



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/20/2016 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*

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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 September 20, 2016.
4. **DISCUSSION/POSSIBLE ACTION:**  
Approval of Minutes for August 16, 2016.

5. **CONSENT AGENDA**

- I For possible action: Approval of Treasurer's Report for August 2016.
- II For possible action: Approval of claims for payroll dated 08/31/16 for \$76,119.19, dated 08/31/16 for \$126,247.31, dated 09/09/16 for \$502,663.69 and accounts payable dated 09/02/16 for \$265,725.52, 09/02/16 for \$9,459.56 and 09/08/16 for \$1,121.66.
- III For possible action: Approval of Assessor's recommended corrections to 2016-17 Secured Tax Roll for Clerical Error.
- IV For possible action: Approval of Assessor's recommended corrections to 2016-17 Secured Tax Roll for Exemptions.
- V For possible action: Approval of Business Licenses First Readings:
  - A. IAT CO., LTD. - Contractor / Fukushima JAPAN (equipment startup)
  - B. TOTAL FACILITY SOLUTIONS, INC. - Contractor / 1001 Klein Road ~ Plano, TX (mech cont)
  - C. SOUTHLAND INDUSTRIES - General / 96 Megabyte (hvac, plumbing design) TRI
  - D. TKO STAFFING, INC. - General / 10600 University Ave ~ Coon Rapids, MN (staffing)
  - E. VALDO MAINTENANCE, LLC dba VT Maintenance - General / 88 Megabyte (truck repair) TRI
  - F. RUBYCOM ENGINEERING, INC. - Contractor / 488 Fukujima JAPAN (equipment startup)
  - G. MITSUTEC CO., LTD - Contractor / 134-1 Nakamura JAPAN (equipment startup)
  - H. INTERMOUNTAIN SLURRY SEAL - Contractor / 1120 Terminal Way ~ Reno (pavement preserv.)
  - I. TAIYO MACHINERY MFG CO., LTD - Contractor / 1-11-27 Osaka JAPAN (equipment startup)
  - J. PERO CORPORATION - Contractor / 900 G River Street ~ Windsor, CT (equipment startup)
  - K. ELWOOD STAFFING SVC., INC dba Elwood Staffing and Elwood Tradesmen - General / 4111 Central Ave ~ Columbus, IN (staffing agency)
  - L. AM TECHNICAL SOLUTIONS, INC. - Contractor / 2213 RR 620 N #105 ~ Austin, TX (purity testing)

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

7. **DISCUSSION ONLY (No Action):**

Update from Staff regarding the ongoing zip code issue.

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

9. **DISCUSSION ONLY (No Action):**

Provide an overview of the State of Nevada Community Development Block Grant (CDBG) program for the upcoming 2017 grant application cycle.

10. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution 16-446 setting forth the intent of Storey County, Nevada to reimburse out of Bond Proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill with a loan of \$4,058,000.00 and a grant in the amount of \$8,987,000.00.

11. **DISCUSSION/POSSIBLE ACTION:**

Appointment of Storey County representative and alternate representative to serve as a voting member on the Governor appointed Nevada State Land Use Planning Advisory Council (SLUPAC) for the three-year 2016-2019 term.

12. **DISCUSSION/POSSIBLE ACTION:**

Special Use Permit 2016-023, by John and Elizabeth Huntington. The Applicant requests a Variance for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

13. **DISCUSSION/POSSIBLE ACTION:**

Special Use Permit 2016-021, by Jason and Pauline Yasmer. The Applicant requests a Variance for a reduced setback by ten feet from the required 30 feet front setback to 20 feet for the placement of a proposed garage on the property located at 21440 Delta Dr., Virginia City Highlands, Storey County, Nevada, APN: 003-014-29.

14. **RECESS TO CONVENE THE STOREY COUNTY LIQUOR LICENSE BOARD**

15. **DISCUSSION/POSSIBLE ACTION:**

Approval of the second reading for a liquor license for the Virginia City 601<sup>st</sup> Vigilance Committee, Fred Dutton, at 120 S B St, Virginia City, NV.

16. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**

17. **DISCUSSION/POSSIBLE ACTION:**

Approval of Business Licenses Second Readings:

- A. SILVER ENVIRONMENTAL MONITORING. - General / 1135 Financial Blvd ~ Reno (testing lab)
- B. NH RESEARCH, INC. - Contractor / 16601 Hale Ave ~ Irvine, CA (testing instruments)
- C. CHEWY, INC. - General / 385 Milan (ecommerce, fulfillment) TRI
- D. ESMO USA CORP - Contractor / 1020 Winding Creek Road ~ Roseville, CA (machinery)
- E. FLEXLINK SYSTEMS GMBLT - Contractor / Ottenbach, GERMANY (flexible chains)
- F. BUDS & BLOOMS - Professional / 200 Thomas Street ~ Reno (green wall at Tesla)
- G. FLEXLINK SYSTEMS SPZ00 - Contractor / Plewiska, POLAND (flexible chains)
- H. TUV SUD AMERICA, INC. - Professional / 10 Centennial Dr ~ Peabody, MA (testing services)
- I. DN TANKS, INC. - Contractor / PO Box 696 ~ El Cajon, CA (storage tanks)
- J. NEVADA PREMIER VALET, INC. - Contractor / 295 Holcomb ~ Reno (valet parking svcs)
- K. KULICKE & SOFFA INDUSTRIES, INC. - Prof. / 1005 Virginia ~ Ft. Washington, PA (machinery)
- L. RETTUS, LLC dba Sierra Water Gardens - Contractor / 2110 Dickerson ~ Reno (nursery)
- M. KPFF, INC. - Professional / 1601 5th Ave ~ Seattle, WA (engineer)
- N. APEX CONTROLS - Professional / 3566 Highland Dr., ~ Hudsonville, MI (controls programming)
- O. SAFETY COMPLIANCE ADVISORS, LLC - Professional / 2785 Laguna Way ~ Sparks (consultant)
- P. SIERRA TREE CARE, LLC - Home Business / 1537 Canal Rd ~ Sparks (home office only)
- Q. BRUNDAGE-BONE CONCRETE PUMPING, INC. - 1025 South 48th ~ Tempe, AZ (concrete pumping)
- R. CORONA STUD & DECK, LLC - Contractor / 3015 106th St. South ~ Lakewood, WA (contractor)
- S. HANSON SYSTEMS, LLC dba Eagle Technologies Grp - Contractor / 9850 Red Arrow Hwy ~ Bridgman, MI (conveyor systems)
- T. DATA AIR PROC. CORP. dba DP Air Corp - Contractor / 7531 Eastgate Rd ~ Henderson (contractor)
- U. PACIFIC CONSOLIDATED, INC. - Contractor / PO Box 549 ~ Rocklin, CA (fleet maintenance)
- V. SSUSA WEST, LLC - General / 470 East Sydney (steam sterilization of herbs/spices) TRI
- W. NEVADA MOBILE TIRE, LLC - General / 10300 Silver Spur ~ Reno (mobile tire repair)
- X. OBERBERGER DATEN-UND SYSTEMTECHNIK GMBH - Contractor / Schechen GERMANY (machinery)
- Y. OLECTRIC - Contractor / 592 California Ave ~ Reno (electrical contractor)
- Z. ESMO AG - Contractor / Brueckenskasse Rosenheim GERMANY (machinery)

AA. NIMS ASSOCIATES, INC. - Contractor / 1445 Technology Lane ~ Petaluma, CA (IT consulting)  
BB. ENGLEKIRK STRUCTURAL ENGINEERS - Professional / 888 South Figueroa St ~ Los Angeles (eng.)  
CC. SUMMIT CONTRACTORS INC - Contractor / 10815 Iroquois Trail ~ Silver Springs (contractor)  
DD. FEYEN ZYLSTRA - Professional / 2396 Hillside Drive ~ Grand Rapids, MI (programmer support)  
EE. ELMCO SALES, INC. dba AcornVac - Contractor / PO Box 3527 ~ Industry, CA (manufacturing support)  
FF. C&M GARAGE DOOR SVCS, LLC - Contractor / 1051 S. Olsen ~ Henderson, NV (OH door install)  
GG. KYOEI DENKI CO., LTD - Professional / Hitachi JAPAN (electrical contractor)  
HH. METRON TECHNOLOGY RESEARCH CO., LTD - Professional / Osaka, JAPAN (test equipment)  
II. MASTHEAD INTERNATIONAL, INC., -- Contractor / 11145 Thompson Ave ~ Lenexa, KS (rigging)  
JJ. OWENS DESIGN, INC. - Contractor / 47427 Fremont Blvd ~ Fremont, CA (equipment)  
KK. KONECRANES, INC. - Contractor / 4401 Gateway Blvd ~ Springfield, OH (crane supplier)  
LL. MIDTOWN ELECTRIC - Contractor / 1850 San Joaquin Dr ~ Reno (electrical contractor)  
MM. AVAYA, INC. - Contractor / 211 Mt. Airy Road ~ Basking Ridge, NJ (telecommunications)  
NN. ROBISON ENGINEERING CO., INC. - Contractor / 846 Victorian Ave ~ Sparks (engineering)  
OO. HARRIS ACQUISITION QUALITY MECHANICAL - Contractor / 5701 W Sunset ~ Las Vegas (cont.)  
PP. PRONGHORN TRANSLOAD, LLC - General / 1400 Waltham Way (transloading) TRI  
QQ. PANASONIC INFORMATION SYSTEMS - Contractor / Osaka JAPAN (IT support)  
RR. CASSINELLI LANDSCAPING & CONSTRUCTION - Contractor / 245 Potosi Rd ~ Dayton (landscaping)  
SS. HARRIS ACQUISITION III, LLC dba Superior Air Handling - Contractor / 200 East 700 South ~ Clearfield, UT (mechanical contractor)  
TT. AQUA METALS RENO, INC. - General / 2500 Peru Drive (battery recycling facility) TRI

18. **CORRESPONDENCE:**

Storey County Fire Protection District Monthly Report for August 2016.

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

## 20. ADJOURNMENT

### NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

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

- (1) mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; or
- (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.

**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 9/14/2016; 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: September 20, 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 August 16, 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. 4



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 16, 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

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**Roll Call:** Chairman McBride, Vice Chairman Gilman, Commissioner McGuffey, County Manager Pat Whitten, County Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Battalion Chief Jeff Nevin, Sheriff Gerald Antinoro, Tourism Director Deny Dotson, Lobbyist Bum Hess, Emergency Management Director Joe Curtis, Administrative Officer/Planning Director Austin Osborne, Director of Security Melanie Keener, Communications Director Dave Ballard, Public Works Director Mike Nevin, Comptroller Hugh Gallagher, Planner Jason VanHavel, Deputy District Attorney Keith Loomis, and Special Counsel Bob Morris

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

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

2. **PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance.

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for August 16, 2016

County Manager Pat Whitten requested to move items 18 and 17 after item 8.

District Attorney Anne Langer said item 13 should state "Discussion and Possible Action"

**Motion:** Approve Agenda for August 16, 2016, **Action:** Approve, **Moved** ice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for July 19, 2016

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

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 License 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 Committee, 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.

**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)

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

**Nicole Barde, Senior Citizens Center:**

- April Enloe has left the position of Executive Director of the Senior Citizens Center.
- The Center has posted and is accepting applications for Executive Director. In the interim, Virginia Nevin is filling in as acting Director.
- There are three Board vacancies. Individuals who are interested in senior issues and want to help the community, please contact the Senior Citizens Center.

**Jeff Nevin Acting Fire Chief:**

- Engines were sent to Carson City this Sunday to assist in a fire.
- Currently there is an engine in the Little Lake area in California.
- A paramedic is in Idaho assisting in the Pioneer fire.
- Over the last month, engines have been sent to California and eastern Nevada, and assistance was given to BLM on the fires near Pyramid Lake.

- Jim Reinhardt, former East Fork Fire Protection District Chief, passed away. Condolences to his family.

**Planning Department Jason VanHavel:**

- With the approval of the Master Plan, the Planning Department will be focusing on the following:
  1. Design standards to support items in the Master Plan;
  2. Sign ordinance;
  3. Potential tattoo regulations in the County;
- The response to the USGS has been very positive from residents in the Highlands and Mark Twain Estates. Several residents have volunteered to have wells monitored. The USGS is looking to develop a comprehensive plan for these areas regarding water issues and working with the County to address water issues moving forward.
- Staff is working with Carson Water Subconservancy to develop a flood plan for the Mark Twain area and to mitigate flood issues in future.

**Public Works Director Mike Nevin:**

- Met with Broadbent, the archaeological company reviewing sites, regarding the Virginia City sewer improvement project:
  1. Six potentially sensitive archaeological sites have been identified. More research will be done to make a final determination.
  2. A couple of sites that may have historical significance - one near the intersection of B and Mill Streets and the other the V&T Tunnel 7, crossing Washington Street at L. Work will be done to determine the condition of these sites.
  3. Another site is on the Divide where the two smaller water tanks are scheduled to be replaced by one larger tank. This will be checked out.
  4. This work is being done to satisfy BLM and USDA requirements to complete the plan.
- Boring work is complete on the water line construction under Highway 580. An additional water line was discovered which was apparently put in in the 1960's, which be eliminated. The new line will most likely be complete in October.
- The swimming pool will close for the season on August 21<sup>st</sup>. Staff will be lost due to school starting.
- Still waiting for the playground equipment for Miners Park. Proposals have been solicited - one was received - for the paver project in the park. Work will start after Labor Day.
- Crews have been busy doing crack sealing on portions of roads that are scheduled for cape seal.
- After 35 ½ years, Mr. Nevin will be retiring at the end of the year.

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

- The U.S. Geological Survey will give a presentation at the Planning Commission meeting to be held on October 6 at 6PM at the Courthouse. This will be the same presentation as the one previously given to the County Commission. Residents who were unable to able that meeting are welcome to attend.
- 17 residents in the Highlands and 5 or 7 in the Mark Twain area have volunteered for well monitoring.

County Manager Pat Whitten: The County will be looking at supportive funding to be used to mitigate issues determined from the USGS findings.

Mr. Osborne: Once the USGS findings are turned over to the County, the County's team will look at what to do to mitigate issues.

**Tourism Director Deny Dotson:**

- One person has been hired and one more is in the works. Within the next couple of weeks, the Tourism office will be fully staffed and open seven days a week.
- The fall season is the biggest for special events, with events every weekend through September and October.

**Special Counsel Robert Morris:**

- An update on the Business License Ordinance:
  1. A lot of input was received on this issue;
  2. Creating a resolution for the fees is on-going;
  3. Making sure the State repository and the FBI were satisfied with the Ordinance language;
  4. Working on the exact qualifications that would be best for the liquor license;
  5. A final version of this ordinance is scheduled for the October 4<sup>th</sup> Commission meeting.

**County Manager Pat Whitten:**

- Pipers Opera House was recently painted and looks fantastic. A question has been raised - when will the Courthouse be done? It is long overdue. The cost for painting the Opera House - \$14,000, was a surprise. The County will begin the process and request a bid. Most likely the color for the Courthouse will be different - it will be a historical color from the 40's.
- The County is required to submit to the Legislative Counsel Bureau two annual reports on Tesla. First is, "yes, there is a project". The second is a list of what the County would have collected if there was no abatement of fees, what the County did collect under any agreements, and what the County is really spending. A fairly accurate number can be determined. The first report is due September 1<sup>st</sup>, the second on October 1<sup>st</sup>.
- Joe Curtis previously discussed that there was not a County museum in Storey County. When the Police Officer's Museum vacated the old jail, the display cases were generously left. The artifact committee, including Cherie Nevin, Melanie Keener, and Joe Curtis, will be meeting tomorrow to discuss the museum. The museum will be called, "The Courthouse Slammer and County Museum". Signs will be printed up with this name. The museum will be used as a polling place during the general election.

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

**Chairman McBride:** Received a letter from Senator Dean Heller stating the amount the County received from the Federal Government "PLT" - payment in lieu of taxes - funding, as \$37,617. This is for the 14,000 plus acres of federally owned land in the County.

## 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.

County Manager Whitten presented this item:

- Recognized representatives in attendance: Dwight Millard, Chairman of the Nevada Commission for the Reconstruction of the V&T Railway; Candy Duncan, project coordinator, Joel Dunn, Director of Carson City Convention & Visitor's Bureau; and Deny Dotson, Director Virginia City Tourism Commission; and Jack McGuffey, the County Commission's current representative on the Rail Commission
- Mr. Whitten reviewed the history of the V&T Railroad.
- The County recognizes Bob Gray and the entire Gray family who revived the railroad in Virginia City. Tom Gray is the current principal of the V&T Railroad.
- In 1993, the Nevada Legislative Commission enacted legislation authorizing the constitution for Nevada Commission for the Reconstruction of the V&T Railway.
- In 2001, the Board was re-structured to the present board of nine commissioners with representative from Storey County, Carson City, Douglas, Lyon and Washoe counties, three political appointees - one by the Governor (currently Mr. Millard), one by the Speaker of the Assembly, one by the Senate majority leader, and a designee from a historic rail society.
- In the Staff Report, when referring to the failure of the rail commission - it is not any one person or commissioner. The results have not been satisfactory for the amount of money the County continues to invest under the ¼ cent sales override.
- In review, from the ¼ cent sales tax, the County has contributed: \$248,000 plus in 2015; \$286,000 in 2014; and \$206,000 in 2013.

- The average revenue generated for the long-ride runs – not the short-ride runs which is a separate operation of Tom Gray as a private business - is about \$5,000 per run, the cost to operate is approximately \$5,900.
- Looking from the Virginia City side, every run loses money. Passengers from the train are only in town for 2 to 2 ½ hours. The County is losing money and not getting a satisfactory return on its investment.
- Kudos to the project for capitalizing on events such as the Polar Express – which does not go to Virginia City.
- The situation with the V&T Commission has been discussed at many Commission meetings and rail meetings with no results.
- The recommendation is to consider using Storey County's one Bill Draft Request for submittal to the Legislature, requesting re-structure of the nine member commission reducing to five seats. The seats would be elected representatives or the Storey County and Carson City Commission appointees – the two entities with major investment, along with two representatives from the tourism commissions, with the fifth member continuing to be the Governor's appointee.
- There may be minor verbage changes to BDR.
- There is full support for this request from Lyon and Washoe Counties, and hopefully forthcoming support from Douglas County. Meetings continue with Carson City to make sure all are on the same page.
- This is not a failure of the (Railway) Commission, or any of the Commissioners.
- The failure is delivery of results to Virginia City that were anticipated.

Public Comment:

**Candy Duncan, Project Coordinator for the V&T Railway:** Appreciates the concern of the Virginia City community and whether or not it is perceived as a success.

- Discussions have been held for many years on how to make Carson City stand apart from other areas in trying to get more visitors. The possibility of re-constructing the train from Carson City to Virginia City was brought up by Mayor Texeira. Ms. Duncan thought the train would be a tremendous asset to Northern Nevada.
- Ms. Duncan totally respects everything the Gray family has done for the railroad.
- In her view, each year since beginning revenue-producing operation in 2009 – has been better than the last. It's not easy, it was never the plan to make a lot of money for the railroad – the plan was to make money for the region. It was believed the train would be something to set Northern Nevada apart.
- Not sure if changing the makeup of the Commission will help or hurt the success of the railroad. If it's going to help – then this is something that needs to be done.
- Mr. Millard, the Chairman, has dedicated extreme amounts of resources and time to helping making this project a success, and has succeeded.
- In 2015, between Polar Express and the regular season, there were 23,000+ passengers on the V&T Railway – an all-time high.
- Polar Express is a huge event - pays the bills and keeps the railroad running.
- Ms. Duncan has met with Joel Dunn and Deny Dotson to have more of a cooperative approach with marketing and is looking forward to working with them.
- This year money is being lost as only 144 passengers can be held at one time (due to cars out of service). When at fully capacity with three cars there are 216 passengers.

- When marketing, in addition to promoting the train, promotion can be given to tours, vouchers for meals, room packages – a lot more can be done.
- This is an important project for the region and should not be abandoned. It has a great future.

Chairman McBride: Thanked Ms. Duncan.

- There is no intention to do away with this project.
- The approach in Storey County government is to run government like a business. Seeing a loss of money almost daily needs to be looked at from a business standpoint and how to make it better. One way is to eliminate the Counties who participate on the Board who do not participate financially.
- Chair McBride commented that he sat on the Foundation for the reconstruction of the railroad for years and served on the fundraising arm of the Foundation then left after many years. At that time, the only way the railroad was going to work was with taxpayer-funded means. The Foundation was instrumental in getting legislation to obtain funds through such things as the license plate and other avenues.
- The Legislature was lobbied to bring in Washoe and Douglas Counties thinking there would be cooperation from Reno and Tahoe area casinos. This never panned out.
- Asking Douglas, Lyon, and Washoe Counties to step out because they have “no skin in the game” whittles it (the number of Commissioners) down by three.
- A more cohesive Board can be formed which would be a better, well-rounded organization.
- This probably cannot be run as a profit. Both Carson and Virginia City are subsidizing this train – and may always have to do so – but losses can be reduced to a minimum.
- The Memorandum of Understanding on how this is supposed to work has never been adhered to by the current Board. This is frustrating for the County.
- The County does not want to eliminate the train but wants more of a “hands on” experience.
- The County has been responsible for a lot of revenue going into this, with only one voting person.
- Carson City has a lot of “skin in the game”, raising the room tax by 2% to fund \$5 million of bonding, and instituting an 8% sales tax. The Realtor’s Board also put funds in.
- Something has to be done to satisfy this Board.

Mr. Whitten: Mr. Millard, Commissioner McGuffey, and others “get it”. It is what is the extent of involvement?

- A smaller, more focused Board will have the opportunity to digest and work through issues and make it be what it potentially can be.
- Ms. Duncan’s skills as the project director and the marketer, with Deny and Joel, and together with Dwight, Bob, and Jack, are ideal.
- From a local government good at analyzing budgets and numbers looking at the Rail Commission’s annual budget - items jump out. Approximately \$150,000 a year is paid to an entity, under two or three different categories, for the staffing of the Eastgate depot on rail days – which is understandable – but equally for bookkeeping services, for non-accountant accounting purposes. One of the two local governments would be happy to do that if there was a structure in place to get the data.
- Recently the County has had difficulty getting numbers. The reports this year are the first quality numbers the County has ever seen.

Commissioner McGuffey:

- With no disrespect to the personnel on the Board now, the key is to get people who will have a direct impact and make it more efficient. This would be tourism people and the County representatives.

**Joel Dunn, Executor Director - Carson City Convention and Visitor's Bureau:**

- It is correct that there was a 2% allocation towards the bonding for the reconstruction. During the economic downturn, there was an additional 2% on the room tax for that bond payment. At any given time, CCCVB was contributing up to \$650,000 just for the bond payments. This changed 3 ½ years ago with a new CCCVB Board and the hiring of Mr. Dunn.
- The bond payments have decreased to \$360,000.
- The Bureau is still working and supporting the operation of the V&T.
- Last year, an additional \$250,000 was allocated to marketing efforts to have an inherent benefit on the V&T Railroad.
- Even though the railroad has not become the "end all - save all" that was thought it would be, it is a huge asset for Carson City and the region.
- Some change is needed. Bringing some different stakeholders to the table that have an investment can bring a level of skill-set and expertise that is currently not part of the Board.
- The CCCVB Board will move forward in support of change. Having the Executive Directors of Virginia City and Carson City on that (Railway Commission) Board brings the level of expertise to go through re-branding and change marketing strategies to give the railroad more opportunity to make significant return on investment.
- The CCCVB Board continues to work with and has a great relationship with Mr. Millard and Ms. Duncan.

Mr. Whitten: Looks forward to working with the CCCVB. There are a number of programs that the marketing personnel can come up with to increase the bottom line.

**Nicole Barde, Storey County Resident:** There's no one on the Commission who knows how to run the railroad. Has Tom Gray, as the content expert on what it takes to run a railroad, been considered to be on the Commission?

Mr. Whitten: Many options have been considered. The realities are the County has one rail operator. Having the operator also on the governing board of the project may pose some level of question. Tom Gray is an active, respected voice regardless of whether he is on the Board or not. Tom does sit on the operations committee - which is a powerful committee.

**Deny Dotson, Tourism Director - Virginia City Tourism Commission:**

- Welcomes the changes and looks forward to working with the CCCVB.
- Tourism is a return on investment if managed correctly. If done right, the number will be driven up. This is headed in the right direction making it work for the entire region. This is a very positive thing.

**Bruce Kettis, Carson City Resident:**

- Has been going to the V&T meetings since 2005. Certainly a good time to reduce the number of Commissioners, nine is too many.
- If Mr. Millard had not come along, this would have been out of business long ago.

- For Carson City, there is still \$11 million dollars to pay off. With interest there is probably \$50 million invested along with years the bonds had to be supplemented.
- Change the Commissioners. A lot of the things that we are stuck with today, are because the Commission did not pay attention to Tom Gray when building the railroad and then during the operation.

Commissioner McGuffey: Tom Gray keeps the trains running and the Commission does listen to him.

**Dwight Millard, Governor's Appointee to the Train Commission:**

- Was appointed in 2009. This is the 7<sup>th</sup> year of operation.
- Not against changing the make-up of the Commission to five members.
- As long as Mr. Millard has been on the Commission the railroad has run as effectively and efficiently as the Commission thinks it can.
- The money asked for from both Counties for subsidy to allow the train to continue running, was primarily earmarked as advertising dollars.
- Some of the monies eluded to are still in the "coffers" in Virginia City. Mr. Millard does not believe any money has been to the Commission since 2010 when the County re-upped the tax bond. Just to be clear on some of the things that are out there.
- Tom Gray is the key to operating the train.
- The County has said that this needs to be fixed. It has to be delineated in order to fix it.
- The problem is the entities (Carson City, Storey County) not accepting the responsibility of what the train is here for and what is being done about it.
- Changing the Board is fine but this will not fix the problem.
- Storey County, Carson City, and Reno, and their tourism directors, need to get together to make this a regional attraction.
- The train can be operable without dollars from Virginia City. The Polar Express enables the train to run all summer.
- Carson City is currently doing the books.

Chairman McBride: If Carson City is doing the books – for years the County has not received an audited financial from the Railway Commission.

Mr. Millard: There's an audited financial every year – by law this is done. They have been passed out at meetings.

Chairman McBride: It has been delayed and delayed. Nothing has been received for years. It's only now that the County is seeing numbers from the Commission. If the numbers were available, why didn't the County get a copy?

Mr. Millard: A representative from the County is at the meetings and the statements are passed out.

Chairman McBride: The County was always told it was not available, it hadn't been done, there was an extension. The County has decided to take action because it is not receiving accurate information from the (Railway Commission) Board.

Mr. Millard: Thinks there are emails for every piece of data that was requested. There was a request by Storey County to do an audit. The money raised by Storey County on the ¼ cent sales tax goes to the Commission.

Chairman McBride: Under the Memorandum of Understanding, that money goes to the Railway Commission upon request from the Commission to the Storey County Commissioners if there is a monetary shortfall in a given month. In the past, the funds have been deposited into your (Railway Commission) account as a "piggybank".

Mr. Millard: The funds haven't been used since the County "re-upped" the sales tax because the County keeps the money.

Chairman McBride: That is being done because there has never been a formal request under the Memorandum of Understanding.

Mr. Millard: The Memorandum of Understanding wasn't in affect at the time.

Chairman McBride: The County will look into this. The County feels there are on-going expenses that can be reduced or eliminated with help on this end.

Commissioner McGuffey: Appreciates all Mr. Millard does for the train.

Mr. Whitten: Wanted to avoid this and that's why it was specifically stated that this is not Mr. Millard's or any one Commissioner's failure.

- At some point Mr. Whitten like to know what the misinformation is.
- Under the Interlocal Agreement with the Rail Commission, the County has been withholding since 2014, not 2010. The Interlocal Agreement had a retroactive application geared toward helping the ¼ cent sales tax renewal that had to be voter approved.
- Mr. Whitten's frustration is with the Rail Commission's treasurer.
- After meetings with Mr. Millard, Commissioner McGuffey, County Comptroller, and others, conceptual numbers were agreed to. That being that the County could get by with probably \$100,000. Then the Rail Commission treasurer turns around, raises it to \$300-350,000 and presents in whatever level of budget presenting that he did.
- Past mistakes cannot be fixed, but can be stopped.
- A smaller Commission, to include Mr. Millard, would be more efficient.

District Attorney Langer: In the Memorandum of Understanding between Storey County and the Rail Commission, there were specific items that the County would receive as a result of the ¼ cent sales tax. Such as, renovating Tunnel 6 and purchasing the freight depot. There was specific language on how Storey County's money would be used. The County finally received a general breakdown as far as monies being sent from the actual budget, but not the breakdown in order to use the formula that was to be used on what the County was supposed to pay. Mr. Millard is saying there is a budget every month that shows specific expenses, the County is talking about the breakdown. It seems there are two different things being talked about.

Mr. Whitten: Instructed the Comptroller not to remit funds partly based on what the District Attorney says, but mostly because no one from the Commission has said there was an operational

shortfall – a specified term of the interlocal agreement. It was understood that monies raised in Storey County would go to Storey County rail projects unless notified otherwise by the Commission or the treasurer of an operational shortfall.

Mr. Millard: Agrees and is not aware of any written request for funds. There was a verbal request to help with the refurbishing of the engine, which could cost over \$400,000. At a subsequent meeting with Mr. Whitten and Carson City, Mr. Millard said to just do a one-time thing and then come up with a flat number every year, leave it at that, and all monies stay in Virginia City from then on.

Mr. Whitten: We're on the same page. That (\$100,000) is a palatable number with potential, additional funding discussed for the servicing or refurbishing of the train every so many years.

The County may or may not get what is asked for in the BDR. There may be amendments to the legislature. Hopefully this is a path to make it even better.

Mr. Millard: Looks forward to working with Mr. Whitten and will bring up the audits if the County wants them. The train has come through difficult times, even until recently.

Ms. Langer: Last year there was an approval of \$100,000 to go to the Rail Commission to cover costs.

Mr. Millard: Is doing research to see why \$24,000 of the \$100,000 was given back.

Mr. Whitten: There is a lot the County would like to buy and Mr. Millard has indicated that maybe it should be given to the County and that ground transportation up here should be paid for by the Commission – that would be \$10,000 that could be put into advertising.

Mr. Millard: When asked, the Commission approved a \$250,000 to match the County, to buy a freight depot and put in the tunnel along with approving retroactive sales tax. For as long as Mr. Millard has been on the Commission, it has been looked at that the train ride experience does not end at the end of the Rail Commission track, but continues up to Virginia City. The Commission is open and feels that it should support this as long as it's rail.

**Tom Gray, Virginia/Truckee Railroad:** Thank you for the kind words.

- Mr. Gray said he is limited to what can be done in the future so the certain things are chosen to be repaired.
- The railroad has always been “under-capitalized” in Virginia City. After 40 years, the next person will have an infrastructure that is set up.
- The Rail Commission is only two-thirds done building track.
- The original vision was to build the railroad from Virginia City to the old shops in Carson City. These are gone now.
- For the future, the need is to be more leaner and more frugal, and to seize any opportunity that comes along.
- Mr. Gray explained some of the business plans that had been developed. Some plans are still on the “to do” list.
- This year ridership is down.
- Would like to see staff improvements to the Rail Commission and more transparency.

- Mr. Gray reviewed work being done on some of the engines.

Mr. Whitten: Mr. Gray is THE guy, the family, and the operator. Mr. Gray speaks with the knowledge that no one else has. The County Commission, the Rail Commission, the Tourism Commissions need to work very closely with Mr. Gray.

This item is the path to get the Bill Draft Request into the Legislative Counsel Bureau by the deadlines to get it under consideration for the 2017 Legislative Session.

**Motion:** Approve authorization for 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. Additionally, I move to condition approval of submittal based on requirements that the fundamental language must address and the following provisions:

- A. Restructure of 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:
- 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 Visitors Bureau.
  - The Executive Director, or equivalent position, of the Virginia City Tourism Commission.
  - 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, the Legislative Counsel Bureau (LCB), **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

Chairman McBride called for recess at 12:36 PM

Meeting reconvened at 12:45

#### 18. 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](mailto:planning@storeycounty.org). A copy will also be made available at the meeting.

Austin Osborne, Planning Director, presented this item. The purpose today is to adopt the Master Plan. This is a planned use and strategic plan on how properties are used, how the County is developed, and how things are allowed to occur across the County – over a 20 year period, with an anticipated 5 year update.

- The text of the plan includes the narrative, goals and objectives, and policies. This part is the basis to work the zoning ordinances, land use ordinances, and other regulations and entitlements for land.
- The other part is the maps. The maps describe what can be done and where – a broad umbrella of land use patterns seen in each of the communities. Specifics are found in the zoning ordinance and zoning maps.
- All of this has to work together – now, and in the future.
- This plan has been a 7 year process from the ground up, working with property owners, citizens, and stakeholders in building a master plan that is truly the County's. A custom document for Storey County - aligned with this community.
- Numerous meetings were held over the last 7 years going to the different communities multiple times with the Planning Commission, and outside the Planning Commission.
- It is the "homegrown" element that gives this document strength and validity needed to be a defensive document against things that are not wanted or a complimentary document for things that are wanted in the County.
- The Planning Commission adopted the plan on August 4, 2016 with a unanimous vote.
- The recommendation by staff is to approve Resolution No. 2016-444 as adopted by the Planning Commission.

Mr. Osborne introduced Fred Steinmann, Assistant Research Professor with the University Center for Economic Development and the College of Business at UNR, and the a member of the American Planning Association, Nevada Chapter. Mr. Steinman was involved in the Master Plan and comprehensive editing, as well as presenting a perspective from the American Planning Association on best planning practices as seen in the County's plan.

Mr. Steinmann thanked the Board for the opportunity to review and speak regarding the proposed draft of 2016 Storey County Master Plan.

Mr. Steinmann discussed the Standard State Zoning and Enabling Act. Through this legislation it was determined that the best planning occurs when individual property owners, business owners, and stakeholders at the local level have the opportunity to engage in planning decisions that will impact their lives for the next 20 years. Best practices were identified in this act that are still used today.

Mr. Steinmann presented the following as a review of the Storey County Master Plan:

- This Master Plan is in the best traditions and practices of comprehensive land use and master planning not only in the State of Nevada but throughout the United States. It represents a ton of work by staff and the Planning Commission, and others who participated in the process.
- This plan is a view of this community's aspirations moving forward.
- Mr. Steinmann's comments regarding the Master Plan were editorial designed to enhance the ability of citizens to be able to read and get a sense of the general direction the Master Plan outlines, including:

1. Removal of the phrase "redevelopment" from certain sections replacing with "revitalization". Revitalization is a more general approach to enhancing the existing built environment.
  2. Changing the phrase "new urbanism", which is viewed as an alternative to traditional zoning ordinances - to "neo-traditional design", a general catch-all for a type of development standard used in certain parts of the Master plan moving forward.
- Mr. Steinmann complimented the Planning Commission, the Board of Commissioners, Storey County staff, and all citizens and stakeholders who participated in this very long, but very successful strategic planning and master planning process.

Public Comment:

**Bum Hess, Storey County School District:** The School District is very happy with how Austin kept the district informed on the Master Plan and is in full support of moving forward, and looking forward to working with the County and Mr. Osborne on future developments. Kudos to Austin who worked very hard on this.

**Mark Joseph Phillips, Storey County Resident:** Concerned the agenda package lists 18 maps and the Planning Commission Resolution listed 10. It would be wrong to approve this item when it was clear there were 10 maps approved by the Planning Commission.

Mr. Osborne: To clarify, the Resolution talks about two things - maps in general , everything that was seen at the Planning Commission adopted and done. The 10 - some of those maps are divided into sub-sections, ie., Gold Hill - divided in to lower, middle, and divide. Other areas are also divided - like McCarren which is also divided into three sections. The words maps as shown in the Resolution does encompass all maps, regardless of what they are, that the Planning Commission adopted on August 4<sup>th</sup>.

Deputy District Attorney Keith Loomis: Planning Commission Resolution states: 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; along with supporting References, Maps, Appendixes E through P, Bibliography, and Ten Land Use Maps, as the Storey County Master Plan.

It is understood that the land use maps do exist and are broken down to encompass smaller areas of the land use area. All maps have been signed off by the acting Chairman of the Planning Commission.

It is appropriate to proceed and address the Resolution today to approve the Master Plan amendments.

Mr. Osborne: As discussed at the Planning Commission, all of the maps in their most current form, have been updated periodically on the County website. All agenda language has referenced the link

to those maps which could have been looked at any time during the phases when the maps were posted. All maps were included.

**Rosie Aston, Lockwood Resident:** Thanked the Planning Commission for listening to the residents of Lockwood. Many people came to meetings and were definitely listened to. It is hoped that this Commission will pass what was approved.

Austin Osborne gave the following acknowledgements:

- The Storey County Board of Commissioners : Marshall McBride-Chairman; Lance Gilman-Vice Chairman; Jack McGuffey-Commissioner. All have been in the process from the beginning with the public workshops.
- The Planning Commissioners: Larry Prater, Chairman; Virginia Bucchianeri; Pamela Smith; John Herrington; Jim Hindle; Ron Engelbrecht; and, Kris Thompson. Appreciate and commend these commissioners for the hard work and heavy lifting.
- Former Planning Commissioners: Doug Walling, Chairman; Lydia Hammock; Bret Tyler; and Laura Kekule. All were integral in conversations and the heavy lifting.
- County Manager Pat Whitten
- Planning Department: Austin Osborne, Director; Jason VanHavel, Planner; Lyndi Renaud, Planning Assistant. All were integral in bridging the gap from where the Master Plan was to getting it done.
- District Attorney's Office: Anne Langer, District Attorney; Keith Loomis, Deputy District Attorney; Special Legal Counsel, Bob Morris. Mr. Morris and Mr. Loomis have been involved in keeping the County out of issues that have arisen with other Master Plans in the State that were challenged and failed.
- Assessor Jana Seddon; Recorder Jen Chapman; Clerk/Treasurer Vanessa Stephens; Public Works Director Mike Nevin; Fire District Chief Gary Hames; Comptroller Hugh Gallagher; Community Development Director Dean Haymore; Virginia City Tourism Commission; Storey County School Board of Trustees; Comstock Historic District Commission; Storey County School District and staff; Bureau of Land Management; Nevada Division of State Lands; Nevada Energy Economic Development Division of NV Energy; local neighborhood organizations; and, the University of Nevada Reno College of Business Center for Economic Development and Fred Steinman. All were involved one way or another in this plan and making sure it was where it needed to be.
- Special thanks to the Storey County School District involved throughout this process providing guidance in doing what is necessary for school and community development in this plan.

Commissioner McGuffey: This has been an arduous and interesting process. Hats off to Austin and thank you Fred Steinman from UNR for being so thorough.

Chairman McBride: Thank you to the citizens and residents of Storey County for participation in the workshops. With the input, it (Master Plan) is where it is today and their guidance is being followed.

Mr. Osborne read Resolution 2016-444:

Whereas, Nevada Revised Statutes (NRS), sections 278.150 to 278.220, and Storey County Code, 17.03.210, provides that the procedures for the adoption and amendment of the Storey County 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 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 22<sup>nd</sup> day of July, 2016, and an agenda with the Planning Commission 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 Board of County Commissioners hereby resolves to amend the Master Plan as recommended by the Planning Commission by adopting the attached 2016 amendment to 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 health, safety and general welfare of the citizens of Storey County.

Adopted this 16<sup>th</sup> day of August 2016, by a vote of this Commission.

**Motion:** Based on the 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, Lance Gilman, 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 thereof. As part of Resolution 2016-444, I also motion to improve 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,  
**Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey,  
**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

Mr. Whitten: Asked all to reflect on this milestone and what it really means, not only for the County but for Mr. Osborne who has put in countless hours.

- To the citizens of the County, this really is OUR PLAN. With great pride, a very good document from the 1990's has been revised to reflect the changing times. Thank you to the citizens for their participation and to Mr. Osborne and the Planning Commission members for soliciting input from the citizens.
- Thank you to Mr. Steinmann, it was an honor to have his involvement.
- Thanks also to the past and present Planning Commission members who provided a continued level of expertise to the process.
- The current County Commission has been dedicated to this process - attending meetings, reviewing documents, meeting with staff, and taking the time to fully understand the details of this plan.
- Staff had ample opportunity throughout the process to provide input.
- This may not be Austin Osborne's "plan" - but it takes a leader to make it happen.

Mr. Whitten presented Austin Osborne with a plaque in honor and appreciation of the great work and career milestone in developing and adopting the 2016 Master Plan.

#### 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 floodplain environment to facilitate flood management, water quality and improvement, biodiversity and habitat enhancement, noxious weed eradication, and recreation opportunity.

Planner Jason VanHavel presented this item. This is a river restoration project for the north end of the Truckee River through some areas in Storey County and overlays two different parcels.

Applicant Mickey Hazelwood gave a powerpoint presentation explaining this project.

- This is phase 2 of previous restoration work on the Tracy reach.
- Mr. Hazelwood gave a description of the area for the project.
- The goal of the project is to remedy the vertical banks of the river which are marked by invasive weeds by excavating flood plain adjacent to the river making it more accessible to spring flows and to restore in-stream habitat for the fishery and to improve wildlife habitat, flood storage, water quality for in-stream habitat, and recreational opportunities.
- This project does not include channel realignment. There will be several features to prevent the river from migrating. There are private properties and the railroad to the north that need to be protected.
- A grade control structure will be constructed on the down-stream end to prevent any out-flanking of the river.
- Local, State, and Federal regulations apply.
- Past work includes the lower river from Lockwood to USA Parkway and others in that area.
- A monitoring program indicates these projects are having the intended benefits. Fishing is quite good and vegetation composition is changing.

Commissioner McGuffey: How is public accessibility being created? Are the access points marked?

Mr. Hazelwood: Prior to restoration, most of the reaches were privately owned with no access.

- It has been the intention to have the property at the McCarren Ranch Preserve open to the public. Thanks to Mr. Gilman and the industrial center in granting public access across to those lands.
- Other properties have transitioned from private to public lands. The Nature Conservancy works with various entities to do restoration projects and insure future continued use by the public.
- The access points are marked. There is information on the Nature Conservancy website or Mr. Hazelwood can be contacted directly.

Chairman McBride: This organization does wonderful work with revitalization of the river.

Mr. Whitten: When speaking of the Mustang Ranch properties, this was the former Mustang Ranch properties located off Mustang exit. The Mustang Ranch is still a steakhouse in Virginia City and another location in the vicinity of the former.

It has been a pleasure to work with Mr. Hazelwood and the Nature Conservancy over the years. Great work has been done along the river.

Public Comment:

None

Jason Van Havel read the Findings for approval:

- 5.1.1 Storey County Code 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 1-2 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 the 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 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 7.03.150 Special Use Permits, or any other federal, state, or county regulations, including public safety and health codes.

**Motion:** 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 of Section 6 of this report, I, Lance Gilman hereby recommend conditional approval of Special Use Permit Application Number 2016-013 to amend portions of the Truckee River channel and abutting flood plain areas for the purpose stated forth in the SUP Application, 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) **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

County Manager Pat Whitten requested that Item #14 be heard by the Commission, followed by Item #16.

#### **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 Number 1-081-01, 1-081-02 and 1-081-05.

Chairman McBride, having a pecuniary interest in the Bucket of Blood Saloon, recuses from testimony and vote on this item.

Deputy District Attorney Keith Loomis stated the County has proposed for some time to make improvements to the parking lot next to the Courthouse to make it more accessible and available to the public and employees. In order to make improvements, the County must own the parking lot. This item addresses the areas adjacent to the Courthouse owned by the Bucket of Blood Saloon. Since Chairman McBride has a substantial pecuniary interest in the Bucket of Blood and in the outcome of the contract, it was necessary to request the Ethics Commission whether or not it would be permissible for the County to enter into a contract with the Bucket of Blood Saloon for the purchase of those lots. The Ethics Commission said it would be permissible under these circumstances in light of the fact that these lots are unique and only available here, it would be in the public interest to purchase the lots, and that an appraisal would be required prior to entering into the contract.

An appraisal was completed by appraiser, Ann Delahay. Ms. Delahay was sworn under oath to make the appraisal. The appraised value of the lots - prior to the time excavation work was done - was \$200,000.00.

The decision today is whether or not to purchase the lots. The cost will be \$200,000 per the appraisal with the close of escrow is set for July 1, 2017. This is the date the existing lease with the Bucket of Blood expires.

Commissioner McGuffey: Appreciates Chairman McBride being flexible with the County to create more parking. As soon as it was excavated, people were filling it up. It's time to move forward.

Mr. Whitten: The approval of this purchase and execution of document (Agreement) today allows the County to go forward as the future owner to begin bidding and construction process.

Mr. Loomis: Once the contract is signed, there are no conditions on the close of the escrow. The County will deposit \$200,000 into escrow, the Bucket of Blood will submit a deed, and there are no conditions. This gives the County an equitable ownership of the property and authorizes the County to proceed with improvements on the parking lot.

Public Comment:

**Bum Hess, Storey County lobbyist and former County Commissioner:** The County has been trying to obtain these lots for forty years. A lot of "runs" have been made to purchase this property. Every time the County wanted it, there were no funds. It is prudent that this move forward at this time. Congratulations.

Vice Chairman Gilman: Thank you to the McBride family. The community is desperately in need of parking.

**Motion:** Approve the contract for the purchase of three (3) lots located at 55 and 75 South A Street and 50 South B Street from the Bucket of Blood Saloon and authorize the acting Chair to sign, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Vice Chairman Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

#### 16. 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' by 100' lots located at 180 S O Street, Virginia City, Storey County, APN: 001-251-10, 190 S O Street, Virginia City, Storey County, APN: 001-251-11, and 200 S O Street, Virginia City, Storey County, APN: 001-251-12.

Planner Jason VanHavel stated the applicant is present and representing the property owners.

- There are three parcels in this application - two owners.
- One of the owners owns two of the parcels.
- The owners would like to realign the lots to two lots of approximately 75' by 100'. This is the agreement reached by the two property owners. Each owner will own one lot.
- The subject properties are R-1 residential and the realignment is in compliance with all zoning laws and regulations. This could be a positive impact on the area.
- There are no objections from surrounding property owners.
- Staff recommends approval.

Public Comment:

None

Mr. VanHavel read the findings:

- 5.1 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 Residential Zone or any other Federal, State, or County regulations.

**Motion:** In accordance with the recommendation of staff and the Planning Commission, the Findings under section 5.1 of the Staff Report, and in compliance with all Conditions of Approval, I, Lance Gilman, hereby recommend approval with conditions for the parcel map application number t 2016-018, that merges three Virginia City lots into two lots located at 180 S O Street, Virginia City, Storey County, APN: 001-251-10, 190 S O Street, Virginia City, Storey County, APN: 001-251-11, and 200 S O Street, Virginia City, Storey County, APN: 001-251-12, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**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.

Vice Chairman Gilman, having a pecuniary interest in the business in this item, recuses from discussion and vote on the item.

Applicant Laura Aileen Williams presented background information including information leading to the revocation of a work card.

Chairman McBride: Asked for clarification of information regarding the reason for revocation.

Sheriff Antinoro: All background information has been confirmed. The revocation was based on a history of incidents and conduct. All information was disclosed.

County Manager Whitten: Reviewed the five disqualifiers for a work card pursuant to the current brothel code. In this case (Ms. Williams), there is an outright disqualifier.

Sheriff Antinoro: Temporary work cards are normally issued at the time of application pending results of the criminal investigation and history.

District Attorney Langer: Agrees with the Sheriff's decision to revoke this work card based on the current County ordinance.

Chairman McBride: The Commissioners are usually considerate of applicants applying for reinstatement of work cards. In this case, reinstatement would be a violation of the County ordinance. If there was a timeframe in the ordinance, this could be considered.

Commissioner McGuffey: Agrees.

Mr. Whitten: The brothel ordinance is being revised and the applicant should "stay tuned".

**Motion:** To uphold the Sheriff's decision and deny work card at this time, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

**11. FOR POSSIBLE APPROVAL:** Liquor License First Reading for Mellow Fellow, 171 South C St., Virginia City, Nevada.

Sheriff Gerald Antinoro presented this item. This is a first reading. The background information has not been completed, however the criminal portion is complete. There is nothing in that background that would preclude this applicant.

Mr. Whitten: Understands that Mellow Fellow has three other locations and are a fairly sizable, regional operation.

**Motion:** To approve as part of the Consent Agenda, Liquor License - both on and off sale - for Mellow Fellow operating out of 171 South C Street, Virginia City, Nevada, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**13. DISCUSSION/POSSIBLE 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.

Public Works Director, Mike Nevin, stated bids were solicited for this project per requirements of NRS 332 and 338.

- Two bids were received.
- The low bid was from Intermountain Slurry Seal in the amount of \$685,900.
- Farr West Engineering has reviewed and finds no exceptions that would preclude making the award in the amount stated.
- The bid came in under the amount budgeted for these projects.

Mr. Nevin reviewed cost breakdown for each of the locations in this project and recommends awarding the bid to Intermountain Slurry Seal.

Mr. Whitten: Why are the bids for Lockwood and TRI for one-half inch seal, and if different, what is the seal for the other locations?

Mr. Nevin: TRI and Lockwood (on Canyon Way) because of the heavier truck traffic.

Mr. Whitten: The portion in the Highlands is actually on the private sections of Cartwright Road. The Commission had previously approved this. This item today is for awarding the bids.

Ms. Langer: This had been discussed last year.

- Part of the agreement to go forward on the private property was to do a Resolution where the County was going to pave that part of the roadway as it was an area where the public has access with emergency vehicles and school buses.
- Also, because it is on private property, the County Manager went to the homeowners associations. A letter was received from the One Acre lots stating that they were fine with this.
- This will be followed-up with a Resolution to be done before the execution of the contract. It is fine for the Commission to award the bid today.

Mr. Whitten: The County has everything it needs from the Highlands homeowner association.

Commissioner McGuffey: This (Cartwright Road) basically has become a public road and is also used by the tens and the forties.

Mr. Whitten: While the public uses this road, it is owned by the One Acres.

Mr. Nevin: Upon approval, can the Notice of Award be signed?

Mr. Whitten: Yes. Hold the work on Cartwright until after September 6<sup>th</sup> so that a Resolution can be obtained.

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

#### 15. DISCUSSION/POSSIBLE ACTION:

Approval of 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.

Administrative Officer, Austin Osborne, indicated collective bargaining is still proceeding with the AFSCME General Employees Chapter and more time is needed. This item allows the existing contract to continue while bargaining continues.

Public Comment:

None

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

19. Correspondence - No Action or discussion

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

None.

21. **ADJOURNMENT**

The meeting was adjourned by the call of the Chair at 2:37 PM

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: September 20, 2016

Estimate of time required: 5 min.

Agenda: Consent  Regular agenda  Public hearing required

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1. **Title:** Approval of Treasurer Report for August 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

Report No: Br1762  
 Run Date : 09/12/16  
 Run Time : 09:07:38

STOREY COUNTY  
 TREASURER'S ACCOUNTING  
 Outstanding Checks  
 1 Through 999999

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check #	Check Date	Amount
CK	81459	199 00	404587	APPELBAUM, TREVOR	0/00/00 -	2/20/15	25.00	
CK	81922	199 00	403959	BENDER, DEBORAH	0/00/00 -	4/17/15	60.00	
CK	81937	199 00	404621	EVANS, CHAD	0/00/00 -	4/17/15	16.91	
CK	81973	199 00	404619	SEAY, JOHN	0/00/00 -	4/17/15	39.75	
CK	82404	199 00	403382	DUFRESNE, JOHN	0/00/00 -	6/12/15	90.00	
CK	82475	199 00	404670	PIPER, LINDA & BARRY	0/00/00 -	6/12/15	86.05	
CK	82591	199 00	404676	JEFFCOAT, HUGH	0/00/00 -	6/26/15	90.18	
CK	82917	199 00	403938	THREE GGG INC	0/00/00 -	7/24/15	78.00	
CK	83250	199 00	404736	HOBSON, TABITHA	0/00/00 -	9/04/15	75.00	
CK	83330	199 00	404697	MURRAY, ANN MARIE ARAGON	0/00/00 -	9/18/15	14.08	
CK	84999	199 00	403677	CORELOGIC INC	0/00/00 -	3/18/16	801.00	
CK	85161	199 00	403722	NEW DIV OF HEALTH-HUMAN	0/00/00 -	4/01/16	5,083.70	
CK	85416	199 00	404769	MACKAY MANSION MUSEUM	0/00/00 -	4/29/16	60.00	
CK	85650	199 00	404769	MACKAY MANSION MUSEUM	0/00/00 -	5/27/16	105.00	
CK	85761	199 00	404873	LYNCH, TERRIE	0/00/00 -	6/10/16	25.34	
CK	85767	199 00	403629	MIGAN, TAMARA	0/00/00 -	6/10/16	32.12	
CK	85931	199 00	404797	PYROGUY, INC	0/00/00 -	6/24/16	7,500.00	
CK	85953	199 00	403938	THREE GGG INC	0/00/00 -	6/24/16	39.00	
CK	86021	199 00	404895	HARLOW, TONYA	0/00/00 -	7/08/16	100.00	
CK	86049	199 00	404899	MCCARTHY, TIMOTHY	0/00/00 -	7/08/16	350.00	
CK	86073	199 00	101256	NEVADA GRAZING BOARD	0/00/00 -	7/08/16	15.19	
CK	86099	199 00	404750	SIERRA NEVADA CONTST, INC	0/00/00 -	7/08/16	13,888.20	
CK	86154	199 00	404229	BTEC INC	0/00/00 -	7/22/16	2,887.58	
CK	86178	199 00	404527	DOS DOGS LLC	0/00/00 -	7/22/16	60.00	
CK	86195	199 00	404908	HAWKINS, JASON	0/00/00 -	7/22/16	19.93	
CK	86219	199 00	403629	MIGAN, TAMARA	0/00/00 -	7/22/16	66.42	
CK	86286	199 00	102447	VIRGINIA CITY HIGHLANDS	0/00/00 -	7/22/16	200.00	
CK	86296	199 00	404912	WORRELL, CAROLYN A.	0/00/00 -	7/22/16	300.00	
CK	86315	199 00	403671	BURRELL, SCOTT LEWIS	0/00/00 -	8/03/16	571.50	
CK	86337	199 00	404919	ITCHY FEET USA INC	0/00/00 -	8/03/16	430.00	
CK	86383	199 00	404931	PATTERSON, BRIAN	0/00/00 -	8/03/16	115.00	
CK	86418	199 00	403901	THE TOMBSTONE COWBOYS	0/00/00 -	8/03/16	1,941.00	
CK	86426	199 00	404335	VIDEO VELOCITY	0/00/00 -	8/03/16	200.00	
CK	86441	199 00	404730	ARGENTA CHAPTER OES	0/00/00 -	8/19/16	100.00	
CK	86449	199 00	404936	BUIST, BOBBIE JO	0/00/00 -	8/19/16	29.62	
CK	86451	199 00	403671	BURRELL, SCOTT LEWIS	0/00/00 -	8/19/16	807.00	
CK	86461	199 00	403988	COMSTOCK CIVIL WAR REENAC	0/00/00 -	8/19/16	1,500.00	
CK	86462	199 00	403887	COMSTOCK GOLD MILL LLC	0/00/00 -	8/19/16	121.00	
CK	86482	199 00	100826	HISTORIC FOURTH WARD SCHO	0/00/00 -	8/19/16	200.00	
CK	86494	199 00	404769	MACKAY MANSION MUSEUM	0/00/00 -	8/19/16	310.00	
CK	86502	199 00	404688	MUSTANG RANCH RETAILER,	0/00/00 -	8/19/16	24.00	
CK	86516	199 00	403895	PETRINI, ANGELO D	0/00/00 -	8/19/16	104.00	
CK	86525	199 00	10026	RUPPCO INC	0/00/00 -	8/19/16	233.10	
CK	86526	199 00	200395	SAINTE MARYS ARTCENTER INC	0/00/00 -	8/19/16	16.00	
CK	86534	199 00	403384	SMITHS FOOD & DRUG CENTER	0/00/00 -	8/19/16	105.04	
CK	86537	199 00	404941	SPX FLOW INC	0/00/00 -	8/19/16	1,201.54	
CK	86538	199 00	101717	ST CO SCHOOL DISTRICT	0/00/00 -	8/19/16	46.00	
CK	86542	199 00	403901	THE TOMBSTONE COWBOYS	0/00/00 -	8/19/16	1,444.00	
ET	80116	199 00	101848	USDA RURAL DEVELOPMENT	0/00/00 -	8/01/16	3,253.00	
ET	81216	199 00	101848	USDA RURAL DEVELOPMENT	0/00/00 -	8/12/16	9,907.00	
ET	81616	199 00	404671	PORTER GROUP LLC	0/00/00 -	8/16/16	6,000.00	
PR	34231	199 00	900615	SHERIFF FEE COLLECTION/GA	0/00/00 -	8/15/14	10.71	
PR	34705	199 00	900201	COLONIAL LIFE INS. 125	0/00/00 -	8/14/15	50.73	
PR	34774	199 00	9001107	MEDICAL/EMPLOYEE BUYUP	0/00/00 -	10/09/15	1,143.53	

Report No: Br1762  
 Run Date : 09/12/16 Run Time : 09:07:38

STOREY COUNTY  
 TREASURER'S ACCOUNTING  
 Outstanding Checks  
 From Check# 1 Through 999999  
 From 0/00/00 - 8/31/16  
 Amount

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	Check Date	Amount
PR	35013	199 00	900113	LIFE INSURANCE	4/08/16	736.93
PR	35194	199 00	1219	HESS, COLT	7/15/16	486.27
PR	35230	199 00	900501	FIRE FIGHTER ASSOC #4227	8/12/16	1,410.00
PR	35263	199 00	900399	PET INSURANCE	8/26/16	77.31
PR	35264	199 00	900402	AFSCME/UNION DUES	8/26/16	544.07
PR	35265	199 00	900501	FIRE FIGHTER ASSOC #4227	8/26/16	1,410.00
PR	35266	199 00	112	HESS, GREG J	8/26/16	1,012.82
PR	35267	199 00	1221	FRANKLIN, IRELAND	8/26/16	282.44
PR	35268	199 00	1219	HESS, COLT	8/26/16	440.97
PR	35269	199 00	1223	HOBSON-HAGEN, TABITHA	8/26/16	477.20
Bank Total:						68,850.23
Total:						68,850.23



August 2016

TREASURER	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP ACQ	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	\$ 52.56		\$ 22.50	\$ 4.34	\$ 1.50	\$ 5.11	\$ 0.91	\$ 0.06	\$ 0.13	\$ 16.34	\$ 196.55				\$ 300.00	
2009/2010	\$ 98.37		\$ 41.99	\$ 8.13	\$ 2.81	\$ 9.54	\$ 1.68	\$ 0.84	\$ 0.25	\$ 30.58	\$ 19.45				\$ 213.64	
2010/2011	\$ 384.48		\$ 160.86	\$ 31.38	\$ 10.84	\$ 36.88	\$ 2.16	\$ 3.25	\$ 0.72	\$ 117.93	\$ 472.88				\$ 1,221.38	
2011/2012	\$ 516.73		\$ 218.72	\$ 42.19	\$ 14.57	\$ 49.57	\$ 2.91	\$ 4.39	\$ 1.31	\$ 158.83	\$ 508.04				\$ 1,517.26	
2012/2013	\$ 2,710.59		\$ 1,147.33	\$ 221.35	\$ 76.51	\$ 260.05	\$ 15.29	\$ 22.47	\$ 6.86	\$ 833.04	\$ 2,469.96				\$ 7,763.45	
2013/2014	\$ 3,421.13		\$ 1,448.05	\$ 279.37	\$ 96.53	\$ 328.25	\$ 17.36	\$ 28.95	\$ 8.66	\$ 1,051.05	\$ 2,531.84				\$ 9,211.19	
Special Assess																
Total 2013/2014	\$ 3,421.13		\$ 1,448.05	\$ 279.37	\$ 96.53	\$ 328.25	\$ 17.36	\$ 28.95	\$ 8.66	\$ 1,051.05	\$ 2,531.84				\$ 9,211.19	
2014/2015	\$ 5,271.52		\$ 2,231.33	\$ 430.48	\$ 148.74	\$ 505.75	\$ 29.80	\$ 42.38	\$ 13.40	\$ 1,619.53	\$ 2,988.03				\$ 9,211.19	
Special Assess																
2014/2015	\$ 5,271.52		\$ 2,231.33	\$ 430.48	\$ 148.74	\$ 505.75	\$ 29.80	\$ 42.38	\$ 13.40	\$ 1,619.53	\$ 2,988.03				\$ 9,211.19	
Subtotal	\$ 12,455.38		\$ 5,270.78	\$ 1,017.24	\$ 351.50	\$ 1,195.15	\$ 70.11	\$ 102.34	\$ 31.33	\$ 3,827.30	\$ 9,186.75				\$ 13,280.96	
2015/2016	\$ 7,846.37		\$ 3,990.40	\$ 770.16	\$ 265.89	\$ 903.82	\$ 52.90	\$ 78.70	\$ 23.80	\$ 2,898.58	\$ 3,038.94				\$ 33,507.88	
Special Assess	\$ 3,775.89		\$ 1,598.24	\$ 308.35	\$ 106.55	\$ 362.27	\$ 21.31	\$ 31.96	\$ 9.59	\$ 1,160.53						
2015/2016	\$ 11,622.26		\$ 5,588.64	\$ 1,078.51	\$ 372.44	\$ 1,266.09	\$ 74.21	\$ 110.66	\$ 33.39	\$ 4,059.11	\$ 3,038.94				\$ 28,828.17	
TOTAL PRIOR	\$ 24,077.64		\$ 10,859.42	\$ 2,095.75	\$ 723.94	\$ 2,461.24	\$ 144.32	\$ 213.00	\$ 64.72	\$ 7,886.41	\$ 12,225.69				\$ 62,336.05	
2016/2017	\$ 698,775.35		\$ 333,341.80	\$ 161,106.28	\$ 54,080.36	\$ 182,933.42	\$ 11,035.81	\$ 16,367.98	\$ 5,038.31	\$ 585,075.24	\$ 1,264.88				\$ 3,753,243.22	
Special Assess	\$ 829.36		\$ 351.04	\$ 67.73	\$ 23.40	\$ 79.57	\$ 4.68	\$ 7.02	\$ 2.11	\$ 254.90					\$ 1,619.81	
TOTAL 16/17	\$ 699,604.71		\$ 333,692.84	\$ 161,174.01	\$ 54,103.76	\$ 183,012.99	\$ 11,040.49	\$ 16,375.00	\$ 5,040.42	\$ 585,330.14	\$ 1,264.88				\$ 3,754,863.03	
TOTAL SECURED	\$ 723,682.35		\$ 344,552.26	\$ 163,269.76	\$ 54,827.70	\$ 185,474.23	\$ 11,184.81	\$ 16,588.00	\$ 5,105.14	\$ 593,216.55	\$ 13,490.57				\$ 3,817,710.86	
Refund Secured															\$ -	
REPORT TOTALS	\$ 723,682.35		\$ 344,552.26	\$ 163,269.76	\$ 54,827.70	\$ 185,474.23	\$ 11,184.81	\$ 16,588.00	\$ 5,105.14	\$ 593,216.55	\$ 13,490.57				\$ 3,817,710.86	
ASSESSOR																
2006/2007																
2007/2008																
2008/2009																
2009/2010																
2010/2011																
2011/2012																
2012/2013																
2013/2014																
2014/2015																
Subtotal	\$ 611.69		\$ 258.97	\$ 49.96	\$ 17.26	\$ 58.69	\$ 3.45	\$ 5.18	\$ 1.53	\$ 188.02	\$ 140.41				\$ 1,439.04	
2015/2016	\$ 611.69		\$ 258.97	\$ 49.96	\$ 17.26	\$ 58.69	\$ 3.45	\$ 5.18	\$ 1.53	\$ 188.02	\$ 140.41				\$ 1,439.04	
TOTAL PRIOR	\$ 611.69		\$ 258.97	\$ 49.96	\$ 17.26	\$ 58.69	\$ 3.45	\$ 5.18	\$ 1.53	\$ 188.02	\$ 140.41				\$ 1,439.04	
2016/2017	\$ 5,082.51		\$ 39,474.89	\$ 18,863.70	\$ 3,640.75	\$ 12,611.57	\$ 4,280.58	\$ 380.84	\$ 113.82	\$ 13,696.03	\$ 5,677.01				\$ 94,617.45	
Overpayment																
TOTAL UNSEC	\$ 5,694.20		\$ 39,474.89	\$ 19,122.67	\$ 3,690.71	\$ 12,768.83	\$ 4,339.27	\$ 386.02	\$ 115.35	\$ 13,884.05	\$ 140.41				\$ 96,057.26	
MISC																
PX, PC DIST																
MX DIST	\$ 12,657.32		\$ 5,357.52	\$ 1,033.64	\$ 357.17	\$ -	\$ 71.43	\$ 107.15	\$ 32.15	\$ 3,890.27	\$ -				\$ 23,906.65	
PX DIST																
PC DIST																
GRAND TOTAL	\$ 742,033.87		\$ 1,245,282.60	\$ 869,032.45	\$ 167,994.11	\$ 189,813.50	\$ 11,513.09	\$ 17,081.17	\$ 5,252.64	\$ 610,990.87	\$ 13,630.98				\$ 1,918.33	\$ 3,937,274.77



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: September 20, 2016

Estimate of time required: 0 min

Agenda: Consent  Regular agenda  Public hearing required

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For possible action: Approval of claims for payroll dated 08/31/16 for \$76,119.19, dated 08/31/16 for \$126,247.31, dated 09/09/16 for \$502,663.69 and accounts payable dated 09/02/16 for \$265,725.52, 09/02/16 for \$9,459.56 and 09/08/16 for \$1,121.66.

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

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. **Staff summary:** Please find attached the claims

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

\_\_NA\_\_ Comptroller

7. **Legal review required:**

\_\_NA\_\_ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Comptroller

\_\_\_ County Manager

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

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 5-1

Payroll Type: Deductor      Check Date: 08/31/16  
Check/    Emp #/      Amount  
DD #    Ded #    Payee

Total User Transfer for EFTPS:      .00  
Total Deductor Checks:                76,119.19

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

CHAIRMAN      \_\_\_\_\_      COMMISSIONER      \_\_\_\_\_      COMMISSIONER

COMPTROLLER      \_\_\_\_\_

TREASURER      \_\_\_\_\_

Rept: PR0510A  
Run: 08/30/16 16:07:03

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Payroll Type: Deductor      Check Date: 08/31/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
35271	050	NEV PERS/AGENCY 320	76,119.19

Rept: PR0510C  
Run: 08/30/16 16:07:03

STORRY COUNTY PAYROLL SYSTEM  
User Transfer to Deductor Register

Payroll Type: Deductor      Check Date: 08/31/16

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

RECEIVED BY -----

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

Rept: PR0510B  
Run: 08/30/16 16:07:03

STOREY COUNTY PAYROLL SYSTEM  
EFTPS Register

Payroll Type: Deductor      Check Date: 08/31/16

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

Rept: PR0510A  
Run: 08/30/16 16:02:10

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Payroll Type: Deductor      Check Date: 08/31/16  
Check/ Emp # /      Amount  
DD #      Ded #      Payee

Total User Transfer for EFTPS:      .00  
Total Deductor Checks:      126,247.31

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
_____	_____	_____
COMPTROLLER		
_____		
TREASURER		

Rept: PR0510A  
Run: 08/30/16 16:02:10

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 1  
FINAL

Payroll Type: Deductor      Check Date: 08/31/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
35270	050	NEV PERS/AGENCY 320	126,247.31



Rept: PR0510B  
Run: 08/30/16 16:02:10

STOREY COUNTY PAYROLL SYSTEM  
EFTPS Register

Payroll Type: Deductor      Check Date: 08/31/16

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

Rept: PR0510A  
Run: 09/07/16 10:19:30

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 5  
PRELIMINARY

Payroll Type: Regular      Check Date: 09/09/16      Period-end Date: 09/04/16  
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			66,892.88
Total Deductor Checks:			119,053.81
Total Employee Checks:			1,012.82
Total Employee Direct Deposit:			298,831.98
Total Employee Deds Xferd on Dir Dep File:			9,527.10
Total User Transfer to Deductor:			7,345.10
Total Disbursed:			502,663.69

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
_____	_____	_____
COMPTROLLER		
_____		
TREASURER		
_____		

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86557	A BEEP LLC	2 NEW, 1 REPLACE RADIOS		9/02/16	78043	984.00	984.00
86558	ALLSTAR FIRE EQUIPMENT	CLASS A FOAM		9/02/16	78045	4,248.00	
		AFG GRANT PPE		9/02/16	78045	26,700.00	30,948.00
86559	ALPINE LOCK INC	SHOP KEYS		9/02/16	77935	14.00	
		KEYS		9/02/16	77935	12.00	26.00
86560	ALSCO INC	ST 71 LAUNDRY		9/02/16	78044	9.69	
		ST 72 LAUNDRY		9/02/16	78044	8.77	
		ST 74 LAUNDRY		9/02/16	78044	33.04	
		SHOP		9/02/16	77936	88.13	
		SHOP		9/02/16	77936	62.78	
		CH		9/02/16	77936	21.05	223.46
86561	AMERIGAS PROPANE LP			9/02/16	77996	11.99	11.99
86562	ARC HEALTH AND WELLNESS	PRE-HIRE JEWKES		9/02/16	78041	432.67	
		PREHIRE - WRIGHT		9/02/16	78032	275.00	707.67
86563	ASSESSOR'S ASSOC OF NEV	JANA & TOBI/SAM NO CHR		9/02/16	78039	90.00	90.00
86564	B.T.MANCINI CO., INC.	LOCKWOOD KITCHEN FLOOR		9/02/16	78095	2,808.00	2,808.00
86565	BATTERIES PLUS (RENO)	WATER-12V LEAD BATTERY		9/02/16	77937	197.50	197.50
86566	BECKWITH, DAREY	LIFEGUARD TRAINING		9/02/16	77942	75.00	75.00
86567	BERRY ENTERPRISES	MOBILE POWER CABLE		9/02/16	77958	245.00	
		KENWOOD 5 WATT KEENER		9/02/16	78096	893.00	1,138.00
86568	BULBMAN	COURTROOM BULBS		9/02/16	77938	31.90	
		STREETLIGHTS		9/02/16	77938	125.58	157.48
86569	BURRELL, SCOTT LEWIS	AUG 11-24, 2016		9/02/16	77997	22.50	
		SEWER-HOSE, BOLT, SHANKS		9/02/16	77997	435.00	457.50
86570	CALIFORNIA INDUSTRIAL			9/02/16	78066	465.32	465.32
86571	CAPITAL CITY AUTO PARTS	ITS4235 FILTER		9/02/16	77939	8.59	
		PW30486-MUD FLAPS		9/02/16	77939	23.58	
		SHOP-SEAL TAPE		9/02/16	77939	9.16	
		STOCK-FILTER		9/02/16	77939	23.94	
		FR EXCAVATOR= FLUIDS		9/02/16	77939	208.28	
		SO56001-TPM SENSOR		9/02/16	77939	74.38	
		COMMUNICATIONS-TPM SENSOR		9/02/16	77939	37.19	
		FIRE WARRANTY		9/02/16	77939	157.44	
		FRS1844 - FILTER		9/02/16	77939	48.58	
		STOCK-FILTER		9/02/16	77939	32.98	
		SEWR PLANT-PLIERS		9/02/16	77939	54.99	
		STOCK-FILTER		9/02/16	77939	8.18	
		SO56312 FILTER		9/02/16	77939	13.09	
		SO STOCK FILTER		9/02/16	77939	13.09	
		VCSC-TAILGATE HANDLE		9/02/16	77939	97.37	
		PW67915 SPLASH GUARD		9/02/16	77939	43.58	

Report No: PB1315  
Run Date : 09/01/16

STOREY COUNTY  
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86572	CARSON ARMORY INC	SHOTGUN X 4		9/02/16	78040	1,540.00	1,540.00
86573	CARSON SMALL ENGINES	PLow-ANTENNA		9/02/16	77939	10.99	
86574	CARSON WATER SUBCONSERVAN	PW67915 SPLASH GUARDS		9/02/16	77939	82.96	
86575	CASSINELLI, SAMANTHA	ROAD BROOM-FILTERS		9/02/16	77939	93.06	726.55
86576	CELACO PARTNERSHIP	TRIMMER MAINT.		9/02/16	77940	91.37	91.37
		DINNER AO		9/02/16	77995	29.25	29.25
		LIFEGUARD TRAINING		9/02/16	77941	75.00	75.00
		INV #9769870357 WIFI AUG		9/02/16	78038	40.01	
		ACCT942037802-00001		9/02/16	78046	40.01	
		ACCT942057617-00001		9/02/16	78046	400.10	
		772263062-00001 IPAD		9/02/16	77943	287.67	
		775-443-5802 P WHITTEN		9/02/16	77993	40.01	
		JAMES IT IPAD		9/02/16	78080	40.01	
		HUGHS PHONE		9/02/16	78098	40.01	
		972520095-00001 AIRCARD		9/02/16	77968	5.02	892.84
86577	CHARM-TEX	KIT IN A CUP, INMATE		9/02/16	78033	219.38	219.38
86578	CINTAS CORPORATION NO. 2	SHOP FIRST AID		9/02/16	78057	557.40	
		FIRST AID		9/02/16	78057	557.40	1,114.80
86579	COBBEY, ROBIN	TAX OVERPAYMENT		9/02/16	77991	27.00	27.00
86580	COMMUNITY CHEST INC	SEPT 2016 PROGRAM SUPPORT		9/02/16	77965	11,833.33	11,833.33
86581	COMPLETE DOCUM MNGMNT SOL	IMG-FILM R/UR 124056-262		9/02/16	78090	182.78	182.78
86582	COMSTOCK CEMETERY FOUNDAT	180 BOTTLES SOLD DONATION		9/02/16	77998	180.00	180.00
86583	COMSTOCK CHRONICLE (VC)	NOTICE OF TAX SALE		9/02/16	77979	546.00	
		NOTICE TO TAX PAYERS		9/02/16	77979	273.00	
		PLANNING COMM. NOTICE		9/02/16	78063	146.25	965.25
86584	COMSTOCK GOLD MILL LLC	AUG 11-24, 2016		9/02/16	77999	9.00	
		HALL, DANIEL & DIANA		9/02/16	77999	72.00	81.00
86585	CORBLOGIC INC	JENNINGS, LANCE		9/02/16	77978	164.82	
		HALL, DANIEL & DIANA		9/02/16	77978	35.32	436.14
86586	CROWN BEVERAGES INC	SARSAPARILLA FOR GIFT SHO		9/02/16	78000	128.70	128.70
86587	DAIHOUS USA INC	CH DRINK WATER		9/02/16	78051	25.95	
		ST 72 WATER		9/02/16	78068	51.90	
		ST 71 WATER		9/02/16	78047	73.95	
		ST 74 WATER		9/02/16	78047	30.95	
		WATER		9/02/16	78047	36.95	
		ST 75 WATER		9/02/16	78059	25.95	
		800 PERI RANCH LOCKWOOD		9/02/16	78047	30.95	276.60
86588	DISH DBS CORPORATION			9/02/16	77967	79.03	



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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86598	GFOA	J.MCCAIN		9/02/16	78099	205.00	205.00
86599	GILL, JAMES G.	GIFT SHOP INVENTORY		9/02/16	78001	179.10	179.10
86600	GOLDEN GATE/SET PETROLEUM	TRI-UNL & DSL		9/02/16	77947	583.19	
		TRI- UNL & DSL		9/02/16	77947	434.26	
		LW- UNL & DSL		9/02/16	77947	885.92	
		TRI-UNL & DSL		9/02/16	77947	698.69	
		LW-UNL & DSL		9/02/16	77947	1,188.00	3,890.06
86601	GRAINGER	SWR PLNT-DRUM GRAB		9/02/16	77948	443.27	443.27
86602	GREAT BASIN TERMITE & PEST	ST 72 PEST CONTROL		9/02/16	78050	65.00	
		ST 71 PEST CONTROL		9/02/16	78050	65.00	130.00
86603	HALE, JEAN AND CARL	TAX OVERPAYMENT		9/02/16	77990	30.00	30.00
86604	HAYMORE, DEAN	PURCHASE AT WALMART		9/02/16	77974	91.97	91.97
86605	HD SUPPLY FACIL MAINT LTD	55 GAL TANK		9/02/16	77961	372.23	
		HACJ NITRATE & AMMONIA		9/02/16	77961	147.28	519.51
86606	HISTORIC FOURTH WARD SCHO	AUG 11-24, 2016		9/02/16	78002	20.00	
86607	HOME DEPOT CREDIT SERVICE	RJ45 ENDS		9/02/16	78082	17.98	
		ST.72 AIR PUMP INSTALL		9/02/16	77949	117.93	
		SUPPLIES FOR TRUCK		9/02/16	77949	25.62	
		PM25253-PAINT & BRACKET		9/02/16	77949	26.46	
		MTCX-EXIT SIGN		9/02/16	77949	89.97	
		MECH SHOP-SHELVES		9/02/16	77949	169.00	
		LW PARK-SPRINKLERS		9/02/16	77949	59.24	
		LWSC-PERIMETER LIGHTS\		9/02/16	77949	359.88	866.08
86608	HOMETOWN HEALTH	16009041-00053		9/02/16	77975	552.36	
		16009041-00053		9/02/16	77975	8,828.55	9,380.91
86609	HOT SPOT BROADBAND INC	INTERNET ST72		9/02/16	78084	82.50	82.50
86610	HYDRAULIC INDUSTRIAL SERV	FR65611 BOSTON,SHANK,FERR		9/02/16	77950	33.09	33.09
86611	INNOVATIVE IMPRESSIONS	HAMMOND BIZ CARDS		9/02/16	78031	46.00	46.00
86612	IITS MY COMMUNITY STORE	OFFICE SUPPLIES		9/02/16	77980	62.69	62.69
86613	ITI SOURCE LLC	BACKUP DRIVES		9/02/16	78085	270.54	
		JAIL FIBER PROJECT		9/02/16	78085	143.90	
		JAIL FIBER FIREWALL CISCO		9/02/16	78085	2,501.74	
		DISPATCH STATIONI PRINTER		9/02/16	78085	701.46	
		BACKUP DRIVES		9/02/16	78085	176.00	
		VNWARE GEN9 RAM UPGRADE		9/02/16	78085	1,439.16	
		GEN9 SERVER VMWARE ASSESS		9/02/16	78085	6,914.57	
		GEN 9 SERVER ASSESSOR TP		9/02/16	78085	1,536.10	
		JAIL FIBER SMARTNET		9/02/16	78085	409.68	
		SWITCHES COMO		9/02/16	78085	603.00	

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STOREY COUNTY  
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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86614 JAMES C MCLENNAN MDPC	FIBER MODULES COMO		9/02/16	78085	1,251.92	16,177.07
86615 JBP LLC	AS400 TAPES		9/02/16	78085	229.00	500.00
86616 JUDGE EDWARD R JOHNSON	SEPT 2016 HEALTH OFFICER		9/02/16	77966	500.00	1,565.53
86617 KADLIC, JOHN J.	PW30486-CLUTCH PAN		9/02/16	77951	1,701.99	275.28
86618 KEY SALES INC	PW30486-CORE		9/02/16	77951	225.00	450.00
86619 KIECHLER, CHRISTIAN A	FR42553- NOZZLE,DELVAC		9/02/16	77951	88.54	183.63
86620 KIMBALL MIDWEST	POPCORN FOR VISITOR CENTE		9/02/16	78023	183.63	575.00
86621 L A PERKS PLUMBING &	AUG 11-24, 2016		9/02/16	78004	567.00	264.39
86622 L N CURTIS & SONS	MISC HRDWR		9/02/16	77952	264.39	200.00
86623 LESTER, LARRY & TAMMIE	GASBOY REPAIR PW- 1/3		9/02/16	78072	200.00	105.00
86624 LEIGHTON, GLENN & CELESTE	GASBOY REPAIR 1/3		9/02/16	78072	105.00	36.00
86625 LIFE-ASSIST INC	PPE		9/02/16	78052	36.00	2,140.00
86626 LINCOLN NATIONAL LIFE	FAIRGROUNDS EXPENSES		9/02/16	78003	2,140.00	8.43
86627 LIQUID BLUE EVENTS LLC	OVERPAYMENT OF TAXES		9/02/16	77992	8.43	578.36
86628 LIQUID BLUE EVENTS LLC	EMS SUPPLIES		9/02/16	78053	578.36	692.88
86629 LYON CO COMPTROLLER	EMS SUPPLIES - MUTUAL AID		9/02/16	78053	692.88	1,003.04
86630 MACKAY MANSION MUSEUM	EMS SUPPLIES		9/02/16	78053	1,003.04	114.51
86631 MARK TWAIN COMMUNITY CTR	EMS SUPPLIES		9/02/16	78053	114.51	2,970.00
86632 METRO OFFICE SOLUTIONS IN	NARC CASES UWS GRANT		9/02/16	78056	2,970.00	821.12
	RETIREE DENTAL		9/02/16	78013	821.12	12,000.00
	REMAINING BALANCE		9/02/16	78005	12,000.00	9,000.00
	AUG 11-24, 2016		9/02/16	78005	9,000.00	2,285.00
	SEPT 2016 PROGRAM SUPPORT		9/02/16	78006	2,285.00	5,196.00
	OFFICE SUPPLIES		9/02/16	77988	5,196.00	375.00
	OFFICE SUPPLIES		9/02/16	78007	375.00	16.00
	OFFICE SUPPLIES - PENS		9/02/16	78007	16.00	1,666.67
	OFFICE SUPPLIES		9/02/16	77964	1,666.67	33.75
	OFFICE SUPPLIES		9/02/16	78049	33.75	9.27
	OFFICE SUPPLIES		9/02/16	78049	9.27	24.50
	OFFICE SUPPLIES		9/02/16	78054	24.50	19.24
	OFFICE SUPPLIES		9/02/16	77986	19.24	152.65
	OFFICE SUPPLIES		9/02/16	78089	152.65	46.48
	OFFICE SUPPLIES		9/02/16	78089	46.48	14.28
	OFFICE SUPPLIES		9/02/16	77973	14.28	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86633	MICHAEL HOHL MOTOR CO	OFFICE SUPPLIES		9/02/16	78089	24.74	473.84
				9/02/16	78089	21.02	
				9/02/16	78061	127.91	
86634	MICHAEL'S CYCLE WORKS INC	SO66024- STRUT		9/02/16	77953	28.48	184.24
		SO62212- MTR KIT,BLD KIT		9/02/16	77953	155.76	
86635	MIGAN, TAMARA	PW RANGER- BUCKLE,FENDER		9/02/16	78073	32.98	101.46
		PW RANGER-OILCHNG KIT,OIL		9/02/16	78073	68.48	
86636	NACCA	SEPTEMBER 2016		9/02/16	78087	25.34	25.34
86637	NEV ADMIN BLDG & GROUNDS	APRIL REMAINING BALANCE		9/02/16	77983	50.00	50.00
86638	NEV ADVISORY COUNCIL FOR	9-13-16 LAKE TAHOE DA		9/02/16	77954	540.00	540.00
86639	NEV DEPT HUMAN RESOURCES	JUNE 2017 PROJECTED MTCH		9/02/16	78078	295.00	295.00
86640	NEV HUMAN RESOURCES, LV	SPY17-YAP-MC-Q1		9/02/16	78075	2,910.35	2,910.35
86641	NEV LEGISLATIVE COUNSEL	NAC UPDATE 2016		9/02/16	77976	1,694.25	1,694.25
86642	NEV SUPREME COURT OF NV	FIRST JUDICIAL DIST COURT		9/02/16	78091	125.00	125.00
86643	NORTON CONSULTING LLC	PAINT FOR COUNTY LOTS		9/02/16	77984	5,000.00	5,000.00
86644	OCCUPATIONAL HEALTH CENTE	NEW VED PHYSICALS		9/02/16	78077	217.40	217.40
86645	OFFICE DEPOT INC	FLASH DRIVE		9/02/16	78055	739.50	739.50
86646	OTIS ELEVATOR COMPANY	SERVICE CONTRACT		9/02/16	78097	13.94	13.94
86647	PATRO, ROBERT & SHARON	OVERPAYMENT OF TAXES		9/02/16	77981	2,729.88	2,729.88
86648	PETRINT, ANGELO D	AUG 11-24, 2016		9/02/16	77985	208.96	208.96
86649	PITNEY BOWES GLOBAL (LEA)	LEASE PAYMENT		9/02/16	78008	4.00	132.00
				9/02/16	78008	128.00	
86650	PITNEY BOWES INC	SUPPLIES		9/02/16	77982	1,190.97	1,190.97
86651	RAD STRATEGIES INC	VED RECRUITMENT CAMPAIGN		9/02/16	77977	339.98	339.98
		PREVIOUS FY EXPENSE		9/02/16	78057	3,574.86	3,681.26
				9/02/16	78010	106.40	
86652	RAPID SPACE LLC	8/26/16-9/22/16		9/02/16	78009	89.00	89.00
86653	RAY MORGAN CO INC (CA)	COPIER-COMM C STREET		9/02/16	78083	453.00	611.01
		GIS PLOTTER CN2676-01		9/02/16	78083	158.01	
86654	RED ROCK SPRING WATER	SANDWICHES LABOR DAY PARA		9/02/16	78011	160.00	160.00
86655	RED'S CANDIES	10 PANEL DRUG TEST KIT		9/02/16	78012	50.00	50.00
86656	REDWOOD TOXICOLOGY LAB, IN			9/02/16	78042	199.50	199.50

Report No: PR1315  
Run Date : 09/01/16

STOREY COUNTY  
CHECK REGISTER 9/02/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86657	RENO CYCLES & GEAR	POLARIS BATTERY		9/02/16	78058	145.42	145.42
86658	RENO DEALERSHIP GROUP LLC	TRUCK FOR INSPECTOR		9/02/16	78070	21,893.25	43,786.50
86659	RENO PAINT MART	TRUCK FOR INSPECTOR		9/02/16	78070	21,893.25	
86660	RENO TAHOE SPECIALTY INC	CH JAIL-PAINT		9/02/16	77957	314.31	314.31
86661	RESERVE ACCOUNT	GIFT SHOP INVENTORY		9/02/16	78016	63.00	63.00
86662	SAFRAN USA, INC	POSTAGE METER REFILL		9/02/16	78014	400.00	400.00
86663	SAIN'T MARYS ARTCENTER INC	LOCKWOOD LIVESCAN		9/02/16	78060	17,887.00	17,887.00
86664	SCHADECK, MALEA	PAYMENT FOR 2 MUGS CFOA		9/02/16	78092	40.00	69.00
86665	SHIELDS, HARPER & CO	AUG 11-24, 2016		9/02/16	78017	5.00	
86666	SHOAF, BRIAN ALLEN	FUEL HOSE 1/3 FOR PW		9/02/16	78017	24.00	24.00
86667	SIERRA CHEMICAL COMPANY	PARK DEPOSIT REFUND		9/02/16	77956	100.00	100.00
86668	SIERRA FIRE PROTECTION LL	AUG 11-24, 2016		9/02/16	78074	163.17	163.17
86669	SIERRA PACIFIC POWER CO	SEWER-SODA ASH		9/02/16	78018	55.50	55.50
		SERVICE		9/02/16	78076	897.58	897.58
		VIRGINIA CITY ST LIGHTS		9/02/16	77994	1,259.00	1,259.00
		SC COMMISSIONERS ST LIGHT		9/02/16	77955	845.40	105.41
		2610 CARTWRIGHT PUMPHSE		9/02/16	77955	65.89	
		431 CANYON WAY ST 4		9/02/16	77955	249.84	146.64
		2612 CARTWRIGHT RD RES		9/02/16	77955	146.64	
		145 N C ST UNIT		9/02/16	77955	90.20	46.19
		381 N C ST RESTSTOP		9/02/16	77955	46.19	
		130 TOLL RD BLDG		9/02/16	77955	44.25	128.83
		110 TOLL RD BLDG		9/02/16	77955	128.83	
		100 TOLL RD SHOP 1/2		9/02/16	77955	217.33	107.52
		201 S C ST DA		9/02/16	77955	107.52	
		203 S C ST SO		9/02/16	77955	97.34	153.00
		205 S C ST SO		9/02/16	77955	153.00	
		911 US HWY 341 JAIL		9/02/16	77955	876.61	18.57
		490 SAM CLEMENS PARK		9/02/16	77955	18.57	
		100W SOUTH ST WTR PLNT		9/02/16	77955	938.13	138.41
		21 S C ST GASLMO		9/02/16	77955	138.41	
		500 SPANIAL RAVINE RD "V"		9/02/16	77955	54.53	33.15
		205 N E ST VC PARK		9/02/16	77955	33.15	
		SUTTON ST		9/02/16	77955	30.12	70.66
		104 S B ST GARAGE		9/02/16	77955	70.66	
		S C ST UNIT VC/372 C ST		9/02/16	77955	41.77	41.29
		S C ST OUTDOOR/PAL LIGHT		9/02/16	77955	41.29	
		S C ST UNIT VC		9/02/16	77955	187.68	32.32
		CARSON ST BALLPARK		9/02/16	77955	187.68	
		N C ST FIREHS		9/02/16	77955	353.42	471.08
		141 N C ST (TRAINING)		9/02/16	77955	353.42	
		MAIN ST UNIT GH DEPOT		9/02/16	77955	39.45	39.45

VENDOR

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
2220 SIX MILE CANYON		9/02/16	77955	1,390.20
26 S B ST COURTHOUSE		9/02/16	77955	656.13
176 N C ST LIGHTS		9/02/16	77955	63.92
342 S C ST LIGHTS		9/02/16	77955	86.71
531 S C ST LIGHTS		9/02/16	77955	90.91
800 PERI RANCH RD		9/02/16	77955	202.90
1705 FERU DR		9/02/16	77955	1,148.19
185 N C ST		9/02/16	77955	55.86
420 CANYON WAY UNIT B		9/02/16	77955	158.73
420 CANYON WY UNIT A		9/02/16	77955	193.77
2141 EMPIRE RD VCH PARK		9/02/16	77955	64.91
1000 PERI RANCH RD PARK		9/02/16	77955	33.53
160 UNION ST/ B OF A		9/02/16	77955	54.18
TOWN OF GH STR LIGHTS		9/02/16	77955	94.84
100 TOLL RD FED(FOUNTAIN)		9/02/16	77955	532.10
2610 CARTWRIGHT FIREHSE		9/02/16	77955	228.47
FRGHTLNR PAINT		9/02/16	77960	4,191.00
CDL LICENSE RENEW		9/02/16	77959	112.25
GIFT SHOP INVENTORY		9/02/16	77989	100.00
INMATE AMBULANCE		9/02/16	78020	3,301.60
AUG 11-24, 2016		9/02/16	78028	1,026.38
AUG 11-24, 2016		9/02/16	78019	22.00
AUG 11-24, 2016		9/02/16	78019	4.00
AUG 11-24, 2016		9/02/16	78022	6.00
AUG 11-24, 2016		9/02/16	78022	1,740.00
AUG 11-24, 2016		9/02/16	78022	438.00
AUG 11-24, 2016		9/02/16	78022	160.00
GIFT SHOP INVENTORY		9/02/16	78021	164.58
VFD RECRUITMENT CAMPAIGN		9/02/16	78059	415.00
AUG 11-24, 2016		9/02/16	78025	5.00
AUG 11-24, 2016		9/02/16	78025	3.00
AUG 11-24, 2016		9/02/16	78025	1,345.00
AUG 11-24, 2016		9/02/16	78025	276.00
NAME TAGS		9/02/16	78037	30.75
COMPTROLLERS LIGHTING		9/02/16	77962	112.50
GARNISHMENT DISBURSED		9/02/16	78035	309.51
MING EXPENSE		9/02/16	78024	56.46
LIQUOR PERMIT		9/02/16	78024	10.00
FEF DOCENT APPEARANCE		9/02/16	78024	50.00
VISITOR GDS LTVA		9/02/16	78024	13.24
SILVER STATE INDUSTRIES		9/02/16	78026	261.00
SKRETTA, TRENT				
SLICK INDUSTRIES LLC DBA				
SOUTHERN GLAZERS WINE & S				
ST CO AMBULANCE				
ST CO SCHOOL DISTRICT				
SUN PEAK ENTERPRISES				
SUNBELT PUBLICATIONS, INC				
THE ANTOS AGENCY				
THE TOMBSTONE COWBOYS				
UNIFORMITY OF NEVADA LLC				
UNITED ELECTRICAL SER INC				
USA CASH SERVICES MGT INC				
VCTC				
VIRGINIA & TRUCKEE RR CO				

CHECK NUMBER	AMOUNT	CHECK TOTAL
86670	10,680.38	
86671	4,191.00	
86672	112.25	
86673	100.00	
86674	3,301.60	
86675	1,026.38	
86676	26.00	
86677	2,344.00	
86678	164.58	
86679	415.00	
86680	1,629.00	
86681	30.75	
86682	112.50	
86683	309.51	
86684	129.70	

Report No: PB1315  
 Run Date : 09/01/16  
 CHECK  
 NUMBER

STORRY COUNTY  
 CHECK REGISTER 9/02/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
86685	VIRGINIA CITY TOURS INC	AUG 11-24, 2016		9/02/16	78026	9.00	
				9/02/16	78026	3,213.00	
				9/02/16	78026	355.50	3,838.50
86686	VIRGINIA RANGE WILDLIFE	AUG 11-24, 2016		9/02/16	78027	4.00	
				9/02/16	78027	292.00	
				9/02/16	78027	1,372.00	
				9/02/16	78027	108.00	1,776.00
86687	VISION SERVICE PLAN, INC	HUMANE BIRTH CONTROL PRGM		9/02/16	78015	623.45	623.45
86688	WA STATE DEPT OF CORRECT	30 048047 0001 MADDOX		9/02/16	78065	9.56	
		30 048047 0001 RETIREE		9/02/16	78065	175.92	185.48
86689	WASHOE CO CORONER	INMATE FOOD		9/02/16	78034	3,646.05	3,646.05
86690	WEDCO INC	CORONER FEE		9/02/16	78030	1,250.00	1,250.00
86691	WESTERN ENVIRONMENTAL LAB	1705 PERU-OUTSIDE LAMPS		9/02/16	78079	102.69	
		CH JAIL-BULBS		9/02/16	78079	184.46	287.15
86692	WESTERN SURETY COMPANY	ALK, TTL COLIFORM, TTL ORG		9/02/16	77963	145.00	145.00
		BREYLLINGER		9/02/16	77972	50.00	
		OMMISSIONS BREYLLINGER		9/02/16	77972	93.75	143.75

CHECKS TOTAL 265,725.52

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 265,725.52 CHECK DATE 9/02/16

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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

CARD  
TOTAL

NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
88	WELLS ONE COMMERCIAL CARD						
	PAYMENT						
	AMAZON.COM			SUNSHADE FOR JEEP WIND	9/02/16	869	39.95
	BADGES				9/02/16	876	152.00
	BK81302040			VWWARE CERTIFICATION B	9/02/16	875	90.36
	BURNS PCARD			POSTAGE, BACKPACK	9/02/16	866	61.90
	C.NEVIN- ROADPOST			SATELLITE PHONE	9/02/16	864	52.25
	CROSS BORDR TRANS FE			DISPUTED/HERRINGTON	9/02/16	876	.39
	DD COSTCO			WATER FOR WTNGS ETC.	9/02/16	868	5.98
	DD SQ THE ROASTING H			FAM JOURNALIST B. GLAD	9/02/16	868	13.62
	DD SQ THE ROASTING H			MTG EXP/INTERVIEWS	9/02/16	868	10.61
	GAVENDA PCARD			TABLE CLOTH	9/02/16	866	24.19
	HOFED401			HDMI SWITCH	9/02/16	875	45.50
	INTERPRETER SOFTWARE				9/02/16	876	39.00
	JEPFH-HOME DEPOT			CH JAIL- PAINT SUPPLIES	9/02/16	874	142.89
	JF AMAZON OFFICE			SUPPLIES - INBOX FOR P	9/02/16	865	90.38
	JF JET.COM OFFICE			SUPPLIES BATTERIES	9/02/16	865	139.02
	JF SECRETARY OF STAT			NOTARY TRAINING	9/02/16	865	45.00
	JF UNR EXTENDED STDY			N BEDFORD	9/02/16	865	125.00
	JW-LOWES			LMSC- COMPRESSION CAPS	9/02/16	874	8.06
	JW-LOWES			SAT 72-AIR PUMP INSTAL	9/02/16	874	12.64
	KECKLEY BEST WESTERN			IZZENHOOD LODGING	9/02/16	872	199.35
	KECKLEY CHEVRON			WID SUPPORT FUEL	9/02/16	872	118.54
	KECKLEY FLYING PIG			SAND PASS MEALS	9/02/16	872	41.03
	KECKLEY FLYING PIG			IZZENHOOD MEALS	9/02/16	872	41.60
	KECKLEY MAVRIK			SAND PASS FUEL	9/02/16	872	89.45
	KECKLEY MAVRIK COUNT			IZZENHOOD MEALS	9/02/16	872	30.69
	KECKLEY PILOT 9662			IZZENHOOD FUEL	9/02/16	872	83.70
	KECKLEY SAY WHEN			SAND PASS MEALS	9/02/16	872	42.37
	KECKLEY SAY WHEN			DUMP ROAD MEALS	9/02/16	872	30.08
	KECKLEY SAY WHEN			KING ROAD MEALS	9/02/16	872	76.02
	KECKLEY SUPER 8			SAND PASS LODGING	9/02/16	872	170.48
	KECKLEY TEXACO			SAND PASS FUEL	9/02/16	872	76.32
	KECKLEY TEXACO			DUMP ROAD FUEL	9/02/16	872	86.00
	KECKLEY TEXACO			KING ROAD FUEL	9/02/16	872	77.27
	KECKLEY THE GRIDDLE			SAND PASS MEALS	9/02/16	872	34.72
	KECKLEY WINN PIZZA			WID SUPPORT MEALS	9/02/16	872	64.16
	MCCULLOUGH RELM WIRE			RADIO REPAIRS	9/02/16	872	345.01
	MCCULLOUGH 49ER.COM			RADIO REPAIRS	9/02/16	872	129.70
	MORIN BELTS TRUCK			MINERAL FIRE REPAIR	9/02/16	872	27.21
	MORIN LES SCHWAB			CLAYTON FIRE TIRE	9/02/16	872	473.16
	MORIN ROTTEN ROBBLE			CLAYTON FIRE FUEL	9/02/16	872	46.76
	MORIN SHELL			CLAYTON FIRE FUEL	9/02/16	872	80.00
	NACO EARLY BIRD			REGISTRATION HAYMORE	9/02/16	873	225.00
	OFFICE DEPOT			PLOTTER PAPER	9/02/16	869	89.97
	PW BUCKET OF BLOOD			AO MM JR KB JP CP	9/02/16	865	45.00
	PW CAFE DEL RIO			PROJECTS DISCUSN W/ FA	9/02/16	865	44.43
	PW PINOCCHIOS POST			THRIVE MKRT LUNCH	9/02/16	865	76.19
	PW VC BREWERY MSTR			PLN & NEVIN RETIREMENT	9/02/16	865	171.00
	REF #1213737			CHAPMAN TMCC PROF DEV	9/02/16	1480	1,049.25
	REVELLE SHELL OIL			ELY FIRE FUEL	9/02/16	872	62.94
	RUSSELL USPS 081716			POSTAGE	9/02/16	872	6.89
	RUSSELL USPS 082216			POSTAGE	9/02/16	872	6.68
	RUSSELL USPS 082416			POSTAGE	9/02/16	872	25.88
	SANCHEZ MAVERIK			PIONEER FIRE FUEL	9/02/16	872	38.06
	SANCHEZ TOMS SERVICE			PIONEER FIRE FUEL	9/02/16	872	160.86
	SBREY-SEC OF STATE			NOTARY TRAINING	9/02/16	874	45.00

NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
				IT AIR COMPRESSOR	9/02/16	874	214.99	
	SKRETTA-OREILLEY			RADIO FOR PLOW	9/02/16	874	124.96	
	SMITH BLIMPIE & MOXI			BOF FIRE MEAL	9/02/16	872	10.47	
	SMITH CHICK FIL A			BOF FIRE MEAL	9/02/16	872	21.01	
	SMITH COMFORT SUITES			BOF FIRE LODGING	9/02/16	872	151.54	
	SMITH EXTENDED STAY			BOF FIRE LODGING	9/02/16	872	598.84	
	SMITH GOLDEN GATE			CHERRY ROAD FUEL	9/02/16	872	56.66	
	SMITH PHILLIPS 66			CHERRY ROAD FUEL	9/02/16	872	29.45	
	SMITH PILOT			BOF FIRE FUEL	9/02/16	872	23.26	
	SNYDER CUSTOM GLASS			VA MT COMPLEX REPAIRS	9/02/16	872	417.47	
	SNYDER NAPA			SHOOTING FIRE MAINT	9/02/16	872	89.02	
	SOFTWARE SUBSCRIPTN			ADOBE SOFTWARE SUBSCRIP	9/02/16	871	14.99	
	SPELTZ HOME DEPOT			ST 74 SHOWER HEAD	9/02/16	872	19.98	
	SPELTZ MARPAC			DOZER TRANSPORT MAINT	9/02/16	872	100.35	
	TILLISCH SHELL			ELY FIRE MEALS	9/02/16	872	34.81	
	000001222167			WNC COLLEGE CLASS JAME	9/02/16	875	231.00	
	027607			VC USPS POSTAGE	9/02/16	873	6.47	
	029143			SHIPPING	9/02/16	875	6.45	
	038835			TIM OFFICE CHAIR	9/02/16	875	310.34	
	069839			COMO MT TRIP STATE-LYO	9/02/16	875	56.50	
	087996			TRI PROJECTOR	9/02/16	875	599.99	
	138011663			DSL STATION 74	9/02/16	875	80.00	
	138864913			DSL SO BUS OFFICE	9/02/16	875	85.00	
	143557741				9/02/16	875	85.76	
	147413709			VCCC DSL	9/02/16	875	85.76	
	150452869			LOCKWOOD DSL	9/02/16	875	85.76	
	542827889 NNDA			NNDA BREAKFAST	9/02/16	873	25.00	
	7758470991			JAMES BACK LINE	9/02/16	875	102.21	
	80000013775			COLLEGE MATH BOOK JAME	9/02/16	875	222.00	
							9,459.56	

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

*J. Son H. Gallagher* 9.1.16  
 CONTROLLER

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 TREASURER  
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 CHAIRMAN  
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 COMMISSIONER  
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 COMMISSIONER

Report No: PR1390  
 Run Date : 09/08/16  
 CHECK FISCAL

STOREY COUNTY  
 TYPED CHECKS REGISTER

NUMBER YEAR RECORD# VENDOR NAME  
 2017 2131  
 2017 2131  
 2017 2131  
 2017 2131  
 2017 2131  
 2017 2131  
 2017 2131  
 2017 2131  
 86693 NEW COMPTROLLER

AMOUNT  
 20.45  
 50.00  
 300.00  
 175.00  
 132.96  
 443.25  
 1,121.66 9/08/16

CHECK CHECK  
 TOTAL DATE  
 INVOICE#  
 AUGUST 2016  
 DESCRIPTION

TYPED CHECKS TOTAL 1,121.66

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: September 20, 2016

Estimate of time required: 0-5 mins

Agenda: Consent  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 003-442-16 occurred before the close of the 2016-17 Secured Tax Roll. The improvements value entered was incorrect. 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:**

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- III

# 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

September 12, 2016

Memo to: Storey County Commissioners

Re: 003-442-16

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 taxable value was entered as the assessed value in error. In accordance with NRS 361.765, I am requesting the following changes be made:

	Assessed Land Value	Assessed Improvements Value	New Assessed Imp Value	Net Assessed	Prior Year GAV Override
2016-17 Billed	13,831	13,815	11,100	27,646	12,562
<b>2016-17 Corrected</b>	<b>13,831</b>	<b>4,836</b>	<b>3,885</b>	<b>18,667</b>	<b>12,562</b>

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: September 20, 2016

Estimate of time required: 0-5 mins

Agenda: Consent  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 15<sup>th</sup> 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:**  
 Department Head  Department Name: Assessor’s Office

\_\_\_\_\_ County Manager Other agency review: \_\_\_\_\_

9. **Board action:**  
 Approved  Approved with Modifications  
 Denied  Continued

# 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

September 12, 2016

Memo to: Storey County Commissioners

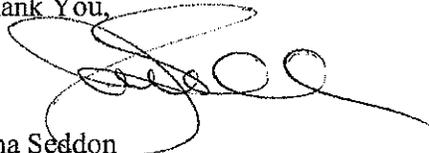
Re: Corrections for Exemptions

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, an unforeseen situation prevented them from timely filing, 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:

<u>APN</u>	<u>Current Net Assessed</u>	<u>Exemption Amount</u>	<u>Adjusted Net Assessed</u>	<u>Prior Yr GAV Override</u>	<u>Tax Cap %</u>	<u>Current Year Net Assessed Value Override</u>
003-272-15	68,768	3,900	64,868	37,672	2.9	34,864

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: 9-20-16

Estimate of time required: 0 - 5

Agenda: Consent  Regular agenda  Public hearing required

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

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)  
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

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

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

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_\_ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Community Development

\_\_\_\_ County Manager

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

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 5-V

# Storey County Community Development

## Business Licensing

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

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

September 12, 2016  
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **September 20, 2016**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD FIRST READINGS:

- A. **IAT CO., LTD.** – Contractor / Fukushima JAPAN (equipment startup)
- B. **TOTAL FACILITY SOLUTIONS, INC.** – Contractor / 1001 Klein Road ~ Plano, TX (mech cont)
- C. **SOUTHLAND INDUSTRIES – General / 96 Megabyte (hvac, plumbing design) TRI**
- D. **TKO STAFFING, INC.** – General / 10600 University Ave ~ Coon Rapids, MN (staffing)
- E. **VALDO MAINTENANCE, LLC dba VT Maintenance – General / 88 Megabyte (truck repair) TRI**
- F. **RUBYCOM ENGINEERING, INC.** – Contractor / 488 Fukujima JAPAN (equipment startup)
- G. **MITSUTEC CO., LTD** – Contractor / 134-1 Nakamura JAPAN (equipment startup)
- H. **INTERMOUNTAIN SLURRY SEAL** – Contractor / 1120 Terminal Way ~ Reno (pavement preserv.)
- I. **TAIYO MACHINERY MFG CO., LTD** – Contractor / 1-11-27 Osaka JAPAN (equipment startup)
- J. **PERO CORPORATION** – Contractor / 900 G River Street ~ Windsor, CT (equipment startup)
- K. **ELWOOD STAFFING SVC., INC dba Elwood Staffing and Elwood Tradesmen** – General / 4111 Central Ave ~ Columbus, IN (staffing agency)
- L. **AM TECHNICAL SOLUTIONS, INC.** – Contractor / 2213 RR 620 N #105 ~ Austin, TX (purity testing)

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Comm Dev.

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

Sheriff's Office  
Assessor's Office  
Commissioners' Office



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 20, 2016

Estimate of time required: 10-15 minutes

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

1. **Title:** DISCUSSION ONLY: Provide an overview of the State of Nevada Community Development Block Grant (CDBG) program for the upcoming 2017 grant application cycle.

2. **Recommended motion:** None required as this is only an item for discussion.

3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** This is the first in a series of three (3) informational meetings required to meet the conditions of the CDBG Program. The purpose of this public hearing is to provide information about the CDBG program, past projects that have been funded in the Storey County, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities that Storey County should apply for under the State CDBG program. A second public hearing will be held to discuss proposed projects submitted to date. A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

5. **Supporting materials:** Public Notice  
Summary of Past CDBG Program Accomplishments

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

AM District Attorney

8. **Reviewed by:**

CM Department Head

Department Name:

DM County Manager

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

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. 9

**NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE OF NEVADA  
COMMUNITY BLOCK DEVELOPMENT GRANT APPLICATION**

Notice is hereby given that Storey County will conduct a public hearing on September 20, 2016 at 10:00 a.m. in conjunction with the Board of County Commissioners Meeting at the Storey County Courthouse in order to discuss possible applications for funding under the next fiscal year's (July 1, 2017 to June 30, 2018) State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the application. It is estimated that approximately \$2,400,000 will be available in total.

Eligible activities under the above allocation consist of: housing rehabilitation programs, public facility and public improvements projects, public service programs, planning studies, economic development business assistance and microenterprise activities. Eligible activities paid for with the state CDBG funds must meet one or more of the three national objectives listed in CDBG federal statutes as follows: benefit to low income households or persons; elimination of slums and blight; or meeting urgent community development need.

The purpose of this public hearing is to provide information about the CDBG program, past projects that have been funded in the Storey County, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities that Storey County should apply for under the State CDBG program. A second public hearing will be held to discuss proposed projects submitted to date. A final hearing will be held to discuss, approve and rank applications prior to submittal to the State.

If you require special accommodations to participate in the public hearing, please contact Cherie Nevin at 775-847-0986; The TTY, VCO (voice carry over) or HCO (hearing carry over) number is 800-326-6868; voice only 800-326-6868. Check the customer Guide section of your telephone book under Services for Individuals with a Hearing or Speech Disability.

If you are unable to attend the public hearing, written comments may be directed to Storey County Community Relations at PO Box 7 Virginia City, NV 89440 or you may telephone Cherie Nevin at 775-847-0986 or contact via email at [cnevin@storeycounty.org](mailto:cnevin@storeycounty.org).

Storey County promotes fair housing and makes all its programs available to low and moderate income families regardless of age, race, color, relation, sex, national origin, sexual preference, marital status or handicap.

The purpose of this public hearing is to provide information about the Community Development Block Grant (CDBG) program, past projects that have been funded in Storey County, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities that Storey County should apply for under the State CDBG program.

In promoting Community Development in rural Nevada, the Rural Community Development Division of the Nevada Governor's Office of Economic Development administers the State and Small Cities Community Development Block Grant (CDBG) Program. Funds for this program come from the US Department of Housing and Urban Development (HUD), CDBG funds are spent on projects that help achieve one or more of the following goals:

- the development of suitable living environments
- to provide decent housing
- the creation of economic opportunities in rural parts of the state

Eligible activities consist of the following:

**Public Facilities/Services**

- establish/upgrade water supply distribution systems
- upgrade sanitary sewers
- improve water treatment facilities
- flood control measures
- maintain and improve streets
- fire/emergency equipment and facilities
- health and safety centers
- senior citizen's centers
- recreation facilities
- water/sewer feasibility studies
- emergency telephone service (911 number)
- public service projects (up to 15 percent of CDBG assistance to a sub-recipient may be used for public services activities)

**Planning**

- water/sewer feasibility studies
- development of a comprehensive Community Development Plan;
- development of policy-planning-management capacity

**Economic Development**

- Revolving Loan Fund
- Small Business Development Counseling
- Downtown revitalization

**Housing rehabilitation**

- Housing Rehabilitation

Eligible activities paid for with the state CDBG funds must meet one or more of the three national objectives listed in CDBG federal statutes as follows:

- benefit low to moderate income households or persons
- elimination of slums and blight
- or meeting urgent community development need

At this time, the only area of Storey County that qualifies based on the low to moderate income is the Lockwood Community. We are currently in the process of finalizing an Income Survey for the Mark Twain Community and hope that those results will be favorable to the community being eligible for CDBG. Projects that benefit limited clientele such as senior citizens or disabled persons are eligible throughout the entire county. For projects that eliminate slums and blight or meet and urgent community development need, we do not need to meet the low to moderate income guidelines (but other factors apply) and therefore these types of projects can benefit the entire county.

The amount of Funds Available for the 2017 application cycle is expected to be around 2 Million Dollars.

Each eligible entity is able to submit 2 applications to CDBG. New for this year is a pre-application. Those applications will be screened and if they pass will be moved to the final application process. Final applications are due to CDBG January 10, 2017.

<b>DUE DATES 2017</b>	<b>ACTIVITY</b>
November 15, 2016	Pre-applications Due
November 29, 2016	Pre-applications that move forward: communities are notified
January 10, 2017	<b>APPLICATIONS DUE BY 5:00 P.M.</b>
March/April	CDBG Advisory Committee Open Meetings for Recommended Allocations

**NOTE:** If there is a second round of funding in 2017, the allocation date for 2017 would move to April because of the change of deadlines for 2017. Please be aware that for the 2018 grant cycle, the due dates are in October.

<b>SECOND ROUND OF FUNDING</b>	
<b>DUE DATES 2017</b>	<b>ACTIVITY</b>
December 1, 2016	Grant Round Opens
January 31,, 2017	Pre-applications Due
February 28, 2017	Pre-applications that move forward: communities are notified
March 31, 2017	<b>APPLICATIONS DUE BY 5:00 P.M.</b>
March/April	CDBG Advisory Committee Open Meetings for Recommended Allocations

The Grant Advisory Committee consists of 9 members whose function is to review applications and recommend projects for funding to the Executive Director of the Governor's Office of Economic Development and the State of Nevada's Governor. The term of service for members of the Advisory Committee is three years. The members used to come from counties and cities but now will be coming from economic development authorities throughout the state.

Past and Present Storey County Projects funded by or in part by CDBG include:

- Storey County Fire Protection District Ambulance \$114,000. Storey County Senior Center Kitchen and Transportation Improvement project in the amount of \$25,000.
- Storey County Swimming Pool ADA Upgrades in the amount \$152,000.
- RSVP Rural Transportation Program in the amount of \$63,150.
- Virginia City Gold Hill Sewer System Upgrades (SCADA system) in the amount of \$83,915.00
- 2010 – Countywide flood plan \$100,000.00
- Water & Sewer Master Plan \$125,000.00
- Canyon GID Wastewater Reconstruction Phase II \$200,000.00

We are seeking input from our citizens for ideas on possible projects that you would like to see Storey County apply for in the 2017 CDBG application.

Please submit project ideas to Cherie Nevin by October 5, 2016. At the October 18 Commission meeting, we will present the recommendations for projects that we have received to be considered to move forward with the pre-application process.

At the December 6, 2016 Commissioners meeting, we will present all project ideas received and finalize/approve project applications for submission to the State CDBG program by January 10, 2017.

If you have any questions, please feel free to contact Cherie Nevin.



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: September 20, 2016

Estimate of time required: 10 minutes

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

1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval of Resolution 16-446 setting forth the intent of Storey County, Nevada to reimburse out of Bond Proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill with a Loan of \$4,058,000.00 and a Grant in the amount of \$8,987,000.00.

2. **Recommended motion:** I move to approve Resolution 16-446 setting forth the intent of Storey County, Nevada to reimburse out of Bond Proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill with a Loan of \$4,058,000.00 and a Grant in the amount of \$8,987,000.00.

3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 847-0986

4. **Staff summary:** This Resolution being presented is for authorization setting forth the intent of the county to reimburse out of bond proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill as required under the internal revenue code regulations section 1.150-2; providing certain details in connection therewith; and providing the effective date hereof. Pursuant to ("NRS") Sections 244A.011 through 244A.065, inclusive (the "Project Act") and NRS Sections 350.350 through 350.490, NRS (the "Water and Sewer Act"), cited in NRS Section 350.350 as the Water and Sewer Revenue Bond Law, the Board of County Commissioners is authorized and empowered to authorized to acquire, improve, equip, operate and maintain, within the County, a sewerage project as defined in NRS 244A.0505 (the "Project") and to issue the Storey County, Nevada, Sewer Revenue Bonds in one or more series in the combined maximum principal amount of \$4,058,000 (the "Bonds") to finance the Project. This project is also being funded with a grant in the amount of \$8,987,000.00. This resolution is drafted for adoption in one reading pursuant to NRS 350.579 and must be approved by a vote of at least 2/3 of the Board of County Commissioners. The ordinance must be published twice by title after adoption and pursuant to the USDA Loan Resolution.

5. **Supporting materials:** Resolution 16-446

6. **Fiscal impact:** YES

Funds Available:

Fund: USDA FUND 135

\_\_\_ Comptroller

7. **Legal review required:**

*AML* District Attorney

8. **Reviewed by:**

*CM* Department Head

Department Name:

*GM* County Manager

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

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 10

Summary - a resolution setting forth the intent of the County to reimburse out of bond proceeds the cost of certain projects.

**RESOLUTION 16-446**

**A resolution setting forth the intent of the county to reimburse out of bond proceeds the cost of certain projects as required under the internal revenue code regulations section 1.150-2; providing certain details in connection therewith; and providing the effective date hereof.**

WHEREAS, Storey County, Nevada (the "County" and the "State," respectively), is a political subdivision of the State, a body corporate and organized and operating as a County under the statutes of the State; and

**WHEREAS,** WHEREAS, pursuant to Nevada Revised Statutes ("NRS") Sections 244A.011 through 244A.065, inclusive (the "Project Act") and NRS Sections 350.350 through 350.490, NRS (the "Water and Sewer Act"), cited in NRS Section 350.350 as the Water and Sewer Revenue Bond Law, the Board of County Commissioners of the County (the "Board" or the "Governing Body") is authorized and empowered to authorized to acquire, improve, equip, operate and maintain, within the County, a sewerage project as defined in NRS 244A.0505 (the "Project") and to issue the Storey County, Nevada, Sewer Revenue Bonds in one or more series in the combined maximum principal amount of \$4,058,000 (the "Bonds") to finance the Project; and

**WHEREAS,** the Board expects to incur certain expenditures relating to the Project prior to obtaining permanent financing, and the Board intends to reimburse itself for such prior expenditures with proceeds of the Bonds issued in one or more series in the combined maximum principal amount of \$4,058,000; and

**WHEREAS,** the Board shall adopt its "official intent" declaration in accordance with Treasury Regulation Section 1.150-2 in order for the County to reimburse expenditures incurred by the County with respect to the Project in anticipation of the issuance of the Bonds, the interest on which is exempt from gross income for purposes of federal income taxation, for purposes of Treasury Regulation Section 1.150-2 promulgated under the Internal Revenue Code of 1986, as

amended, and it is intended that this resolution shall constitute the Board's "official intent" declaration as required by Treasury Regulation Section 1.150-2.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STOREY, NEVADA:**

Section 1. All action, proceedings, matters and things heretofore taken, had and done by the Board, and the officers thereof (not inconsistent with the provisions of this resolution) directed toward the issuance of the Bonds and the Project, be and the same hereby are, ratified, approved and confirmed.

Section 2. The County hereby declares its intent to reimburse the costs of the Project out of the Bonds. This is a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under the Internal Revenue Code of 1986, as amended.

Section 3. The Board hereby determines and declares that:

(a) The County intends to incur expenditures with respect to the Project prior to the issuance of the Bonds and to reimburse those expenditures from the issuance of the Bonds; and

(b) The payment of costs related to the Project and the reimbursement of such costs from the proceeds of the Bonds is consistent with the County's budgetary and financial circumstances as of the date of this Resolution. The County does not currently have moneys which are, nor does the County reasonably expect moneys to be, allocated on a long-term basis, reserved or otherwise available pursuant to the County's budget to pay the expenditures which the County intends to reimburse; and

(c) The maximum principal amount of the Bonds expected to be issued for the Project is \$4,058,000.

Section 4. All resolutions, or parts thereof, in conflict with the provisions of this resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, or part thereof, heretofore repealed.

Section 5. If any section, paragraph, clause or other provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such

section, paragraph, clause or other provision shall not affect any of the remaining provisions of this resolution.

Section 6. This resolution shall become effective and be in force immediately upon its adoption.

**PASSED AND ADOPTED** this September 20, 2016.

(SEAL)

Attest:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

**STATE OF NEVADA**                    )  
  ) **SS.**  
**STOREY COUNTY**                    )

I am the duly chosen and qualified County Clerk of Storey County (herein "County"), Nevada, and in the performance of my duties as Clerk do hereby certify:

A.        The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the Board of County Commissioners (the "Board") on September 20, 2016. The original of the resolution has been approved and authenticated by the signatures of the Chairman of the Board and myself as Clerk, and sealed with the seal of the County, and has been recorded in the records of the Board kept for that purpose in my office which record has been duly signed by such officers and properly sealed.

B.        All members of the Board were given due and proper notice of such meeting and voted on such resolution as follows:

Those Voting Aye:

Those Voting Nay:

\_\_\_\_\_

Those Absent:

\_\_\_\_\_

Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS Section 241.020. A copy of the notice of meeting and excerpts from the agenda for the meeting relating to the resolution are attached as Exhibit A, as posted by 9:00 a.m. at least 3 working days in advance of the meeting at the principal office of the Board, or if there is no principal place, at the building in which the meeting is to be held, on the County's website, on the official website of the State of Nevada pursuant to NRS 232.2175 and at least three (3) other separate, prominent places within the jurisdiction of the Board, to wit:

- (i)       Virginia City Post Office
- (ii)      Storey County Courthouse
- (iii)     Virginia City Fire Station
- (iv)     Virginia City Highlands Fire Station

(v) Lockwood Fire Station

C. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was mailed to each person, if any, who has requested notices of meetings of the Board in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

**IN WITNESS WHEREOF**, I have hereunto set my hand this September 20, 2016.

---

County Clerk

EXHIBIT A

(Attach Copy of Notice of September 20, 2016 Meeting)



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 09/20/16

Estimate of time required: 15 min.

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

1. **Title:** Discussion/Possible Action: Appointment of Storey County representative and alternate representative to serve as a voting member on the Governor appointed Nevada State Land Use Planning Advisory Council (SLUPAC) for the three-year 2016-2019 term.

2. **Recommended motion:** In accordance with the recommendation by staff, and as accepted by the Nevada State Governor's Office, I [county commissioner] hereby approve re-appointment of Planning Director Austin Osborne to serve as a voting member of the Nevada State Land Use Planning Advisory Council (SLUPAC) and appointment of Planner Jason VanHavel to serve as the alternate voting member on the SLUPAC board for the three-year 2016-2019 term.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** SLUPAC is the Nevada State Administrator's advisory board on land use issues throughout the state. The Governor appoints the seventeen members of SLUPAC, one from each county. SLUPAC meets several times a year to discuss and make recommendations on land use planning issues.

6. **Supporting materials:** none

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. { }



# Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/20/16

Estimate of time required: 15 min.

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

1. **Title:** Discussion/Possible Action: Special Use Permit 2016-023, by John and Elizabeth Huntington. The Applicant requests a Variance for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

2. **Recommended motion: (Recommended motion for approval)** In accordance with the recommendation by Staff, the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Storey County Board of County Commissioners and in compliance with all Conditions of Approval, I [County Commissioner] recommend approval with conditions for Variance Number 2016-023 for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

3. **Prepared by:** Jason VanHavel

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** See Staff Report No. 2016-023.

5. **Supporting materials:** Staff Report No. 2016-023.

6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

A Department Head

Department Name:

\_\_\_ County Manager

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

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. 12

**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 Commission

**From:** Storey County Planning Department

**Meeting Date:** September 20, 2016 at 10:00 a.m.

**Meeting Location:** Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440

**Staff Contact:** Jason VanHavel, Planner

**File:** 2016-023

**Applicant:** John and Elizabeth Huntington

**Property Owner:** John and Elizabeth Huntington

**Property Location:** 166 S E Street, Virginia City, Storey County, Nevada  
APN: 001-141-08

**Figures:** Figure 1: Area Map, Figure 2: Site Photos, Figure 3: Area Map with proposed garage and driveway, Figure 4: Site Photos, Figure 5: Site Drawings, Figure 6: Downtown CR Zone, Figure 7: Abutting Land Uses Compatibility, Figure 8: Area Setback Requirements

**Appendix:** Appendix 1: Justification of the Proposal Submitted by the Applicant

**Guiding Documents:** Storey County Code-Sections 17.03.140 Variances; 17.30 CR Commercial Residential Zone and the 2016 Storey County Master Plan

**Request:** The Applicant requests a Variance for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

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# 1. BACKGROUND & ANALYSIS

**1.1 Site Location and Characteristics.** The subject property is located at 166 South E Street, Virginia City, Storey County, Nevada, APN: 001-141-08. The property is approximately 0.33 acres and is owned by John and Elizabeth Huntington, the Applicant. The property is located in Virginia City on South E Street, on the east side, and is between the Virginia City Middle School and Hugh Gallagher Elementary School (Figure 1: Vicinity Map). The subject property is zoned CR Commercial Residential.

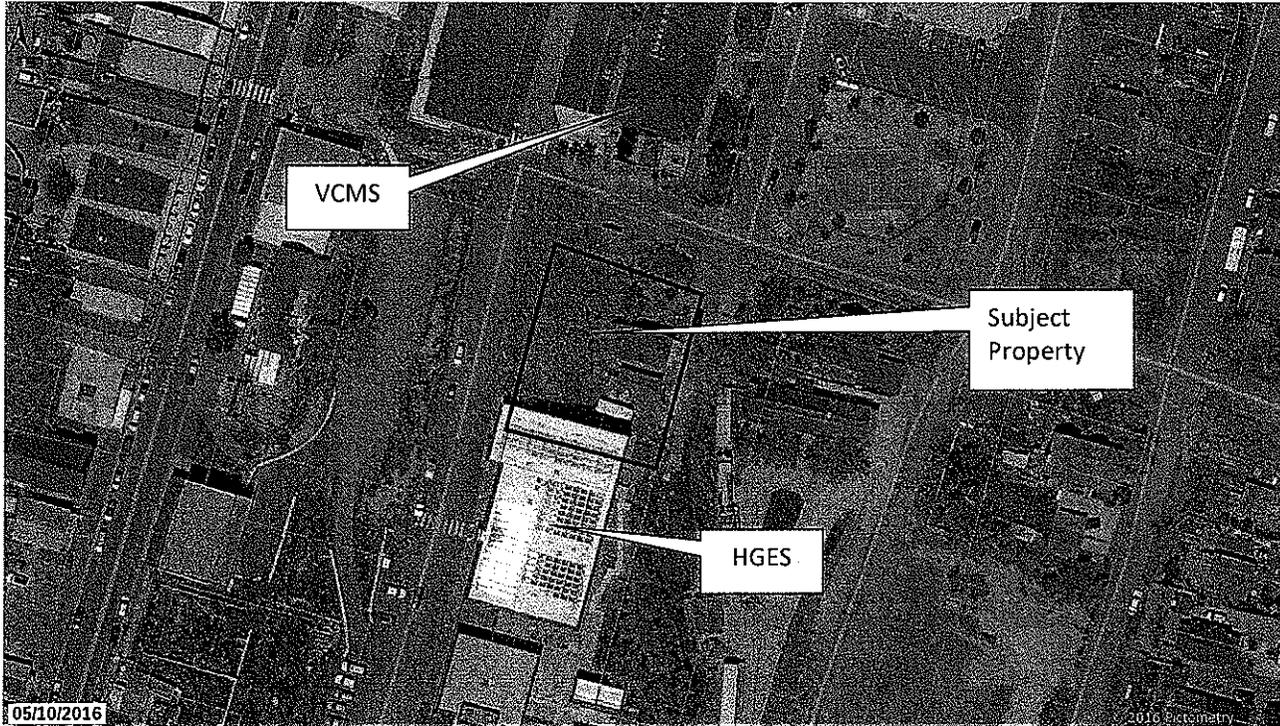


Figure 1: Area Map

The subject property has a 2,128 square foot single family residence with a basement. The property also has a one car garage that faces Washington Street. There is another structure to the south of the main residence that is being developed into an additional unit.

The house, existing garage and additional unit all appear to have about zero setbacks. The front setback for the residence and additional unit should be 20 feet. The side setback for the garage should be eight feet. These structures all predate the current zoning so they are legal nonconforming.

The subject property is adjacent to the downtown CR zone which allows zero setbacks which the schools enjoy. Many other structures in the area also enjoy zero setbacks. These historical zero setbacks exist in the CR and R1 zones.

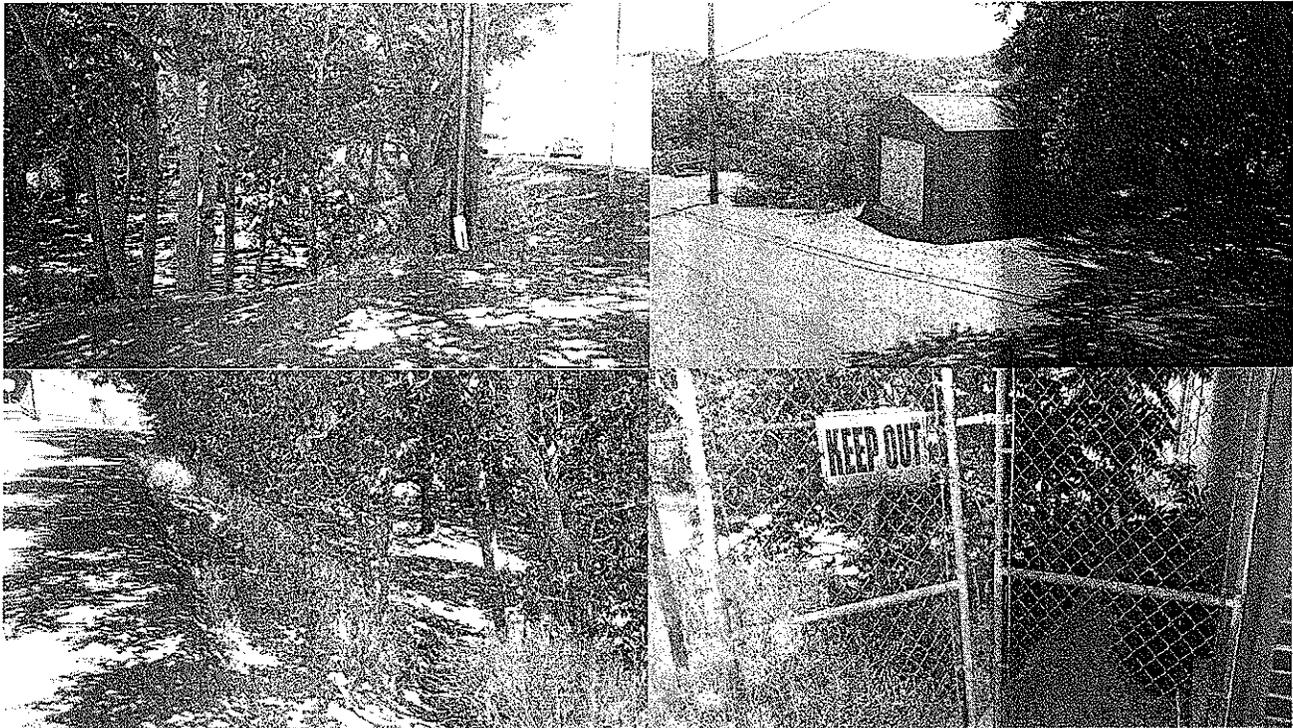


Figure 2: Site Photos. Top left, looking south from Washington St, just east of D St. Top right, looking east from Washington St. Bottom left, looking north from D St, south west corner of property. Bottom right, looking east from south west property corner.

## 1.2 Proposed Use

The applicant wishes to install a garage in the south west corner of the property. The drive way will extend north from the proposed garage to connect with Washington Street.

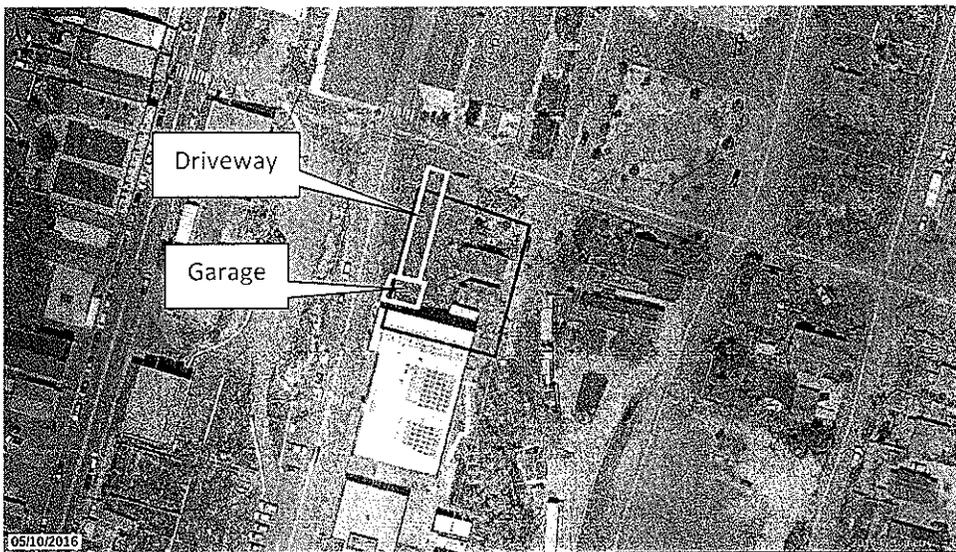


Figure 3: Area Map with proposed garage and driveway

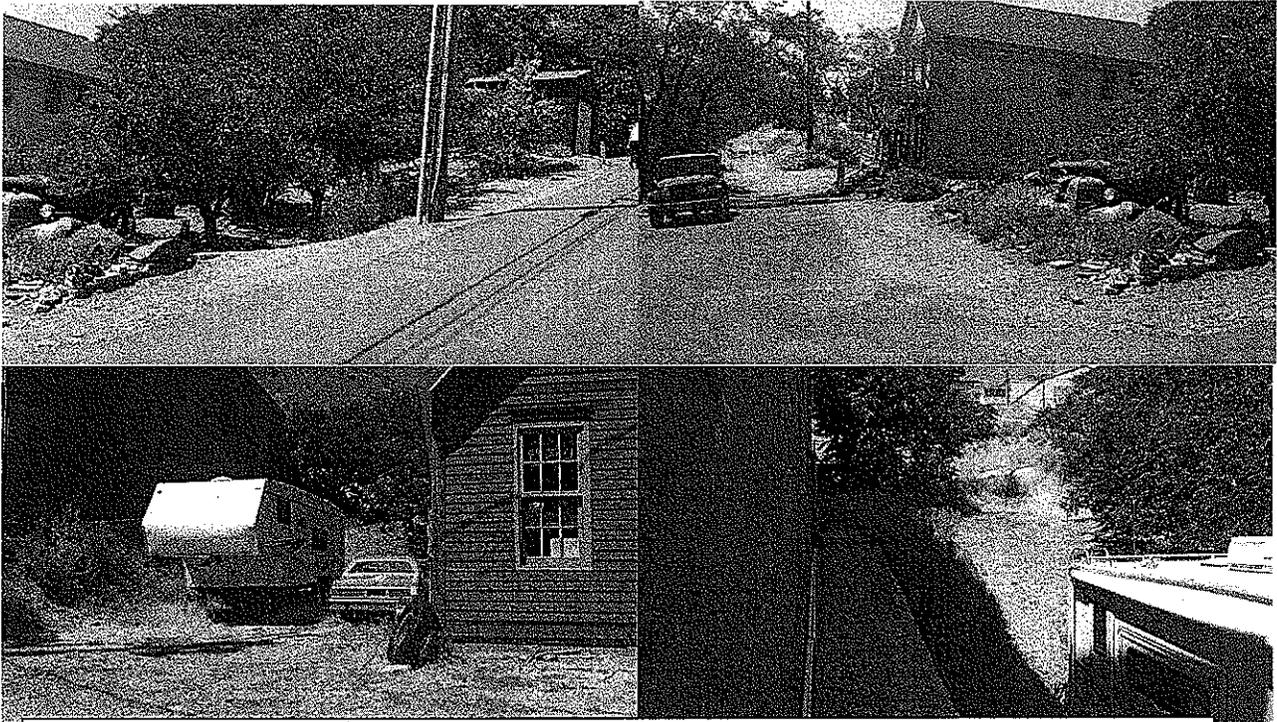


Figure 4: Site Photos. Top left, looking west from Washington St, just by E St. Top right, looking south from Washington St and E St. Bottom left, looking East from E St. Bottom right, looking west from south east property corner.

The proposed garage will be about 35 feet deep (north to south) and 30 feet wide (east to west). To the south of the proposed garage is the HGES. There is a sidewalk on the north edge of the school which the applicant believes is partly on their property. There is a steep down grade next to the sidewalk with no railing. The ground under the sidewalk also is being eroded away because of the steep grade. As seen in figure 2 above, the sidewalk is currently closed. The applicant wishes to help the school and make the sidewalk usable.

The applicant wishes to build the garage a foot or two to the north of the sidewalk and provide slope stability and safety to the sidewalk. Staff has not contacted the school to verify the reason for the sidewalk closure, however the applicant assumes these upgrades will assist the school.

To the west of the proposed garage, there is D Street. Currently off the edge of D Street, there is a steep grade. The applicants know of at least two vehicles that have gone over the edge while trying to park along D Street. According to the applicant, the proposed garage and driveway will provide more area for safe parking along D Street. This should be an improvement to the parking situation.

It seems that because of the unique geographic features of this lot and the location of the property that the applicant is deprived of the ability to fully utilize the property. Strict

application of the zoning only slightly excludes this property from the downtown Virginia City area which allows for zero setbacks.

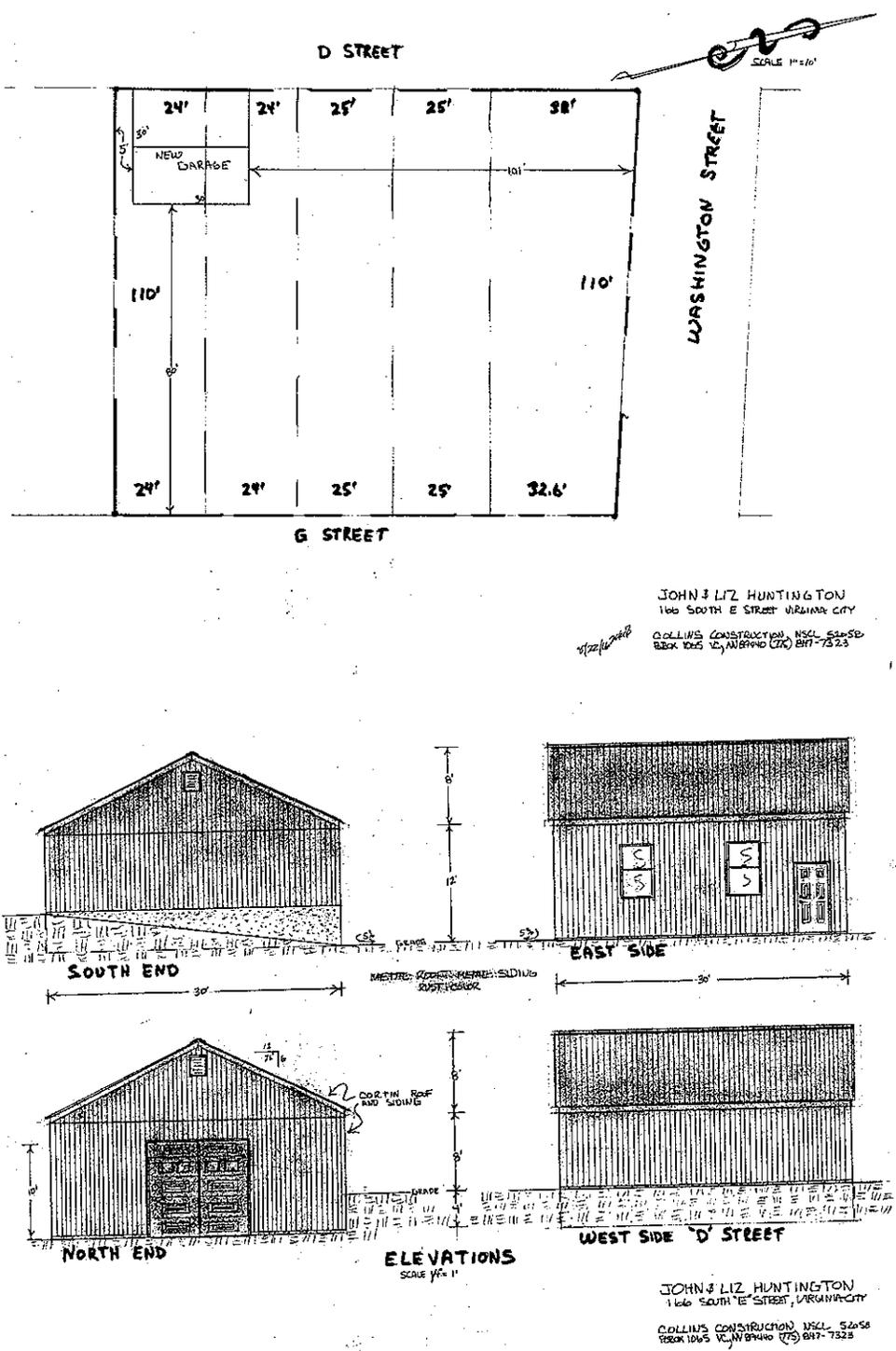


Figure 5: Site Drawings

### 1.3 Application for a Variance

The Applicant is working with Collins Construction. Together and based on the outcome of this variance application, they will finalize the plans for the garage and driveway. This application is based on the tentative plans above.



Figure 6: Downtown CR Zone – inside of yellow box.

### 1.4 Variances

The SCC 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission) where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within section SCC 17.03.140 (F) it states: The Board's approval, approval with conditions, or denial of a Variance must be based on Findings that indicate that the proposed use is appropriate in the location for which it is approved. The Findings listed in this subsection are the minimum to be cited in an approval; the body may include additional Findings in their decision. The Board and Planning Commission must cite Findings of fact in the motion for approval, approval with conditions, or denial.

At a minimum, an approval must be based on Findings that the proposal:

1. That because of special circumstances applicable to the subject property, including

shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and

2. That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

3. That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

**1.5 Abutting Properties Existing Land Uses and Zoning**

The abutting properties in the area are a mixture of land uses. The subject parcel is one third acre CR zoned, not in the downtown zone, and is a single family residential use. The property to the south is Hugh Gallagher Elementary School, and Public zoning. The property to the north is the Virginia City Middle School, and Public zoning. The two schools will probably be the greatest impacted by this variance. As mentioned above, approval of this variance could improve the sidewalk and parking situations.

**1.6 Comstock Historic District**

The subject property is located within the Comstock Historic District. Therefore, a Certificate of Appropriateness from the Comstock Historic District Commission (CHDC) is required.

**2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS**

**2.1 Figure 5: Land Use Compatibility**

The following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land abutting the proposed garage. There are no evident conflicts between the proposal and SCC Title 17 Zoning Code or the Master Plan. The proposed use is also consistent with the surrounding uses and vacant parcels.

<b>Figure 7: Abutting Land Use Compatibility</b>			
<b>Land</b>	<b>Existing Land Use</b>	<b>Master Plan</b>	<b>Zoning</b>
Applicant's Land	Single Family Residential	Residential or Commercial	CR
Land to the north	Middle School	School	Public
Land to the west	Retail Commercial	Commercial	CR
Land to the south	Elementary School	School	Public
Land to the east	Single Family Residential	Residential or Commercial	CR

### 3. COMPLIANCE WITH THE STOREY COUNTY CODE

#### 3.1 Storey County Code 17.30 CR Commercial Residential Zone

The commercial-residential zone is intended to serve as a community focal point and provide for a center of mixed uses including single-family and multi-family residences which are integrated with commercial businesses, culture and entertainment amenities, and uses related to tourism. It is also intended to become a transportation center in the form of a destination for vehicular, public transit, and rail traffic supporting all allowable uses. In general, the zone provides for centers and uses of regional importance and provides an integrated and attractive environment for visitors and residents. It is intended to be an area of high intensity uses in which a full range of public facilities (including water, sewer, schools, law enforcement, fire protection, etc.) will generally be focused in accordance with the county master plan and connected to the immediate surrounding residential uses.

**3.2.1 Accessory Uses.** The applicant wishes to construct a garage. This is an accessory use and is allowable in the CR zone.

**3.2.2 SCC 17.30.050 Setback Requirements.** The CR zoning has a minimum side setback of eight feet and a rear setback of 20 feet from the property line or roadway easement.

Staff finds the proposal is consistent with CR zone uses and the subject Variance is not incompatible or detrimental to the surrounding area or environment.

Use	Front	Side	Rear
Residential	20	8	20
Residential in Downtown VC	0	0	10
Commercial	0	0	10

### 4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN

Page 115, section 3.5.2 Goals and Objectives, under Chapter 3 – Land Use, goal number 1 reads to maintain historic use patterns on the Comstock. Objective 1 is to implement zoning, regulations, and practices and to maintain conformance with historic use patterns. Approval of this variance will support desired historic land use and frequent zero setback standards.

The proposed Variance does not seem to conflict with any piece of the 2016 Master Plan and the spirit of the Master Plan supports the intent of the proposed Variance.

### 5. PUBLIC COMMENT

As of posting date (9/12/16), no public comment had been received by Staff.

## **6. FINDINGS**

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

### **6.1 Motion for Approval**

The Findings listed in this subsection are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested Variance when the recommended conditions in Section 7 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

**6.1.1** That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and

**6.1.2** That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

**6.1.3** That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; and

**6.1.4** The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations; and

**6.1.5** The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.30 CR Commercial Residential Zone when all Conditions of Approval are met; and

**6.1.6** The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

### **6.2 Motion for Denial**

Should a motion be made to deny the Variance request, the following Findings with explanation of why should be included in that motion.

**6.2.1** That there are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; or

**6.2.2** That the granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant; or

**6.2.3** That the granting of the application will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; or

6.2.4 The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations; or

6.2.5 The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan; or

6.2.6 The conditions of approval under the Variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses; or

6.2.7 No reasonable level of conditions of approval imposed on this Variance would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.

## 7. RECOMMENDED CONDITIONS OF APPROVAL

All conditions must be met to the satisfaction of each applicable County Department.

1. **Description.** This Variance is to allow the construction of a garage and driveway that can encroach into the side (south) setback and the rear (west) setback requirement resulting in zero setbacks in those directions.
2. **Compliance.** The Variance must comply with County Codes, and submitted plans and reports, as approved. The Applicant must provide the Planning and Building Departments site plans drawn to scale prior to obtaining a Building Permit.
3. **Null and Void.** If the Variance is not exercised within 12 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no non-conforming development activity may be made on the property except on the granting of a new Variance.
4. **Fence/Barrier.** The variance holder will construct a fence or barrier along the west side of the property to help prevent any cars and people from falling down into the applicant's driveway.
5. **Comstock Historic District Commission.** The Variance Holder must obtain a Certificate of Appropriateness from the Comstock Historic District and submit the Certificate to the Building Department prior to obtaining the associated Building Permit.
6. **Hold Harmless.** The Variance Holder agrees 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 Variance.
7. **Permits and Expiration.** The Applicant shall apply for all Building and Fire permits for the structure within 12 months from the date of Board approval for this Variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
8. **Taxes Paid.** Before obtaining a Building Permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
9. **Distances.** The reduced side (south) and rear setback for the proposed garage and

driveway is for a distance down to zero feet. All other setbacks for the proposed and existing structures must be in compliance with the SCC.

**10. Building and Fire Requirements.** The Storey County Building Department and Storey County Fire District may require additional requirements; the Applicant shall comply with these requirements. All existing and proposed infrastructure must comply with Building and Fire Codes.

**11. Easement.** The granting of this Variance will not affect any existing easements on the subject property. No building may be constructed over an easement, ROW within a building setback area not otherwise allowed by this Variance.

**12. Slope Stabilization.** Modified slopes along the west and south edges of the project will be designed and constructed to be stable and have no structural impacts off applicant's property.

**13. Property Line.** In the event that the property line between the applicant and the Hugh Gallagher Elementary School becomes disputed, the applicant will utilize a certified land surveyor to identify the property line's true location.

## **8. POWER OF THE BOARD & PLANNING COMMISSION**

At the conclusion of the hearing, the Storey County 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 Storey County Board of County Commissioners upon which it bases its decision. The decision of the Planning Commission in the matter of granting the Variance is advisory only to the Board and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

## **9. PROPOSED MOTIONS**

This section contains two options from which to choose. The motion for approval with the conditions is recommended by Staff in accordance with the Findings under section 6.1 of this Staff Report. Those Findings should be made part of that motion. A motion to deny the proposed Variance may be made and that motion should cite one or more of the Findings shown in section 6.2. Other Findings determined appropriate by the Storey County Board of County Commissioners should be made part of either motion.

### **9.1 Recommended Motion (motion for approval)**

In accordance with the recommendation by Staff, the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Storey County Board of County Commissioners and in compliance with all Conditions of Approval, I [County Commissioner] recommend approval with conditions for Variance Number 2016-023 for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

*Summary: Approval of variance with conditions.*

**9.2 Alternative Motion (motion for denial)**

Not in accordance with the recommendation by staff, or the Planning Commission, but in accordance with the Findings under Section 6.2 of the Staff Report and other Findings deemed appropriate by the Storey County Board of County Commissioners, I [County Commissioner] recommend denial for Variance Number 2016-023 for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

*Summary: Denial of variance.*

Prepared by: Jason VanHavel  
Storey County Planner

**APPENDIX 1:**  
Justification of the Proposal Submitted by the Applicant

**Detail Description/Justification of Project**

Attached additional pages as necessary

Need to be on property line to fit the building on the lot. It will also help parking for the school as two cars have already slid off the road down the hill onto their property. we will backfill the roadside making a couple of safe parking areas plus backfill behind the building helping the sidewalk not to fall along side the school.

N-S E-W

35 x 30, generally in SW corner of lot

Driveway off Washington

Zero setback west edge

One foot setback south edge, not remove any sidewalk



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: 9/20/16

Estimate of time required: 15 min.

Agenda: Consent  Regular agenda  Public hearing required

1. **Title:** Discussion/Possible Action: Special Use Permit 2016-021, by Jason and Pauline Yasmer. The Applicant requests a Variance for a reduced setback by ten feet from the required 30 feet front setback to 20 feet for the placement of a proposed garage on the property located at 21440 Delta Dr., Virginia City Highlands, Storey County, Nevada, APN: 003-014-29.

2. **Recommended motion: (Recommended motion for approval)** In accordance with the recommendation by Staff, and the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the County Commission and in compliance with all Conditions of Approval, I [County Commissioner] recommend approval with conditions for Variance Number 2016-021 for a reduced front setback down to 20 feet from the required 30 feet front setback for the placement of a proposed garage on the property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada (APN: 003-014-29).

3. **Prepared by:** Jason VanHavel

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** See Staff Report No. 2016-021.

5. **Supporting materials:** Staff Report No. 2016-021.

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. | 3

**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



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**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** September 1, 2016 at 6:00 p.m.

**Meeting Location:** Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440

**Staff Contact:** Jason VanHavel, Planner

**File:** 2016-021

**Applicant:** Jason and Pauline Yasmer

**Property Owner:** Jason and Pauline Yasmer

**Property Location:** 21440 Delta Dr., Virginia City Highlands, Storey County, Nevada  
APN: 003-014-29

**Figures:** Figure 1: Area Map, Figure 2: Subject Parcel Information, Figure 3:  
Proposed Garage Location, Figure 4: Site Photo, Figure 5: Abutting Land  
Uses Compatibility

**Appendix:** Appendix 1: Justification of the Proposal Submitted by the Applicant

**Guiding Documents:** Storey County Code-Sections 17.03.140 Variances; 17.40 E Estate  
Zone and the Storey County Master Plan

**Request:** The Applicant requests a Variance for a reduced setback by ten feet from the  
required 30 feet front setback to 20 feet for the placement of a proposed  
garage on the property located at 21440 Delta Dr., Virginia City Highlands,  
Storey County, Nevada, APN: 003-014-29.

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# 1. BACKGROUND & ANALYSIS

**1.1 Site Location and Characteristics.** The subject property is located at 21440 Delta Dr., Virginia City Highlands, Storey County, Nevada, APN: 003-014-29. The property is approximately 1.00 acres and is owned by Jason and Pauline Yasmer, the Applicant. The property is located in the Virginia City Highlands on Delta Drive and is approximately 0.3 miles off Cartwright Road (Figure 1: Vicinity Map). The subject property is zoned Estate (E-1-VCH).

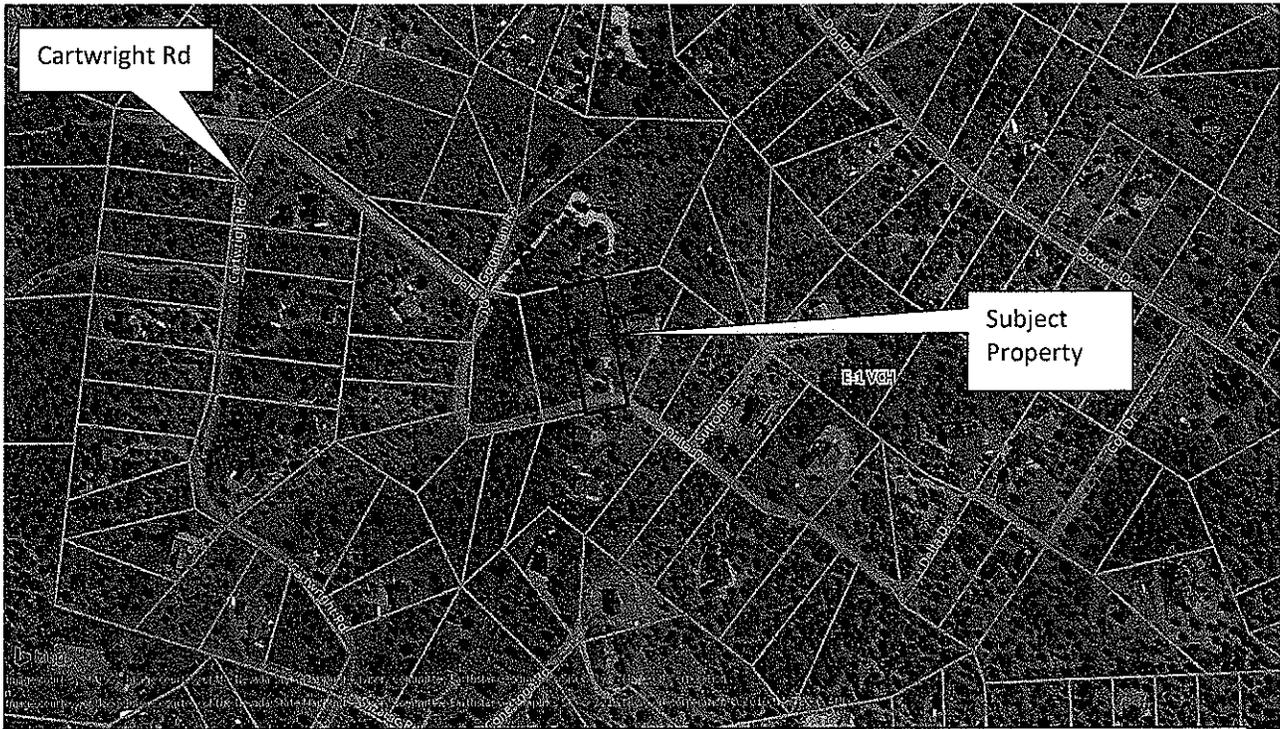


Figure 1: Area Map

Delta Drive has a 50 foot easement which starts at the southern edge of the applicant's property and then extends northward. The entire Delta Drive easement is on the applicant's land.

The subject property is also a bit narrow for a one acre lot. It is only about 120 feet wide. The lot also has about 60 feet of elevation different from the front to the back of the property. The easement for Delta Drive, at the front of the property, is the high end, with the back of the property being about 60 feet lower.

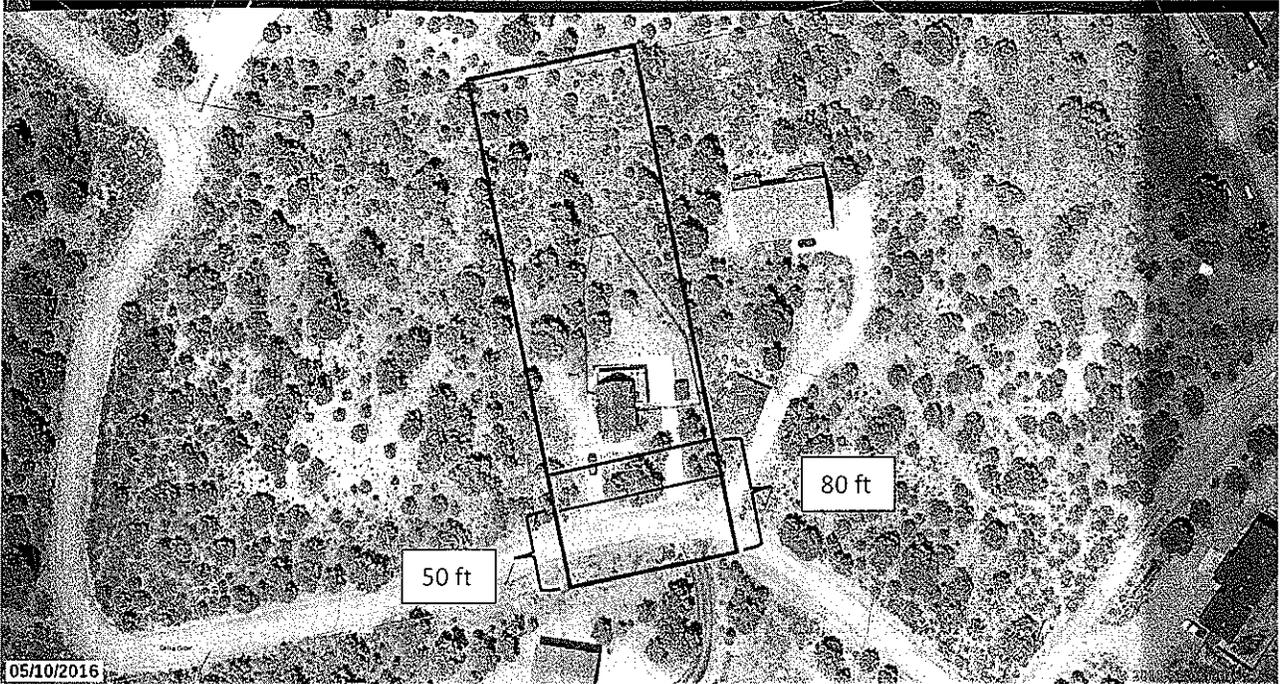


Figure 2: Subject Parcel Information

**1.2 Proposed Use**

The applicant wishes to install a garage. With the Delta Drive easement, the required setback from the property line is 80 feet (50 ft Delta + 30 ft front setback). The required side setback is 15 feet. This limits the area to 90 feet in width that the garage may be installed.

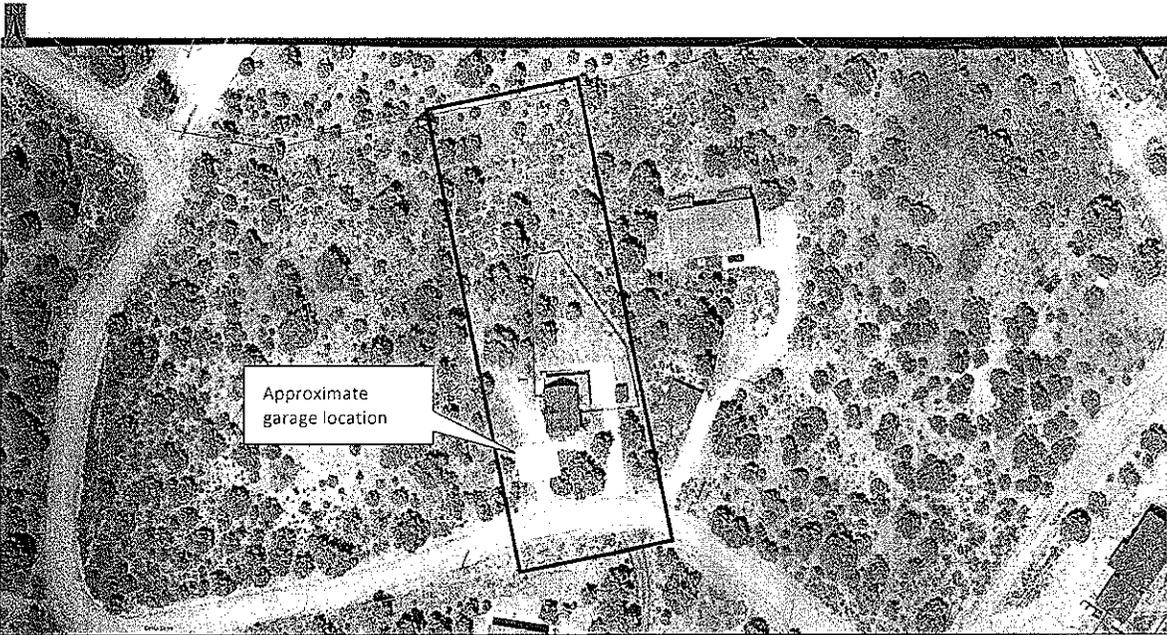


Figure 3: Proposed Garage Location

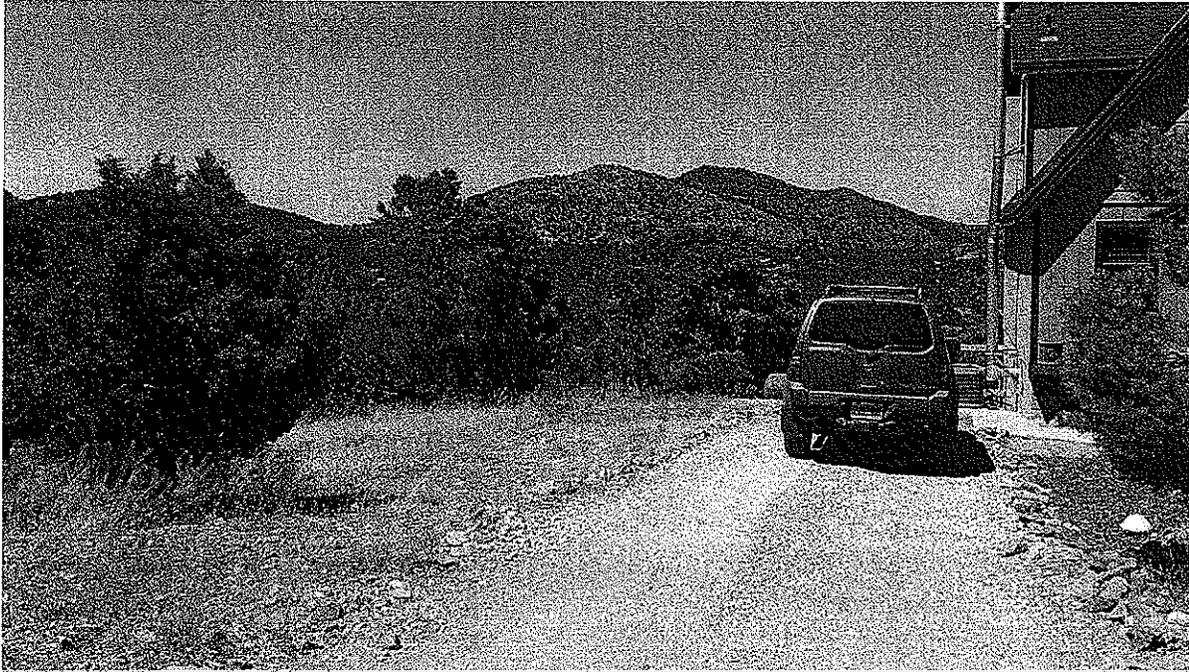


Figure 4: Site Photo

The sight photo above was taken from Delta Drive. Notice that the property falls off quickly. If the garage were to be built with the normal setback, then the grade of the driveway would be problematic in the winter. Another option would be to bring in fill. The added cost of the fill and needed stabilization would make the effort cost prohibitive.

Another potential problem is the roofline of the house. Notice the roofline in the sight photo above. If the detached garage were next to the house, not only would the side setback become a problem, but the water from the house would be trapped between the two structures. This extra water could damage the foundations of the structures.

It seems that because of the unique geographic features of this lot and the location of the house that the applicant is deprived of the ability to construct a usable, and economical detached garage.

### **1.3 Application for a Variance**

The Applicant has developed tentative plans for the garage and the site plan extends into the required setback by about 10 feet.

### **1.4 Variances**

The SCC 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission) where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations

enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within section SCC 17.03.140 (F) it states: The Board's approval, approval with conditions, or denial of a Variance must be based on Findings that indicate that the proposed use is appropriate in the location for which it is approved. The Findings listed in this subsection are the minimum to be cited in an approval; the body may include additional Findings in their decision. The Board and Planning Commission must cite Findings of fact in the motion for approval, approval with conditions, or denial.

At a minimum, an approval must be based on Findings that the proposal:

1. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and
2. That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
3. That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

### **1.5 Abutting Properties Existing Land Uses and Zoning**

The abutting properties in the area are one acre Virginia City Highlands Estate parcels. The subject parcel is one acre and is part of Virginia City Highlands Property Owners Association. The property to the south could be the greatest impacted by this variance. That property owner was onsite during a conversation with the applicant. The property owner to the south seemed accepting of the variance (See Figure 4).

### **1.6 Comstock Historic District**

The subject property is not located within the Comstock Historic District. Therefore, a Certificate of Appropriateness from the Comstock Historic District Commission (CHDC) does not apply.

## **2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS**

### **2.1 Figure 4: Land Use Compatibility**

The following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land abutting the proposed garage. There are no evident conflicts between the proposal and SCC Title 17 Zoning Code or the Master Plan. The proposed use is also consistent with the surrounding estate uses and vacant parcels.

<b>Figure 5: Abutting Land Use Compatibility</b>			
<b>Land</b>	<b>Existing Land Use</b>	<b>Master Plan</b>	<b>Zoning</b>
Applicant's Land	Single Family Residential	Residential	Estate
Land to the north	Single Family Residential	Residential	Estate
Land to the west	Vacant	Residential	Estate
Land to the south	Single Family Residential	Residential	Estate
Land to the east	Single Family Residential	Residential	Estate

### **3. COMPLIANCE WITH THE STOREY COUNTY CODE**

#### **3.1 Storey County Code 17.40 Estate Zone**

The E estates zone is established for areas particularly suited for low density residential use, to further enhance the quality of life for residents, to prohibit the development of uses which are incompatible and detrimental to a rural residential environment, and to allow for the keeping of a limited number of large domestic animals for non-commercial purposes.

**3.2.1 Accessory Uses.** The applicant wishes to construct a garage. This is an accessory use and is allowable in the Estate zone.

**3.2.2 SCC 17.40.050 Setback Requirements.** The E zoning has a minimum front setback of 30 feet from the property line or roadway easement.

Staff finds the proposal is consistent with Estate zone uses and the subject Variance is not incompatible or detrimental to the surrounding area or environment.

### **4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN**

Page 120, section 3.5.3 Goals and Objectives, under Chapter 3 – Land Use, goal number 1 reads to preserve the rural residential character of the Highlands area. Objective 1 is to implement zoning and other regulations in and around the Highlands planning area that conforms to historic use patterns. Approval of this variance will support desired land use and general direction of the Highlands.

The proposed Variance does not seem to conflict with any piece of the 2016 Master Plan and the spirit of the Master Plan supports the intent of the proposed Variance.

### **5. PUBLIC COMMENT**

As of posting date (9/12/16), no public comment had been received by Staff.

### **6. FINDINGS**

The County Commission shall cite Findings in a motion for approval, approval with conditions, or denial. The approval, approval with conditions or denial of the requested Variance must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The

County Commission may include additional Findings in their decision.

### **6.1 Motion for Approval**

The Findings listed in this subsection are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested Variance when the recommended conditions in Section 7 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

**6.1.1** That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and

**6.1.2** That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

**6.1.3** That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; and

**6.1.4** The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations; and

**6.1.5** The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.40 Estate Zone when all Conditions of Approval are met; and

**6.1.6** The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

### **6.2 Motion for Denial**

Should a motion be made to deny the Variance request, the following Findings with explanation of why should be included in that motion.

**6.2.1** That there are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; or

**6.2.2** That the granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant; or

**6.2.3** That the granting of the application will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; or

**6.2.4** The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations; or

**6.2.5** The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan; or

**6.2.6** The conditions of approval under the Variance do not adequately mitigate potential

adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses; or

6.2.7 No reasonable level of conditions of approval imposed on this Variance would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.

## 7. RECOMMENDED CONDITIONS OF APPROVAL

All conditions must be met to the satisfaction of each applicable County Department.

1. **Description.** This Variance is to allow the construction of a garage that can encroach into the setback requirement by up to ten feet.
2. **Compliance.** The Variance must comply with County Codes, and submitted plans and reports, as approved. The Applicant must provide the Planning and Building Departments site plans drawn to scale prior to obtaining a Building Permit.
3. **Null and Void.** If the Variance is not exercised within 12 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no non-conforming development activity may be made on the property except on the granting of a new Variance.
4. **Hold Harmless.** The Variance Holder agrees 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 Variance.
5. **Permits and Expiration.** The Applicant shall apply for all Building and Fire permits for the structure within 12 months from the date of Board approval for this Variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
6. **Taxes Paid.** Before obtaining a Building Permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
7. **Distances.** The reduced front setback for the proposed garage is for a distance down to 20 feet (70 feet from front property line, 50 feet Delta easement plus 20 feet setback). All other setbacks for the proposed and existing structures must be in compliance with the SCC.
8. **Building and Fire Requirements.** The Storey County Building Department and Storey County Fire District may require additional requirements; the Applicant shall comply with these requirements. All existing and proposed infrastructure must comply with Building and Fire Codes.
9. **Easement.** The granting of this Variance will not affect any existing easements on the subject property. No building may be constructed over an easement, ROW within a building setback area not otherwise allowed by this Variance.

## **8. POWER OF THE BOARD & PLANNING COMMISSION**

At the conclusion of the hearing, the County Commission 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 County Commission upon which it bases its decision. The decision of the Planning Commission in the matter of granting the Variance is advisory only to the County Commission and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

## **9. PROPOSED MOTIONS**

This section contains two options from which to choose. The motion for approval with conditions is recommended by Staff in accordance with the Findings under section 6.1 of this Staff Report. Those Findings should be made part of that motion. A motion to deny the proposed Variance may be made and that motion should cite one or more of the Findings shown in section 6.2. Other Findings determined appropriate by the County Commission should be made part of either motion.

### **9.1 Recommended Motion (motion for approval with conditions)**

In accordance with the recommendation by Staff, and the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the County Commission and in compliance with all Conditions of Approval, I [County Commissioner] recommend approval with conditions for Variance Number 2016-021 for a reduced front setback down to 20 feet from the required 30 feet front setback for the placement of a proposed garage on the property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada (APN: 003-014-29).

*Summary: Approval of variance with conditions.*

### **9.2 Alternative Motion (motion for denial)**

Not in accordance with the recommendation by staff or the Planning Commission, but in accordance with the Findings under Section 6.2 of the Staff Report and other Findings deemed appropriate by the County Commission, I [County Commissioner] recommend denial for Variance Number 2016-021 for a reduced front setback down to 20 feet from the required 30 feet front setback for the placement of a proposed garage on the property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada (APN: 003-014-29).

*Summary: Denial of variance.*

Prepared by: Jason VanHavel  
Storey County Planner

**APPENDIX 1:**  
Justification of the Proposal Submitted by the Applicant

I am requesting authorization for a front variance of approximately 8' to construct a free standing garage of 24' x 24' on the Southwest corner of my 1 acre lot. This property has no type of garage currently. As seen on the map, my lot has a front easement and setback of 80'. This easement/setback presents a hardship since there is no alternative location on the lot to construct the garage due to steep elevation change on both the East and North sides of the house. Placement of the garage along the West side of the house would make for inadequate snow run off as the 2 roofs would be too close to each other. After careful consideration I have downsized from initial plans for a 30' x 24' structure.



# Storey County Board of County Commissioners Agenda Action Report

## LIQUOR BOARD

Meeting date: 9/20/16

Estimate of time required:

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

1. **Title:** Discussion & Possible approval of the second reading for a liquor license for the Virginia City 601<sup>st</sup> Vigilance Committee, Fred Dutton, at 120 S B St., Virginia City, NV

2. **Recommended motion:** I motion to approve the second reading of the Virginia City 601<sup>st</sup> Vigilance Committee, Fred Dutton, at 120 S B St., Virginia City, NV, for a Liquor License

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

**Department:** Storey County Sheriff's Office

**Telephone:** 775-847-0959

4. **Staff summary:**

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_ District Attorney

8. **Reviewed by:**

X  Department Head

Department Name: Sheriff, Gerald Antinoro

\_\_\_ County Manager

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

9. **Board action:**

Approved  
 Denied

Approved with Modifications  
 Continued

Agenda Item No. 15



# Storey County Board of County Commissioners

## Agenda Action Report

Meeting date: 9-20-16

Estimate of time required: 0 - 5

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

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

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

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Community Development

\_\_\_ County Manager

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

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 17

# Storey County Community Development

## Business Licensing



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

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

September 12, 2016

Via email

Please add the following item(s) to the **September 20, 2016**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

### LICENSING BOARD SECOND READINGS

- A. **SILVER ENVIRONMENTAL MONITORING.** – General / 1135 Financial Blvd ~ Reno (testing lab)
- B. **NH RESEARCH, INC.** – Contractor / 16601 Hale Ave ~ Irvine, CA (testing instruments)
- C. **CHEWY, INC.** – General / 385 Milan (ecommerce, fulfillment) TRI
- D. **ESMO USA CORP** – Contractor / 1020 Winding Creek Road ~ Roseville, CA (machinery)
- E. **FLEXLINK SYSTEMS GMBLT** – Contractor / Ottenbach, GERMANY (flexible chains)
- F. **BUDS & BLOOMS** – Professional / 200 Thomas Street ~ Reno (green wall at Tesla)
- G. **FLEXLINK SYSTEMS SPZ00** – Contractor / Plewiska, POLAND (flexible chains)
- H. **TUV SUD AMERICA, INC.** – Professional / 10 Centennial Dr ~ Peabody, MA (testing services)
- I. **DN TANKS, INC.** – Contractor / PO Box 696 ~ El Cajon, CA (storage tanks)
- J. **NEVADA PREMIER VALET, INC.** – Contractor / 295 Holcomb ~ Reno (valet parking svcs)
- K. **KULICKE & SOFFA INDUSTRIES, INC.** – Prof. / 1005 Virginia ~ Ft. Washington, PA (machinery)
- L. **RETTUS, LLC dba Sierra Water Gardens** – Contractor / 2110 Dickerson ~ Reno (nursery)
- M. **KPFF, INC.** – Professional / 1601 5<sup>th</sup> Ave ~ Seattle, WA (engineer)
- N. **APEX CONTROLS** – Professional / 3566 Highland Dr., ~ Hudsonville, MI (controls programming)
- O. **SAFETY COMPLIANCE ADVISORS, LLC** – Professional / 2785 Laguna Way ~ Sparks (consultant)
- P. **SIERRA TREE CARE, LLC** – Home Business / 1537 Canal Rd ~ Sparks (home office only)
- Q. **BRUNDAGE-BONE CONCRETE PUMPING, INC.** – 1025 South 48<sup>th</sup> ~ Tempe, AZ (concrete pumping)
- R. **CORONA STUD & DECK, LLC** – Contractor / 3015 106<sup>th</sup> St. South ~ Lakewood, WA (contractor)
- S. **HANSON SYSTEMS, LLC dba Eagle Technologies Grp** – Contractor / 9850 Red Arrow Hwy ~ Bridgman, MI (conveyor systems)
- T. **DATA AIR PROC. CORP. dba DP Air Corp** – Contractor / 7531 Eastgate Rd ~ Henderson (contractor)
- U. **PACIFIC CONSOLIDATED, INC.** – Contractor / PO Box 549 ~ Rocklin, CA (fleet maintenance)
- V. **SSUSA WEST, LLC** – General / 470 East Sydney (steam sterilization of herbs/spices) TRI
- W. **NEVADA MOBILE TIRE, LLC** – General / 10300 Silver Spur ~ Reno (mobile tire repair)
- X. **OBERBERGER DATEN-UND SYSTEMTECHNIK GMBH** – Contractor / Schechen GERMANY (machinery)
- Y. **OLECTRIC** – Contractor / 592 California Ave ~ Reno (electrical contractor)
- Z. **ESMO AG** – Contractor / Brueckenskasse Rosenheim GERMANY (machinery)
- AA. **NIMS ASSOCIATES, INC.** – Contractor / 1445 Technology Lane ~ Petaluma, CA (IT consulting)
- BB. **ENGLEKIRK STRUCTURAL ENGINEERS** – Professional / 888 South Figueroa St ~ Los Angeles (eng.)
- CC. **SUMMIT CONTRACTORS INC** – Contractor / 10815 Iroquois Trail ~ Silver Springs (contractor)
- DD. **FEYEN ZYLSTRA** – Professional / 2396 Hillside Drive ~ Grand Rapids, MI (programmer support)

# Storey County Community Development

## Business Licensing

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

- 
- EE. ELMCO SALES, INC. dba AcornVac** – Contractor / PO Box 3527 ~ Industry, CA (manufacturing support)
  - FF. C&M GARAGE DOOR SVCS, LLC** – Contractor / 1051 S. Olsen ~ Henderson, NV (OH door install)
  - GG. KYOEI DENKI CO., LTD** – Professional / Hitachi JAPAN (electrical contractor)
  - HH. METRON TECHNOLOGY RESEARCH CO., LTD** – Professional / Osaka, JAPAN (test equipment)
  - II. MASTHEAD INTERNATIONAL, INC., --** Contractor / 11145 Thompson Ave ~ Lenexa, KS (rigging)
  - JJ. OWENS DESIGN, INC.** – Contractor / 47427 Fremont Blvd ~ Fremont, CA (equipment)
  - KK. KONECRANES, INC.** – Contractor / 4401 Gateway Blvd ~ Springfield, OH (crane supplier)
  - LL. MIDTOWN ELECTRIC** – Contractor / 1850 San Joaquin Dr ~ Reno (electrical contractor)
  - MM. AVAYA, INC.** – Contractor / 211 Mt. Airy Road ~ Basking Ridge, NJ (telecommunications)
  - NN. ROBISON ENGINEERING CO., INC.** – Contractor / 846 Victorian Ave ~ Sparks (engineering)
  - OO. HARRIS ACQUISITION QUALITY MECHANICAL** – Contractor / 5701 W Sunset ~ Las Vegas (cont.)
  - PP. PRONGHORN TRANSLOAD, LLC** – General / 1400 Waltham Way (transloading) **TRI**
  - QQ. PANASONIC INFORMATION SYSTEMS** – Contractor / Osaka JAPAN (IT support)
  - RR. CASSINELLI LANDSCAPING & CONSTRUCTION** – Contractor / 245 Potosi Rd ~ Dayton (landscaping)
  - SS. HARRIS ACQUISITION III, LLC dba Superior Air Handling** – Contractor / 200 East 700 South ~ Clearfield, UT (mechanical contractor)
  - TT. AQUA METALS RENO, INC.** – General / 2500 Peru Drive (battery recycling facility) **TRI**

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Comm. Dev.

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

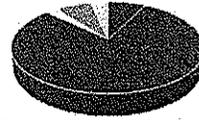
Sheriff's Office  
Commissioners' Office  
Assessor's Office



# STOREY COUNTY FIRE PROTECTION DISTRICT

2016 Year To Date	
Fires	77
EMS	831
Hazmat	23
Service Call	77
False Alarm	36
<b>Total</b>	<b>1044</b>

Year To Date Call Volume



■ Fires ■ EMS ■ Hazmat ■ Service Call ■ False Alarm

August 2016 Call Volume	
Fires	17
EMS	135
Hazmat	4
Service Call	13
False Alarm	5
<b>Total</b>	<b>174</b>

Internal Statistics Dashboard (08/2016)	
Number of Vol. Responses:	2
Average Response Time:	9:21
Patient Transports August:	36
Patient Transports YTD:	255
Hours spent out of district on transports	118
Highest call volume day of the week:	Monday

North County Monthly Auto Aid to TM	
Aid to TMFPD	24
Dist. 74/75 Calls	46
North Dist. Total	70

North Dist. Auto Aid



■ Aid to TMFPD ■ Dist. 74/75 Calls

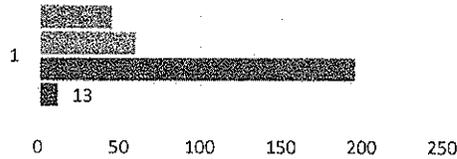
Calls by District (08/2016)	
71 (Virginia City)	64
72 (Virginia City Highlands)	40
74 (Lockwood)	32
75 (McCarran)	38

Calls by district



Fire Prevention (2016)	
Annual Business Inspections June	13
Annual Business Inspections YTD	197
New Construction Inspections June	61
Re-Inspections YTD	46
Number of Fire Permits Issued June	9
Fire Plan Reviews Completed June	19
30 Foot Clearance Inspections YTD	191

Inspections



■ Re-Inspections YTD  
 ■ New Construction Inspections June  
 ■ Annual Business Inspections YTD  
 ■ Annual Business Inspections June

Monthly AOR Completed: (08/2016)
All extinguisher maintenance completed
Pager inventory completed
Standardization completed on all apparatus.
All evacuation barrels inspected and below ground tanks checked.
Multiple off district mutual aid fires this month.
Began implementation of new staffing management software program.