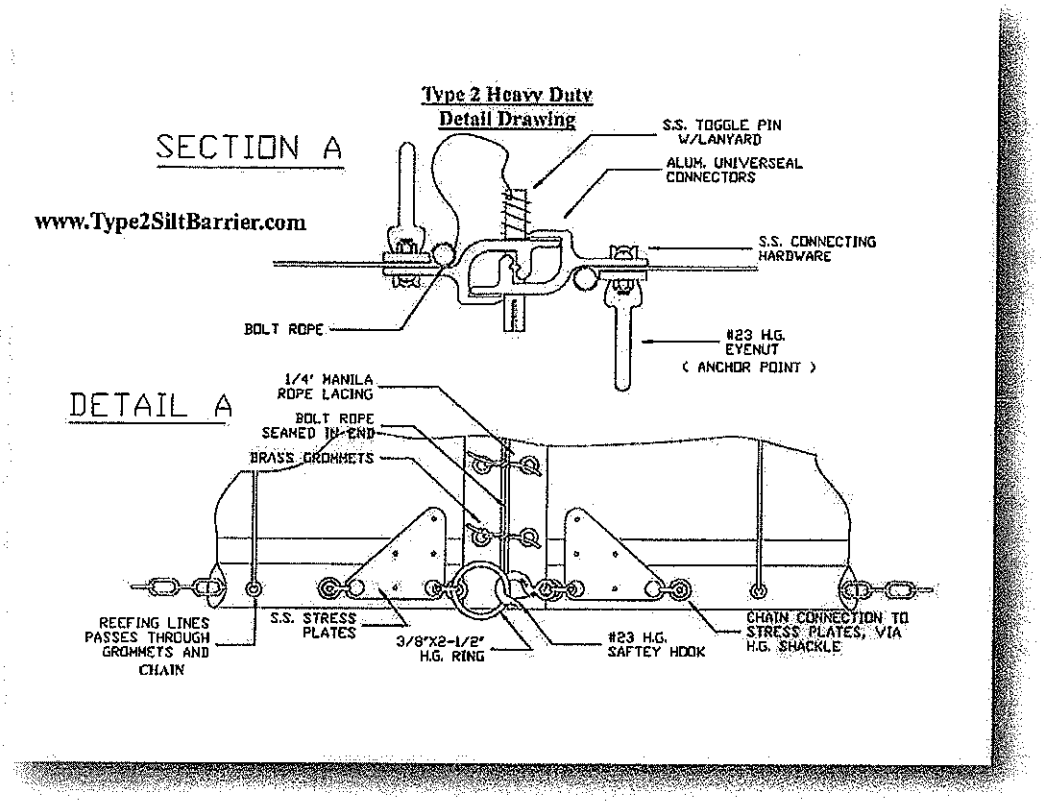


Figure 2. Detail of Type II heavy duty turbidity curtain, courtesy Granite Environmental

B. Construction and BMPs

1. Water and Air Quality Monitoring

Background turbidity samples will be collected twice per day upstream of all planned activities, above the upstream grade control structure. Downstream samples will be collected at a location determined by NDEP below the downstream grading boundary of the project. Samples will be collected at the downstream site before, during and after construction activities each day at a sampling frequency of approximately once per hour.

Air quality will be qualitatively monitored by the contractor during all ground disturbance activities. Water trucks will be deployed as necessary to keep the production of air borne particulates to a minimum.

2. Floodplain Grading

The starting location and progression of floodplain grading will be chosen by the contractor. Excavators or scrapers will likely be used to lower the floodplains to the design grade. When gravel or cobble lenses are encountered, these materials should be screened and separated for potential use in cobble blankets.

3. Excavation of Swales and Scour Channels

After the floodplain is lowered to the designed grade, new features will be cut into the landscape as detailed in the (final) plan and under supervision from TNC staff. The primary elements of such features are to provide seasonal hydrologic connectivity to water in the main river channel: swales will be wet during spring runoff and scour channels will flow during flood events, serving to slowly return water from floodplains back to the main channel.

4. Placement of Spoils

Excavated materials will be spoiled in the old gravel pit pond and along the toe and face of the gravel pit pond berm.

5. Construction of Point Bars, Groins, and Grade Control Structure

All materials will be cleaned prior to placement in the channel. Point bar will be constructed by gently placing 2'-12" gravel/cobble along the bank of the river and extending out into the active channel. The work will be conducted behind a k-rail/turbidity curtain BMP that will isolate the area from active flows, and no channel excavation will be required. Cobbles and gravel can be delivered to the riffle locations by driving trucks along the newly excavated floodplain (soil conditions permitting). Spreading and grading can be accomplished from either bank with an excavator.

The groins will be constructed of ½ ton rock that will be keyed into the river banks and edge of the river bed, and work will be separated from active flows by k-rails, turbidity curtains, or other diversion structures. This work will also be accomplished from either bank with an excavator.

The grade control structure is intended to prevent the river from outflanking the existing riffle at the downstream end of the project site which could cause unnecessary erosion in the vicinity or the river to abandon its channel and reestablish in another low-lying area. Grade control materials (1 ton boulders) will be stockpiled near the existing channel location. The ends of the grade control structure will also be keyed into the river banks and edge of the river bed, and work will be separated from active flows by k-rails, turbidity curtains, or other diversion structures. Voids must be backfilled with gravel and cobble prior to placement of the next layer of 1-2 ton boulders if more than one course is required. Again, the work will be accomplished from either bank with an excavator.

6. Post Grading Treatment

TNC assumes responsibility for post grading soil treatments to reduce short term erosion. Such treatments may include; pole plantings, containerized seedlings, water jetted cuttings, and seeding. Mulch can be added to facilitate water retention, reduce erosion and inhibit colonization by undesired species. Given the extremely windy conditions which often occur in the region, a tackifier may be added as needed.

7. Erosion Prevention Treatments during Construction

All large disturbance areas will be fenced with wire backed silt fencing which provides extra strength in windy areas. Spacing of steel posts will not exceed 8 feet. Wire fencing will be installed on the downhill side of the filter fabric, between the fabric and the posts and the fabric will be anchored in a 12-inch deep ditch (Nevada BMP Guide, June 2008). Some areas (e.g. long slopes along floodplain boundaries and spoils sequestration areas) may be protected with rows of straw wattles (fiber rolls), staked in place

along level contours. Rolls should be keyed in to the ground surface 2-4 inches and staked at least every 4 feet with the space between rows not to exceed 20 feet (Nevada BMP Guide, June 2008).

C. Post-construction

1. Road Surfaces Treatments

Primary haul roads along both north and south sides of the river will be graded and watered regularly, and track-out areas will be graveled with ¾ inch road base rock as needed. Temporary construction roads of native surface will be ripped or disked to reduce compaction in preparation for TNC revegetation efforts.

2. Revegetation/Air Quality/Erosion Treatments

Silt fencing and fiber rolls located in non-flood prone areas will remain on site until vegetation becomes established. BMP's located along the river's edge and on the lowest floodplain surfaces will be removed following construction. Under TNC direction a spray mulch/tackifier mixture may be applied to exposed soils to reduce wind-blown soils. Weed free straw mulch may also be applied.

3. Riparian, Wetland, Upland Vegetation Restoration

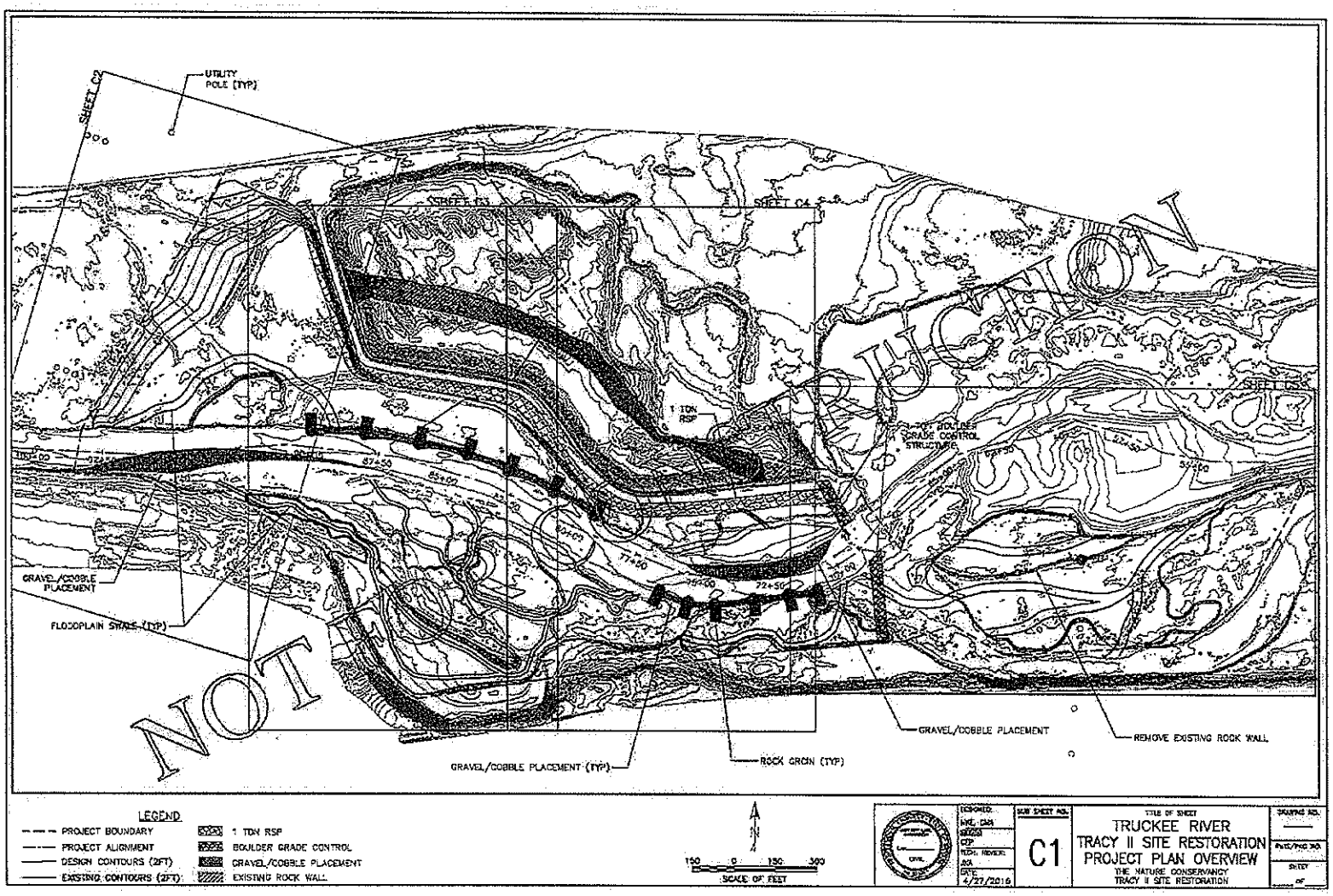
In riparian and wetland areas revegetation will occur as a combination of natural recruitment and TNC planting efforts. Floodplain and upland plantings will need to be watered for the first few years following construction as in other TNC restoration projects along the Truckee River. Removal of invasive species will be a component of TNC's Vegetation Restoration Plan.

D. Type of equipment to be used and how it will be operated

The excavation of the floodplain, rock placement, and other activities at the site will require contracting an excavation crew. The equipment listed below, or its equivalent, is expected to be used throughout the site.

Cat 330 Excavator
Cat 973 Loader
Cat D400
Cat D7 Dozer
Cat 14G Grader
4000 gal water truck

E. Site Plan


UTILITY POLE (TYP)
SHEET C2
SHEET C3
SHEET C4
SHEET C5
1 TON RSP
BOULDER GRADE CONTROL STRUCTURE
GRAVEL/COBBLE PLACEMENT
FLOODPLAIN SWALE (TYP)
GRAVEL/COBBLE PLACEMENT (TYP)
ROCK GROIN (TYP)
GRAVEL/COBBLE PLACEMENT
REMOVE EXISTING ROCK WALL
NOT FOR CONSTRUCTION
LEGEND
PROJECT BOUNDARY
PROJECT ALIGNMENT
DESIGN CONTOURS (2FT)
EXISTING CONTOURS (2FT)
1 TON RSP
BOULDER GRADE CONTROL
GRAVEL/COBBLE PLACEMENT
EXISTING ROCK WALL
150 0 150 300
SCALE OF FEET
C1
TRUCKEE RIVER
TRACY II SITE RESTORATION
PROJECT PLAN OVERVIEW
THE NATURE CONSERVANCY
TRACY II SITE RESTORATION
4/27/2016

Proposed Project Purpose

Background

Over the past century, the lower Truckee River downstream from Vista has suffered from many human-caused changes, which have greatly altered the ecological integrity and functioning of the river. Truckee River flows are regulated by a number of agreements, decrees, and river operating requirements.

Well intended but failed efforts at flood control in the early 1960s led to exacerbated channel down cutting along the lower Truckee River and as a result, depression of the groundwater table. The lowered groundwater depth and deeply incised channel has disconnected the river from the riparian habitat and surrounding floodplains. Without access to groundwater, regeneration of native riparian vegetation has been impaired for decades, and invasive species have begun to dominate the riparian communities along the river's edge.

Land use practices along the Truckee River have altered the flow regimes, also causing the condition of riparian vegetation to decline and resulting in a significant reduction of important habitat for birds, mammals, reptiles, and amphibians. Urban growth and development in the cities of Reno and Sparks have increased the amount of impervious surfaces, affecting water quality and the extent and timing of flooding.

Since 2003, TNC and its partner agencies have demonstrated river restoration techniques on the lower Truckee River through two projects at TNC's 305-acre McCarran Ranch, the Lockwood site, the lower Mustang Ranch site, the 102 Ranch site, and the Tracy site. The site proposed for restoration is within the same reach of the lower Truckee River as the completed restoration sites. The restoration activities at McCarran Ranch included the creation of a new river meander; approximately one mile of new channel and riffle construction; revegetation of approximately 120 acres; creation of wetlands and ponds, including oxbow wetlands; and a variety of wildlife nesting, cover, and shelter improvements. The constructed riffles raised the water surface level and promoted more frequent overbank flooding within the project areas. The localized overbank flooding of these uninhabited floodplain areas improved soil fertility and ecological productivity, while attenuating downstream flooding.

These river and riparian restoration measures are correcting the undesirable effects of channelization and river entrenchment, while retaining the benefits of flood flow attenuation. Restoration at the McCarran Ranch sites is resulting in the recovery of the groundwater table in the project area, increased populations and survivorship of native plants, and increased fish and native bird populations. The decreased channel width promotes improved hydraulic connection between the river channel and its floodplain to better support wetland habitat.

Purpose of and Need for the Proposed Action

The primary purpose of the project is to contribute to the ecological restoration of the lower Truckee River. Overall, the project is intended to help restore basic physical and biological functions to a more natural condition so that the ecological systems and native organisms can depend on those functions. Generally, the restoration project will involve the creation of new areas of aquatic and terrestrial habitat, including river channel modifications, scour channels and swales, and areas of native vegetation, for the purposes of restoring the degraded ecosystem to a more natural condition.

Monitoring results support the effectiveness of TNC's restoration projects since 2003 and the need for continued, well-designed restoration projects at high priority sites on the lower Truckee River.

The Tracy site was selected by TNC and cooperating agencies in order to restore the river channel, floodplain, and riparian forest and to undo the damage of the human-caused changes. The proposed channel-and-floodplain restoration work to be implemented at the site would create a variety of benefits in terms of long-term floodwater flow attenuation, water quality improvement, improved habitats for native plants and animals including special-status species, biological productivity and diversity, noxious weed reduction and control, and restoration of native species. The proposed project would continue TNC's program of restoration on key reaches of the lower Truckee River and provide linkage and continuity with the previously restored sites.

The decision to propose this site, as well as previous projects for restoration, was based in part on its relatively high scores in a report prepared by Otis Bay Ecological Consultants (Otis Bay Ecological Consultants 2007) for the U.S. Army Corps of Engineers. The report includes a ranking of the ecological restoration potential of 20 sites along the lower Truckee River based on field and aerial observations. The criteria included flow regime, average floodplain width and potential for floodplain expansion, riparian forest and potential for recovery, existing aquatic habitat diversity and potential to increase hydraulic habitat diversity, encroachments into the channel and floodplain, existing entrenchment, floodplain reconnection potential, and connection to natural features.

Tracy Phase II

The Tracy Phase II restoration site includes three different properties; a conservation easement donated by NV Energy and being held by the Flood Management Authority, a 12 acre parcel (the former Hoss Equipment property) acquired by TNC in 2014, and the upstream portion of the 102 Ranch property owned by BLM who TNC has a cooperative management agreement with. The Truckee River at Tracy has a deeply incised and relatively straight channel, a disconnected floodplain, and a large earthen berm and gravel pit pond that are relics of a former gravel mining operation. The site also contains existing elements such as functional historic swales/abandoned river channel and remnant late seral cottonwoods, which would accelerate the restoration process.

The Tracy Phase II site is just downstream of the Tracy Phase I project and abuts the 102 Ranch restoration project at its upstream end. Extensive restoration work was done at Tracy Phase I in 2013 and at 102 Ranch in 2008 to lower the floodplain, realign the channel, and restore native riparian vegetation. The purpose and need for restoration proposed at Tracy Phase II is to provide river and ecological restoration, and to provide physical and biological continuity with previously restored sites upstream and downstream of the Tracy Phase II reach.

Timeframe of the proposed project

January-August 2016 Finalize design and secure permits.

August-December 2016 Site preparation; rock stockpiling; plant salvage; floodplain excavation and gravel pit fill; grade control, groin, and point bar construction.

Other Permits and Approvals Required

The construction work associated with restoring this site requires a series of federal, state, and local permits, as well as letters of permission and easements. As of April 2016, the permit application process is in the initial stages, and all permits are expected to be in-hand by late August/September 2016. The permits and easements needed are as follows:

1. Temporary Working in Waterways (Rolling Stock) Permit – issued by NDEP.
2. 401 Water Quality Certification – issued by NDEP.
3. Stormwater General Permit – issued by NDEP.
4. Letters of Authorization from State of Nevada – both the State Engineer (Division of Water Resources) and Department of Wildlife must approve the project.
5. Grading Permits – issued by Washoe and Storey Counties.
6. Special Use Permits – issued by Storey and Washoe Counties.
7. Dust Control and Vector Control Permits – Washoe County District Health Department, Air Quality Management Division.
8. Right of Entry and Construction Authorization – Division of State Lands.

TNC will be responsible for preparing and submitting all necessary materials to secure these permits and easements. TNC will be named on each permit for the project (as will contractors as appropriate).

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 08/16/16 **Estimate of time required:** 45 min.

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

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1. **Title:** Discussion/Possible Action: Resolution No. 2016-444, A Resolution Adopting the Amended 2016 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. Copies of the master plan draft may be obtained from the Planning Department website at http://www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org. A copy will also be made available at the meeting.

2. **Recommended motion:** See recommended motion in Exhibit B.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning Department **Telephone:** 775.847.1144

5. **Staff summary:** See summary of planning commission action in Exhibit A Summary Report of Planning Commission Action and findings of fact in Exhibit C Resolution No. 2016-444.

6. **Supporting materials:** Copies of the master plan draft are enclosed herewith and may be obtained from the Planning Department website at http://www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org. The master plan as adopted by the planning commission and proposed as such to the Storey County Board of County Commissioners has been posted on the county website for review by the public and other interested persons since the required NRS posting period.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:**

   ____ District Attorney

9. **Reviewed by:**

   _@'___ Department Head Department Name:

   ____ County Manager Other agency review: _____

10. **Board action:**

    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 18

Exhibit A – Summary Report of Planning Commission Action

On August 4, 2016, the Storey County Planning Commission held a public hearing regarding Resolution No. 2016-444, adopting the 2016 Storey County Master Plan. The planning commission adopted the master plan as recommended by county planning staff, including Chapter 1 Introduction and Framework; Chapter 2 Themes and Principles; Chapter 3 Land Use; Chapter 4 Public Lands; Chapter 5 Population; Chapter 6 Housing; Chapter 7 Economic Development; Chapter 8 Transportation; Chapter 9 Public Services and Facilities; Chapter 10 Water and Natural Resources; Chapter 11 Cultural and Historic Resources; Bibliography; Appendices; and Land Use Maps. The six planning commissioners who were present voted unanimously to adopt the plan. A written statement by Planning Commissioner Larry Prater, who was absent at the meeting, supporting the adoption of the master plan was read into the record at the meeting per his request.

Exhibit B – Recommended Motion

Based on findings of fact shown in Resolution No. 2016-444, and conformance with federal, state, and county regulations, and the existing 1994 Storey County Master Plan, the recommendation for approval by staff, and the adoption of the plan by the planning commission, I (Commissioner) motion to approve Resolution No. 2016-444, a resolution adopting the amended 2016 Storey County Master Plan, including comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereon. As part of Resolution No. 2016-444, I also motion to approve comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps as recommended for approval by staff and the planning commission.

Exhibit C – Resolution No. 2016-444

Resolution Number 2016-444

A Resolution adopting the 2016 Storey County Master Plan

Whereas, Nevada Revised Statutes (NRS), sections 278.150 to 278.220, and Storey County Code, 17.03.210, provides the procedure for the adoption and amendment of the Master Plan by Planning Commissions and the Boards of County Commissioners; and

Whereas, the Storey County Planning Commission (Planning Commission) has conducted numerous hearings throughout Storey County to obtain public input for comprehensive amendments to the text and maps of the existing Storey County Master Plan over a number of years; and

Whereas, notice of a meeting to be held on the August 16, 2016 by the Storey County Board of County Commissioners to consider the adoption of comprehensive changes to the Master Plan and Maps was duly published in the *Comstock Chronicle* on the 22nd day of July, 2016, and an agenda for the meeting of the Storey County Board of County Commissioners for August 16, 2016 identified as a topic of discussion, the adoption of comprehensive amendments to the Master Plan and maps, was duly posted on or before August 11, 2016 and published as required by law; and

Whereas, the Planning Commission has certified the amendments which it adopted to the Master Plan and maps to the Storey County Board of County Commissioners, see attached Exhibit A to Resolution 2016-444; and,

Whereas, the attached Master Plan contains eleven chapters including Chapter 1 Introduction and Framework; Chapter 2 Themes and Principles; Chapter 3 Land Use; Chapter 4 Public Lands; Chapter 5 Population; Chapter 6 Housing; Chapter 7 Economic Development; Chapter 8 Transportation; Chapter 9 Public Services and Facilities; Chapter 10 Water and Natural Resources; Chapter 11 Cultural and Historic Resources; Bibliography; Appendices; and Land Use Maps.

Now Therefore, the Storey County Board of County Commissioners hereby resolves to amend the Master Plan as those amendments were adopted by the Planning Commission by adopting the attached 2016 amendment of the Storey County Master Plan, with accompanying charts, drawings, diagrams, maps, reports and other descriptive materials covering the following subject matters or portions thereof as are appropriate to Storey County: Introduction and Framework; Themes and Principles; Land Use; Housing; Population; Transportation; Water and Natural Resources; Economic Development; Public Services and Facilities; Public Lands; Cultural and Historic Resources; along with supporting References, Maps, Appendixes E through P, Bibliography, and Ten Land Use Maps, as the Storey County Master Plan.

The Storey County Master Plan is adopted to conserve and promote the public health, safety, and general welfare of the citizens of Storey County.

Adopted this _____ day of August 2016, by the following vote:

Vote: Ayes: Commissioners: _____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners: _____

_____
Marshall McBride, Chairman
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Storey County Clerk

Exhibit A to Resolution 2016-444

REPORT TO STOREY COUNTY BOARD OF COMMISSIONERS

On August 4, 2016, the Planning Commission held a public hearing regarding Board Resolution 2016-444, adopting amendments to the Master Plan. The Planning Commission reviewed the proposed amendments to the Master Plan and adopted them unanimously in Resolution 2016-444. The Planning Commission therefore certifies this action to the Board of County Commissioners

Date_____

STOREY COUNTY
PLANNING COMMISSION

_____
By: Jim Hindle Acting Chairperson

ATTEST:

_____
Lyndi Renaud, Secretary
Storey County Planning Commission

Resolution Number 2016-444

A Resolution adopting the 2016 Storey County Master Plan

Whereas, Nevada Revised Statutes (NRS), sections 278.150 to 278.220, and Storey County Code, 17.03.210, provides the procedure for the adoption and amendment of the Master Plan by Planning Commissions and the Boards of County Commissioners; and

Whereas, the Storey County Planning Commission (Commission) has conducted numerous hearings throughout Storey County to obtain public input for comprehensive amendments to the text and maps of the existing Storey County Master Plan over a number of years; and

Whereas, notice of a meeting to be held on the August 4, 2016 by the Commission to consider the adoption of comprehensive changes to the Master Plan and Maps was duly published in the *Comstock Chronicle* on the 22nd day of July, 2016, and an agenda identifying as a topic of discussion the adoption of comprehensive amendments to the Master Plan and maps was duly posted on or before July 26, 2016, and published as required by law; and

Whereas, the attached Master Plan contains eleven chapters including Chapter 1 Introduction and Framework; Chapter 2 Themes and Principles; Chapter 3 Land Use; Chapter 4 Public Lands; Chapter 5 Population; Chapter 6 Housing; Chapter 7 Economic Development; Chapter 8 Transportation; Chapter 9 Public Services and Facilities; Chapter 10 Water and Natural Resources; Chapter 11 Cultural and Historic Resources; Bibliography; Appendices; and Land Use Maps.

Now Therefore, the Storey County Planning Commission hereby resolves to amend the Master Plan by adopting the attached 2016 amendment of the Storey County Master Plan, with accompanying charts, drawings, diagrams, maps, reports and other descriptive materials covering the following subject matters or portions thereof as are appropriate to Storey County: Introduction and Framework; Themes and Principles; Land Use; Housing; Population; Transportation; Water and Natural Resources; Economic Development; Public Services and Facilities; Public Lands; Cultural and Historic Resources; along with supporting References, Maps,

Appendixes A through J, Bibliography, and Ten Land Use Maps, as the Storey County Master Plan.

The Storey County Master Plan is adopted to conserve and promote the public health, safety, and general welfare of the citizens of Storey County.

Adopted this 4 day of August 2016, by the following vote:

Vote: Ayes: Commissioners: Virgil Bucchianeri
Pamela Smith
John Herrington
Jim Hindle
Kris Thompson
Ron Engelbrecht

Nayes: Commissioners: _____

Absent: Commissioners: Larry Prater

James Hindle, Acting Chairman
Storey County Planning Commission

Attest:

Lyndi Renaud

Lyndi Renaud, Secretary
Storey County Planning Commission

Storey County, Nevada

Commissioners' Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agendas. This policy states that all requests must be made in writing, and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. ***(Items received after the deadline will be placed on the agenda of a subsequent meeting.)***

Date of Meeting: August 16, 2016	Date Request Submitted: July 29, 2016
Agenda Item Requested: Discussion regarding Storey County licensing for MM R+D, LLC to operate	
This item is intended for: ☒ Discussion Only ☐ Discussion and Action *(at the Board's discretion)*	
☒ Supporting documentation is attached ☐ No supporting documentation is necessary	
Requested by: Eva Segerblom, Esq. - attorney for MM R+D, LLC *(please print name clearly)*	
Address: 10403 Double R Blvd Reno NV 89521	
Phone: 775-322-3666	Email *(optional)*: esegerblom@msclawyers.com

Please submit this completed form to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

or FAX to:

Storey County Clerk's Office
(775) 847-0921

For Office Use Only		
Date Request Received:	Received: ☐ In Person ☐ Via FAX	By:
☐ Supporting documentation attached - # of pages	Meeting date of this item:	

☐ Item Approved for Agenda by: _____, Date: _____

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdixon@storeycounty.org

STATE OF NEVADA

BRIAN SANDOVAL
Governor

ROMAINE GILLILAND
Director

RICHARD WHITLEY, MS
Administrator

TRACEY D. GREEN, MD
Chief Medical Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH

November 3, 2014

Stephen Earl McNeal
MM R&D, LLC
8830 Kulka Rd. Box 2721
Las Vegas, NV 89161

Application Identifier: D095
Ref. #: 53527639048691065500

Dear MM R&D, LLC,

The State of Nevada, Division of Public and Behavioral Health has completed the application evaluation process for medical marijuana establishment registration certificates. This letter is to inform you of the intent to approve your application for MM R&D, LLC, a Dispensary establishment at 266 N. C Street in the STOREY local jurisdiction. Please note this letter only applies to this establishment. If you submitted multiple applications, you will receive a separate notification letter for each one. Final approval will occur when the applicant has:

1. Provided documentation to the Division issued by the local jurisdiction to the establishment authorizing occupancy of the building as a medical marijuana establishment such as a certificate of occupancy, a special use permit or a conditional use permit.
2. Provided documentation to the Division regarding successful inspections issued from fire, building, health and air quality.
3. Provided documentation to the Division of successful pre-opening inspection findings done by the Division.
4. Provided complete and verified agent card information to the Division for all owners, officers, board members and employees of the medical marijuana establishment.
5. Paid the applicable fees for the issuance of a medical marijuana registration certificate
6. Provided confirmation that a state business license has been acquired.
7. Provided confirmation that local business licensing and zoning permits have been acquired.

Per NRS 453A.326, certificates are considered provisional until the establishment is in compliance with all applicable local governmental requirements, and has received a state business license to operate the establishment. NAC 453A.324 allows the Division to revoke the provisional certificate if a medical marijuana establishment is not fully operational within 18 months of receiving it.

Stephen Earl McNeal will be contacted soon to discuss the details of the provisional certification. When the approvals to operate listed above are fulfilled, MM R&D, LLC will receive a certificate to operate as a medical marijuana establishment.

Note: Provisional certification resulting from this notification shall not become effective until approved by the Division of Public & Behavioral Health.

Please do not hesitate to e-mail the Division with any questions or concerns you may have at medicalmarijuana@health.nv.gov. Thank you.

Sincerely,

Richard Whitley MS, Administrator
Division of Public & Behavioral Health
Medical Marijuana Establishment Program

Vanessa Stephens

From: Keith Loomis
Sent: Monday, August 01, 2016 2:07 PM
To: Vanessa Stephens
Cc: Anne Langer; Pat Whitten
Subject: FW: MM R & D LLC

Vanessa

I understand that typically when Pat responds to an agenda request from a member of the public, that his response would be included in the correspondence portion of an agenda. I have responded to the request of MM R&D LLC to be included on an agenda as set forth below. I do not have a problem with the below being included as part of the correspondence portion of an agenda.

Keith Loomis
Deputy District Attorney
Storey County District Attorney's
Office
P.O. Box 496, 201 South C Street
Virginia City, NV 89440
(775) 847-0964

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From: Keith Loomis
Sent: Monday, August 01, 2016 1:49 PM
To: Eva Segerblom
Cc: Anne Langer
Subject: MM R & D LLC

Ms. Segerblom:

Your request to have an item included on an agenda of the Board of County Commissioners has been routed to this office for a response. Storey County Administrative Policies and Procedures Number 008 in subsection 1(a) provides that the County Manager has the discretion to approve an agenda request form submitted to the County which does not have the concurrence or endorsement of a county commissioner. You were previously advised that the subject of your request would need the concurrence or endorsement of a county commissioner in order to be placed on an agenda of a meeting of the Board of County Commissioners. It is my understanding that you have not obtained the concurrence or endorsement of a county commissioner for your request. Accordingly, your request will not be included on an agenda.

Keith Loomis
Deputy District Attorney
Storey County District Attorney's
Office
P.O. Box 496, 201 South C Street
Virginia City, NV 89440
(775) 847-0964

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