STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/7/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. 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 the Agenda for February 7, 2017.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of Minutes for January 3, 2017.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for January 7, 2017.

6. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for January 17, 2017.

7. **CONSENT AGENDA**

I For possible action: Approval of accounts payable claims dated 1/06/2017 in the amount of $878,190.16 (not including check 87664 to the Bucket of Blood Saloon in the amount of $4,500.00) and $7,057.33, dated 01/20/2017 for $16,250.00, $300, $32,122.72 and $275,20.47 and payroll dated 12/02/2016 for $495,636.04, dated 12/30/2016 for $348,723.91, dated 01/06/2017 for $199,494.02 and $114,569.64, dated 01/13/2017 $542,551.89 and dated 01/27/2017 for $411,190.52.

II For possible action: Approval of the Treasurer Report for December 2016.

III For possible action: Update to Storey County Administrative Policies and Procedures including: Policy 602 Annual Leave.

IV For possible action: Approval of Business Licensing First Readings:
A. LEAD STAFFING LA BASIN, LLC dba Lead Staffing - General / 12631 E. Imperial Hwy ~ Santa Fe Springs, CA (staffing)
B. SOUTHWEST SPECIALTY CONTRACTORS, LLC - Contractor / 5277 Cameron ~ Las Vegas (cont.)
C. FORSGREN ASSOCIATES, INC. - Professional / 370 E 500 South ~ Salt Lake City (engineer)
D. NIDEC-SHIMPO CORPORATION - Contractor / 1 Terada ~ KYORA JAPAN (machinery)
E. FIKE CORPORATION - Professional / 704 SW 10th St ~ Blue Springs, MO (consulting)
F. CONXTECH, INC. - Contractor / 6701 Koll Center Pkwy ~ Pleasanton, CA (contractor)
G. SILVER STATE WIRE ROPE AND RIGGIN, INC. - Contractor / 8740 S Jones ~ Las Vegas (contractor)
H. UNICO MECHANICAL CORP - Contractor / 1209 Polk St ~ Benicia, CA (machine shop)
I. ATLAS RIGGING & TRANSFER - Contractor / 8556 S. 4000 West ~ West Jordan, UT (rigging cont.)
J. TOTAL-WESTERN, INC. - Contractor / 8049 Somerset Blvd ~ Paramount, CA (contractor)

K. ALL WEST COACHLINES, INC. - General / 390 Wolverine ~ Sparks (Coachline)
L. KATERRA CONSTRUCTION, LLC - Contractor / 2494 Sand Hill ~ Menlo Park, CA (Contractor)
M. BALANCE STAFFING - General / 2800 N Cherryland ~ Stockton, CA (staffing)
N. BATTLEBORN DIGITAL MEDIA & MKTG - HB / 1721 Main St ~ Gold Hill (marketing svcs.)
O. GEORGE KOCH SONS, LLC - Contractor / 10 South 11th Ave ~ Evansville, IN (equip mfg.)
P. JOSEPH TADROS - Contractor / 13095 Trail Dust Ave ~ San Diego, CA (HVAC verification)
Q. ALPHA AND OMEGA DETAILING, LLC - Professional / 797 Summer Dr ~ Reno (autocad consult)
R. PARSONS ELECTRIC, LLC - Contractor / 5960 Main ~ Minneapolis, MN (electrical cont.)
S. NIPPON EXPRESS USA, INC. - General / 24-01 44th Rd ~ Long Island, NY (logistics)
T. PROCESS PROTECTION SYSTEMS, INC. - Contractor / 64 Hardy Dr ~ Sparks (HVAC supplier)
U. SOUTHERN INDUSTRIAL CONSTRUCTORS, INC. - Contractor / 6101 Triangle ~ Raleigh, NC (cont.)
V. PREMIER RESTORATION & REMODEL, INC. - Contractor / 11545 Sitka St ~ Reno (contractor)
W. SCADA SYSTEMS, LTD - Contractor / 126 Vincent St AUCKLAND NEW ZEALAND (training)
X. TABOR CONSTRUCTION, LLC - Contractor / 2290 West 7th ~ Reno (contractor)
Y. PACIFIC ROOFING CO - Contractor / 304 Wildrose Ct ~ Fernley (roofing contractor)
Z. JAMES J. JUAREZ - Professional / 4800 Stoltz Rd ~ Reno (safety consultant)

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

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

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

Review of the 2nd Quarter 2017 Unaudited Budget to Actual Review.

11. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2016.

12. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of Auditors Recommendations pertaining to Storey County Audit Report for the period ended June 30, 2016

13. **DISCUSSION/POSSIBLE ACTION:**

Action to allow Storey County Sheriff's Office to work with DPS/OTS to obtain electronic citation devices through grant process.

14. **DISCUSSION/POSSIBLE ACTION:**

Approval of Accounts Payable check #87664 in the amount of $4,500.00 to the Bucket of Blood Saloon for the parking lot lease.

15. **DISCUSSION/POSSIBLE ACTION:**

The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159-acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone changes with the designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

16. **DISCUSSION/POSSIBLE ACTION:**

The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

17. **DISCUSSION/POSSIBLE ACTION:**

The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote heads/units, and other similar antennas attached to the tower. The project will be located on an approximately 24'x24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

18. **DISCUSSION/POSSIBLE ACTION:**

Second Readings for Business Licenses:
A. WASINO TRADING CORP. - Contractor / Osaka, JAPAN (machine installation)

B. WOLF MACHINE & FABRICATION, INC. - Contractor / 750 Freeport ~ Sparks (fabrication)
C. DPS ADVANCED TECH GROUP, INC. - Professional / 201 Fuller Road ~ Albany, NY (design)
D. MCGINLEY & ASSOCIATES, INC. - Professional / 815 Maestro Dr ~ Reno (engineer)
E. RED CARPET EVENTS - General / 56 Coney Island ~ Sparks (event planner)
F. THERMOLD INSULATION dba ONE EYED COYOTE - HB / 27800 Hillside ~ Virginia City (home-based business)
G. DAWN UNDERWOOD dba Reno Movers - Contractor / 59 Damonte Ranch ~ Reno (moving service)
H. EAGLE CONSTRUCTION - Contractor / 628 N Windsor ~ Stockton, CA (contractor)
I. HILLTOP REFRIGERATION, INC. - Contractor / 1215 Kleppe Lane ~ Sparks (hvac contractor)
J. TRUFFL VENTURAS, LLC - General / 1115 Hacienda ~ Los Angeles, CA (event planner)
K. BATTLE BORN FOOD TRUCK & CATERING CO, LLC - General / 13201 S Virginia ~ Reno (food truck)
L. VOLT MANAGEMENT CORPORATION - General / 2421 N Glassell St ~ Orange, CA (staffing)
M. CONSTRUCTION GROUP STAFFING, LLC - General / 1345 E Chandler ~ Phoenix (staffing)
N. AJMCV HOLDINGS, LLC dba Paul Davis Emergency Services - Contractor / 806 Packer Way ~ Sparks (mold remediation svc)
O. KELLY SERVICES, INC. - General / 999 W Big Beaver ~ Troy, MI (staffing)
P. AERZEN USA CORPORATION - Contractor / 103 Independence Way ~ Coatesville, PA (contractor)

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

20. **ADJOURNMENT**

21. **CLOSED SESSION**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227 and Storey County Sheriff's Office Employees Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

22. **ADJOURNMENT OF CLOSED SESSION**

NOTICE:

- Anyone interested may request personal notice of the meetings.

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

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

  To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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.

  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 2/1/2017; 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:		Estimate of Time Required: 0 -5
Agenda: Consent [x]	Regular agenda []	Public hearing required []

1. **Title:** Approval of Minutes for January 3, 2017.

2. **Recommended motion:** Approve minutes as submitted by the Clerk.

3. **Prepared by:** VANESSA

   Department: MANAGER **Telephone:** 847-1111

4. **Staff Summary:** Minutes of the January 3, 2017 Board of County Commissioner's Meeting.

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** 0

7. **Legal review required:** No

8. **Reviewed by:**

   VB Department Head — **Department Name:** MANAGER

   ____ County Manager — **Other Agency Review:** _____

9. **Board Action:**

[ ] Approved	[ ] Approved with Modification
[ ] Denied	[ ] Continued

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JANUARY 3, 2017 1:00 P.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Fire Chief Gary Hames, Comptroller Hugh Gallagher, Planning Director/ Administrative Officer Austin Osborne, Tourism Director Deny Dotson, Lobbyist Greg Hess, Outside Counsel Robert Morris, Sheriff Gerald Antinoro, Public Works Director Jason Van Havel, and Community Relations Director Cherie Nevin.

1. SWEARING IN OF NEWLY ELECTED OFFICIALS
Judge James Russell conducted the swearing in of newly elected officials.

2. CALL TO ORDER REGULAR MEETING AT 1:00 P.M.
Meeting was called to order by Commissioner McBride at 1:09 P.M.

3. PLEDGE OF ALLEGIANCE
Commissioner McBride led those present in the Pledge of Allegiance.

4. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January 3, 2017.
County Manager Pat Whitten requested Item 15 be pulled with no action or discussion.

Public Comment:
None

Motion: Approve Agenda for January 3, 2017, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. ELECTION OF CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS TO THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008

Motion: Elect Commissioner Marshall McBride as Chairman of the Storey County Board of Commissioners for the term of one year pursuant to Storey County Code 2.04.008, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

6. ELECTION OF VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.08

Motion: Elect Commissioner Jack McGuffey as Vice Chairman of the Storey County Board of Commissioners for the term of one year pursuant to Storey County Code 2.04.008, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

7. DISCUSSION/POSSIBLE ACTION: 2017 Appointments to serve on State, County, and Regional Boards:

1. Safety Committee – Vanessa Stephens, Chair
2. Legislative Representative – Marshall McBride with all others, including staff as needed
3. Historic Fourth Ward School and Museum Board – Jack McGuffey
4. NACO – Jack McGuffey; Austin Osborne as alternate
5. Nevada Works – Austin Osborne; Jessie Fain as alternate
6. Virginia City Senior Center – Cherie Nevin
7. Lockwood Senior Center – Lance Gilman and Cherie Nevin
8. St. Mary's Art Center – Jack McGuffey; Cherie Nevin as alternate
9. Western Nevada Development District – Dean Haymore (will need replacement effective July 1, 2017)
10. Carson Water Subconservancy District – Austin Osborne; Kathy Canfield as alternate
11. State Land Use Planning Advsiory Council - Austin Osborne; Kathy Canfield as alternate
12. Truckee River Flood Management Authority (Technical Advisory Committee) – Lance Gilman; Austin Osborne and Kathy Canfield as alternates
13. Comstock Historic District – Marshall McBride
14. Nevada Commission for the Reconstruction of the V&T Railway – Jack McGuffey
15. Virginia City Tourism Commission – Lance Gilman; confirmed continued appointments of Scott Jolcover, Angelo Petrini, Pam Ambercrombie, and Ron Gallagher
16. Oversight of Fire and Public Works – Marshall McBride
17. Economic Development:
    a. EDAWN – Pat Whitten
    b. NNDA – Lance Gilman; Austin Osborne as alternate
18. Washoe-Storey Conservation District – Kathy Canfield; Austin Osborne as alternate

Motion: Approve 2017 Appointments to serve on State, County, and Regional Boards, **Action:** Approve, **Moved by:** Vice Chair McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. CONSENT AGENDA

I For possible action, approval of Business License First Readings:

A. ROAD AND HIGHWAY BUILDERS, LLC – Contractor / 175 Salomon Circle ~ Sparks (contractor)
B. NEVADA OFFICE MACHINES, INC. – General / 1855 Vassar ~ Reno (office equipment sales & svc)
C. EGC CONSTRUCTION, LLC – Contractor / 4571 China Rose Circle ~ Reno (contractor)
D. AUGUSTA FIBERGLASS COATINGS, INC. – Contractor / 86 Lake Cynthia Rd ~ Blackville, SC (cont.)
E. ISRA SURFACE VISION – Professional / 4470 Peachtree Lakes Dr ~ Berkly Lakes, GA (consultant)
F. PREMIER AUOTMATION CONTRACTORS – Contractor / 4099 Dolan Dr ~ Flint, MI (contractor)
G. DOUGLAS A MILES, RESIDENTIAL DESIGNER – Professional / 40 McKissick ~ Chilcoot, CA (architect)
H. CLEAN AIR PRODUCTS – Contractor / 8605 Wyoming Avenue ~ Brooklyn, MN (equipment install)
I. SURESITE CONSULTING GROUP, LLC – Professional / 3659 Green Rd ~ Beachwood, OH (consult.)
J. CARL ZEISS INDUSTRIAL METROLOGY, LLC – Contractor / 1 Zeiss Dr ~ Thornwood, NY (ind. measuring mach.)
K. STAR2STAR COMMUNICATIONS, LLC – Contractor / 600 Tallevast ~ Sarasota, FL (communications)
L. JAVA ELECTRIC, LLC – Contractor / 6705 Alicante ~ Reno (contractor)
M. ROBERT MUSGROVE dba SPORTSKIDS OF AMERICA – Home Business / 720 Sutro Springs Road ~ Dayton (internet retail sales office)
N. INTELLIGENT FIRE SYSTEMS & SOLUTIONS, INC. – Contractor / 28422 Constellation Rd ~ Valencia, CA (fire alarm contractor)
O. JR PIERCE PLUMBING CO., INC. – Contractor / 3610 Cincinnati Ave ~ Rocklin, CA (plumbing cont.)
P. DUNKEL MACHINERY MOVING, LLC – Contractor / 1344 Disc Drive ~ Sparks (machinery mover)
Q. WALLIS STEEL, INC. – Contractor / 32 Stokes Drive ~ Carson City (steel fabricator)
R. CHASEN USA, INC. – Contractor / 5300 Los Altos Pkwy ~ Sparks (cargo handler)
S. KS CONTROL, INC. – Professional / 420 The Parkway ~ Greer, SC (engineering)
T. EASTEC GmbH – Contractor / Dr.vonFrommStr 9 92637 ~ GERMANY
U. ADVANTAGE INDUSTRIAL SYSTEMS, LLC – Contractor / 9320 Corsair Rd ~ Frankfort, IL (rigging)
V. AEROTEK, INC. – General / 7301 Parkway Dr ~ Hanover, MD (staffing company)
W. SEPAM AMERICAS, INC. – General / 3100 South Gessner ~ Houston, TX (staffing company)
X. STS TEMPS, INC/ESSG dba STS Staffing & Temp Services – General / 780 Vista ~ Sparks (staffing)
Y. SHOE INN, LLC – General / 1482 Linda Way ~ Sparks (shoe cover dispensers)
Z. SURGE STAFFING – General / 1110 Morse Road ~ Columbus, OH (staffing company)
AA. KS-SCHNEIDER/RUHLAND GmbH – Contractor / Germanenstrasse ~ GERMANY (engineer)
BB. BAYSIDE INSULATION – Contractor / 1635 Challenge Dr ~ Concord, CA (contractor)
CC. MR. DAVID'S FLOORING INT'L – Contractor / 865 W Irving Park ~ Itasca, IL (contractor)
DD. ENERGY MECHANICAL INSULATION, INC. – Contractor / 4005 W Dewey ~ Las Vegas (contractor)
EE. THE ELECTRIC COMPANY – Contractor / 660 Kresge Lane ~ Sparks (contractor)

II For possible approval: Update to Storey County Administrative Policies and Procedures including: Policies 102 Computing Time for Notice; 106 Disposal of Personnel Records; 212 Code of Ethical Standards; 218 Children, Pets, and Visitors in the Workplace; 221 Telecommuting; 601 Holidays; 604 Catastrophic Leave; 606 Leave of Absence Without Pay; 607 Court Leave; 608 Bereavement Leave; 609 Military Leave; 610 Emergency Conditions; 611 Leave for Parents; 802 Layoff and Terminations; and, 901 Performance Management.

III For possible approval: First reading for AlliedBarton Security Services LLC, out of county security guard service provider to Storey County.

IV For possible approval: Treasurer's Report for November 2016.

V For possible approval: Payroll checks dated 12/02/2016 for $495,636.04, dated 12/08/2016 for $76,346.94 and $133,402.78, and dated 12/16/2016 for $444,358.34. Accounts payable checks dated 11/14/2016 for $12,269.00, dated 12/09/2016 for $397,711.11 and $22,754.35, and dated 12/23/2016 for $131,816.87 and $24,566.49.

END OF CONSENT AGENDA

Public Comment:
None

Motion: Approve Consent Calendar for January 3, 2017, **Action:** Approve, **Moved by:** Vice Chair McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

9. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
Shaun Griffin, Community Chest and Library:

- The walk-through on the bid process for phase 2 of the Community Center will be done on January 11. Bids will be opened January 31st. Construction should begin March or April.
- Progress is being made on the library with new patron cards and installation of a large, on-line system providing 24/7 access from phones or wireless to newspapers, magazines, books, research and hobby materials.
- Spring concert will be held at Pipers Opera House on April 14th - featuring Rodney Crowell.

Public Works Director Jason VanHavel:

- Regular reports regarding the large water and sewer projects will be presented at Commission meetings.
- During the recent cold weather, Public Works received many calls asking why the water was off. This turned out to be frozen pipes. Residents are reminded to protect pipes and that frozen pipes can burst.
- The first significant project of the new Public Works Director will be to address drainage/culvert issues at TRI.

Planning Director/Administrative Officer Austin Osborne:

- Next Planning Commission meeting will be Thursday, January 5th. A solar project in Mark Twain will be discussed.

- The Planning Commission following the meeting on the 5th will be held January 19th and will include discussion of a cell tower at TRI.
- Progress is being made on the parking lot. Fence posts are being installed to stop cars from going off of A and Taylor Streets into the parking lot.
- There is a 30-day period left for paving of the parking lot. This depends on weather.
- Landscaping will be put in in the spring and lampposts are being installed today.
- Workforce Outreach contacted businesses in TRI regarding employment positions. AZZ Galvanizing is looking for 16, mostly unskilled, employees. Starting salary is $13.50 hour. Tesla and Panasonic are looking for highly skilled people.
- AZZ is looking at creating a van pool at TRI.
- The new health plan year has begun for employees.
- Work will begin to develop the first stages of a strategic plan.
- Goals for Human Resources and Planning for this year:
    1. The Strategic Plan;
    2. Update all policies;
    3. Update all County job descriptions and statements of positions;
    4. Sheriff and Fire collective bargaining agreements;
    5. Review health benefit plan for efficiencies in service and cost control measures;
    6. Modify performance standards in accordance with Strategic Plan;
    7. Continue workforce and transportation development across the County;
    8. Align the zoning master plan and correct small discrepancies;
    9. Realign the planned unit and subdivision ordinance;
    10. Create design standards for certain types of uses across the County;
    11. Create industrial/commercial zone now supported by the Master Plan;
    12. Enhance transportation planning particularly on the Carson City and Lyon County side.

Community Relations Director Cherie Nevin:

- Radon test kits are available at the Virginia City library through February 12th. Call the library for availability and hours at 847-0541 and the Cooperative Extension office in Carson City. The test is free.
- UNR Cooperative Extension will give a radon presentation at the next County Commission meeting.
- In December, USDA obligated Storey County loan funds for the Five Mile water line replacement with a very low interest rate of 1.375%.
- Progress is being made in the Slammer Museum. Painting of a mural is being discussed.

County Manager Pat Whitten:

- Significant issues have been discovered in the County's primary data facilities, IT and dispatch.
- Projects to up-grade jail area facilities will be looked at. Maybe installation of a dispatch center on the vacant jail property.
- The County needs to eventually move the Justice Court out of the courthouse.
- Hopefully the County will have a part-time project coordinator to work on various projects.
- Bad news - Congress adjourned without taking action on the bill that included the zip code issue. The County has been assured by Congressman Amodei's office and by the Porter Group that they will "hit the ground running" on this issue.

- Commissioner Gilman and County legislative director, Greg Hess, will be going to Washington DC to attend the inauguration.
- Another project of concern is the foundation area of the old Black & Howell building.

10. BOARD COMMENT: (No Action - No Public Comment)
Commissioner Gilman:

- 2017 may eclipse anything seen to date in a "development" direction.
- The County has incredible staff and great leadership.
- The County has been recognized as great place to come for visitors and economic development.
- There are great prospects on the horizon.
- Along with Greg Hess, it is exciting to have been invited to spend time in Washington and to attend the inauguration. Time has been set aside to meet with President Elect Trump.
- The sales tax issue will be an item to be discussed and we look forward to any and all other issues that might be on the table.
- It's been a wonderful year and Mr. Gilman appreciates being a Commissioner.

Vice Chairman McGuffey:
Reporting on the most recent NACO meeting:

- Getting ready for the NACO conference in Washington DC.
- One of the items to be discussed at NACO is the military withdrawal request - the Fallon Air Base wanting more property to expand flight range. Overall, most people do not want this to happen as it affects grazing, mining, recreation, and other things of private citizens.
- Another item - the BLM's 2.0 Planning Regulations to help counties work with BLM on wildlife and other issues was dropped as BLM did not "come to the table".
- NACO made a motion to join in the Utah "Sage Grouse lawsuit".
- From the Governor's Office, the Taxation Department is to solicit a "tax impact statement" regarding recreational marijuana by spring. Currently, 2% tax on medical marijuana and 15% on recreational is being looked at.
- NACO will be working on work-force development.
- Looking at a government service tax that may be attached to vehicle registration to raise funds for roads and infrastructure in response to the vote against the fuel index tax.
- Review federal issues regarding land use planning and management, and range land management.
- Other issues include the "antiquities act" and the "endangered species act".

Chairman McBride:

- It was a very festive holiday season with businesses and residences decorated. A lot of tourists were in town.

11. DISCUSSION ONLY (No Action): VC Silver Bricks Robotics Team with Coach Nicole Frens presenting a way to keep wild horses safe. This will also be presented in competition (school-wide) on December 10, 2016. Also speaking is Valerie LeBel-Flatly with VRWPA.

Coach Nicole Frens presented VC Silver Bricks Robotics Team, a group of 4th to 6th graders in the first year of Lego-Leaque competition. This year the theme was "animal allies". The team came up with a

solution to help local animals and turned it into a presentation, which took first place in the competition. The team gave the presentation to the Commission.

VRWPA representative, Valerie LeBel-Flatly, noted that Ms. Frens reached out to VRWPA for information on the wild horses. The VC Silver Bricks Robotics Team came up with the presentation and also a sign regarding the horses. VRWPA has been trying to get signage on Geiger Grade as NDOT seems unwilling to do so. VRWPA would like to use the sign the team designed - hopefully with NDOT's approval and Storey County's help. It really would be appreciated.

County Manager Whitten: This is not an action item. However, there may be a good solution – Mr. Whitten along with Jason VanHavel will work on this and hopefully come back to Commissioner McGuffey with a little bit of funding.

Mr. Whitten asked Ms. LeBel-Flatly to determine possible locations for signs.

Ms. LeBel-Flatly congratulated the VC Silver Bricks Robotics Team for their success in the Lego-League competition.

12. DISCUSSION/POSSIBLE ACTION: Consideration of letters of interest and appointment of planning commissioners to fill the vacancies and serve a term representing Precinct 1, Precinct 5, and At-Large (Virginia City/Gold Hill, Highlands, and At-Large) positions on the Storey County Planning Commission. The vacancies were posted and letters of interest were received by December 22, 2016.

Planning Director Austin Osborne stated there are three Planning Commissioner positions up for renewal – Precinct 1, Precinct 5, and an at-large position. The positions have been posted in the newspaper. The incumbents – Precinct 1, Virgil Bucchianeri; Precinct 5, Pamela Smith; and, at-large position, Larry Prater – have all submitted letters of interest in continuing service on the Planning Commission. Mr. Osborne finds all three of these Commissioners to be prepared at meetings and are great representatives of their respective communities as well as the County. Staff recommends reappointment of each of these individuals.

Public Comment:
None

Motion: I, Commissioner McGuffey, make a motion to re-appoint Virginia City resident, Virgil Bucchianeri for the vacant Precinct 1 position; Virginia City Highlands resident, Pamela Smith to fill the vacant Precinct 5 position; and, Highlands resident, Larry Prater to fill the vacant at-large position, and to serve another full term on the Storey County Planning Commission, **Action:** Approve, **Moved by:** Vice Chair McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. RECESS TO CONVENE AS THE STOREY COUNTY BROTHEL BOARD

14. DISCUSSION/POSSIBLE ACTION: Appeal to re-issue Sheriff's Work Card by Johnna P. Nichols.

Commissioner Gilman, having a pecuniary interest in the business related to this agenda item, recused himself from discussion and vote on this item.

Donnie Gilman, on behalf of the Mustang Ranch, presented this item. This is a request to reinstate the work card for Ms. Nichols. There was information not reported on a Federal background check.

Ms. Nichols: The matter in question occurred approximately 10 years ago.

County Manager Whitten: The intent in crafting the ordinance was to keep out "undesirable" characters in the brothel organizations. Mr. Whitten has known applicant and her family for many years. It is understood that when the steak house in town closed for the winter, staff were brought to the brothel to continue working.

As staff to the Board, Mr. Whitten recommends that this would be one application to override and approve.

Vice Chairman McGuffey: Ms. Nichols did her own background check?

Ms. Nichols: It was done at an outside service. Ms. Nichols did not look at it.

Mr. Gilman: That agency said the best way to get a full background check was to go through the Sheriff's Department.

Chairman McBride: The background check was incomplete? It didn't show the matter in question and being ten years ago, Ms. Nichols didn't remember details?

Ms. Nichols: Right, and thought the FBI report would have all of the information.

Sheriff Antinoro: The matter was in 2010. This has been touched on in the past - reports are not always 100%.

Chairman McBride: Does the Sheriff have any objection to re-instating the work card for Ms. Nichols?

Sheriff Antinoro: No
Public Comment:
None

Motion: To re-issue Sheriff's Work Card by Johanna P. Nichols, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

15. DISCUSSION ONLY: Update on impact of new brothel ordinance, its enforcement and possibility of future amendments thereto. THIS ITEM PULLED FROM AGENDA.

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

17. DISCUSSION/POSSIBLE ACTION: Approval of the second reading of the general out of county business license for Pacific Summit Energy LLC, an out of county gas company providing service to a Storey County business.

Sheriff Antinoro presented this item. This company has been doing business and providing service to only one client in the County for a period of time. For some reason, all of the fees were going to Washoe County. This is a correction of that error so that the licensing fees will go to Storey County.

Chair McBride: What kind of a gas company is this? Gasoline…

Sheriff Antinoro: Natural gas/propane. The only customer is Mars.

Motion: To approve the second reading of the general out of county business license for Pacific Summit Energy LLC, 2010 Main Street, Irvine, California 92614, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

18. DISCUSSION/POSSIBLE ACTION: Review and possible approval of Storey County Audited Financial Statements draft and proposed changes for the year ended June 30, 2016.

Comptroller Hugh Gallagher presented a draft of the audited financial statements for year ending June 30, 2016.

One item reflects changes in USDA documents the County has. The USDA is making sure there is a one year payment in reserve. Basically, these changes are taking funds from operations/assets, reserving those funds so that the County's payments do not get behind.

Mr. Gallagher continued with review of additional changes that are being corrected.

Mr. Gallagher discussed changes incurred pursuant to GASB (Government Accounting Standards Board) requirements.

Public Comment:
None

Motion: Approve the draft of the Storey County Audited Financial Statements with approved changes for the year ending June 30, 2016, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION: Licensing Board Second Readings:

A. SHANGHAI RESTAURANT dba SHANGHAI EXPRESS FOOD TRUCK – General / 1269 Baring Blvd ~ Sparks (mobile food truck)
B. SAINT MARY'S MEDICAL GROUP, INC. – General / 411 W Sixth St ~ Reno (mobile medical)
C. ASTEELFLASH USA CORPORATION – Contractor / 4211 Starboard Dr ~ Fremont (mfg)
D. ROSS HEATING AND AIR CONDITIONING, INC. – Contractor / 5245 Vista ~ Sparks (hvac cont.)
E. BRAZILIAN STONE, INC. – Contractor / 2 Round Robin Lane ~ Reno (paver installer)

F. WEST EDNA ASSOC dba Mojave Electric – Contractor / 3755 W Hacienda ~ Las Vegas (elect cont)
G. FST TECHNICAL SVCS, LLC – Professional / 450 E Warner ~ Chandler, AZ (quality assurance)
H. INTERSTATE FIRE SALES & SVC dba State Fire DC Specialties – Contractor / 5370 East Idaho Street ~ Elko (fire suppression and security)
I. AUTOMATION MOVERS INT'L – Contractor / 4110 Maret Place ~ Flint, MI (mechanical)
J. COMMUNICATION TECHNOLOGY SERVICES, LLC – Contractor / 33 Locke Dr ~ Marlborough, MA (wireless services contractor)
K. AMERICAN DOOR INSTALLATION, LP – Cont. / 209 W Mayflower ~ N Las Vegas (contractor)
L. GOFERU – Home Business / 350 Prospector ~ Dayton (errands concierge)
M. MESA ENERGY SYSTEMS, INC. dba EMCOR Svcs NV – Contractor / 2 Cromwell ~ Irvine, CA (hvac cont)
N. COLD JET, LLC – General / 455 Wards Corner ~ Loveland, OK (blasting machine sales)
O. DREAMCRAFTERS, LLC – Contractor / 5488 Reno Corporate Blvd ~ Reno (general contractor)
P. BART MANUFACTURING, INC. – Contractor / 3787 Spinnaker Ct ~ Fremont (manufacturing)
Q. PROSTAR STAFFING SVCS, INC. – General / 390 Potrero Ave ~ Sunnyvale, CA (staffing svcs)
R. CLASSIC TOUCH MOBILE EQUIP. REPAIR – Contractor / 9756 N Virginia ~ Reno (equip repair)
S. SWEEP EASY CHIMNEY SWEEP, LLC – General / 935 Bejay Place ~ Reno (chimney sweep)
T. AQUA METALS RENO, INC. – General / 2500 Peru Drive (battery recycling facility) TRI

On behalf of Community Development, Pat Whitten asked that Items A. through S. be approved, and Item T. be continued.

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

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

20. CORRESPONDENCE

I Detention Facility Inspection Report of the Storey County Jail

II Storey County Fire Protection District Report for November 2016.

21 . PUBLIC COMMENT (No Action)
None.

22. ADJOURNMENT
The meeting was adjourned by the Chair at 2:40 PM

Respectfully submitted,

By: Vanessa Stephens
Vanessa Stephens Clerk-Treasurer

Storey County Board of County Commissioners
Agenda Action Report

Meeting date:		Estimate of Time Required: 0 -5
Agenda: Consent [x]	Regular agenda []	Public hearing required []

1. **Title:** Approval of Minutes for January 7, 2017.

2. **Recommended motion:** Approve minutes as submitted by the Clerk.

3. **Prepared by:** VANESSA

   Department: MANAGER **Telephone:** 847-1111

4. **Staff Summary:** Minutes of the January 7, 2017 Board of County Commissioner's Meeting.

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** 0

7. **Legal review required:** No

8. **Reviewed by:**

   VS Department Head — **Department Name:** MANAGER

   ____ County Manager — **Other Agency Review:** _____

9. **Board Action:**

[ ] Approved	[ ] Approved with Modification
[ ] Denied	[ ] Continued

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS EMERGENCY MEETING

TUESDAY, JANUARY 7, 2017 12:00 P.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman McBride, Vice Chairman McGuffey, County Manager Pat Whitten, Comptroller Hugh Gallagher, Planning Director/Administrative Officer Austin Osborne, Management Analyst III Jessie Fain, Community Relations Director Cherie Nevin, Emergency Management Director Joe Curtis, Communications Director Dave Ballard, Battalion Fire Chief Ron Adkins.

VIA TELECONFERENCE: District Attorney Anne Langer, Storey County School Superintendent Todd Hess, Public Works Director Jason Van Havel, Fire Chief Gary Hames, Chief Deputy Tony Dosen, Community Development Director Dean Haymore, and Ronele Dotson - RAD Strategies, Inc.

1. CALL TO ORDER EMERGENCY MEETING AT 12:00 P.M.
Meeting was called to order by Commissioner McBride at 12:05 P.M.

2. DISCUSSION ONLY (No Action): Staff updates on status of pending weather emergency

Emergency Management Director Joe Curtis:

- For the last several days, we have been looking at the potential for a major flooding event involving Carson City, Washoe, Douglas, Storey, Lyon, and Churchill counties.
- Have been meeting diligently at various locations and times since Wednesday.
- Pre-operations include:
    1. Filling sandbags at TRI, Lockwood Fire Station 74, Highlands Fire Station 72, Mark Twain Fire Station 73, and the Ice House in Virginia City.
    2. Currently there are 25,000 bags in stock, including 5,000 purchased last week.
    3. All of the sandbags have been distributed.
    4. At this time, a good portion of the sand at Lockwood has been used. Requests have been made to Public Works for more sand at Lockwood and Mark Twain.

5. Request has been made for two-22 man crews from Nevada Division of Forestry (NDF) - one for Lockwood and one for Mark Twain Estates to help fill sandbags. These crews are in route at this time.
6. The Emergency Command Center will be in full activation from 8AM tomorrow (Sunday) at the bank building - the VCCC.
7. Arrangements have been made for sheltering if needed as well as a generator for the Senior Center if power is lost. The Senior Center could be used as a shelter.
8. Another concern, as seen in the past, would be flooding in the Lockwood area. Those concerns are being addressed with sandbagging. There is also concern with drainage in the Mark Twain area.
9. Needs are being addressed as requests come in for assistance.
10. NDF sent a flatbed truck with a 22 man crew to Mark Twain in order to move sandbags to homes of elderly or people who are unable to get sandbags on their own.
11. Jason VanHavel is in Lockwood with a front loader and is moving sandbags to the location on Colours as needed.
12. Issues are being coordinated with the Nevada Department of Emergency Management.
13. Austin Osborne has been identified as the Public Information Officer (PIO) for this event.
14. State Emergency Management is holding briefings that we are attending as well as the Weather Service.

- Weather coming in is at least at the level of the 2005 floods - not as serious as 1997.
- A Declaration of Emergency has been prepared relative to this matter - that is the purpose of this meeting.

Public Works Director Jason VanHavel (via teleconference):

- Public Works is responding to Emergency Management requests and needs.
- Staff and crews are lined up for 12 hour shifts starting tonight, which will go indefinitely in order to respond to whatever comes up.

County Manager Whitten (to Jason VanHavel or Fire Department Representative on teleconference):

- Who is going to be doing pro-active patrolling - watching creeks and culverts?

Mr. Van Havel:

- Between Dean's group and Public Works there are plenty of eyes out there. This needs to be coordinated though - how should this be dealt with?

Mr. Whitten:

- Since (Public Works) is in a 24/7 mode, they are in as good a position as anybody.
- Particularly Lockwood, TRI, and Mark Twain (should be watched).

Mr. Van Havel:

- (Public Works) will take the lead and coordinate with the fire stations and Community Development.

Mr. Curtis:

- Each of the fire stations is well-practiced in looking for potential problems, particularly in the Lockwood area. Businesses in TRI will also have eyes on.

Mr. VanHavel:

- Any observations made by fire personnel should be directed to Mr. VanHavel or Jason W.

Mr. Curtis:

- Information will be funneled out from the ECC.
- Reports of injuries or stranded – technically handled by the Sheriff's Office – should also be given to the ECC.

Chief Deputy Dosen (via teleconference):

- There are 15 – 17 CERT volunteers on standby, possibly more.
- The CERT's, as well as deputies, have been advised to report all problematic areas.

Fire Chief Hames (via teleconference):

- The excavator is available at Station 74, as well as the backhoe.
- Chief Hames has been receiving regular briefings.
- Kitchen facilities are available at the Fire Stations if work crews need anything.

Community Development Director Dean Haymore (via teleconference):

- Staff has been shown the problem areas in Mark Twain, Virginia City, and TRI.
- Mr. Haymore discussed issues with the river at the Peri property and other areas in TRI.
- Tesla crews are watching everything in that area.
- A tour of all the drainages was conducted and all look good.
- Community Development staff are standing by and will be working 12/12 shifts.

Administrative Officer Austin Osborne:

- The last public update was sent out last night. Ronele Dotson put the update on facebook and has sent it out to the media and people on the distribution list.
- This morning a notice of this meeting was sent to the public.
- An update of information provided this morning will be sent out immediately after the meeting.

Comptroller Hugh Gallagher:

- Any expenditure over $1,000 must be sent to Mr. Gallagher for approval.
- 617 is the object code for any voucher associated with this event.

Mr. Whitten:

- Even though the ECC will be open tomorrow (Sunday), this does not necessarily mean "all hands on deck". Overtime authorization from Mr. Gallagher or direction from Mr. Curtis needs to be obtained.

Mr. Curtis:

- Cherie Nevin is the Emergency Management contact when Mr. Curtis is not available.

Mr. Osborne:

- Inquiries from the public and/or residents can be sent to the facebook site. It is also okay to give out his cell phone.

Mr. Whitten:

- The National Weather Service report this morning indicates everything is on track matching the 2005 model, further stating that today and tomorrow are days to prepare.
- A State of Emergency declaration does no good if a river has already crested.
- The purpose of this meeting is also to notify State DEM and the Governor's Office that the County most likely will need assistance to minimize damage and to protect the safety of citizens.

3. DISCUSSION/POSSIBLE ACTION: Declaration of State of Emergency in consideration of the threat a severe weather event may cause in Storey County inclusive of the potential to destroy significant property and threaten lives of Storey County residents. This declaration authorizes County personnel to take whatever actions are necessary to prevent further loss of property and injury to or loss of life as may be appropriate and available including requesting assistance from the State of Nevada.

Public Comment:
None

Mr. Whitten: For the record, Commissioner Gilman did not participate in this meeting as this would have triggered a different set of needs regarding JAVS recording. This is with guidance of the District Attorney.

Mr. Gilman has indicated there are 10 people available tomorrow morning, at the Emergency Manager's direction, to help sandbag or whatever is needed.

Chairman McBride read the Declaration of Emergency:

> WHEREAS, Storey County has suffered and is threatened by a severe weather event and predicted that has potential to destroy significant property and threaten lives of Storey County residents.
> AND WHEREAS, the Storey County government does not have sufficient resources to handle a weather event of this magnitude requiring assistance through mutual aid and State of Nevada resources.
> AND WHEREAS, these conditions have prompted Storey County pursuant to NRS Chapter 244 and 414 provide for the statutory authority for an emergency declaration by the Storey County Board of County Commissioners in and around the County.
> AND WHEREAS, all of these circumstances have severely taxed the County's emergency response resources,
> IT IS HEREBY DECLARED THAT A STATE OF EMERGENCY exists in Storey County and the undersigned are authorized to take whatever actions are necessary to prevent further loss of property and injury to or loss of life as may be appropriate and available including requesting assistance from the State of Nevada.
>
> Dated this 7th day of January 2017, at 12:35 PM.

Motion: To move forward with the Declaration of State of Emergency, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

4. PUBLIC COMMENT (No Action)
None

5. ADJOURNMENT
The meeting was adjourned by the Chair at 12:36 PM

Respectfully submitted,

By:_____

Storey County Board of County Commissioners
Agenda Action Report

Meeting date:		Estimate of Time Required: 0 -5
Agenda: Consent [x]	Regular agenda []	Public hearing required []

1. **Title:** Approval of Minutes for January 17, 2017.

2. **Recommended motion:** Approve minutes as submitted by the Clerk.

3. **Prepared by:** VANESSA

   Department: MANAGER **Telephone:** 847-1111

4. **Staff Summary:** Minutes of the January 17, 2017 Board of County Commissioner's Meeting.

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** 0

7. **Legal review required:** No

8. **Reviewed by:**

   Department Head — **Department Name:** MANAGER

   ____ County Manager — **Other Agency Review:** _____

9. **Board Action:**

[ ] Approved	[ ] Approved with Modification
[ ] Denied	[ ] Continued

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JANUARY 17, 2017 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

ROLL CALL: Chairman McBride, Vice Chairman McGuffey, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Sheriff Gerald Antinoro, Community Development Director Dean Haymore, Emergency Management Director Joe Curtis, Comptroller Hugh Gallagher, Community Relations Director Cherie Nevin, Communications Director Dave Ballard, Fire Chief Gary Hames, Security Director Melanie Keener, Planning Director/ Administrative Officer Austin Osborne, Public Works Director Jason VanHavel, and Tourism Director Deny Dotson.

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.
Meeting was called to order by Commissioner McBride at 10:10 A.M.

2. PLEDGE OF ALLEGIANCE
Commissioner McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January 17, 2017.
County Manager Pat Whitten requested Item 8 of the Agenda and Item 3 of the Consent Calendar be continued.

Public Comment:
None

Motion: Approve Agenda for January 17, 2017 with changes, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for December 6, 2016.

Public Comment:
None
Motion: Approve Minutes for December 6, 2016, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Public Comment
None

5. CONSENT AGENDA

I For Possible Action: Approval of Justice Court Quarterly Report.

II For Possible Action: Approve refund to Dail Turney in the amount of $190.09 for APN 002-141-118.

III For Possible Action: Approval of accounts payable claims dated 1/06/2017 in the amount of $878,190.16 and $7,057.33 and payroll dated 12/02/2016 for $495,636.04, dated 12/30/2016 for $348,723.91, dated 01/06/2017 for $199,494.02 and $114,569.64. THIS ITEM CONTINUED

IV For Possible Action: Approval of Licensing Board First Readings:
A. WASINO TRADING CORP. – Contractor / Osaka, JAPAN (machine installation)
B. WOLF MACHINE & FABRICATION, INC. – Contractor / 750 Freeport ~ Sparks (fabrication)
C. DPS ADVANCED TECH GROUP, INC. – Professional / 201 Fuller Road ~ Albany, NY (design)
D. MCGINLEY & ASSOCIATES, INC. – Professional / 815 Maestro Dr ~ Reno (engineer)
E. RED CARPET EVENTS – General / 56 Coney Island ~ Sparks (event planner)
F. THERMOLD INSULATION dba ONE EYED COYOTE – HB / 27800 Hillside ~ Virginia City (home-based business)
G. DAWN UNDERWOOD dba Reno Movers – Contractor / 59 Damonte Ranch ~ Reno (moving service)
H. EAGLE CONSTRUCTION – Contractor / 628 N Windsor ~ Stockton, CA (contractor)
I. HILLTOP REFRIGERATION, INC. – Contractor / 1215 Kleppe Lane ~ Sparks (hvac contractor)
J. TRUFFL VENTURAS, LLC – General / 1115 Hacienda ~ Los Angeles, CA (event planner)
K. BATTLE BORN FOOD TRUCK & CATERING CO, LLC – General / 13201 S Virginia ~ Reno (food truck)
L. VOLT MANAGEMENT CORPORATION – General / 2421 N Glassell St ~ Orange, CA (staffing)
M. CONSTRUCTION GROUP STAFFING, LLC – General / 1345 E Chandler ~ Phoenix (staffing)
N. AJMCV HOLDINGS, LLC dba Paul Davis Emergency Services – Contractor / 806 Packer Way ~ Sparks (mold remediation svc)
O. KELLY SERVICES, INC. – General / 999 W Big Beaver ~ Troy, MI (staffing)
P. AERZEN USA CORPORATION – Contractor / 103 Independence Way ~ Coatesville, PA (contractor)

Public Comment:
None

Motion: Approve Consent Calendar for January 17, 2017, **Action:** Approve, **Moved by:** Vice Chair McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

Sheriff Gerald Antinoro:

- The Sheriff's Office has pulled a lot of people out of ditches during the recent weather events.
- Thank you to CERT volunteers for their efforts during these events, it was appreciated.
- With the expiration of the phone contract for the jail, service will be established with a new company. It is possible that video contact between visitors and inmates may be part of this service.

Director of Tourism Deny Dotson:

- The 2017 Virginia City Calendar of Events is now available.
- Videos of last year's events will be tied in to marketing for this year.
- The rodeo will return this year. The date has been moved up a few weeks so as not to be close to the Camel Races date.
- The town merchants appreciate the work of the County and other agencies during last weekend's snow.

Communications Director Dave Ballard:

- Update on flooding at the detention center:
    1. There was a lot of water in the jail booking room and inches away from other areas;
    2. Water was knee-high behind the building;
    3. There was minor damage to some equipment.
- Storey County, AT&T, and Sierra Electronics report that equipment on the mountain top is down.
- The new phone system at the jail will be IT based, not tied into AT&T.

Community Development Director Dean Haymore:

- Community Development is the office in charge of preliminary damage assessment for damage sustained in the recent weather events.
- At this time, there is an estimated $6.3 million in damages including private residences and property, GID's, and along the Truckee River.
- If, and when, a Federal Disaster Declaration is made, damage will have to be re-assessed based on Federal regulations.
- Reports will be taken from everyone who has claim.
- In the meantime, construction still moves forward on various projects throughout the County.

Emergency Management Director Joe Curtis:

- Rain related problems began on January 4th in Mark Twain. As a result of the way Mark Twain is laid out, people dug ditches altering drainage from the mountains.
- There have been issues with residents wanting to help by creating new ditching. These issues have been addressed.
- Emergency Declaration was declared January 7th.

- Quick and complete assessment from Community Development will enable ability to go to FEMA.
- The State of Nevada Emergency Management has been extremely responsive to counties.
- Reporting from the counties will be used to prepare a request for Presidential Declaration.
- Rain turning to snow created problems in the back country of Virginia City Highlands. Several rescues took place.
- The Highlands Homeowners Associations did amazing things to help residents. However, that amount of snow was more than their equipment could handle. The County assisted the homeowners associations.
- A lot of time was put into arranging for sand to be delivered to five districts. The Division of Forestry helped in filling sandbags for 3 to 4 days.
- The amount of snow on C Street overwhelmed NDOT. Arrangements were made with private contractors and the National Guard to assist in snow removal. NDF crews also worked on C Street. Local business provided lunches.
- Another storm is predicted for this week with the potential of another foot of snow over the weekend. Most likely there will be plowing issues.
- Thank you to the Commissioners for time spent at the ECC. And to Cherie Nevin for all that she does.
- Everyone can be assured that County staff is capable and can handle these situations.
- Thank you to F&P Construction, Peek Construction, and Q&D Construction for quick response and assistance in various areas, including clearing the bridge in Painted Rock.

Public Works Director Jason VanHavel:

- Public works personnel worked round-the-clock addressing flood issues in Mark Twain.
- Many County roads have been closed due to weather issues, including Canal Road, Canyon, Lousetown, Sam Clemens, 6 Mile Canyon, Sutro. All roads closed have been reopened with the exception of Six Mile Canyon and parts of Canyon.
- The Public Works Department has been taxed due to snow events. The equipment is not the best but got the job done.
- During the 7-day period, most of the Public Works crew worked 100 hours.

Planning Director/Administrative Officer Austin Osborne:

- There has been a great team effort in response to the weather emergencies.
- Other State and public agencies related that it is evident that Storey County "had it together".
- SR342 is open to local traffic and should be open by tomorrow.
- A reminder to Mark Twain residents that this summer the Carson Water Subsconservancy will be addressing flood plain issues in that area. The entire process may take several years but this is a start to a resolution of flooding problems.
- Facebook and Twitter have been used extremely well during the emergencies. This is a great way to communicate with residents and businesses during these types of events.
- The next Planning Commission meeting will be held Thursday, January 19 - 6PM at the Courthouse.

Fire Chief Gary Hames:

- Thank you to Jeff Nevin for the great job in Lockwood during the flood.
- This has been the best team effort ever.
- The Fire Department worked very well with the Public Works Department.

Comptroller Hugh Gallagher: Discussed the audited financial statements for the year ending June 30, 2016.

- The County is in a fairly, healthy financial position.
- Revenues increased overall and are up $1 million plus from 2015.
- Expenditures are also up.
- Net revenue over expenditures is less than 2015.

Consultant Tom Gransbury:
Reporting on the County's 2015 decision to withdraw from Supplemental City-County Relief Tax:

- After 18 months, results of the withdrawal indicate strong collection data showing the County receiving more money after getting off the SCCRT program.
- At the end of June 2016 there was a gain of $98,000.00.
- Reports for July through October 2016, show a gain of $210,000 – an amount ahead of what would have been seen if the County had stayed on "guaranteed amount".
- The County's decision to withdraw from SCCRT was a good one.

District Attorney Anne Langer:

- Was not part of the emergency management team but did listen in.
- This team made it appear effortless and calm. Thank you to Cherie Nevin and others.
- Very proud to be part of Storey County.

County Manager Pat Whitten:

- Tom Gransbury should be recognized for this work on the Legislative Lobbyist Action Committee.
- The IT staff and computer servers are being relocated to temporary quarters at St. Mary's Art Center. Thank you to the Art Center for this assistance.
- Commissioner Gilman and County Legislative representative, Greg Hess, are attending the inauguration and may have a brief meeting with the President-elect.
- An emergency Commission meeting was held January 7th to approve a Declaration of Emergency in response to flooding issues.
- After 100+ years, a chimney on the courthouse slid off the roof.
- Community Development Director Dean Haymore was recognized as one of ten most influential people in Nevada by Northern Nevada Business Weekly.
- Thank you Nicole Barde, Virginia City Highlands resident, for the blog update regarding the weather events.
- Very proud of Jay Carmona and Gary Brown of the Highlands Homeowners Associations for all of the hard work during the rain/snow emergencies.
- Thank you to Public Works and the Fire Department for the work flow between the two.
- All residents are urged to keep flood mitigation measures in place – keep sand bags right where they are. The National Weather Service predicts more storms this week.
- Residents and business owners should go the Storey County's facebook page for up-to-date information.

7. BOARD COMMENT (No Action – No Public Comment):

Vice Chairman McGuffey:

- Totally impressed with the County response. The emergency management team is awesome.

Chairman McBride:

- This was a major weather event.
- The purchase of the bank building has turned out to be a good thing, serving as the Emergency Command Center.
- The town is running out of places to put snow.

8. DISCUSSION ONLY (No Action): Justice Court Update and Introduction of our Court Services Officer/Bailiff.

This item continued to a future date.

9. DISCUSSION ONLY/POSSIBLE ACTION: Approval of National Radon Month Proclamation.

Community Relations Director Cherie Nevin presented this item.

University of Nevada Cooperative Extension representatives discussed the effect of radon in homes:

- Test results show that 31.4% of homes tested in Storey County had elevated radon readings.
- Every home needs to be tested and it is hoped this proclamation will inspire more testing in the County.
- Testing is the only way to find out if there is radon present and each home is different from the neighbors.
- Radon is the leading cause of lung cancer for non-smokers and the second leading cause for smokers.
- Free test kits are available now through February 28th at the library in Virginia City or by calling the Radon Hotline at 1-888-723-6610.

Public Comment:
None

Cherie Nevin read the Proclamation:

A Proclamation Declaring January 2017 as "National Radon Action Month
In Storey County, Nevada

Whereas, many Storey County residents don't know about radon, yet need to know, for the safety and health of their families, as radon is a colorless, odorless, naturally occurring radioactive gas that is the leading cause of lung cancer among nonsmokers; the second leading cause of cancer in smokers, and
Whereas, the U.S. EPA estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure, and lung and bronchus cancer kill more people in a year than any other cancer; and
Whereas, radon kills more people than secondhand smoke, drunk driving, falls in the home, drowning or home fires; and
Whereas, any home in Storey County may have elevated levels of radon, even if neighboring homes do not, and living in a home with an average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking a half pack of cigarettes a day; and

Whereas, testing is the only way to know if a home has elevated radon level, and testing is easy and inexpensive, and when identified, homes can be fixed; and
Whereas, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, and the U.S. Environmental Protection Agency support efforts to encourage levels of radon, and have new homes built with radon reducing materials and features.
NOW, THEREFORE, We, the Storey County Board of Commissioners do hereby proclaim January 2017, as "NATIONAL RADON ACTION MONTH" in Storey County, Nevada.

Public Comment:
None

Motion: I, Commissioner McGuffey, move to proclaim January 2017 as National Radon Action Month in Storey County, **Moved by:** Vice Chair McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

10. DISCUSSION/POSSIBLE ACTION: Approval of second reading of the general out of county business license for AlliedBarton Security Services LLC, an out of county security guard service provider to Storey County.

Sheriff Gerald Antinoro presented this item, a request for a general out-of-county business license for AlliedBarton Security Services, LLC. Sheriff Antinoro recommends approval.

Public Comment:
None

Motion: Approve second reading of the general out of county business license for AlliedBarton Security Services LLC, an out of county security guard service provider to Storey County, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

11. DISCUSSION/POSSIBLE ACTION: Approval of Licensing Board Second Readings:

A. **ROAD AND HIGHWAY BUILDERS, LLC** – Contractor / 175 Salomon Circle ~ Sparks (contractor)
B. **NEVADA OFFICE MACHINES, INC.** – General / 1855 Vassar ~ Reno (office equipment sales & svc)
C. **EGC CONSTRUCTION, LLC** – Contractor / 4571 China Rose Circle ~ Reno (contractor)
D. **AUGUSTA FIBERGLASS COATINGS, INC.** – Contractor / 86 Lake Cynthia Rd ~ Blackville, SC (cont.)
E. **ISRA SURFACE VISION** – Professional / 4470 Peachtree Lakes Dr ~ Berkly Lakes, GA (consultant)
F. **PREMIER AUOTMATION CONTRACTORS** – Contractor / 4099 Dolan Dr ~ Flint, MI (contractor)
G. **DOUGLAS A MILES, RESIDENTIAL DESIGNER** – Professional / 40 McKissick ~ Chilcoot, CA (architect)
H. **CLEAN AIR PRODUCTS** – Contractor / 8605 Wyoming Avenue ~ Brooklyn, MN (equipment install)

I. **SURESITE CONSULTING GROUP, LLC** – Professional / 3659 Green Rd ~ Beachwood, OH (consult.)
J. **CARL ZEISS INDUSTRIAL METROLOGY, LLC** – Contractor / 1 Zeiss Dr ~ Thornwood, NY (ind. measuring mach.)
K. **STAR2STAR COMMUNICATIONS, LLC** – Contractor / 600 Tallevast ~ Sarasota, FL (communications)
L. **JAVA ELECTRIC, LLC** – Contractor / 6705 Alicante ~ Reno (contractor)
M. **ROBERT MUSGROVE dba SPORTSKIDS OF AMERICA** – Home Business / 720 Sutro Springs Road ~ Dayton (internet retail sales office)
N. **INTELLIGENT FIRE SYSTEMS & SOLUTIONS, INC.** – Contractor / 28422 Constellation Rd ~ Valencia, CA (fire alarm contractor)
O. **JR PIERCE PLUMBING CO.**, INC. – Contractor / 3610 Cincinnati Ave ~ Rocklin, CA (plumbing cont.)
P. **DUNKEL MACHINERY MOVING, LLC** – Contractor / 1344 Disc Drive ~ Sparks (machinery mover)
Q. **WALLIS STEEL, INC.** – Contractor / 32 Stokes Drive ~ Carson City (steel fabricator)
R. **CHASEN USA, INC.** – Contractor / 5300 Los Altos Pkwy ~ Sparks (cargo handler)
S. **KS CONTROL, INC.** – Professional / 420 The Parkway ~ Greer, SC (engineering)
T. **EASTEC GmbH** – Contractor / Dr.vonFrommStr 9 92637 ~ GERMANY
U. **ADVANTAGE INDUSTRIAL SYSTEMS, LLC** – Contractor / 9320 Corsair Rd ~ Frankfort, IL (rigging)
V. **AEROTEK, INC.** – General / 7301 Parkway Dr ~ Hanover, MD (staffing company)
W. **SEPAM AMERICAS, INC.** – General / 3100 South Gessner ~ Houston, TX (staffing company)
X. **STS TEMPS, INC/ESSG dba STS Staffing & Temp Services** – General / 780 Vista ~ Sparks (staffing)
Y. **SHOE INN, LLC** – General / 1482 Linda Way ~ Sparks (shoe cover dispensers)
Z. **SURGE STAFFING** – General / 1110 Morse Road ~ Columbus, OH (staffing company)
AA. **KS-SCHNEIDER/RUHLAND GmbH** – Contractor / Germanenstrasse ~ GERMANY (engineer)
BB. **BAYSIDE INSULATION** – Contractor / 1635 Challenge Dr ~ Concord, CA (contractor)
CC. **MR. DAVID'S FLOORING INT'L** – Contractor / 865 W Irving Park ~ Itasca, IL (contractor)
DD. **ENERGY MECHANICAL INSULATION, INC.** – Contractor / 4005 W Dewey ~ Las Vegas (contractor)
EE. **THE ELECTRIC COMPANY** – Contractor / 660 Kresge Lane ~ Sparks (contractor)
FF. **AQUA METALS RENO, INC. – General / 2500 Peru Drive (battery recycling facility) TRI**

Community Development Director, Dean Haymore, requested Items A. through FF. be approved.

Public Comment:
None

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

12. PUBLIC COMMENT (No Action)

Nicole Barde, Virginia City Highlands resident: On behalf of the Highlands, thank you for the awesome work during the storms and for assisting Jay (Carmona) and Gary (Brown). The equipment for the one's and ten's was breaking down very fast. Thank you.
Is damage to all residents and property being included in the damage assessments?

Pat Whitten: The County wants to include everything - any and all damage should be reported. This would include storm damage to all residences and property in the County, including the GID's, Virginia City, Virginia City Highlands, Mark Twain Estates, and the north County areas. FEMA can sort out who is and who is not eligible.

Dean Haymore: The Community Development phone number, 847-0966, has been given to the State as a contact number. Anyone who has damage should contact the Community Development office. A representative will come out and prepare a report and assessment which will be given to FEMA if, and when, there is a Presidential declaration.

The State is also working on assessments in other counties in preparing information for a Federal declaration.

This will be a long process and there is no guarantee to personal property owners that damage will be covered. SBA may step in to grant small business loans.

13. ADJOURNMENT

The meeting was adjourned by the Chair at 11:30 AM

Respectfully submitted,

By: Vanessa A Stephens

Vanessa Stephens Clerk-Treasurer

Storey County Board of County Commissioners
Agenda Action Report

Meeting date:		Estimate of Time Required: 0 -5
Agenda: Consent [x]	Regular agenda []	Public hearing required []

1. **Title:** For possible action: Approval of accounts payable claims dated 1/06/2017 in the amount of $878,190.16 (not including check 87664 to the Bucket of Blood Saloon in the amount of $4,500.00) and $7,057.33, dated 01/20/2017 for $16,250.00, $300, $32,122.72 and $275,20.47 and payroll dated 12/02/2016 for $495,636.04, dated 12/30/2016 for $348,723.91, dated 01/06/2017 for $199,494.02 and $114,569.64, dated 01/13/2017 $542,551.89 and dated 01/27/2017 for $411,190.52.

2. **Recommended motion:** Approve claims as part of the Consent Agenda.

3. **Prepared by:** VANESSA

   Department: MANAGER **Telephone:** 847-1111

4. **Staff Summary:** None

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** 0

7. **Legal review required:** No

8. **Reviewed by:**

   NS Department Head — **Department Name:** MANAGER

   ____ County Manager — **Other Agency Review:** _____

9. **Board Action:**

[ ] Approved	[ ] Approved with Modification
[ ] Denied	[ ] Continued

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87652	AIRGAS NCN INC	EMS SUPPLIES		1/06/17	79330	51.62	51.62
87653	ALSCO INC	ST 71 LAUNDRY		1/06/17	79329	9.69	
		ST 72 LAUNDRY		1/06/17	79329	8.77	
		ST 75 LAUNDRY		1/06/17	79329	16.52	
		ST 74 LAUNDRY		1/06/17	79329	10.52	
		SHOP		1/06/17	79232	80.14	
		CH		1/06/17	79232	21.05	146.69
87654	AMERICAN WATERWORKS ASSN	#00425776- MBRSHP DUES		1/06/17	79226	420.00	420.00
87655	AMERIGAS PROPANE LP	201039552		1/06/17	79241	262.83	262.83
87656	AMSTERDAM PRINTING/LITHO	GIFT SHOP STYLUS PENS		1/06/17	79243	694.43	694.43
87657	ARC HEALTH AND WELLNESS	PREEMPLOY TEST BARTHOLOM		1/06/17	79267	275.00	
		PREEMPLOY TEST LUIS		1/06/17	79267	275.00	550.00
87658	ARCADIA PUBLISHING INC	HAUNTED VC GFT SHP BOOKS		1/06/17	79242	254.87	254.87
87659	BENSON, KEVIN	OVERPAYMENT		1/06/17	79310	20.00	20.00
87660	BEST SIGNS & IMAGES, LLC	BLLBRD PRINT HWY 395		1/06/17	79252	171.00	171.00
87661	BOARD OF REGENTS (COMPT)	HARJES/PM SCHOOL		1/06/17	79351	10,000.00	
		3RD QR PROGRAM SUPPORT		1/06/17	79323	6,250.00	16,250.00
87662	BOURNS PRODUCTIONS INC.	VC EVENT COMPILATOIN VIDE		1/06/17	79271	650.00	650.00
87663	BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		1/06/17	79301	60.00	60.00
87664	BUCKET OF BLOOD SALOON	LOT-PAVED		1/06/17	79297	4,500.00	4,500.00
87665	BURRELL, SCOTT LEWIS			1/06/17	79246	54.00	
		DEC 15-28, 2016		1/06/17	79246	180.00	234.00
87666	BYRON, JON	OVERPAYMENT OF TAXES		1/06/17	79306	8.15	8.15
87667	CAL-NEVADA TOWING &	TOW FOR SCSO VEHICLE		1/06/17	79269	100.00	100.00
87668	CAPITAL CITY AUTO PARTS	SHOP- WARRANTY		1/06/17	79227	45.99-	
		SO28155- WATER PUMP, SEAL		1/06/17	79227	45.87	
		PW ROADS- SCRAPER		1/06/17	79227	31.77	
		FIRE- DELO 400 15W40		1/06/17	79227	322.20	
		SHOP- PRO SERV JACK		1/06/17	79227	498.00	
		STOCK- FILTER		1/06/17	79227	7.78	
		SO28155- SPEED SENSOR		1/06/17	79227	45.79	
		STOCK- FILTERS		1/06/17	79227	32.18	
		STOCK- FILTER		1/06/17	79227	17.98	
		PW30486- FILTER		1/06/17	79227	13.39	968.97
87669	CAPITOL REPORTERS	HENDERSON, ELIJAH J		1/06/17	79304	551.00	551.00
87670	CELLCO PARTNERSHIP	ACCT942037802-00001		1/06/17	79334	40.01	
		ACCT942057617-00001		1/06/17	79334	360.09	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		IPAD DATA		1/06/17	79337	80.02	
		IT IPAD		1/06/17	79315	120.03	600.15
87671	CENTRAL SANITARY SUPPLY	RESTROOM SUPPLIES		1/06/17	79247	166.28	166.28
87672	CITY OF CARSON TREASURER	STOREY CO DRUG COURT FEES		1/06/17	79358	20.00	20.00
87673	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		1/06/17	79264	390.24	390.24
87674	COMMUNITY CHEST INC	JAN 2017 PROGRAM SUPPORT		1/06/17	79312	20,583.33	20,583.33
87675	COMSTOCK CHRONICLE (VC)	FULL PAGE AD		1/06/17	79289	536.25	
		VFD RECRUITMENT/VFD GRANT		1/06/17	79333	213.75	
				1/06/17	79281	58.50	808.50
87676	COMSTOCK COMMUNITY TV INC	CABLE TV EM OFFICE		1/06/17	79350	89.00	89.00
87677	CORELOGIC INC	GARRISON, SHASTA OVERPAY		1/06/17	79307	108.99	108.99
87678	COSTCO HSBC BUS SOLUTIONS	DECORATION CH & PARTY		1/06/17	79273	624.69	624.69
87679	DAIOHS USA INC	ST 72 WATER		1/06/17	79335	73.95	
		ST 71 WATER		1/06/17	79335	30.95	
		ST 74 WATER		1/06/17	79335	36.95	
		ST 75 WATER		1/06/17	79335	30.95	
				1/06/17	79295	25.95	
		CH RENTAL		1/06/17	79228	51.90	
		MONTHLY WATER FILTER		1/06/17	79332	25.95	
		LOCKWOOD WATER		1/06/17	79260	82.85	359.45
87680	KRAVITX, SCHNITZER & JOHN	GARNISHMENT DISBURSED		1/06/17	79262	103.17	103.17
87681	ELLIOTT AUTO SUPPLY INC	SO48326 DRIVE RIVET		1/06/17	79229	12.03	
		SO28155- ALTERNATOR		1/06/17	79229	125.98	
		SO-GENERATOR DEL 759		1/06/17	79229	154.92	
		IT-BRAKES		1/06/17	79229	319.72-	
		IT- ROTORS		1/06/17	79229	124.06-	
		RESCUE73- DEL 65 PG		1/06/17	79229	220.40	
		SO28155 PULLEY		1/06/17	79229	44.22	
		WATER-BEDLINER		1/06/17	79229	38.85	
		PW56403- ACTUATOR		1/06/17	79229	137.03	
		PW56403- 555 15981137		1/06/17	79229	50.97	340.62
87682	FARR WEST ENGINEERING	S/C GIS SERVICES		1/06/17	79284	315.00	
		TASK 11		1/06/17	79230	873.75	
		CAPE SEAL TASK 14		1/06/17	79230	265.00	
		VC SWR IMPROVE CM & INSPE		1/06/17	79230	18,416.26	
		GIS PROJECT MANAGEMENT		1/06/17	79284	6,982.50	26,852.51
87683	FERRELLGAS LP	100 TOLL RD 1/4		1/06/17	79231	934.29	
		JAIL PROPANE		1/06/17	79265	921.82	1,856.11
87684	GAVENDA, BRANDY	REIMBURSE TMCC		1/06/17	79274	637.49	637.49
87685	GRAINGER	LABEL PRINTER		1/06/17	79233	74.36	
		SHOP-BATTERIES		1/06/17	79233	5.61	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87686	GRANSBERY, TOM	BATTERIES FOR 6 MILE SIGN		1/06/17	79233	20.46	
		SAFETY JACKET		1/06/17	79233	41.12	141.55
87687	GREENLUND, GARY	6.5 X 45.00		1/06/17	79360	292.50	
		8.5 X 45.00		1/06/17	79360	382.50	675.00
87688	GTP INVESTMENTS LLC	13 BANNERS UP & DOWN		1/06/17	79343	598.00	598.00
87689	HACH COMPANY	POND PEAK QUAD COUNTY		1/06/17	79325	584.93	584.93
87690	HD SUPPLY FACIL MAINT LTD	COLORIMETER ASSY		1/06/17	79234	671.68	671.68
87691	HIGH SIERRA BUSINESS	CHART PEN, TEST TUBES		1/06/17	79237	94.01	
		CUVETTE, FREE CHLORINE		1/06/17	79237	877.09	
		CHART PEN		1/06/17	79237	85.33	1,056.43
87692	HILL, NEIL	VCSO		1/06/17	79327	1,542.19	1,542.19
87693	HISTORIC FOURTH WARD SCHO	SIMONS POST UNIFORM		1/06/17	79259	119.76	119.76
87694	HOME DEPOT CREDIT SERVICE	3RD QR PROGRAM SUPPORT		1/06/17	79320	23,750.00	23,750.00
87695	HOMETOWN HEALTH	SNOW SHOVELS		1/06/17	79235	20.44	
		REPLACE HEATER IT OFFICE		1/06/17	79319	129.00	149.44
87696	JAMES C MCLENNAN MDPC	16009041-00053		1/06/17	79279	552.36	
		16009041-00053		1/06/17	79279	10,596.10	11,148.46
87697	JBP LLC	JAN 2017 HEALTH OFFICER		1/06/17	79313	500.00	500.00
87698	JORDANS TRUCK & TRAILER E	TRI PLOW-CHAINS		1/06/17	79236	267.99	267.99
87699	L N CURTIS & SONS	PLOW MOUNT KIT/STN PLOW		1/06/17	79336	952.26	952.26
87700	LIBERTY ENGINE CO NO 1	REVELLE PPE		1/06/17	79338	2,225.00	
		COMPRESSOR REPAIR		1/06/17	79338	317.50	
		SMITH SHIELD		1/06/17	79338	73.50	2,616.00
87701	LIFE-ASSIST INC	3RD QR PROGRAM SUPPORT		1/06/17	79324	2,500.00	2,500.00
87702	LINCOLN NATIONAL LIFE	EMS SUPPLIES		1/06/17	79339	768.38	768.38
87703	LYON CO COMPTROLLER	RETIREE DENTAL		1/06/17	79278	927.50	
		RETIREE LIFE		1/06/17	79278	9.50	937.00
87704	MACKAY MANSION MUSEUM			1/06/17	79294	6,930.50	6,930.50
87705	MARK TWAIN COMMUNITY CTR	DEC 15-28, 2016		1/06/17	79248	65.00	
				1/06/17	79248	4.00	69.00
87706	MCCULLOUGH, JERRY	JAN 2017 PROGRAM SUPPORT		1/06/17	79317	1,666.67	1,666.67
87707	MERRY, JOHN	APPROVED TRAINING		1/06/17	79340	125.00	125.00
87708	METRO OFFICE SOLUTIONS IN	WEBSITE MAINTENANCE		1/06/17	79249	95.00	95.00

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		CREDIT CORD DETANGLER		1/06/17	79298	4.28-	
		SUPPLIES		1/06/17	79309	175.28	
				1/06/17	79322	27.66	
		CORR TAPE, BATTERIES		1/06/17	79275	74.81	
				1/06/17	79322	.77	
87709	MICHAEL HOHL MOTOR CO						274.24
		SO66000- STRUTS		1/06/17	79290	58.10	
87710	NEAL, KIMBERLY						58.10
		LEASE FOR PARKING		1/06/17	79286	1,200.00	
87711	NEV COMPTROLLER						1,200.00
				1/06/17	79328	25.00	
				1/06/17	79328	400.00	
		EES		1/06/17	79328	620.50	
				1/06/17	79328	3,968.00	
87712	NEV COMPTROLLER						5,013.50
		DIST COURT ADMIN ASSESS		1/06/17	79354	1,113.21	
87713	NEV COMPTROLLER						1,113.21
		POPULATION FEES		1/06/17	79355	202,767.16	
87714	NEV DEPT HUMAN RESOURCES						202,767.16
		NOVEMBER COUNTY MATCH		1/06/17	79272	3,803.42	
87715	NEV DEPT TAXATION						3,803.42
				1/06/17	79345	31.55	
87716	NEV DIV OF HEALTH-HUMAN						31.55
		CONSUMER HEALTH PROTECT		1/06/17	79282	5,753.70	
87717	NEV HUMAN RESOURCES						5,753.70
		SFY17-RCW-SC-01		1/06/17	79292	6,369.00	
87718	NEV HUMAN RESOURCES, LV						6,369.00
		SFY17-YAP-MC-Q3		1/06/17	79291	1,694.35	
87719	NEV LEGISLATIVE COUNSEL						1,694.35
		CITATION BOOKS		1/06/17	79258	959.64	
87720	NEV TREASURER						959.64
				1/06/17	79331	80.00	
87721	NEVADA LEGAL SERVICE INC						80.00
		FEES COLLECTED		1/06/17	79359	78.79	
87722	NEVADA TAXPAYERS ASSN						78.79
		DUES 2017		1/06/17	79303	500.00	
87723	ON THE SIDE GRAPHICS & SI						500.00
		PAPER-SLAMMER		1/06/17	79302	129.00	
		FATHER/DAUGTHER DANCE		1/06/17	79341	90.00	
87724	OPTICS PLANET INC						219.00
		VESTS FOR 4 DEPUTIES		1/06/17	79266	3,530.15	
87725	OPTUMINSIGHT INC						3,530.15
		CUST 735660 3.75/EA		1/06/17	79283	138.75	
87726	PENNSYLVANIA GLOBE						138.75
		CH P-LOT/ STREET LIGHTS		1/06/17	79305	5,127.40	
87727	PETRINI, ANGELO D						5,127.40
		DEC 15-28, 2016		1/06/17	79250	48.00	
87728	PURCELL TIRE & RUBBER CO						48.00
		703 ALIGNMENT		1/06/17	79276	107.00	
87729	RAD STRATEGIES INC						107.00
		VFD RECRUITMENT CAMPAIGN		1/06/17	79342	7,535.75	
		GIN/PUBLIC RELATIONS/MKTG		1/06/17	79277	500.00	
		DATABASE		1/06/17	79277	375.00	
		RELATIONS/MARKETING		1/06/17	79277	2,000.00	
		CONSULTATION		1/06/17	79277	2,000.00	
		GIN/PUBLIC RELATIONS/MKTG		1/06/17	79277	500.00	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		DATABASE		1/06/17	79277	375.00	
		RELATIONS/MARKETING		1/06/17	79277	2,000.00	
		CONSULTATION		1/06/17	79277	2,000.00	
87730	RAPID SPACE LLC						17,285.75
				1/06/17	79251	120.00-	
		VET DAY PARADE PORTA POTT		1/06/17	79251	318.00	
		CHSTMS PARADE PORTA POTTI		1/06/17	79251	298.00	
87731	REDWOOD TOXICOLOGY LAB,IN						496.00
		10 PANEL DRUG KIT		1/06/17	79261	133.00	
87732	REPORTING SYSTEMS, INC						133.00
		FIRE/EMS REPORTING SYSTEM		1/06/17	79344	564.00	
87733	RESERVE ACCOUNT						564.00
		RESERVE ACCT 45839842		1/06/17	79299	100.00	
87734	ROSS EQUIPMENT CO INC						100.00
		B75 REPAIRS		1/06/17	79346	1,241.16	
87735	RUPPCO INC						1,241.16
		WELDING GEAR		1/06/17	79288	882.73	
87736	SAINT MARYS ARTCENTER INC						882.73
		3RD QR PROGRAM SUPPORT		1/06/17	79321	10,000.00	
87737	SIERRA CONTROL SYSTEMS						10,000.00
		10/1/15-9/30/16		1/06/17	79238	3,030.00	
87738	SIERRA FIRE PROTECTION LL						3,030.00
		JAMES EXT RECHARGE		1/06/17	79316	35.00	
87739	SLICK INDUSTRIES LLC DBA						35.00
		LOCKWOOD SIGNS		1/06/17	79352	30.00	
87740	SPALLONE, DOMINIC J III						30.00
		BLDG MAINT		1/06/17	79347	517.02	
		INMATE TP & PAPERTOWEL		1/06/17	79270	77.75	
87741	ST CO SCHOOL DISTRICT						594.77
		PROPERTY TAX RECEIVED		1/06/17	79356	397,783.29	397,783.29
87742	ST CO SENIOR CENTER(VC)						
		3RD QR PROGRAM SUPPORT		1/06/17	79326	39,328.95	39,328.95
87743	ST CO SHERIFF						
		BACKGROUND CHECKS		1/06/17	79348	526.75	
				1/06/17	79318	9.75	
				1/06/17	79318	10.25	
				1/06/17	79318	84.94	
				1/06/17	79318	7.75	
				1/06/17	79318	112.34	
		STEPHENS		1/06/17	79300	351.75	
87744	ST CO WATER SYSTEM						1,103.53
				1/06/17	79239	128.59	
				1/06/17	79253	140.67	
				1/06/17	79239	140.67	
				1/06/17	79239	176.91	
				1/06/17	79239	128.59	
				1/06/17	79239	128.59	
				1/06/17	79239	138.96	
				1/06/17	79239	128.59	
				1/06/17	79239	78.20	
				1/06/17	79239	78.20	
				1/06/17	79239	128.59	
				1/06/17	79239	34.96	
				1/06/17	79239	441.22	
				1/06/17	79239	117.52	
				1/06/17	79239	249.39	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		372 C ST		1/06/17	79239	128.59	
				1/06/17	79239	66.82	
				1/06/17	79239	34.96	
				1/06/17	79253	78.20	2,548.22
87745	STOREY COUNTY JEEP POSSE						
				1/06/17	79296	2,500.00	2,500.00
87746	STRYKER MEDICAL						
		POOL PACT GRANT		1/06/17	79349	14,849.00	14,849.00
87747	SUMMERS, SALLY						
		SUP FEE REFUND NON PROFIT		1/06/17	79353	250.00	250.00
87748	SUN PEAK ENTERPRISES						
		DEC 15-28, 2016		1/06/17	79255	924.00	
				1/06/17	79255	82.00	1,006.00
87749	SUNBELT PUBLICATIONS, INC						
		DNC W DEVIL/LF SL LANE		1/06/17	79254	369.97	369.97
87750	THE ANTOS AGENCY						
		BLOODY MCKR PKG DESIGN		1/06/17	79256	2,000.00	2,000.00
87751	THOMAS PETROLEUM LLC						
		PW-REG 533 / DSL 50		1/06/17	79240	1,097.27	
		PW REG 571 / DSL 240		1/06/17	79240	1,587.64	
		VCH DSL 100		1/06/17	79240	185.89	2,870.80
87752	TRI GENERAL IMPROVEMENT						
		1705 PERU -W/S		1/06/17	79287	187.53	
		1705 PERU -IRR		1/06/17	79287	90.10	277.63
87753	ULINE						
		PPE KITS		1/06/17	79268	101.55	101.55
87754	UNITED ELECTRICAL SER INC						
		LIGHT FIXTURE BALLASTS		1/06/17	79308	898.70	898.70
87755	UNITED FINANCE INDUSTRIAL						
		GARNISHMENT DISBURSED		1/06/17	79263	358.32	358.32
87756	US POSTOFFICE (VC)						
		WATER BILL POSTAGE		1/06/17	79245	600.00	600.00
87757	VIRGINIA CITY TOURS INC						
				1/06/17	79257	36.00	
		DEC 15-28, 2016		1/06/17	79257	264.00	300.00
87758	VISION SERVICE PLAN, INC						
		30 048047 0001 MADDOX		1/06/17	79280	9.56	
		30 048047 0001 RETIREE		1/06/17	79280	200.78	210.34
87759	WASHOE COUNTY, NEVADA						
		DNA TESTING NRS 176.0915		1/06/17	79357	186.50	186.50
87760	WESTERMAN, EVERETT						
		WATER DEPOSIT REFUND		1/06/17	79244	88.66	88.66
						CHECKS TOTAL	878,190.16

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 878,190.16 CHECK DATE 1/06/17

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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

Report No: PB7236
Run Date : 01/05/17

STOREY COUNTY
POST LIST FROM HISTORY BY TRANSACTION TYPE
FOR POST RUN ON 01/05/17 AT 10:03:36

Run Time : 10:11:47

TP	Record#	Date	Tran#	Vend#	Name	Debit Account	Credit Account	Invoice #	Amount
TRANSACTION TYPE: PC									
PC	5412	1/06/17	964	404295	WELLS ONE COMMERCIA	001-107-53030-000		DOSEN - SC	79.00
						001-107-54309-000		DOSEN - SC	175.00
						001-107-54317-000		DOSEN - SC	1,556.80
							001-000-10300-000		1,810.80-
PC	5415	1/06/17	965	404295	WELLS ONE COMMERCIA	001-111-53057-000		JEFFH-HOME	58.70
						001-107-53057-000		JEFFH-HOME	81.65
						001-107-53057-000		JEFFH-HOME	11.14
						001-107-53057-000		JEFFH-HOME	11.48-
						020-020-53058-000		SKRETTA-LM	202.70
						020-020-53024-000		VANHAVEL-	14.99
						020-020-53030-000		JASONW-SUM	497.00
							001-000-10300-000		140.01-
							020-000-10300-000		714.69-
PC	5424	1/06/17	966	404295	WELLS ONE COMMERCIA	001-116-53024-000		C.NEVIN- M	80.86
						001-116-53012-000		C.NEVIN- A	70.00
							001-000-10300-000		150.86-
PC	5428	1/06/17	1487	404295	WELLS ONE COMMERCIA	001-106-54400-000		AO-CABINET	331.62
						070-070-54010-195		PW -BEAM F	2,029.50
						001-105-53029-000		FAIN-NNHRA	30.00
							001-000-10300-000		361.62-
							070-000-10300-000		2,029.50-
PC	5443	1/06/17	967	404295	WELLS ONE COMMERCIA	001-119-54160-000		051364	139.96
						001-107-53028-000		138864913	85.00
						001-119-53024-000		1067175052	30.34
						001-111-53034-000		GOTOMYPC 1	114.72
						001-119-53011-000		031927	223.91
						001-119-53072-000		63474	79.99
							001-000-10300-000		673.92-
PC	5450	1/06/17	968	404295	WELLS ONE COMMERCIA	001-113-53013-000		HOTEL FOR	50.39
						001-113-53013-000		AIR FARE N	255.70
						001-113-53013-000		AIR FARE N	30.00
							001-000-10300-000		336.09-
PC	5454	1/06/17	969	404295	WELLS ONE COMMERCIA	001-103-53014-000		INV #13225	60.00
						001-103-53011-000		AUTH #0154	128.83
							001-000-10300-000		188.83-
PC	5455	1/06/17	970	404295	WELLS ONE COMMERCIA	001-117-53016-000		ONLINE ORD	21.80
							001-000-10300-000		21.80-
PC	5464	1/06/17	971	404295	WELLS ONE COMMERCIA	230-230-53011-000		KD TARGET	5.98
						230-230-53011-000		CW OFFICE	32.94
						230-230-53011-000		CW OFFICE	43.49
							230-000-10300-000		82.41-
PC	5471	1/06/17	972	404295	WELLS ONE COMMERCIA	250-250-53024-000		ADKINS HOM	34.83
						250-250-53030-000		DIXON S DM	36.25
						250-250-53029-000		MCCULLOUGH	125.00
						250-250-53024-000		NEVIN HOME	11.32
						250-250-53010-000		RUSSELL US	9.40
							250-000-10300-000		216.80-
PC	5490	1/06/17	1487	404295	WELLS ONE COMMERCIA	001-107-56500-000		GAVENDA	330.00
							001-000-10300-000		330.00-
					PC DEBITS	7,057.33	PC CREDITS		7,057.33-
TRANSACTION TYPE: VR									

COPY

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87761	ADVANCED DATA SYSTEMS INC	MONTHLY SUPPORT AGRMT		1/20/17	79418	1,780.00	1,780.00
87762	AIRGAS NCN INC	EMS SUPPLIES		1/20/17	79390	96.03	
		EMS SUPPLIES		1/20/17	79390	28.47	
		EMS SUPPLIES		1/20/17	79390	26.35	150.85
87763	ALL COMSTOCK LLC	WRK 1/7-12/17 -30 HRS		1/20/17	79456	1,237.49	1,237.49
87764	ALSCO INC	ST 71 LAUNDRY		1/20/17	79391	10.60	
		ST 72 LAUNDRY		1/20/17	79391	8.77	
		ST 75 LAUNDRY		1/20/17	79391	16.52	
		ST 74 LAUNDRY		1/20/17	79391	10.52	
		SHOP		1/20/17	79362	80.14	
		CH		1/20/17	79362	37.30	163.85
87765	ARC HEALTH AND WELLNESS	CORRECTIONS BARTHOLOMEW		1/20/17	79386	278.29	
		CORRECTIONS LUIS		1/20/17	79386	177.41	455.70
87766	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICE		1/20/17	79477	37.46	37.46
87767	BERRY ENTERPRISES	CREDIT MEMO		1/20/17	79392	34.00-	
		COMMUNICATIONS		1/20/17	79392	70.00	
		MOVE FIRE RPTR		1/20/17	79460	1,231.34	1,267.34
87768	BOB BARKER COMPANY INC	INMATE TOOTHCARE		1/20/17	79388	81.11	
		INMATE MEDICINE CUPS		1/20/17	79388	4.74	85.85
87769	BOUND TREE MEDICAL, LLC	EMS SUPPLIES		1/20/17	79393	101.87	101.87
87770	BUCCHIANERI, STACEY	BUCCHIANERI PRIVATE VEHIC		1/20/17	79463	79.18	
		SUPPLIES FOR FLOOD PDA		1/20/17	79463	103.46	182.64
87771	BURRELL, SCOTT LEWIS			1/20/17	79365	13.50	
		12/29/16-1/11/17		1/20/17	79365	232.50	246.00
87772	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		1/20/17	79370	519.47	519.47
87773	CANYON GENERAL IMPROVEMEN	WATER AND SEWER LOCKWOOD		1/20/17	79382	46.50	46.50
87774	CAPITAL CITY AUTO PARTS	SHOP- FILTER		1/20/17	79363	16.36	
		SO48325- FILTER		1/20/17	79363	12.09	
		FR42861- EX PIPE CONNECT		1/20/17	79363	25.18	53.63
87775	CASELLE INC	FEB CONTRACT SUPPORT		1/20/17	79364	202.00	202.00
87776	CFOA	STOREY COUNTY JEN CHAPMAN		1/20/17	79425	60.00	60.00
87777	CINDERLITE TRUCKING CORP	PRTL DLVRY INV201-6 MILE		1/20/17	79455	656.25	
		DELIVERY INV 169,170-VCH		1/20/17	79455	475.00	
		DELIVERY INV 177-6 MILE		1/20/17	79455	393.75	
		PRTL DLVRY INV201-6 MILE		1/20/17	79455	656.25	
		DELIVERY INV 178-6 MILE		1/20/17	79455	288.75	
		DELIVERY INV 190-6 MILE		1/20/17	79455	341.25	
		23.75 TON RIPRAP VCH		1/20/17	79455	332.50	
		25.21 TON RIPRAP VCH		1/20/17	79455	352.94	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		50.46 TON RIPRAP 6 MILE		1/20/17	79455	706.44	
		25.10 TONS TYPE 2 BSE-6M		1/20/17	79455	161.90	
		49.84 TON TYPE 2 BSE-6MLE		1/20/17	79455	321.47	
		150.09 TON 3X10 ROCK- 6ML		1/20/17	79455	1,650.99	6,337.49
87778	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		1/20/17	79366	98.69	
		GARNISHMENT DISBURSED		1/20/17	79366	40.71	
		GARNISHMENT DISBURSED		1/20/17	79366	273.95	413.35
87779	COMMUNITY CHEST INC	JAN-JUNE 2017		1/20/17	79487	3,333.33	3,333.33
87780	COMSTOCK CHRONICLE (VC)	TAX NOTICE		1/20/17	79442	117.00	
		ORD		1/20/17	79442	165.76	282.76
87781	COMSTOCK COMMUNITY TV INC	SCSO TV		1/20/17	79380	89.00	89.00
87782	DAVID A PRINGLE CPA LTD	AUDIT REPORT 6/30/16		1/20/17	79457	40,000.00	40,000.00
87783	DOOLEY ENTERPRISES INC	AMMUNITION		1/20/17	79379	3,287.86	3,287.86
87784	ELLIOTT AUTO SUPPLY INC	SERV56405		1/20/17	79395	60.73-	
		SERV56405- BELTS		1/20/17	79395	138.12	
		SO48325 SENSOR		1/20/17	79395	89.19	
		PW30486 DEL 31		1/20/17	79395	350.07	516.65
87785	ENVIRONMENTALTESTING & CO	RADON TESTING-IT		1/20/17	79473	900.00	900.00
87786	ERICKSON THORPE & SWAINST	SCDA ADMIN DECEMBER 2016		1/20/17	79429	1,188.00	1,188.00
87787	F AND P CONSTRUCTION CO I	PAINTED ROCK BRIDGE 1/9		1/20/17	79454	5,400.00	
		PAINTED ROCK BRIDGE 1/10		1/20/17	79454	3,657.13	9,057.13
87788	FAIN, NICHOLAS A			1/20/17	79471	18.22	18.22
87789	FARR WEST ENGINEERING	WALL/PKG LOT		1/20/17	79476	2,624.62	
		USDA		1/20/17	79476	11,622.34	
		SEWER IMPROVE CM & INSPCT		1/20/17	79476	30,912.07	
		PROJECT MANAGMENT		1/20/17	79476	8,401.25	
		MANAGEMENT		1/20/17	79476	3,228.75	
				1/20/17	79476	284.10	
				1/20/17	79476	262.50	57,335.63
87790	FAST GLASS INC	COMDEV65585-QUARTER		1/20/17	79404	195.00	195.00
87791	FERRELLGAS LP	INV 1094583285		1/20/17	79468	99.87	
		ST 72 RES PROPANE		1/20/17	79394	90.75	
		CH		1/20/17	79405	613.36	
		WTR PLANT		1/20/17	79405	1,237.94	
		JAIL PROPANE		1/20/17	79377	568.37	
		BIZ OFFICE PROPANE		1/20/17	79377	168.19	
		LWSC-PROPANE		1/20/17	79405	309.11	
		COMM DEV PROPANE		1/20/17	79462	238.60	
		ST 71 PROPANE		1/20/17	79394	335.34	
		CH		1/20/17	79405	602.64	
		ST 72 RES PROPANE		1/20/17	79394	140.24	
		BIZ OFFICE PROPANE		1/20/17	79377	146.29	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
							4,550.70
87792	FIRST ADVANTAGE OCCUPATIO	SF. TS. DC ACCT 946269		1/20/17	79488	199.44	199.44
87793	FLEET HEATING & AIR INCOR	WTP-FURNACE REZNOR		1/20/17	79448	4,316.49	4,316.49
87794	GALLAGHER, HUGH III	NVFLOOD17		1/20/17	79489	60.68	60.68
87795	GALLS INC	HAT BADGES		1/20/17	79387	280.48	280.48
87796	GLADDING, EDWARD A.	16CR000981F BLACK		1/20/17	79431	3,000.00	3,000.00
87797	GOLDEN GATE/SET PETROLEUM	TRI DSL		1/20/17	79408	519.87	
		LW-DSL & UNL		1/20/17	79408	1,129.87	
		TRI UNL		1/20/17	79408	1,050.42	
		LW-UNL		1/20/17	79408	652.17	
		TRI- UNL & DSL		1/20/17	79408	536.54	3,888.87
87798	GRAINGER	WATER PLANT-WIRE CLOTH		1/20/17	79409	158.58	158.58
87799	GRANSBERY, TOM	45.00 X6		1/20/17	79478	270.00	
		45.00 X7		1/20/17	79478	315.00	585.00
87800	GTP INVESTMENTS LLC	POND PEAK 1 TOWER RENT		1/20/17	79458	342.14	
		POND PEAK 1 UTIL REIMB		1/20/17	79458	40.00	382.14
87801	HAT, LTD	ROADS		1/20/17	79415	1,306.54	
		ROADS		1/20/17	79415	3,130.59	4,437.13
87802	HD SUPPLY CONST SUPPLY LT	5000 EMPTY SANDBAGS		1/20/17	79451	1,750.00	1,750.00
87803	HENLEY, MARK	OVERPAYMENT OF TAXES		1/20/17	79443	24.00	24.00
87804	HESS ENTERPRISE	AT JAIL PROPERTY		1/20/17	79470	240.00	240.00
87805	HOME DEPOT CREDIT SERVICE	GRAB, SLIP HOOK, CHAIN		1/20/17	79475	230.31	
		ECC EXTENSION CORDS STRIP		1/20/17	79467	133.79	364.10
87806	HOMETOWN HEALTH	16012765-00056		1/20/17	79481	552.36	
		16012765-00056		1/20/17	79481	10,043.79	10,596.15
87807	HOT SPOT BROADBAND INC	ST72 INTERNET		1/20/17	79469	82.50	82.50
87808	IRON MOUNTAIN INFO MGT IN	NT147 JAN 2017		1/20/17	79428	246.09	
		1/2 SHRED BIN CONSOLE		1/20/17	79423	262.50	508.59
87809	IT1 SOURCE LLC	IT LAPTOP DVD DRIVE		1/20/17	79466	57.78	57.78
87810	JBP LLC	E71- ISX NANO LUBE		1/20/17	79411	279.54	279.54
87811	KIMBALL MIDWEST	MISC HARDWARE		1/20/17	79449	413.93	413.93
87812	L N CURTIS & SONS	CAREER PPE		1/20/17	79396	6,675.00	
		VFD GRANT PPE		1/20/17	79396	393.00	
		VFD GRANT PPE		1/20/17	79396	6,675.00	
		VFD GRANT PPE		1/20/17	79396	179.00	
		AFG GRANT PPE		1/20/17	79396	1,074.00	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
		AFG GRANT PPE		1/20/17	79396	1,378.98	
		AFG GRANT PPE		1/20/17	79396	179.00	16,553.98
87813	LIFE-ASSIST INC						
		EMS SUPPLIES		1/20/17	79397	110.40	
		EMS SUPPLIES		1/20/17	79397	201.89	312.29
87814	LINCOLN NATIONAL LIFE						
		RETIREE DENTAL		1/20/17	79483	927.50	927.50
87815	LINCOLN NATIONAL LIFE						
		RETIREE		1/20/17	79484	7.60	7.60
87816	LIQUID BLUE EVENTS LLC						
		JAN 2017 RETAINER		1/20/17	79406	2,285.00	2,285.00
87817	LIQUID BLUE EVENTS LLC						
		DEVIL MADE ME DO IT SALOO		1/20/17	79413	3,200.00	
		FATHER DAUGHTER		1/20/17	79413	5,300.00	
		OYSTER FRY		1/20/17	79413	28,500.00	37,000.00
87818	MACKAY MANSION MUSEUM						
		12/29/16-1/22/17		1/20/17	79367	55.00	55.00
87819	MADISON, SCOTT & LISA						
		100X100 FIBER		1/20/17	79465	4,682.97	4,682.97
87820	METRO OFFICE SOLUTIONS IN						
		OFFICE SUPPLIES		1/20/17	79398	53.35	
		BOTTLED WATER		1/20/17	79440	17.62	
		DIVIDERS,COVERS,FOLDERS		1/20/17	79419	151.06	
		OLDERS		1/20/17	79437	23.27	
		FOLDERS		1/20/17	79437	19.87	265.17
87821	MODEL DAIRY LLC						
		INMATE MILK		1/20/17	79427	36.76	36.76
87822	MOUND HOUSE TRUE VALUE						
		BRINE TRK FITTINGS		1/20/17	79420	53.99	53.99
87823	NEV ADMIN BLDG & GROUNDS						
		DECEMBER WARER PURCHASE		1/20/17	79416	4,634.44	4,634.44
87824	NEV DEPT PUBLIC SAFETY						
		FINGERPRINT & BACKGROUNDS		1/20/17	79384	688.75	688.75
87825	NEVADA OCCUPATIONAL HLTH						
		VACCINE-INJ 2		1/20/17	79414	95.00	95.00
87826	NORTHERN NEV INT ASSN OF						
		2017 NEC ANALYSIS		1/20/17	79464	155.00	155.00
87827	NORTON CONSULTING LLC						
		WTR OVR RD, BARRICADES		1/20/17	79450	748.80	748.80
87828	OCCUPATIONAL HEALTH CENTE						
		NEW VFD PHYSICAL		1/20/17	79399	353.00	353.00
87829	OFFSITE DATA DEPOT, LLC						
		CLERK OFFICE		1/20/17	79417	123.14	
		JUSTICE OF PEACE		1/20/17	79417	39.39	162.53
87830	OUTFRONT MEDIA LLC						
		01/09/17-02/02/17		1/20/17	79368	621.18	621.18
87831	PETRINI, ANGELO D						
		12/29/16-1/11/17		1/20/17	79369	6.00	6.00
87832	PROTECTION DEVICES INC						
		MONITORING		1/20/17	79381	75.00	
		COMM FIRE MONIT. JAN-APRI		1/20/17	79459	120.00	
		CENTRAL ST MONIT JAN-APR		1/20/17	79459	75.00	
		CENTRAL ST MONIT JAN-APR		1/20/17	79459	75.00	345.00
87833	PRYOR LEARNING SOLUTIONS,						
		RS 2017		1/20/17	79434	199.00	199.00
87834	PUBLIC EMPLY RETIREMENT						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87835	PURCHASE POWER	AFRICA, T		1/20/17	79410	2,588.98	2,588.98
87836	R.T. DONOVAN COMPANY INC			1/20/17	79441	1,900.00	1,900.00
87837	RAD STRATEGIES INC	LW/D.G./SAND/108.57 TONS		1/20/17	79485	866.82	866.82
87838	REMSA EDUCATION DEPT	1/7-1/14 PUBLIC OUTREACH		1/20/17	79480	2,500.00	2,500.00
87839	RUPPCO INC	TRAINING		1/20/17	79400	25.00	25.00
87840	SAFEGUARD WEB & GRAPHICS	EMS SUPPLIES		1/20/17	79401	233.10	233.10
87841	STEVE CHOQUETTE	STAFF SHRTS/W EMBRODERY		1/20/17	79371	232.00	232.00
87842	SBC GLOBAL SERVICES IN LD	PLOW EDGES		1/20/17	79422	1,335.80	1,335.80
		FIRE/TRI		1/20/17	79479	1.51	
		CLERK		1/20/17	79479	2.06	
		RECORDER		1/20/17	79479	1.76	
		FIRE (VC)		1/20/17	79479	10.63	
		PUBLIC WORKS		1/20/17	79479	2.60	
		SHERIFF		1/20/17	79479	1.25	
		JP		1/20/17	79479	3.05	
		SHERIFF		1/20/17	79479	5.77	
		COMPTROLLER/ADMIN		1/20/17	79479	.54	
		FIRE/LOCKWOOD		1/20/17	79479	.88	
		FIRE (VC)		1/20/17	79479	2.59	
		COMMUNITY DEVELOPMENT		1/20/17	79479	2.13	
		ASSESSOR		1/20/17	79479	8.03	
		CENTRAL DISPATCH		1/20/17	79479	6.92	
		DA		1/20/17	79479	.07	
		COMMISSIONER		1/20/17	79479	3.40	
		IT		1/20/17	79479	3.14	
		PLANNING		1/20/17	79479	.49	
		VCTC		1/20/17	79479	18.63	75.45
87843	SBC GLOBAL SERVICES INC	847-7500 VCTC		1/20/17	79486	101.07	
		252-6412-COMMUNICATIONS		1/20/17	79486	3,930.62	
		847-0962 JOP		1/20/17	79486	65.43	
		160 333-0316 555 2		1/20/17	79486	14.64	4,111.76
87844	SIERRA CHEMICAL COMPANY	ICE MELT		1/20/17	79424	502.40	
		PRCHL 4		1/20/17	79424	719.85	1,222.25
87845	SIERRA PEST CONTROL INC	LOCKWOOD PEST CONTROL		1/20/17	79385	50.00	50.00
87846	SLICK INDUSTRIES LLC DBA	BUSINESS CARDS		1/20/17	79421	76.00	76.00
87847	SOUTHERN GLAZERS WINE & S	CEM GIN FOR GIFT SHOP		1/20/17	79373	1,238.10	1,238.10
87848	SPALLONE, DOMINIC J III	CLEANING SUPPLIES		1/20/17	79403	255.45	255.45
87849	SPB UTILITY SERVICES INC	DEC OPERATOR SUPPORT		1/20/17	79426	583.70	583.70
87850	SUN PEAK ENTERPRISES			1/20/17	79374	26.00	
		02/29/16-1/11/17		1/20/17	79374	576.00	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
							602.00
87851	TASER INTERNATIONAL			1/20/17	79438	1,057.57	1,057.57
87852	TEST NOTICE LLC			1/20/17	79435	20.00	20.00
87853	THE ANTOS AGENCY	CHRISTMAS SNIPE		1/20/17	79444	370.00	
		FATHER DAUGHTER SNIPE		1/20/17	79444	300.00	670.00
87854	THE ROASTING HOUSE	ECC STAFF		1/20/17	79452	93.50	
		ECC STAFF		1/20/17	79452	69.00	162.50
87855	THOMAS PETROLEUM LLC	PW-REG & DSL		1/20/17	79430	1,838.47	
		VCH- DSL		1/20/17	79430	120.78	
		PW-REG & DSL		1/20/17	79430	1,977.92	3,937.17
87856	UNIFORMITY OF NEVADA LLC	NAME BADGE AZEVEDO		1/20/17	79383	13.50	
		LUIS CORRECTION UNIFORMS		1/20/17	79383	328.75	342.25
87857	UNITED FINANCE INDUSTRIAL	GARNISHMENT DISBURSED		1/20/17	79372	281.70	281.70
87858	US POSTOFFICE (VC)			1/20/17	79436	66.00	66.00
87859	VIRGINIA CITY TOURS INC	12/29/16-01/11/17		1/20/17	79375	132.00	
				1/20/17	79375	10.00	142.00
87860	VIRGINIA HIGHLANDS VFD	VFD SUPPORT		1/20/17	79402	1,250.00	1,250.00
87861	VISION SERVICE PLAN, INC	30 048047 0001 RETIREE		1/20/17	79482	191.22	
		30 048047 0001 COBRA		1/20/17	79482	9.56	200.78
87862	WALKER, ROBERT B ESQ	PER ORDER		1/20/17	79439	2,690.00	2,690.00
87863	WASHOE CO SHERIFFS OFFICE	TOXICOLOGY FEES OCT - DEC		1/20/17	79378	525.00	525.00
87864	WASHOE COUNTY SENIOR SERV	LOCKWOOD MEALS NOV 2016		1/20/17	79461	1,477.75	
		LOCKWOOD MEALS OCT 2016		1/20/17	79461	1,713.02	3,190.77
87865	WESTERN ENVIRONMENTAL LAB	BIO,FECAL,PH,NITRO,SOLIDS		1/20/17	79432	206.00	
		TESTING		1/20/17	79472	200.00	
		ALK,TTL COLI, TTL ORG CAR		1/20/17	79432	145.00	551.00
87866	WESTERN NEVADA SUPPLY CO	MECH- FAN BLADE		1/20/17	79433	80.18	
		CPLGS, CULVERTS		1/20/17	79474	3,971.94	
		CULVERT, CPLGS		1/20/17	79474	2,056.93	
		2 CMP DIMPLE BAND CPLG		1/20/17	79474	78.84	6,187.89
87867	3D CONCRETE INC	WASHED CONCRETE SAND		1/20/17	79453	159.30	159.30
						CHECKS TOTAL	275,240.47

PC NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
98	WELLS ONE COMMERCIAL CARD		PAYMENT					
			ANTINORO	NEW VEHICLE REG	1/20/17	973	14.00	
			C.NEVIN COSTCO	ECC SUPPLIES	1/20/17	978	443.03	
			C.NEVIN INTERNT LKWD	LOCKWOOD COM CTR INTER	1/20/17	978	80.00	
			C.NEVIN RALEYS	ECC SUPPLIES	1/20/17	978	30.64	
			CORE LOGIC CREDIT	FOR TAXES ON COST BOOK	1/20/17	975	77.76-	
			CURTIS - O'REILLY	STROBE FOR INSPECTOR T	1/20/17	977	36.99	
			CW AMAZON MARKETPLAC	FLASHLIGHTS/COIN WRAPP	1/20/17	1487	50.36	
			DD PALACE RESTAURANT	MEETING WITH S. JOLCOV	1/20/17	1487	26.92	
			DOSEN	DOLLAR STORE INMATE SU	1/20/17	1487	33.00	
			FAIN-ECC PRINTER INK	NVFLOOD17	1/20/17	1487	93.89	
			FAIN-LITTLE CAESARS	LOCKWOOD CREW/NATL GUA	1/20/17	1487	37.17	
			FAIN-PORT OF SUBS	NVFLOOD17	1/20/17	1487	48.44	
			FAIN-REDDOG/FOOD ECC	TEAM -NVFLOOD17	1/20/17	1487	156.90	
			FAIN-71744087 QUILL	W2/1099 TAX FORMS	1/20/17	1487	197.83	
			GAVENDA	FRAUDULENT CHARGES/DIS	1/20/17	1487	330.00-	
			GILMAN-TRAVEL TO	WASHINGTON DC	1/20/17	1487	4,184.20	
			HAMES YESCO	SIGNS MN1,2,3,BG1	1/20/17	978	17,141.03	
			HARJES LOWES	RIT BAG TOOLS	1/20/17	978	79.84	
			INV #...9295464	INK REC OFFICE	1/20/17	974	72.92	
			JASONW LOWES	NUTS, BOLTS FOR PLOW B	1/20/17	978	60.86	
			M.DIXON MY EMS SUPP	QUIKCLOT ACS PLUS	1/20/17	978	725.78	
			M.DIXON WPSG/EMS ST	SWAT-T TOURNIQUETS	1/20/17	978	127.28	
			M.DIXON LIVEACT.SUPP	RESUE CAT COMBAT TOURN	1/20/17	978	129.50	
			M.DIXON MAVERIK	FUEL	1/20/17	978	62.12	
			M.DIXON N AMER RESCU	HYFIN CHEST SEAL TWIN	1/20/17	978	109.90	
			MCCULLOUGH BAT.BRKR	BENDIX KING BATTERY (2	1/20/17	978	991.21	
			MCCULLOUGH RELM WRLS	RELM WIRELESS	1/20/17	978	342.23	
			OSBORNE-SUBWAY/FOOD	AUSTIN/KATHY TRI VISIT	1/20/17	1487	14.07	
			R.DUFRESNE HOME DEP	ICE MELT, SPREADER	1/20/17	978	96.69	
			RUSSELL BANKERS ADV	TENT WITH IMPRINT	1/20/17	978	3,480.93	
			RUSSELL BANKSER ADV	TABLE COVERS W/ IMPRIN	1/20/17	978	1,589.65	
			RUSSELL PAYLESS CORP	RENTAL CAR TRAINING	1/20/17	978	184.76	
			RUSSELL RENO AIRPORT	PARKING	1/20/17	978	42.00	
			RUSSELL VCPO	POSTAGE	1/20/17	978	54.82	
			SNYDER SONSRAY MACH	FUEL FILTER, DIESEL SU	1/20/17	978	101.50	
			TRANS #8800647760	MARTINEZ BX MKING TRNI	1/20/17	974	190.00	
			WHITTEN FLAME & GRIL	ECC NVFLOOD17 PW JMG M	1/20/17	1487	58.69	
			WHITTEN ROAST HOUSE	ECC NVFLOOD17 6 PPL	1/20/17	1487	86.83	
			X12172016	INTERNET FOR IPADS	1/20/17	977	108.84	
			096806	ECC EXTENSION CORDS	1/20/17	979	154.42	
			138011663	ST74 DSL	1/20/17	979	80.00	
			150452869	LOCKWOOD SUB DSL	1/20/17	979	85.76	
			7758470991	JAMES BACK LINE	1/20/17	979	101.28	
			8310006580444	50X50 JAIL FIBER	1/20/17	979	824.20	
								32,122.72
	Card Total							32,122.72

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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COMPTROLLER

CHECK NUMBER	FISCAL YEAR	RECORD#	VENDOR NAME	AMOUNT	CHECK TOTAL	CHECK DATE	INVOICE#	DESCRIPTION
	2017	5936		300.00			ALLOWANCE FOR DPTY	MIKE SIMONS
87868			SIMONS, MICHAEL		300.00	1/20/17		

TYPED CHECKS TOTAL 300.00

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
TYPED CHECKS REGISTER

CHECK NUMBER	FISCAL YEAR	RECORD#	VENDOR NAME	AMOUNT	CHECK TOTAL	CHECK DATE	INVOICE#	DESCRIPTION
	2017	5939		10,000.00			149385	HARJES/PM SCHOOL
87869			BOARD OF REGENTS (COMPT)		10,000.00	1/20/17		
	2017	5940		6,250.00			2016-3RD QTR	QRT 3 PROGRAM SUPPORT
87870			BOARD OF REGENTS (COMPT)		6,250.00	1/20/17		

TYPED CHECKS TOTAL 16,250.00

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

Payroll Type: Regular Check Date: 12/02/16 Period-end Date: 11/27/16
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			61,318.52
Total Deductor Checks:			129,603.36
Total Employee Checks:			1,012.82
Total Employee Direct Deposit:			291,665.30
Total Employee Deds Xferd on Dir Dep File:			9,849.29
Total User Transfer to Deductor:			2,186.75
Total Disbursed:			495,636.04

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Payroll Type: Regular Check Date: 12/30/16 Period-end Date: 12/25/16
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
		Total User Transfer for EFTPS:	56,491.33
		Total Deductor Checks:	9,351.04
		Total Employee Checks:	1,012.82
		Total Employee Direct Deposit:	275,830.45
		Total Employee Deds Xferd on Dir Dep File:	4,151.04
		Total User Transfer to Deductor:	1,887.23
		Total Disbursed:	348,723.91

Approved by the Storey County Board of Commissioners: _____

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CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Payroll Type: Deductor Check Date: 01/06/17

Check/ DD #	Emp #/ Ded #	Payee	Amount

Total User Transfer for EFTPS: .00

Total Deductor Checks: 199,494.02

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Payroll Type: Deductor Check Date: 01/06/17

Check/ DD #	Emp #/ Ded #	Payee	Amount

Total User Transfer for EFTPS: .00

Total Deductor Checks: 114,569.64

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Payroll Type: Regular Check Date: 01/13/17 Period-end Date: 01/08/17
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount

Total User Transfer for EFTPS:	65,950.99
Total Deductor Checks:	124,343.95
Total Employee Checks:	1,013.22
Total Employee Direct Deposit:	298,773.92
Total Employee Deds Xferd on Dir Dep File:	9,735.02
Total User Transfer to Deductor:	42,734.79
Total Disbursed:	542,551.89

Approved by the Storey County Board of Commissioners: _____

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CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Vanessa

Payroll Type: Regular Check Date: 01/27/17 Period-end Date: 01/22/17
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			60,293.26
Total Deductor Checks:			10,763.43
Total Employee Checks:			1,013.22
Total Employee Direct Deposit:			285,249.86
Total Employee Deds Xferd on Dir Dep File:			10,705.02
Total User Transfer to Deductor:			43,165.73
Total Disbursed:			411,190.52

Approved by the Storey County Board of Commissioners: _____

_____ _____ _____

CHAIRMAN COMMISSIONER COMMISSIONER

_____ _____

COMPTROLLER

_____ _____

TREASURER

Storey County Board of County Commissioners
Agenda Action Report

Meeting date:		Estimate of Time Required: 0 -5
Agenda: Consent [x]	Regular agenda []	Public hearing required []

1. **Title:** For possible action: Approval of the Treasurer Report for December 2016.
2. **Recommended motion:** Approve as part of the consent agenda.
3. **Prepared by:** VANESSA

   Department: MANAGER **Telephone:** 847-1111
4. **Staff Summary:** Monthly Treasurer's Report.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

   (VS) Department Head **Department Name:** MANAGER

   ____ County Manager **Other Agency Review:** _____
9. **Board Action:**

[ ] Approved	[ ] Approved with Modification
[ ] Denied	[ ] Continued

STOREY COUNTY TREASURER
TREASURER'S ACCOUNTING
MONTHLY BALANCING SHEET
FOR 12/2016

ACT	DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
193	WELLS FARGO USDA CASH	.00	.00	.00	.00	.00	.00	.00	.00
194	DISTRICT COURT HOLDING	8,525.63	420.00	.00	.00	.00	.00	.00	8,945.63
195	CASH IN BANK	5,123.70	.00	.00	.00	.00	.00	.00	5,123.70
197	BUSINESS BANK CCARDS	.00	.00	.00	.00	.00	.00	.00	.00
198	B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199	WELLS FARGO CC ACCOUNT	16,620,481.43	3,904,417.30	597,453.62-	1,596,220.07-	46,450.62	.00	.00	18,377,675.66
191	WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196	STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901	OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903	PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904	PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905	PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001	GENERAL	12,929,550.16-	2,061,555.28-	207,520.30	918,473.56	44,267.52-	.00	.00	13,909,379.10-
010	INDIGENT MEDICAL	488,621.98-	4,331.80-	3,971.09	.00	.00	.00	.00	488,982.69-
015	INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
020	ROADS	789,258.90-	75,563.54-	47,272.50	64,772.55	368.25	.00	.00	752,409.14-
024	RESTITUTION	146.95	50.00-	.00	.00	.00	.00	.00	96.95
030	FIRE	99,649.54	.00	.00	.00	.00	.00	.00	99,649.54
035	FIRE EMERGENCY	.00	.00	.00	.00	.00	.00	.00	.00
040	FIRE DISTRICT	.00	.00	.00	.00	.00	.00	.00	.00
045	MUTUAL AID	84,876.27-	.00	.00	.00	.00	.00	.00	84,876.27-
050	SERVICE	100,000.00-	.00	.00	.00	.00	.00	.00	100,000.00-
060	EQUIPMENT ACQUISITION	425,006.28-	21,959.04-	.00	.00	1,242.92-	.00	.00	448,208.24-
070	CAPITAL PROJECTS	2,558,685.91-	.00	133,143.13	.00	.00	.00	.00	2,425,542.78-
080	INFRASTRUCTURE FUND	1,606,338.21-	26,954.46-	.00	.00	.00	.00	.00	1,633,292.67-
090	WATER SYSTEM	1,650,374.29-	40,258.72-	18,671.08	28,749.54	5,264.91-	.00	.00	1,648,477.30-
100	STABILIZATION	1,000,000.00-	.00	.00	.00	.00	.00	.00	1,000,000.00-
110	TOWN OF GOLD HILL	660.00-	.00	.00	.00	.00	.00	.00	660.00-
120	TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130	VIRGINIA DIVIDE SEWER	377,664.77-	30,430.27-	9,935.05	17,866.27	1,028.91-	.00	.00	381,322.63-
135	USDA BOND WELLS FARGO	2,788,283.55-	208,176.73-	9,907.00	.00	.00	.00	.00	2,986,553.28-
140	DRUG COURT	40.00-	20.00-	10.00	.00	.00	.00	.00	50.00-
150	SCHOOL	31,015.96-	333,516.43-	38,402.61	.00	.00	.00	.00	326,129.78-
160	SCHOOL DEBT	5,979.74-	64,266.86-	7,404.29	.00	.00	.00	.00	62,842.31-
165	TECHNOLOGY FUND	79,811.04-	6,576.48-	316.02	.00	239.35-	.00	.00	86,310.85-
170	STATE	462,871.79-	117,457.01-	5,320.50	.00	.00	.00	.00	575,008.30-
180	DISTRICT COURT	43,266.66-	558.50-	282.00	.00	411.00	.00	.00	43,132.16-
185	INDIGENT ACCIDENT	14,216.99-	6,554.01-	.00	.00	.00	.00	.00	20,771.00-
187	JUSTICE COURT FUND	28,785.77-	2,385.50-	25.00	.00	.00	.00	.00	31,146.27-
189	TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190	PARK FUND	120,970.98-	.00	3,378.00	.00	327.00-	.00	.00	117,919.98-
200	TRI PAYBACK	2,770,563.04-	.00	.00	.00	.00	.00	.00	2,770,563.04-
206	FEDERAL GRANTS	73,036.66	352.50-	23,632.24	4,063.70	.00	.00	.00	100,380.10
210	SHERIFF'S JAIL BLDG FUND	318.03-	.00	.00	.00	.00	.00	.00	318.03-
220	VC RAIL PROJECT	866,011.22-	11,613.29-	.00	.00	.00	.00	.00	877,624.51-
230	VC TOURISM COMMISSION	253,060.69-	70,963.13-	17,073.27	41,205.60	390.56	.00	.00	265,354.39-
250	FIRE DISTRICT	2,168,571.52-	765,941.99-	69,513.61	521,088.85	4,750.18	.00	.00	2,339,160.87-
260	FIRE EMERGENCY	207,140.83-	.00	.00	.00	.00	.00	.00	207,140.83-
270	MUTUAL AID	294,930.93-	55,351.76-	1,675.93	.00	.00	.00	.00	348,606.76-
800	UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900	SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL ALL FUNDS		.00	.00	.00	.00	.00	.00	.00	.00

DECEMBER 2016

TREASURER	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP AQU	170 STATE	010 IND MED	185 IND ACC	001 YOUTH	250 FIRE/EMER	001 PENALTIES	001-34104 A/R 6%	001-36506 OVRPMT	165 A/R 2%	TOTAL
2005/2006															$ -
2006/2007															$ -
2007/2008															$ -
2008/2009															$ -
2009/2010	$ 91.70		$ 39.14	$ 7.58	$ 2.62	$ 8.90	$ 1.58	$ 0.78	$ 0.23	$ 28.49	$ 32.62				$ 213.64
2010/2011															$ -
2011/2012															$ -
2012/2013															$ -
2013/2014	$ 204.72		$ 86.66	$ 16.72	$ 5.78	$ 19.64	$ 1.16	$ 1.73	$ 0.52	$ 62.92	$ 173.64				
Special Assess	$ 5.72		$ 2.42	$ 0.47	$ 0.16	$ 0.55	$ 0.03	$ 0.05	$ 0.01	$ 1.76					
Total 2013/2014	$ 210.44	$ -	$ 89.08	$ 17.19	$ 5.94	$ 20.19	$ 1.19	$ 1.78	$ 0.53	$ 64.68	$ 173.64				$ 584.66
2014/2015	$ 439.03		$ 185.83	$ 35.85	$ 12.39	$ 42.13	$ 2.48	$ 3.71	$ 1.12	$ 134.94	$ 278.24				
Special Assess	$ 5.72		$ 2.42	$ 0.47	$ 0.16	$ 0.55	$ 0.03	$ 0.05	$ 0.01	$ 1.76					
2014/2015	$ 444.75	$ -	$ 188.25	$ 36.32	$ 12.55	$ 42.68	$ 2.51	$ 3.76	$ 1.13	$ 136.70	$ 278.24				$ 1,146.89
Subtotal	**$ 746.89**	**$ -**	**$ 316.47**	**$ 61.09**	**$ 21.11**	**$ 71.77**	**$ 5.28**	**$ 6.32**	**$ 1.89**	**$ 229.87**	**$ 484.50**				**$ 1,945.19**
2015/2016	$ 1,980.19		$ 838.32	$ 162.14	$ 55.90	$ 190.01	$ 11.19	$ 16.73	$ 5.04	$ 608.73	$ 913.80				
Special Assess	$ 66.16		$ 28.00	$ 5.40	$ 1.87	$ 6.35	$ 0.37	$ 0.56	$ 0.17	$ 20.33					
2015/2016	$ 2,046.35	$ -	$ 866.32	$ 167.54	$ 57.77	$ 196.36	$ 11.56	$ 17.29	$ 5.21	$ 629.06	$ 913.80	$ -	$ -	$ -	$ 4,911.26
TOTAL PRIOR	**$ 2,793.24**	**$ -**	**$ 1,182.79**	**$ 228.63**	**$ 78.88**	**$ 268.13**	**$ 16.84**	**$ 23.61**	**$ 7.10**	**$ 858.93**	**$ 1,398.30**	**$ -**	**$ -**	**$ -**	**$ 6,856.45**
2016/2017	$ 294,286.46	$ 346,374.04	$ 274,126.71	$ 52,808.03	$ 18,000.37	$ 61,384.08	$ 3,538.94	$ 5,366.35	$ 1,574.81	$ 196,871.42	$ 740.36				$ 1,255,071.57
Special Assess	$ 52.93		$ 22.40	$ 4.32	$ 1.49	$ 5.08	$ 0.30	$ 0.45	$ 0.13	$ 16.27					$ 103.37
TOTAL 16/17	**$ 294,339.39**	**$ 346,374.04**	**$ 274,149.11**	**$ 52,812.35**	**$ 18,001.86**	**$ 61,389.16**	**$ 3,539.24**	**$ 5,366.80**	**$ 1,574.94**	**$ 196,887.69**	**$ 740.36**	**$ -**		**$ -**	**$ 1,255,174.94**
TOTAL SECURED	**$ 297,132.63**	**$ 346,374.04**	**$ 275,331.90**	**$ 53,040.98**	**$ 18,080.74**	**$ 61,657.29**	**$ 3,556.08**	**$ 5,390.41**	**$ 1,582.04**	**$ 197,746.62**	**$ 2,138.66**	**$ -**	**$ 147.72**	**$ -**	**$ 1,262,179.11**
Refund Secured															**$ -**
REPORT TOTALS	**$ 297,132.63**	**$ 346,374.04**	**$ 275,331.90**	**$ 53,040.98**	**$ 18,080.74**	**$ 61,657.29**	**$ 3,556.08**	**$ 5,390.41**	**$ 1,582.04**	**$ 197,746.62**	**$ 2,138.66**	**$ -**	**$ 147.72**	**$ -**	**$ 1,262,179.11**
ASSESSOR															
2006/2007															$ -
2007/2008															$ -
2008/2009															$ -
2009/2010															$ -
2010/2011															$ -
2011/2012															$ -
2012/2013															
2013/2014															$ -
2014/2015															$ -
Subtotal	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	$ -
2015/2016	$ 21.89		$ 9.26	$ 1.78	$ 0.62	$ 2.09	$ 0.12	$ 0.17	$ 0.05	$ 6.73	$ 8.35	$ 2.77		$ 0.93	$ 54.76
TOTAL PRIOR	**$ 21.89**	**$ -**	**$ 9.26**	**$ 1.78**	**$ 0.62**	**$ 2.09**	**$ 0.12**	**$ 0.17**	**$ 0.05**	**$ 6.73**	**$ 8.35**	**$ 2.77**		**$ 0.93**	**$ 54.76**
2016/2017	$ 55,178.01	$ 82,263.45	$ 58,175.27	$ 11,224.10	$ 3,877.68	$ 13,185.73	$ 775.60	$ 1,163.43	$ 348.95	$ 42,242.76	$ 125.12	$ 17,506.61		$ 5,835.55	**$ 291,902.26**
Overpayment															
TOTAL UNSEC	**$ 55,199.90**	**$ 82,263.45**	**$ 58,184.53**	**$ 11,225.88**	**$ 3,878.30**	**$ 13,187.82**	**$ 775.72**	**$ 1,163.60**	**$ 349.00**	**$ 42,249.49**	**$ 133.47**	**$ 17,509.38**	**$ -**	**$ 5,836.48**	**$ 291,957.02**
MISC															
PX,PC DIST											$ -	$ -	$ -	$ -	$ -
MX DIST						$ -					$ -	$ -	$ -	$ -	$ -
PX DIST															$ -
PC DIST		$ -									$ -	$ -	$ -	$ -	$ -
GRAND TOTAL	**$ 352,332.53**	**$ 428,637.49**	**$ 333,516.43**	**$ 64,266.86**	**$ 21,959.04**	**$ 74,845.11**	**$ 4,331.80**	**$ 6,554.01**	**$ 1,931.04**	**$ 239,996.11**	**$ 2,272.13**	**$ 17,509.38**	**$ 147.72**	**$ 5,836.48**	**$ 1,554,136.13**

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 02/07/17 **Estimate of time required:** 5 min.

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

---

1. **Title:** Discussion/Possible Action. Update to Storey County Administrative Policies and Procedures including: Policy 602 Annual Leave.

2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, I (Commissioner) motion to approve the amendments to Storey County Administrative Policy 602 Annual Leave.

3. **Prepared by:** Austin Osborne

   Department: Human Resources **Telephone:** 847-0968

4. **Staff summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement the personnel program on a consistent basis. The Policies and Procedures require that review and necessary updates occur every five years and otherwise as needed.

5. **Supporting materials:** Enclosed: Draft Policy 602 Annual Leave.

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.

Enclosures: Draft Policy 602

STOREY COUNTY ADMINISTRATIVE POLICIES AND PROCEDURES

NUMBER 602
EFFECTIVE DATE: 11-18-08
REVISED:08/02/11-05/05/15-12/15/15- *02/07/17*
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: Annual Leave

---

1. PURPOSE

To provide policy and procedures regarding annual leave eligibility and usage.

2. POLICY

The established annual leave year is the calendar year, January 1st through December 31st each year.

2.1 Annual Leave Accrual

a. All eligible full-time and part-time (working an average of 20 hours or more per week) employees are eligible to take accrued annual leave time off after 3 months of employment. The eligible employees will be credited with an equivalent of 3 months of earned annual leave at the appropriate accrual rate at the end of 3 months of employment. Exceptions to this section in Layoffs and Reinstatement Policy 802(b)(1) apply. Other exceptions may be made under extenuating circumstances with approval of the department head and the HR Director and/or Administrative Officer.

b. Regular employees continually scheduled to work an average of 21 hours or more per week will accrue annual leave. Employees do not accrue annual leave for overtime hours worked.

c. Regular part-time employees will accrue annual leave on a pro-rate basis.

d. Accrual of annual leave for eligible employees is as follows:

- *Date of hire to 5 years* = *0.0577 per hour on paid status*
- *Following 5 years of employment* = *0.0769 per hour on paid status*

Except as noted, all accrual rates are expressed in terms of fractions of an hour earned for every regularly scheduled hour worked on paid leave. Annual leave is not accrued for any other hours. Annual leave is accumulated to the employee on a biweekly basis coinciding with pay periods.

e. Annual leave credits shall be accrued for each pay period the employee is in full pay status for a major portion of his/her regularly scheduled biweekly hours. Annual leave is not accrued during leave of absence without pay. No employee may accumulate more than 240 hours of annual leave in a calendar year.

2.2 Annual Leave Use and Payout

a. No more than 240 annual leave hours may be taken within any calendar year, subject to staffing requirements. An employee shall be paid at his/her regular hourly rate for each hour of annual leave time taken. Annual leave taken during a biweekly period shall be charged before annual leave earned during that pay period is credited.

b. Holidays as defined by Policy 601 occurring within the annual leave period will not be counted against annual leave hours. An employee becoming ill while on annual leave shall have leave charged to accrued sick leave upon request and upon presentation of proper documentation.

c. Annual leave preferences shall be granted in order of seniority. For purposes of this section, seniority is determined by the provisions of Policy 801.

d. Employees shall request annual leave by providing a minimum of 14 calendar days of notice to the supervisor or department head. An exception to this 14 day requirement may be granted by the supervisor or his/her designee after considering the circumstances that warrant such exception and the convenience and conventionality of the department.

e. If an employee on or before October 15 requests annual leave in-writing and his/her request is denied for any reason at any time, the employee is entitled to payment for any annual leave accrued in excess of 240 hours that s/he requested to take and which s/he would otherwise forfeit as the result of the denial of his/her request. The payment for the employee's unused annual leave is capped at 60 hours per calendar year and must be made to him/her no later than January 31st of the following year. If at any time the denial of this requested annual leave is reversed and the employee is allowed to take the annual leave time off between October 15 and December 31, the employee shall not receive the payment for annual leave in excess of 240 hours described above, or must forfeit payment already made to him/her back to the county by December 31 of that year or at a later date as determined by the Comptroller's Office.

f. An employee becoming ill while on annual leave shall have leave taken while ill charged to sick leave upon request and upon presentation of proper documentation.

2.3 Annual Leave Compensation at and After Termination

a. Employees voluntarily separated from employment shall lose all rights for computing prior service upon re-employment by the employer.

b. Upon termination from employment, other than for cause, the employee shall be compensated at ~~their~~ ***his/her*** regular hourly rate for the total number of annual leave hours accrued ***(up to 240 hours)***, subject to the employer's limitations.

RESPONSIBILITY FOR REVIEW: The County HR Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 2-7-17 **Estimate of time required:** 0 - 5

Agenda: Consent [x] 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:**
   _x_ Department Head Department Name: Community Development
   ____ County Manager Other agency review: _____

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

Agenda Item No.

Storey County Community Development

Business Licensing

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

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

January 30, 2017
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **February 7, 2017,** COMMISSIONERS Consent Agenda:

LICENSING BOARD
FIRST READINGS:

A. **LEAD STAFFING LA BASIN, LLC dba Lead Staffing** – General / 12631 E. Imperial Hwy ~ Santa Fe Springs, CA (staffing)
B. **SOUTHWEST SPECIALTY CONTRACTORS, LLC** – Contractor / 5277 Cameron ~ Las Vegas (cont.)
C. **FORSGREN ASSOCIATES, INC.** – Professional / 370 E 500 South ~ Salt Lake City (engineer)
D. **NIDEC-SHIMPO CORPORATION** – Contractor / 1 Terada ~ KYORA JAPAN (machinery)
E. **FIKE CORPORATION** – Professional / 704 SW 10th St ~ Blue Springs, MO (consulting)
F. **CONXTECH, INC.** – Contractor / 6701 Koll Center Pkwy ~ Pleasanton, CA (contractor)
G. **SILVER STATE WIRE ROPE AND RIGGIN, INC.** – Contractor / 8740 S Jones ~ Las Vegas (contractor)
H. **UNICO MECHANICAL CORP** – Contractor / 1209 Polk St ~ Benicia, CA (machine shop)
I. **ATLAS RIGGING & TRANSFER** – Contractor / 8556 S. 4000 West ~ West Jordan, UT (rigging cont.)
J. **TOTAL-WESTERN, INC.** – Contractor / 8049 Somerset Blvd ~ Paramount, CA (contractor)
K. **ALL WEST COACHLINES, INC.** – General / 390 Wolverine ~ Sparks (Coachline)
L. **KATERRA CONSTRUCTION, LLC** – Contractor / 2494 Sand Hill ~ Menlo Park, CA (Contractor)
M. **BALANCE STAFFING** – General / 2800 N Cherryland ~ Stockton, CA (staffing)
N. **BATTLEBORN DIGITAL MEDIA & MKTG** – HB / 1721 Main St ~ Gold Hill (marketing svcs.)
O. **GEORGE KOCH SONS, LLC** – Contractor / 10 South 11th Ave ~ Evansville, IN (equip mfg.)
P. **JOSEPH TADROS** – Contractor / 13095 Trail Dust Ave ~ San Diego, CA (HVAC verification)
Q. **ALPHA AND OMEGA DETAILING, LLC** – Professional / 797 Summer Dr ~ Reno (autocad consult)
R. **PARSONS ELECTRIC, LLC** – Contractor / 5960 Main ~ Minneapolis, MN (electrical cont.)
S. **NIPPON EXPRESS USA, INC.** – General / 24-01 44th Rd ~ Long Island, NY (logistics)
T. **PROCESS PROTECTION SYSTEMS, INC.** – Contractor / 64 Hardy Dr ~ Sparks (HVAC supplier)
U. **SOUTHERN INDUSTRIAL CONSTRUCTORS, INC.** – Contractor / 6101 Triangle ~ Raleigh, NC (cont.)
V. **PREMIER RESTORATION & REMODEL, INC.** – Contractor / 11545 Sitka St ~ Reno (contractor)
W. **SCADA SYSTEMS, LTD** – Contractor / 126 Vincent St AUCKLAND NEW ZEALAND (training)
X. **TABOR CONSTRUCTION, LLC** – Contractor / 2290 West 7th ~ Reno (contractor)
Y. **PACIFIC ROOFING CO** – Contractor / 304 Wildrose Ct ~ Fernley (roofing contractor)
Z. **JAMES J. JUAREZ** – Professional / 4800 Stoltz Rd ~ Reno (safety consultant)

Inspection Required

ec: 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: **Estimate of time required:**

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

---

1. **Title:** Review of the 2nd Quarter 2017 Unaudited Budget to Actual Review

2. **Recommended motion N/A**

3. **Prepared by: Hugh Gallagher**

   Department: Comptroller **Telephone: 847-1006**

4. **Staff summary:** Review of Departmental Budgets for the 2nd Quarter of 2017 Budget Year

5. **Supporting materials:**

6. **Fiscal impact:**

   Funds Available: Fund: ___x_ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   __x__ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications

   [ ] Denied [ ] Continued

Agenda Item No.

STOREY COUNTY
2ND QUARTER BUDGET REVIEW
2017 BUDGET

GENERAL FUND	2014	2015	2016
Revenue	11,430,023	8,367,294	7,835,569
Expense	9,644,669	5,648,122	6,511,313
Net	1,785,354	2,719,172	1,324,256

Revenues

Personal Property at 12-31-16 is 62%.
As of today, Personal Property is at 62%.

Business License Renewal is at 30% which is 7% higher than last year. However, at this time last year, we were a plus $223,682.
Gaming License State is at 5% which represents approximately 50% reduction due to the elimination of gaming at the Delta and Bonanza.
Payments in Lieu of Taxes is is anticipated to be paid by the year end.

Overall revenues are tracking at 94% and as of today, 103%.

Expenditures

Commissioners	281,424	271,581
Clerk Treasurer	160,289	215,837
Recorder	129,050	128,654
Assessor	202,416	197,625
Administrative	938,049	1,187,842
Buildings and Grounds	144,436	187,773
Sheriff	1,619,750	1,732,773
Community Development	285,404	403,024
District Attorney	236,464	272,489
District Court	63,090	114,608
Justice Court	138,187	157,254
Health and Human Services	26,713	40,542
Swimming Pool	54,006	91,875
Community Relations	344,945	396,104
Communications	349,306	416,254
Service	127,153	111,141
IT	240,911	284,011
Comptroller	175,098	187,038
Emergency Management	42,512	20,787
Planning	88,929	95,363

Contingency still has a budget of 371,746 of which some will be allocated for emergencies during the year.

STOREY COUNTY
2ND QUARTER BUDGET REVIEW
2017 BUDGET

SPECIAL REVENUE FUNDS		
Indigent Medical	17,989	5,579
Roads	403,458	433,945
Still has 320,131 left in Road Improvement accounts.		
Restitution is an in and out account with no budget.	(200)	50
Emergency Mitigation had no expenditures as of this date.		
Equipment Acquisition	(107,431)	76,062
Equipment Acquisition was used to provide appropriations for Fire and and Road equipment this fund will be reimbursed for this equipment by equipment sales and transfers.		
Capital Projects	(735,652)	(344,910)
Infrastructure	(264,007)	178,208
Water System	181,141	114,233
Stabilization had no expenditures as of this date.		
Virginia/ Divide Sewer	(449)	37,273
USDA	61,002	11,467
Drug Court		
Technology Fund	31,854	26,411
School General		
School Debt		
State		
Genetic Marker Testing	4,454	1,822
Indigent Accident	24,534	5,928
Justice Court Fund	4,265	8,601
Park Tax Fund	1,647	(3,968)
TRI Payback Fund	(124,145)	750,000
Federal/State Grants		
V.C. Rail Project	(118,018)	(108,406)
VC Tourism Commission	(154,051)	158,725
Fire District 474	158,913	(144,497)
Fire Emergency had no expenditures year to date		
Mutual Aid is a pass through account that reflects out of district fire assignments.	149,589	53,759
474 Capital Projects		1,000,000

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: **Estimate of time required:**

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

---

1. **Title:** Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2016.

2. **Recommended motion**
I hereby approve the Storey County Audited Financial Statements for the year ended June 30, 2016.

3. **Prepared by: Hugh Gallagher**

Department: Comptroller **Telephone: 847-1006**

4. **Staff summary:**
The attached Storey County Audited Financial Statements are presented the Storey County Commission for approval.

5. Supporting materials: Audit Report Storey County, Nevada June 30, 2016.

6. **Fiscal impact:**

Funds Available: Fund: _x___ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by**:
_x___ Department Head Department Name: Commissioner's Office

____ County Manager Other agency review: _____

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

Agenda Item No.

Audit Report

STOREY COUNTY, NEVADA

June 30, 2016

STOREY COUNTY, NEVADA
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INDEPENDENT AUDITOR'S REPORT

To the Honorable Board of County Commissioners
Storey County, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Storey County, Nevada, as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise Storey County's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Storey County as of June 30, 2016, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

In 2016 the County adopted new accounting guidance, GASB No. 68, *Accounting and Financial Reporting for Pensions* , GASB Statement No 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date* and GASB Statement No. 77, *Tax Abatement Disclosures*, which has resulted in a restatement of the net position as of June 30, 2016. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-8 and18-27 and 49-72 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Storey County, Nevada's basic financial statements. The introductory section, combining and individual nonmajor fund financial, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Audition Standards

In accordance with *Government Auditing Standards,* we have also issued our report dated November 21, 2016, on our consideration of Storey County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing on internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Audition Standards* in considering Storey County's internal control over financial reporting and compliance.

David A. Pringle, CPA, LTD
Carson City, NV

November 21, 2016

As management of Storey County, State of Nevada, we offer readers of Storey County's financial statements this overview and analysis of Storey County for the fiscal year ended June 30, 2016.

FINANCIAL HIGHLIGHTS

- The assets of Storey County exceeded its liabilities by $26,004,000.
- The County's unrestricted net assets decreased $12,800,00 (see notes).
- At June 30, 2016, the unreserved fund balance for the general fund was $8,600,000.
  Storey County's bonded debt at June 30, 2016 was $6,980,000 which was $3,458,000 in revenue bonds of the County's Enterprise Funds, Medium term (7 yr.) General obligation loans of $272,000, Virginia City Rail Bonds of $1,370,000 and $1,880,000 bond of the Storey County Fire Protection District.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to Storey County's basic financial statements. These basic financial statements include (1) Government-Wide Financial Statements (2) fund financial statements, and (3) notes to the financial statements. Other supplementary information is also available in this report.

Government-Wide Financial Statements. The government-wide statements are designed to provide readers with a broad overview of Storey County's finances in a manner similar to private-sector business.

The Statement of Net Assets is information on all of Storey County's assets and liabilities, with the difference between the two reported as net assets. Over time, increases in net assets may serve as an indicator to show if the financial position of Storey County is improving or declining.

The Statement of Activities notes information as to how the government's net assets changed during the last fiscal year. All changes in net assets are reported as soon as the event causing the change occurs, regardless of the timing of related cash flows. Revenues and expenses are reported for some items that result in cash flows in future periods, (e.g. earned, unused vacation)

The Government-Wide Financial Statements distinguish functions of Storey County that are mainly supported by taxes and intergovernmental revenues (government activities) from other functions that recover their costs through user fees and charges. The governmental activities of Storey County included general government, public safety, roads and streets, judicial and, culture and recreation. The business activities (enterprise funds) are the water and sewer.

The Government-Wide Financial Statements can be found in this report on pages 9 and 10.

Fund Financial Statements. Funds are groupings of related accounts and is used to maintain control over resources segregated for specific activities or purpose. Storey County uses fund accounting to ensure compliance with state and federal finance related requirements. The fund types of Storey County are as follows: governmental; enterprise; and fiduciary.

Governmental Funds. Governmental funds are used to account for the functions reported as governmental activities, in the Government-Wide Financial Statements. Unlike the Government-Wide Financial Statements, governmental fund statements focus on near term inflows of expendable resources and on balances of expendable resources at the end of the fiscal year. This information helps with decisions as to near term financing needs.

The focus of governmental funds is narrower than the Government-Wide Financial Statements. It is useful to compare the information for governmental funds with similar information for governmental activities in Government-Wide Financial Statements. Readers will better understand the long-term impact of governments near-term financing decisions. The governmental fund Balance Sheet and governmental fund Statement of Revenues, Expenditures, and Changes in fund balances allow this comparison between governmental funds and activities.

Storey County has twenty-three governmental funds. Financial information is stated separately in the governmental fund Balance Sheet and in the governmental Statement of Revenues, Expenditures, and Changes in fund balances, for the general fund and five other funds considered major funds. Data from the other seventeen governmental funds are combined. Individual fund data for non-major governmental funds are reported in combining statements in this report.

Storey County adopts an annual budget for all the above funds. A budgetary comparison statement has been provided for all funds to show compliance with the budget.

The governmental funds financial statements can be found in this report on pages 12 through 27.

Enterprise funds. Storey County operates two enterprise (proprietary) funds, Water and Sewer. These funds are reported as business type activities, reported in the Government-Wide Financial Statements.

Enterprise funds are presented on pages 28 through 30.

Fiduciary funds. Fiduciary funds are used to account for resources held for other entities. Fiduciary funds are not reported in the government-wide financial statement as the resources do not support Storey County's needs. The cash basis of accounting is used for fiduciary funds.

Fiduciary fund financial statements can be found in this report on page 31.

Notes to the financial statements. The notes in this report provide additional information necessary for a full understanding of the information provided in the Government-Wide Financial Statements. The notes can be found on pages 32 through 44.

Other information. The combining and individual fund statements and schedules for major governmental funds can be found on page 18 through 27 of this report. This same information for non-major governmental funds can be found on pages 45 through 68
of this report.

STOREY COUNTY, NEVADA
NET ASSETS

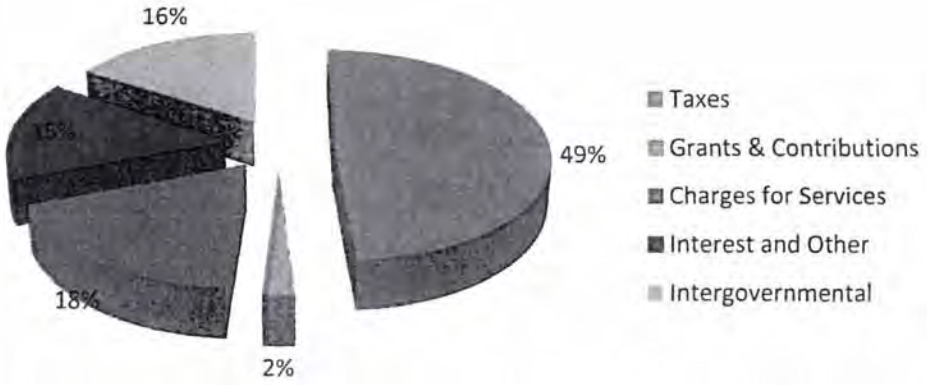
	Governmental Activities June 30, 2016	Business Type Activities June 30, 2016	Total June 30, 2016
Current and other Assets	$ 24,097,000	$ 2,011,000	$ 26,108,000
Capital Assets	52,935,000	10,804,000	63,739,000
Deferred Inflows	369,000		369,000
Total Assets	$ 77,401,000	$ 12,815,000	$ 90,216,000
Long Term Liabilities Outstanding	$ 43,315,000	$ 3, 399,000	$ 46,714,000
Current Liabilities	2,321,000	131,000	2,452,000
Deferred Inflows	14,897,000	150,000	15,047,000
Total Liabilities	$ 60,533,000	$ 3,680,000	$ 64,213,000
NET ASSETS			
Invested in Capital Assets, Net of Related Debt	$ 9,980,000	$ 7,345,000	$ 17,325,000
Unrestricted	6,888,000	1,790,000	8,678,000
Total Net Assets	$ 16,868,000	$ 9,135,000	$ 26,003,000

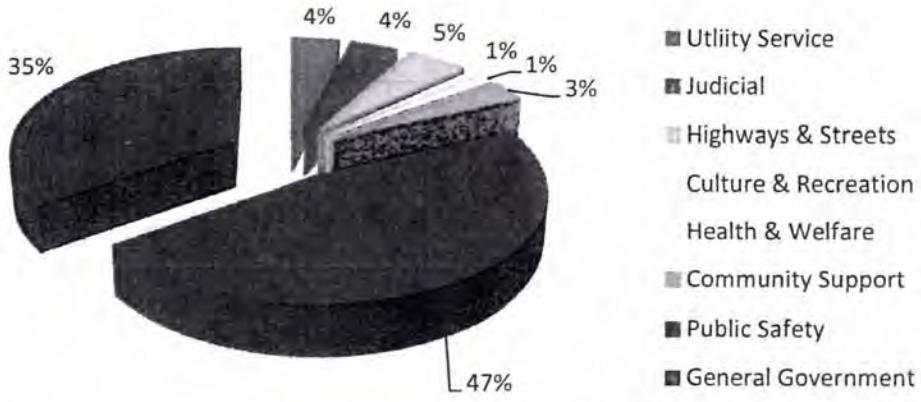
STOREY COUNTY, NEVADA
CHANGES IN NET ASSETS

	Governmental Activities June 30, 2016	Business Type Activities June 30, 2016	Total June 30, 2016
REVENUES:			
Program Revenues:			
Charges For Services	$ 5,600,000	$ 994,000	$ 6,594,000
Operating Grants and Contributions	10,000	8,000	18,000
Capital Grants and Contributions	665,000		665,000
General Revenues:			
Taxes	11,815,000		11,815,000
Intergovernmental	3,916,000		3,916,000
Bond proceeds	12,000		12,000
Other	1,332,000	54,000	1,386,000
Prior period adjustment	5,000		5,000
Total Revenues	$ 23,355,000	$1,056,000	$24,411,000
EXPENSES:			
General Government	5,644,000		5,644,000
Public Safety	10,535,000		10,535,000
Judicial	959,000		959,000
Health and Welfare	219,000		219,000
Culture and Recreation	139,000		139,000
Community Support	692,000		692,000
Highways & Streets	633,000		633,000
Water and Sewer	0	859 000	859,000
Total Expenses	18,821,000	859,000	19,680,000
Deferred Outflows	(14,897,000)	(150,000)	(15,047,000)
Changes In Net Assets	(10,363,000)	47,000	(10,316,000)
Net Assets - beginning	27,231,000	9,089,000	36,320,000
Net Assets - ending	$ 16,868,000	$ 9,136,000	$26,004,000

Revenues in the General Fund were $14,100,000 which was $1,600,000 more than the amount budgeted. Actual revenue exceeded budgeted amounts in all budget categories except taxes and fines and forfeits. Actual expenditures were $10,888,000, which was $791,000 less than appropriations for the year. Overall, the total ending fund balance was $8,600,000 which is $2,700,000 more than budgeted. Of the $8,600,000 ending fund balances $6,455,000 was designated as an opening fund balance on July 1, 2016 and $0 was reserved on July 1, 2016.

PERCENT TOTALS - ALL FUNDS





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Business Type Activities. Business-type activities increased Storey County's net assets by $196,000. Depreciation expense for the current fiscal year was $160,000.

Financial Analysis of the Government's Funds. As noted earlier, Storey County uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds. The focus of Storey County's governmental funds is to provide information on near term inflows, outflows, and balances of expendable resources. Such information is useful in assessing Storey County's financing requirements. In particular, unreserved fund balance may serve as a useful measure of government's net resources available for spending at the end of the fiscal year.

Budgetary Highlights-Fiscal Year June 30, 2016. The budget statements reflect a comparison of budgeted revenues and expenditures to actual for the year ended June 30, 2016. The budget statements were prepared from the final budget as filed with the Nevada Department of Taxation. Budget revenues and expenditures were adjusted for grants received in excess of original amounts budgeted. Augmentations and line item transfers were made during the year as approved by the Storey County Commissioners.

The General Fund revenues were more than expectations by $1,600,000, leaving a fund balance of $6,000,000.

General Fund budget information can be found on pages 18 through 22.

Capital Assets. Storey County's investment in capital assets for its governmental and business type activities as of June 30, 2016 amounts to $63,739,000 (net of accumulated depreciation). This investment in capital assets includes land, buildings, and system, improvements, machinery and equipment, park facilities, roads, and bridges.

STOREY COUNTY NEVADA
CAPITAL ASSETS
JUNE 30, 2016

	Governmental Activities June 30, 2016	Business Type Activities June 30, 2016	Total June 30, 2016
Land	$ 689,000		$ 689,000
Antique Furniture	75,000		75,000
Construction in Process	663,000		663,000
Buildings and Improvements	7,281,000		7,281,000
Improvements other than Buildings	2,320,000		2,320,000
Machinery and Equipment	5,719,000		5,841,000
Sewer and Water systems		$ 122,000	10,682,000
Infrastructure	36,188,000	10,682,000	36,188,000
Total	$ 52,935,000	$ 10,804,000	63,739,000

Tesla Motors:

On November 20, 2014, The Nevada Governors Office of Economic Development (GOED) gave final approval for the tax incentives and abatements to Tesla Motors for the construction and development of the mile long battery factory, located in the Storey County, Tahoe-Reno Industrial Center. The project is expected to employ more than 6,000 people in the plant located 15 miles east of Reno-Sparks Nevada. See note relating to the tax abatement disclosures.

This financial report is designed to provide a general overview of Storey County, Nevada's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Storey County Comptroller, P.O. Box 432, Virginia City, Nevada 89440, telephone number (775)847-1006, e-mail Hgallagher@StoreyCounty.org

Hugh J. Gallagher,
Comptroller

STOREY COUNTY, NEVADA
STATEMENT OF NET POSITION
JUNE 30, 2016

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
Cash	$ 23,105,414	$ 1,918,283	$ 25,023,697
Accounts receivables (net allowance)	844,721	92,831	937,552
Taxes receivable	131,180		131,180
Inventory	15,303		15,303
Capital assets - net of accumulated depreciation			
Land	689,098		689,098
Antique furniture	75,000		75,000
Construction in progress	662,705		662,705
Buildings and improvements	7,281,258		7,281,258
Improvements other than buildings	2,319,737		2,319,737
Utility system		10,804,331	10,804,331
Machinery and equipment	5,719,209		5,719,209
Infrastructure	36,188,084		36,188,084
Deferred outflows			
Deferred outflows	369,486		369,486
Total Assets	$ 77,401,195	$ 12,815,445	$ 90,216,640
LIABILITIES AND FUND BALANCES			
Accounts payable and other current liabilities	$ 2,320,726	$ 70,106	$ 2,390,832
Non-current liabilities			
Bonds/Notes payable - due within one year	317,960	60,941	378,901
- due in more than one year	42,637,590	3,398,537	46,036,127
Compensated absences - due in more than one year	191,355		191,355
Other non-current liabilities	168,343		168,343
Deferred inflows - pension related	14,896,718	150,340	15,047,058
Total Liabilities	$ 60,532,692	$ 3,679,924	$ 64,212,616
NET ASSETS			
Restricted reserve	$ 17,830	$ 51,915	$ 69,745
Reserved other		19,771	19,771
Invested in capital assets - net of related debt	9,979,541	7,344,853	17,324,394
Unrestricted	6,871,132	1,718,982	8,590,114
Total Net Position	$ 16,868,503	$ 9,135,521	$ 26,004,024

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2016

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES: CHARGES FOR SERVICES	PROGRAM REVENUES: OPERATING GRANTS AND CONTRIBUTIONS	PROGRAM REVENUES: CAPITAL GRANTS AND CONTRIBUTIONS
Primary government:				
Governmental activities:				
General government	$ 5,643,954	$ 4,106,821		
Public safety	10,535,249	1,311,166	$ 10,426	$ 664,610
Judicial	958,759	24,126		
Health and Welfare	218,979			
Culture and recreation	138,943	20,844		
Community support	691,930			
Highways and streets	632,828	137,532		
Total Governmental Activities	18,820,642	5,600,489	10,426	664,610
Business type activities:				
Water	539,898	617,396		
Sewer	319,957	376,920		
Total Business-Type Activities	859,855	994,316	0	0
Total Primary Government	$ 19,680,497	$ 6,594,805	$ 10,426	$ 664,610

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2016

FUNCTIONS/PROGRAMS	NET (EXPENSE) REVENUE AND CHANGES IN NET ASSETS		
	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL
Primary government:			
Governmental activities:			
General government	$ (1,537,133)		$ (1,537,133)
Public safety	(8,549,047)		(8,549,047)
Judicial	(934,633)		(934,633)
Health and Welfare	(218,979)		(218,979)
Culture and recreation	(118,099)		(118,099)
Community support	(691,930)		(691,930)
Highways and streets	(495,296)		(495,296)
Total Governmental Activities	(12,545,117)		(12,545,117)
Business type activities:			
Water		$ 77,498	77,498
Sewer		56,963	56,963
Total Business-Type Activities	0	134,461	134,461
Total Primary Government	(12,545,117)	134,461	(12,410,656)
General revenues:			
Property Taxes	11,814,771		11,814,771
Various State Collected Pass-Through Revenues	3,915,642		3,915,642
Interest Earnings	144,473	32,233	176,706
Bond Proceeds	12,347		12,347
Miscellaneous Revenue	1,187,133	21,509	1,208,642
Capital Contributions and Grants	0	8,100	8,100
Total General Revenues	17,074,366	61,842	17,136,208
Other Adjustments:			
Prior period adjustment	4,550	491	5,041
Deferred inflows (Schedules)	(14,896,718)	(150,340)	(15,047,058)
Change in Net Position	(10,362,919)	46,454	(10,316,465)
Net Position - beginning	27,231,422	9,089,067	36,320,489
Net Position - ending	$ 16,868,503	$ 9,135,521	$ 26,004,024

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2016

	GENERAL	ROAD FUND	474 FIRE PROTECTION DISTRICT FUND	TRI-PAYBACK FUND	USDA BOND FUND
ASSETS					
Cash	$ 9,734,674	$ 1,248,890	$ 1,581,258	$ 2,020,563	$ 29,017
Accounts receivable (net allowance)	331,906	99,975	269,888		
Taxes receivable	97,872		30,075		
Prepaid expenses	299,837				
Inventory					
Total Assets	$ 10,464,289	$ 1,348,865	$ 1,881,221	$ 2,020,563	$ 29,017
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	$ 479,108	$ 53,996	$ 94,850		
Accrued expenses and deposits	438,191	32,775	353,047		
Deferred revenue	80,873		24,882		
Account payable - Tesla	660,152				
Note payable & Bond payable	171,965				
Total Liabilities	1,830,289	86,771	472,779		
FUND BALANCES					
Reserved - Debt Service			17,830		
Designated for future year's operations					
Unassigned reported in:					
General fund	8,634,000				
Capital projects funds					
Prior period adjustment					
Special revenue funds		1,262,064	1,390,612	$ 2,020,563	$ 29,017
Total Fund Balances	8,634,000	1,262,064	1,408,442	2,020,563	29,017
Total Liabilities and Fund Balances	$ 10,464,289	$ 1,348,835	$ 1,881,221	$ 2,020,563	$ 29,017

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2016

	VCTC FUND	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
ASSETS			
Cash	$ 363,424	$ 8,127,588	$ 23,105,414
Accounts receivable (net allowance)	48,736	94,246	844,721
Taxes receivable		3,233	131,180
Prepaid expenses	69,649		369,486
Inventory	15,303		15,303
Total Assets	$ 497,112	$ 8,225,067	$ 24,466,104
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	$ 51,945	$ 162,692	$ 842,591
Accrued expenses and deposits	13,360		837,373
Deferred revenue	59,928	2,660	168,343
Account payable - Tesla			660,152
Note payable & Bond payable			171,965
Total Liabilities	125,233	165,352	2,680,424
FUND BALANCES			
Reserved - Debt Service			17,830
Designated for future year's operations			0
Unassigned reported in:			
General fund			8,634,000
Capital projects funds		5,261,755	5,261,755
Special revenue funds	371,879	2,797,960	7,872,095
Total Fund Balances	371,879	8,059,715	21,785,680
Total Liabilities and Fund Balances	$ 497,112	$ 8,225,067	$ 24,466,104

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET ASSETS
JUNE 30, 2016

Total Fund Balance - government funds - page 13	$ 21,785,680
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets net of related depreciation are not reported in the Governmental Funds financial statements because they are not current financial resources, but they are reported in the statement of net assets	52,935,091
Long term liabilities are not due and payable in the current period and therefore are not reported in the funds.	(42,955,550)
Deferred inflows - pension related are not due and payable in the current period and therefore are not reported in the funds.	(14,896,718)
Total Net Assets - governmental activities - page 9	$ 16,868,503

The notes to financial statements are
an integral part of this statement

STOREY COUNTY, NEVADA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2016

	GENERAL	ROAD FUND	474 FIRE PROTECTION DISTRICT FUND	TRI-PAYBACK FUND	USDA BOND FUND
REVENUES					
Taxes	$ 8,750,682		$ 2,679,287		
Licenses and permits	1,639,401		604,902		
Intergovernmental	1,556,624	$ 519,478	851,878		
Charges for services	1,919,509	137,532	706,264		
Fines and forfeitures	3,288				
Miscellaneous	256,656	47,964	46,711	$ 170,000	$ 9,907
Total Revenues	14,126,160	704,974	4,889,042	170,000	9,907
EXPENDITURES					
Current:					
General government	4,364,633			574,145	
Public safety	4,671,195		5,003,131		1,650
Judicial	951,237				
Health and welfare	90,000				
Culture and recreation	107,317				
Community service	691,930				
Highways and streets		1,324,599			
Intergovernmental					
Debt Service	11,680				
Total Expenditures	10,887,992	1,324,599	5,003,131	574,145	1,650
Excess (deficiency) of revenues over expenditures	3,238,168	(619,625)	(114,089)	(404,145)	8,257
OTHER FINANCING SOURCES (USES)					
Transfers in		300,000		730,000	145,760
Transfers out	(1,015,000)		(170,000)		
Federal Gramts			443,158		
Loan (payments) proceeds					
Bond proceeds					(86,819)
Other revenue					
Bond interest					(55,821)
Prior period adjustment	(237,850)				242,400
Total Other Financing Sources (Uses)	(1,252,850)	300,000	273,158	730,000	245,520
Net change in fund balance	1,985,318	(319,625)	159,069	325,855	253,777
Fund balance - beginning	6,648,682	1,581,689	1,249,373	1,694,708	(224,760)
Fund balance - ending	$ 8,634,000	$ 1,262,064	$ 1,408,442	$ 2,020,563	$ 29,017

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2016

	VCTC FUND	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
REVENUES			
Taxes		$ 384,802	$ 11,814,771
Licenses and permits	$ 42,098		2,286,401
Intergovernmental	494,273	493,389	3,915,642
Charges for services	450,871	75,786	3,289,962
Fines and forfeitures		20,838	24,126
Miscellaneous	126,577	957,036	1,614,851
Total Revenues	1,113,819	1,931,851	22,945,753
EXPENDITURES			
Current:			
General government	1,199,653	1,873,842	8,012,273
Public safety		1,039,755	10,715,731
Judicial		35,013	986,250
Health and welfare		128,979	218,979
Culture and recreation		16,494	123,811
Community service			691,930
Highways and streets			1,324,599
Intergovernmental		3,698	3,698
Debt Service			11,680
Total Expenditures	1,199,653	3,097,781	22,088,951
Excess (deficiency) of revenues over expenditures	(85,834)	(1,165,930)	856,802
OTHER FINANCING SOURCES (USES)			
Transfers in			1,175,760
Transfers out		(160,760)	(1,345,760)
Federal Gramts			443,158
Loan (payments) proceeds		(225,153)	(311,972)
Bond proceeds		12,347	12,347
Other revenue		118,633	118,633
Bond interest			(55,821)
Prior period adjustment			4,550
Total Other Financing Sources (Uses)		(254,933)	40,895
Net change in fund balance	(85,834)	(1,420,863)	897,697
Fund balance - beginning	457,713	9,416,847	20,824,252
Fund balance - ending	$ 371,879	$ 7,995,984	$ 21,721,949

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2016

Net change in fund balances - governmental funds, page 16	$	897,697
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays to purchase capital assets are reported in governmental funds as expenditures. However, those costs are shown in the statement of net assets and allocated over their estimated useful lives as depreciation expense in the statement of activities. This is the amount by which capital outlays exceeded depreciation.		3,161,952
Net long-term receipts and payments reported in governmental funds as expenditures		466,313
Some expenses in the statement of activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds		
Deferred inflows - pension related		(14,896,718)
Other		7,837
Change in net assets of governmental activities, page 11		$ (10,362,919)

The notes to financial statements are an integral part of this statement

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Taxes:				
Property	$ 8,800,338	$ 8,800,338	$ 8,726,446	$ (73,892)
Youth Services	23,000	23,000	24,236	1,236
Total Taxes	8,823,338	8,823,338	8,750,682	(72,656)
Licenses and permits:				
Merchandise licenses	200,000	200,000	152,108	(47,892)
Other licenses	77,800	77,800	78,361	561
Utility licenses	175,650	175,650	199,756	24,106
Franchise tax	65,000	65,000	89,630	24,630
Building permits & study	690,000	690,000	1,119,546	429,546
Total Licenses and Permits	1,208,450	1,208,450	1,639,401	430,951
Intergovernmental:				
Federal and state grants	40,292	40,292	16,459	(23,833)
Payment in lieu of taxes	36,000	36,000	40,517	4,517
State shared revenues:				
Cigarette tax	16,000	16,000	11,878	(4,122)
Liquor tax	5,500	5,500	5,373	(127)
Gaming licenses	131,500	131,500	138,484	6,984
Basic CCRT	500,000	500,000	462,338	(37,662)
Supplemental CCRT	450,000	450,000	493,774	43,774
Motor Vehicle Priviledge Tax	300,000	300,000	340,032	40,032
Real Property Transfer Tax	60,000	60,000	47,769	(12,231)
Total Intergovernmental	1,539,292	1,539,292	1,556,624	17,332
Charges for Services:				
Clerk Fees	8,000	8,000	5,973	(2,027)
Recorder fees	35,000	35,000	33,429	(1,571)
Assessor fees/commissions	190,000	190,000	221,806	31,806
Building department fees	6,000	6,000	13,643	7,643
District Court fees	16,000	16,000	11,468	(4,532)
Justice court fees	40,000	40,000	77,817	37,817
JOP Court Facility fee	6,000	6,000	6,770	770
Sheriffs fees	65,000	65,000	65,496	496
Swimming pool admissions/lessons	18,000	18,000	16,944	(1,056)
Park facilities fees	500	500	1,900	1,400
Import tonnage fees	468,000	468,000	487,613	19,613
IT Fees	20,000	20,000	22,763	2,763
Other fees - Tesla			785,037	785,037
BIA Housing			168,850	168,850
Total Charges for Services	872,500	872,500	1,919,509	1,047,009

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES (cont'd.)				
Fines and Forfeits:				
District fine	500	500		(500)
Juvenile fines/assessments	1,000	1,000	1,500	500
Chemical analysis fees	2,000	2,000	1,788	(212)
Total Fines and Forfeits	3,500	3,500	3,288	(212)
Miscellaneous:				
Rents	40,000	40,000	42,645	2,645
Penalties - Taxes			51,693	51,693
Penalties - Business Licenses			2,030	2,030
Interest	50,000	50,000	120,170	70,170
Tax settlement and sales	5,000	5,000	6,936	1,936
Other			33,182	33,182
Total Miscellaneous	95,000	95,000	256,656	161,656
Total Revenues	12,542,080	12,542,080	14,126,160	1,584,080
EXPENDITURES				
General Government				
Commissioners:				
Salaries and wages	329,876	352,341	350,872	1,469
Employee benefits	187,871	193,390	180,922	12,468
Capital outlay		5,000		5,000
Services and supplies	64,100	59,100	35,478	23,622
	581,847	609,831	567,272	42,559
Clerk Treasurer:				
Salaries and wages	187,532	189,720	192,590	(2,870)
Employee benefits	97,239	97,884	97,466	418
Services and supplies	76,250	133,550	123,901	9,649
Capital outlay	1,000	1,000	3,136	(2,136)
	362,021	422,154	417,093	5,061
Recorder:				
Salaries and wages	160,692	162,747	152,200	10,547
Employee benefits	75,305	75,911	69,475	6,436
Capital outlay			1,982	(1,982)
Services and supplies	59,400	59,700	42,245	17,455
	295,397	298,358	265,902	32,456
Assessor:				
Salaries and wages	243,918	245,973	249,339	(3,366)
Employee benefits	137,713	138,319	129,945	8,374
Capital outlay				
Services and supplies	40,850	40,850	40,733	117
	422,481	425,142	420,017	5,125
Administrative:				
Salaries and wages	100,357	136,474	137,477	(1,003)
Employee benefits	39,246	62,245	57,814	4,431
Services and supplies	946,400	951,150	759,665	191,485
Interest expense				
Capital outlay	14,000	14,000	6,967	7,033
	1,100,003	1,163,869	961,923	201,946

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

EXPENDITURES	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
General Government (contd.)				
Building and Grounds:				
Salaries and wages	132,605	132,605	133,832	(1,227)
Employee benefits	75,946	75,946	63,108	12,838
Capital outlay			10,373	(10,373)
Services and supplies	198,500	198,500	147,174	51,326
	407,051	407,051	354,487	52,564
Planning Commission:				
Salaries and wages	154,129	154,129	125,238	28,891
Employee benefits	51,160	51,160	41,169	9,991
Services and supplies	76,800	76,800	19,132	57,668
	282,089	282,089	185,539	96,550
Service:				
Salaries and wages	152,447	152,447	151,999	448
Employee benefits	71,346	71,346	71,233	113
Capital outlay		3,000	3,900	(900)
Services and supplies	55,550	52,550	41,398	11,152
	279,343	279,343	268,530	10,813
Comptroller:				
Salaries and wages	222,946	222,946	231,752	(8,806)
Employee benefits	106,106	106,106	100,433	5,673
Capital outlay		2,000		2,000
Services and supplies	77,300	88,300	86,283	2,017
	406,352	419,352	418,468	884
Information technology:				
Salaries and wages	209,355	209,355	212,887	(3,532)
Employees benefits	113,807	113,807	105,895	7,912
Services and supplies	98,320	98,320	95,127	3,193
Capital outlay	91,050	91,050	91,493	(443)
	512,532	512,532	505,402	7,130
Total General Government	4,649,116	4,819,721	4,364,633	455,088
Judicial:				
District Attorney:				
Salaries and wages	290,344	293,614	285,386	8,228
Employee benefits	116,274	117,238	113,584	3,654
Services and supplies	125,575	165,575	160,423	5,152
Capital outlay	2,000	6,600	6,322	278
	534,193	583,027	565,715	17,312
District Court:				
Services and supplies	147,845	147,845	96,194	51,651
	147,845	147,845	96,194	51,651

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

EXPENDITURES	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
Judicial (contd.)				
Justice of the Peace:				
Salaries and wages	163,573	165,475	166,044	(569)
Employee benefits	100,325	100,886	94,904	5,982
Services and supplies	22,850	22,850	28,380	(5,530)
	286,748	289,211	289,328	(117)
Total Judicial	968,786	1,020,083	951,237	68,846
Public Safety:				
Sheriff:				
Salaries and wages	1,770,935	1,757,609	1,753,255	4,354
Employee benefits	1,078,619	1,066,792	958,499	108,293
Services and supplies	315,000	363,500	474,417	(110,917)
Capital outlay	90,000	90,000	82,667	7,333
	3,254,554	3,277,901	3,268,838	9,063
Community Development				
Salaries and wages	333,598	333,598	353,724	(20,126)
Employee benefits	168,587	168,587	156,190	12,397
Capital outlay		31,000	30,608	392
Services and supplies	88,700	90,700	66,884	23,816
	590,885	623,885	607,406	16,479
Emergency Management:				
Salaries and wages	21,678	36,678	34,981	1,697
Employee benefits	18,599	23,399	20,519	2,880
Capital outlay	10,000	10,000	7,787	2,213
Services and supplies	8,900	8,900	8,579	321
	59,177	78,977	71,866	7,111
Communications				
Salaries and wages	468,284	468,284	462,127	6,157
Employee benefits	228,219	228,219	201,726	26,493
Services and supplies	88,200	88,200	56,870	31,330
Capital outlay			2,362	(2,362)
	784,703	784,703	723,085	61,618
Total Public Safety	4,689,319	4,765,466	4,671,195	94,271
Health and Human Service				
Salaries and wages	5,761	5,761	5,783	(22)
Employee benefits	2,678	2,678	2,499	179
Services and supplies	105,044	105,044	81,718	23,326
Total Health and Human Services	113,483	113,483	90,000	23,483
Culture and Recreation:				
Swimming Pools & Parks				
Salaries and wages	57,567	57,567	57,657	(90)
Employee benefits	13,527	13,527	11,016	2,511
Capital outlay			6,887	(6,887)
Services and supplies	92,800	92,800	31,757	61,043
Total Culture and Recreation	163,894	163,894	107,317	56,577

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
Community Service				
Salaries and wages	86,729	86,729	84,755	1,974
Employee benefits	32,536	32,536	29,949	2,587
Services and supplies	627,000	627,000	577,226	49,774
Total Community Support	746,265	746,265	691,930	54,335
Debt Service:				
Principle	36,601	36,601		36,601
Interest	13,399	13,399	11,680	1,719
Total Debt Service	50,000	50,000	11,680	38,320
Total Expenditures	11,380,863	11,678,912	10,887,992	790,920
Excess (Deficiency) of Revenue over Expenditures	1,161,217	863,168	3,238,168	2,375,000
Other Financing Sources (Uses)				
Transfers out	(1,015,000)	(1,015,000)	(1,015,000)	0
Contingency	(340,328)	(42,279)		42,279
Prior period adjustment			(237,850)	(237,850)
Total Other Financing Sources (Uses)	(1,355,328)	(1,057,279)	(1,252,850)	(195,571)
Net Change in Fund Balance	(194,111)	(194,111)	1,985,318	2,179,429
Fund balance - beginning	6,161,235	6,161,235	6,648,682	487,447
Fund balance - ending	$ 5,967,124	$ 5,967,124	$ 8,634,000	$ 2,666,876

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
ROADS SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30,2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUE			
Intergovernmental			
Gasoline tax	$ 200,000	$ 206,755	$ 6,755
Supplemental CCRT	285,000	312,723	27,723
Charges for services			
Import tonnage fees	115,000	137,532	22,532
Other revenue			
Interest	5,000	21,090	16,090
Miscellaneous	1,000	26,874	25,874
Total Revenue	606,000	704,974	98,974
EXPENDITURES			
Highways and streets			
Salaries and wages	305,654	266,812	38,842
Employee benefits	130,552	115,521	15,031
Services and supplies	212,500	110,480	102,020
Capital outlay	1,050,120	831,786	218,334
Total Expenditures	1,698,826	1,324,599	374,227
Excess (deficiency) of revenues over expenditures	(1,092,826)	(619,625)	473,201
OTHER FINANCING SOURCES (USES)			
Transfers in	300,000	300,000	0
Excess (deficiency) of revenues and other financing sources over expenditures	(792,826)	(319,625)	473,201
Fund balance - beginning	1,100,249	1,581,689	481,440
Fund balance - ending	$ 307,423	$ 1,262,064	$ 954,641

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
474 FIRE PROTECTION DISTRICT SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUE				
Taxes				
Property	$ 2,704,816	$ 2,729,816	$ 2,679,287	$ (50,529)
Intergovernmental revenues				
Supplemental CCRT	762,130	762,130	851,878	89,748
Licenses and permits				
Ambulance program & license fees	534,467	648,167	604,902	(43,265)
Charges for services				
Fire/ambulance fees	272,000	272,000	374,262	102,262
Inspection fees	123,000	123,000	325,837	202,837
Special events	5,000	5,000	6,165	1,165
Other revenue				
Miscellaneous - other	68,570	68,570	46,711	(21,859)
Total Revenues	4,469,983	4,608,683	4,889,042	280,359
EXPENDITURES				
Public Safety				
Salaries and wages	2,269,058	2,619,058	2,717,618	(98,560)
Employee benefits	1,266,943	1,498,801	1,599,292	(100,491)
Services and supplies	653,995	695,179	638,216	56,963
Capital outlay		60,116	48,005	12,111
Contingency	125,000	23,700		23,700
Total Expenditures	4,314,996	4,896,854	5,003,131	(106,277)
Excess (deficiency) of revenue over expenditures	154,987	(288,171)	(114,089)	174,082
OTHER FINANCING SOURCES (USES)				
Federal Grants		443,158	443,158	0
Transfer Out	(170,000)	(170,000)	(170,000)	0
Excess (deficiency) of revenue and other financing sources (uses) over expenditures	(15,013)	(15,013)	159,069	174,082
Fund balance - beginning	287,322	287,322	1,249,373	962,051
Fund balance - ending	$ 272,309	$ 272,309	$ 1,408,442	$ 1,136,133

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
TRI PAYBACK FUND
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Intergovernmental			
474 Fire District	$ 170,000	$ 170,000	$ 0
EXPENDITURES			
General government			
Tri Payback	900,000	574,145	325,855
Excess (deficiency) of revenue over expenditures	(730,000)	(404,145)	325,855
OTHER FINANCING SOURCES (USES)			
Transfers in	730,000	730,000	0
Excess (deficiency) of revenue and other financing sources (uses) over expenditure	0	325,855	325,855
Fund balance - beginning	1,449,685	1,694,708	245,023
Fund balance - ending	$ 1,449,685	$ 2,020,563	$ 570,878

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
USDA BOND FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Miscellaneous			
Miscellaneous revenue		$ 9,907	$ 9,907
EXPENDITURES			
Public safety			
Capital outlay		1,650	(1,650)
Excess (deficiency) of revenue over expenditures		8,257	8,257
OTHER FINANCING SOURCES (USES)			
Bond proceeds			
Debt Service	$ (112,317)	(86,819)	25,498
Interest	(152,327)	(55,821)	96,506
Transfer in	264,644	145,760	(118,884)
Excess (deficiency) of revenue and other financing sources (uses) over expenditure	0	11,377	11,377
Fund balance - beginning	0	(224,760)	(224,760)
Adjustment for bond proceeds relating to prior year's expenditures		242,400	242,400
Fund balance - ending	$ 0	$ 29,017	$ 29,017

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
VIRGINIA CITY TOURISM COMMISSION SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Licenses and permits				
Licenses - permits	$ 45,800	$ 49,000	$ 42,098	$ (6,902)
Intergovernmental				
Grant revenue	40,500	56,000	58,250	2,250
State licenses	3,000	15,000	2,762	(12,238)
Room tax	135,000	155,000	161,533	6,533
Tourism tax	160,000	290,000	271,728	(18,272)
Charges for services				
Special events	318,501	306,750	258,086	(48,664)
CAP service charge (net)	140,000	180,000	192,785	12,785
Miscellaneous				
Interest	750	500	932	432
Contributions	5,000	4,500	4,050	(450)
Miscellaneous	31,662	13,250	11,931	(1,319)
Sales - merchandise		80,000	109,664	29,664
Total Revenues	880,213	1,150,000	1,113,819	(36,181)
EXPENDITURES				
General government				
Salaries and wages	235,937	249,877	245,938	3,939
Benefits	112,837	124,143	122,552	1,591
Services and supplies	656,820	771,200	764,302	6,898
Capital outlay	17,500	51,500	66,861	(15,361)
Total Expenditures	1,023,094	1,196,720	1,199,653	(2,933)
Excess (deficiency) of revenues over expenditures	(142,881)	(46,720)	(85,834)	(39,114)
Fund balance - beginning	508,379	508,379	457,713	(50,666)
Fund balance - ending	$ 365,498	$ 461,659	$ 371,879	$ (89,780)

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
PROPRIETARY FUNDS
STATEMENT OF NET ASSETS
JUNE 30, 2016

	BUSINESS-TYPE ENTERPRISE FUNDS		
	WATER SYSTEM	VIRGINIA DIVIDE SEWER	TOTAL
ASSETS			
Current Assets			
Cash	$ 1,561,235	$ 357,048	$ 1,918,283
Accounts receivable (net allowance)	60,163	32,668	92,831
Total Current Assets	1,621,398	389,716	2,011,114
Noncurrent Assets			
Capital assets - net of accumulated depreciation	4,853,961	5,950,370	10,804,331
Total Assets	$ 6,475,359	$ 6,340,086	$ 12,815,445
LIABILITIES			
Current Liabilities			
Accounts payable	$ 18,045	$ 7,711	$ 25,756
Refundable deposits	15,550		15,550
Bonds payable - current portion	15,396	45,545	60,941
Accrued expenses	16,611	12,189	28,800
Total Current Liabilities	65,602	65,445	131,047
Long Term Liabilities			
Bonds payable - net of current portion	489,837	2,908,700	3,398,537
NET ASSETS			
Restricted reserve	39,036	12,879	51,915
Reserved - Short lived assest replacement		19,771	19,771
Invested in capital assets - net of related debt	4,348,728	2,996,125	7,344,853
Unassigned	1,532,156	337,166	1,869,322
Total Net Assets	$ 5,919,920	$ 3,365,941	$ 9,285,861

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
PROPRIETARY FUNDS
STATEMENT OF REVENUES AND EXPENSES
AND CHANGE IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2016

	BUSINESS-TYPE ENTERPRISE FUNDS		
	WATER SYSTEM	VIRGINIA DIVIDE SEWER	TOTAL
OPERATING REVENUES			
Charges for services	$ 617,396	$ 376,920	$ 994,316
OPERATING EXPENSES			
Salaries and wages	144,024	79,197	223,221
Benefits	62,651	34,222	96,873
Services and supplies	203,286	78,584	281,870
Depreciation	106,217	53,292	159,509
Total Operating Expense	516,178	245,295	761,473
Operating Income (Loss)	101,218	131,625	232,843
NONOPERATING REVENUES (EXPENSES)			
Rent and miscellaneous	13,500	8,009	21,509
Interest income	27,428	4,805	32,233
Interest expense	(23,720)	(74,662)	(98,382)
Grants and capital contributions		8,100	8,100
Total Nonoperating Revenues (Expenses)	17,208	(53,748)	(36,540)
Change in net assets	118,426	77,877	196,303
Prior year adjustment	492	(1)	491
Net assets - beginning	5,801,002	3,288,065	9,089,067
Net assets - ending	$ 5,919,920	$ 3,365,941	$ 9,285,861

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2016

	BUSINESS-TYPE ENTERPRISE FUNDS		
	WATER SYSTEM	VIRGINIA DIVIDE SEWER	TOTALS
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash Inflows			
Sales of water/sewer fees	$ 609,667	$ 375,080	$ 984,747
Cash Outflows			
Salaries and wages	(149,800)	(77,490)	(227,290)
Salary costs	(65,127)	(33,490)	(98,617)
Services and supplies	(202,603)	(75,473)	(278,076)
Net Cash Provided (Used) by Operating Activities	192,137	188,627	380,764
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Cash Inflows			
Rent	13,500		13,500
Customer deposits	(7,270)		(7,270)
Capital outlay		(4,081)	(4,081)
Net Cash Provided by Non-Capital Financing Activities	6,230	(4,081)	2,149
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Cash Inflows			
Other Revenue		8,009	8,009
Capital contributions	18,548	8,100	26,648
Cash Outflows			
Capital outlay and grant match		(74,662)	(89,395)
Debt service	(14,733)	(44,222)	(67,942)
Interest expense	(23,720)		
Net Cash Provided (Used) by Capital and Related Financing Activities	(19,905)	(102,775)	(122,680)
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash Inflows			
Interest earnings	27,428	4,805	32,233
Net Increase (Decrease) in Cash	205,890	86,576	292,466
Cash - beginning	1,355,345	270,472	1,625,817
Cash - ending	$ 1,561,235	$ 357,048	$ 1,918,283

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
STATEMENT OF FIDUCIARY NET ASSETS
FIDUCIARY FUNDS
JUNE 30, 2016

	AGENCY FUNDS
ASSETS	
Cash and cash equivalents	$ 558,554
LIABILITIES	
Due to other governments	$ 558,554
Net Assets	$ 0

The notes to financial statements are
an integral part of this statement.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

Storey County, Nevada, a local government created under the provisions of Nevada Revised Statutes 243.110 is governed by an elected three-member board of commissioners. As required by generally accepted accounting principles, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are in substance, part of the government's operations and so data from these units are combined with data of the primary government.

Blended Component Units - The Virginia Divide Sewer Improvement District is under the direct oversight of the Storey County Board of Commissioners. The rates for users charges and bond issuance authorizations are approved by the County Commissioners, and the legal liability for the Virginia Divide Sewer District's debt remains with Storey County. The District is reported as an enterprise fund.

Effective July 1, 2014, the Storey County Fire Protection District 474 was created by the Storey County Board of Commissioners. This entity supercedes the Fire, and Fire District Special Revenue Funds. The governing body of the new Fire Protection District 474 is the Board of County Commissioners and will be reported as a Special Revenue Fund.

The Board of County Commissioners directly appoints the governing board of the Virginia City Tourism Commission (VCTC). The county personnel provides essentially all services, accounting, budgeting and other record keeping for the commission. The VCTC has elected to be reported as a major fund (Special Revenue) in the County financial statements.

Excluded from the reporting entity - Storey County Schools, Storey County Senior Center, and Canyon General Improvement District.

These potential component units have separate elected or appointed boards and provide services to residents, generally within the geographic boundaries of the government. These potential component units are excluded from the reporting entity because the government does not have the ability to exercise influence over their daily operations, approve budgets, or provide funding.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The Government-Wide Financial Statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported, separately from *business-type activities,* which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degrees to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The Government-Wide Financial Statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Gross receipts and sales taxes are considered "measurable" when in the hands of intermediary collecting agents or governments. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers revenues to be available if they are collected within 60 days after the end of the current fiscal period. Anticipated refunds of taxes are recorded as liabilities and reductions of revenue when they are measurable and the payment seems certain. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the County.

The government reports the following major governmental funds:

The *General Fund* is the County's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Fire Protection District 474 Special Revenue Fund* accounts for money received primarily from intergovernmental sources. Expenditures are for County fire protection including the purchase of machinery and equipment to provide such services.

The *Tri Payback Fund* accounts for monies which shall be required to be paid back to the developers of the Tahoe-Reno Industrial Center as detailed in Note XVII.

The *Road Special Revenue Fund* accounts for money received primarily from gasoline taxes and other intergovernmental sources. Expenditures are for the construction and maintenance of County roads and bridges, and other road related infrastructure and the purchase of machinery and equipment required to do such work. (Elected to be reported as major fund.)

The *USDA Bond Special Revenue Fund* accounts for money received from USDA Bonds to improve water and waste disposal in Storey County and purchase additional fire and ambulance equipment for the Fire Protection District 474.

The *Virginia City Tourism Commission Special Revenue Fund* promotes tourism for Storey County and Virginia City through advertising and promotion of special events and attractions located within the County. (Elected to be reported as a major fund)

The government reports the following major proprietary funds:

The *Water System Fund* accounts for the activities of the Virginia City/Gold Hill water distribution system.

The *Virginia Divide Sewer System Fund* accounts for the operations of the sewage treatment plant, pumping stations and collection systems.

As a general rule the effect of interfund activity has been eliminated from the Government-Wide Financial Statements. Exceptions to this general rule are charges between the governments water and sewer functions. Eliminations of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *Program Revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *General Revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services or producing and delivering goods in connection with the proprietary funds' principal ongoing operations. Revenue and expense not meeting this definition are reported as nonoperating revenues and expenses.

D. ASSETS, LIABILITIES AND NET ASSETS OR EQUITY

1. DEPOSITS AND INVESTMENTS

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, short term investments with original maturities of three months or less from the date of acquisition, and the State Treasurer's investment pool. Investments are reported at fair value.

2. RECEIVABLES AND PAYABLES

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds".

All trade receivables are shown net of an allowance for uncollectibles. No allowance is recorded for property tax receivables. Property taxes are levied as of July 1 on property values assessed on the same date. The tax levy may be paid in four installments by the third Monday in August, and the first Monday in October, January and March. There is a ten day grace period allowed for each installment. Penalties and interest are assessed on all delinquent collections. Liens are filed on the property at one year's delinquency.

3. INVENTORIES AND PREPAID ITEMS

No inventories are maintained by the government for either operating or office supplies. These items are recorded as expenditures when purchased, rather than when consumed. The VCTC maintains an inventory of resale souvenir items which are presented at cost.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

4. RESTRICTED ASSETS/AND RESERVED FUNDS

At June 30, 2016 the County had the following restricted fund balances: a) 474 Fire Protection District Fund - $17,830 b) Virginia Divide Sewer Improvement District - $ 12,879 and c) Water System Fund $39,036 and Reserved Fund Balance - Virginia Divide Sewer District - $19,771.

5. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure (i.e., roads, bridges, sidewalks, storm drains, and similar items), are reported in the applicable governmental or business-type activities columns in the Government-Wide Financial Statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $3000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized in proprietary funds as projects are constructed. Interest incurred during the construction phase of proprietary fund fixed assets is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

Property, plant and equipment are depreciated in the proprietary funds using the straight line method over the following useful lives:

ASSETS	YEARS
Public and System Infrastructure	20-100
Vehicles	5-10
Office Equipment	5-10
Equipment	10-20
Buildings	75-100
Building Improvements	35-50
Computer Equipment	5
Furniture and Fixtures	7-10

6. COMPENSATED ABSENCES

It is the government's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Vested or accumulated vacation pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the fund that will pay it. Amounts of vested or accumulated vacation pay that are not expected to be liquidated with expendable available financial resources are reported as long term debt. No expenditure is reported for these amounts. No liability is recorded for nonvesting accumulating rights to receive sick pay benefits. However a liability is recognized for that portion of accumulated sick leave benefits that is required to be paid upon termination. All employees with a minimum accrued sick leave of 360 hours to a maximum of 960 hours (except for fire department - no maximum) shall be paid at retirement or termination of service, other than involuntary termination as follows:

	Other Employees	Fire Department
Years of Continuous Service	Rate of Pay	Rate of Pay
5 years but less than 10 years	12.5¢ on the Dollar	20.0¢ on the Dollar
10 years but less than 15 years	25.0¢ on the Dollar	
10 years but less than 20 years		35.0¢ on the Dollar
15 years but less than 20 years	40.0¢ on the Dollar	
20 years or more	50.0¢ on the Dollar	50.0¢ on the Dollar

The maximum sick leave paid upon termination shall be $5,000 for all employees except law enforcement and firemen.

Law Enforcement personnel:

Payment for Sick Leave at Termination: Upon an Employee's end of service through PERS retirement or termination from service, other than involuntary termination, with a total accrued hours of three hundred sixty (360) or more, the Employee shall be paid for unused Sick Leave at the following rate:

a. 10 to 15 years of service shall be paid at a rate of 20% of their base rate of pay for each hours, not to exceed $2,500 cash or $3,125 toward the purchase of PERS.

b. 15 to 20 years of service shall be paid at a rate of 40% of their base rate of pay for each hour, not to exceed $3,500 cash or $4,375 toward the purchase of PERS.

c. More than 20 years of service shall be paid at a rate of 60% of their base rate of pay for each hour, not to exceed $5,000 cash or $6,250 toward the purchase of PERS.

Fireman: 1,333 hrs. maximum for line employees
952 hrs. maximum for 8 hr. employees

G. LONG-TERM OBLIGATIONS

In the Government-Wide Financial Statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities, business-type activities, or proprietary fund type statement of net assets.

The County currently has no long term bonds payable in the governmental funds. The revenue bonds reported in the proprietary fund-types incurred no bond premiums or discounts and therefore have no deferred charges or amortization.

The County has a long-term obligation relating to the Tahoe Reno Industrial Center (TRI) - see note XVII for details.

H. FUND EQUITY

In the fund financial statements, governmental funds report designations of fund balances for amounts which represent tentative management plans that are subject to change. The County has reserved $ 0 of the general fund balance at July 1, 2015.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. The governmental fund balance sheet includes a reconciliation between *fund balance - total governmental funds and net assets - governmental activities* as reported in the government-wide statement of net assets. One element of that reconciliation explains that "long term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds. The details of this $25,733,438 difference are as follows: Capital assets net of related depreciation are not reported in the Governmental Funds financial statements because they are not current financial resources, but they are reported in the statement of net assets - $49,773,139. Long term liabilities are not due and payable in the current period and therefore are not reported in the funds, $43,429,695.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances - total governmental funds and changes in net assets of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The details of this $264,683 difference are as follows: Capital outlays to purchase capital assets are reported in governmental funds as expenditures. However, those costs are shown in the statement of net assets and allocated over their estimated useful lives as depreciation expense in the statement of activities. This is the amount by which depreciation exceeded net capital outlays in the current period - $984,785. Net long-term receipts and payments reported in governmental funds as expenditures $733,977. Some revenues and expenses in the statement of activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds - $13,875.

III. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. BUDGETARY INFORMATION

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds.

The County follows these procedures in establishing the budgetary date reflected in the financial statements:

1. Prior to April 15, the County budget officer submits to the County Commissioners the tentative operating budgets (4) for the fiscal year commencing the following July 1. The operating budgets include proposed expenditures and the means of financing them.

2. The tentative budgets are filed with the State Department of Taxation by April 15.

3. A public hearing is conducted at the County Court House to obtain taxpayers comments. (3rd Monday in May)

4. The final budgets are adopted and filed with the State Department of Taxation. Final budgets must be certified by a majority of all members of the governing body. The final budgets must be adopted on or before June 1.

5. Budget amounts may be transferred within funds if the governing body is advised and the action is recorded in the official minutes of the next meeting. Revisions that alter the total expenditures of any fund must be approved by the County Commissioners. Budget revisions must also be filed with the State Department of Taxation.

6. Budgets for the General, Special Revenues, Debt Service, Proprietary, and Capital Projects Funds are adopted on a basis consistent with generally accepted accounting principles. (GAAP)

7. Budget augmentations were prepared for the general, various special revenue funds and enterprise funds during the fiscal year ended June 30, 2016.

8. All budget appropriations lapse at the end of each fiscal year.

In accordance with State statute, actual expenditures may not exceed budgetary appropriations of the various governmental programs of the General Fund or total appropriations of the Special Revenue and Capital Projects Funds, except as expressly authorized by law.

B. EXCESS EXPENDITURES OVER APPROPRIATIONS

For the year ended June 30, 2016, expenditures exceeded appropriations as follows:

	Expenditures	Appropriations
474 Fire Protection District	$ 5,003,131	$ 4,896,854
USDA Bond Fund	1,650	0
Justice Court Special Revenue	27,820	23,639
Water System Enterprise	516,178	493,997
Mutual Aid Special Revenue	671,671	651,000
Federal Grants Special Revenue	388,276	106,780

C. DEFICIT FUND EQUITY

No County Funds incurred a deficit fund equity at June 30, 2016.

D. COMPLIANCE - NRS 354.624

Storey County has two enterprise funds: the Water System Enterprise Fund and the Virginia-Divide Sewer Improvement District Enterprise Fund. Storey County also maintains agency funds as follows: State of Nevada Fund Storey County School District Fund, Storey County School District Debt Service Fund. The County maintains no internal service funds, self insurance funds or funds whose balance is required by law to be used for a specific purpose other than the payment of compensation to a bargaining unit, as defined in NRS 288.028 or carried forward to the succeeding fiscal year in any designated amount.

All enterprise and agency funds maintained by Storey County:
a) are being used in accordance with NRS 354.624
b) are being administered in accordance with generally accepted accounting procedures
c) all reserves in the funds are reasonable and necessary to carry out the purposes of the funds
d) reflect the sources of revenues available for the fund during the fiscal year - including transfers from other funds
e) are following the statutory and regulatory requirements applicable to the funds
f) reflect the balance and retained earning of the funds

Storey County has $119,519 and restricted reserved in all funds.

IV. CASH

At year end, the carrying amount of the bank balances was $25,582,251. Of the bank balances $1,000,000 was covered by federal depositary insurance. Additionally $8,220,221 cash was on deposit with the Nevada State Treasurer. The fair value of all cash and investments equaled 100% of book value.

Credit risk classification of the County's cash is as follows:

1. Insured by Federal Deposit Insurance	$ 1,000,000
2. Collateralized with securities held by The Nevada State Treasurer	8,220,221
3. Uncollateralized with the financial institution	16,359,609
4. Uncollateralized - cash on hand	2,421
	$ 25,582,251

Cash held by the County is allocated to the various funds as follows:

Major governmental funds	$ 14,977,826
Non-major governmental funds	8,127,588
Business-type funds	1,918,283
	25,023,697
Fiduciary funds	558,554
Total	$ 25,582,251

V. RECEIVABLES

Receivables as of year end for the governments individual major funds and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General	Roads	474 Fire District	VCTC	Non-Major Funds	Proprietary Funds	Total
Receivables:							
Taxes	$ 97,872		$ 30,075		$ 3,233		$131,180
Accounts	331,906	$ 99,975	284,819	$ 48,736	94,246	$ 93,618	953,300
Gross Receivables	429,778	99,975	314,894	48,736	97,479	93,618	1,084,480
Less: Allowance for uncollectibles	0	0	(14,931)	0	0	(787)	(15,718)
Total Net Receivables	$ 429,778	$ 99,975	$ 299,963	$ 48,736	$ 97,479	$ 92,831	$1,068,792

The delinquent taxes receivable account represents the past three years of uncollected tax levies. No allowance for uncollectibles has been recorded by the County. Taxes received after 60 days of the year end are recorded as deferred revenue.

Accounts receivable include intergovernmental receivables. All accounts receivable, with the exception of the enterprise fund, were collected within a 60 day period, therefore no allowance for uncollectibles was recorded in those funds.

Governmental funds report *deferred revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year the various components of *deferred revenue* reported in the governmental funds were as follows:

Delinquent property taxes receivable:	
General Fund	$ 97,872
454 Fire District Fund	30,075
Non-major funds	3,233
Total	$131,180

VI. CAPITAL ASSETS (INCLUDING VCTC FUND)

Capital asset activity for the year ended June 30, 2016 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Primary Government				
Governmental activities				
Capital assets not being depreciated				
Land	$ 689,098			$ 689,098
Antique Furniture	75,000			75,000
Construction in progress	688,190	$ 24,477	$ (49,962)	662,705
Total Capital assets not being depreciated	1,452,288	24,477	(49,962)	1,426,803
Capital assets being depreciated				
Buildings	9,735,644	337,103		10,072,747
Improvements other than buildings	2,741,571			2,741,571
Machinery and equipment	8,228,687	4,292,520	(77,855)	12,443,352
Infrastructure	43,328,320	1,051,224		44,379,544
Total capital assets being depreciated	64,034,222	5,680,847	(77,855)	69,637,214
Less accumulated depreciation for:				
Buildings	2,603,398	188,091		2,791,489
Improvements other than buildings	324,759	97,075		421,834
Machinery and equipment	6,119,428	604,715		6,724,143
Infrastructure	6,665,786	1,525,674		8,191,460
Total accumulated depreciation	15,713,371	2,415,555	0	18,128,926
Governmental activities capital assets - net	$49,773,139	$ 3,289,769	$ (127,817)	$ 52,935,091

Business type activities:				
Capital assets being depreciated				
Water and sewer system	$13,085,738	$ 4,684		$13,090,422
Machinery and equipment	665,690	(604)		665,086
Total Capital assets being depreciated	13,751,428	4,080	$ 0	13,755,508
Less accumulated depreciation for				
Water and sewer systems	2,277,704	130,169		2,407,873
Machinery and equipment	513,964	29,340		543,304
Total accumulated depreciation	2,791,668	159,509	0	2,951,177
Business type activities capital assets - net	$ 10,959,760	$ (155,429)	$ 0	$10,804,331

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 441,763
Public safety	286,084
Highways and streets, including depreciation of general infrastructure assets	1,665,689
Culture and recreation	22,019
Total depreciation expense - Governmental activities	$ 2,415,555
Business type activities:	
Water	$ 106,217
Sewer	53,292
Total depreciation expense - business type activities	$ 159,509

VII. INTERFUND ASSETS/LIABILITIES

There were no interfund balances as of June 30, 2016.

Interfund transfers:

Transfer From	Transfer to	Amount
General Fund	Road Fund	$ 300,000
General Fund	Tri Payback	715,000
Equipment Acquisition	USDA	145,760
Fire District 474	Tri Payback	170,000
Equipment Acquisition	Tri Payback	12,000
		$1,345,760

VIII. CAPITAL LEASES

All Capital Leases were completely paid prior to the fiscal year ended June 30, 2016.

IX. MEDIUM TERM LOANS

Special Assessment Bonds - The County has no special assessment bonds outstanding at June 30, 2016.

Contracts Payable - The County has no contracts payable at June 30, 2016.

Medium Term Loan - On March 2, 2012, Storey County entered into a medium term loan with the Eggenberger Family Trust in the amount of $330,000.

BALANCE 6/30/15	Additions	Retired	BALANCE 6/30/16
$ 210,285	$ 0	$ 38,320	$171,965

On June 26, 2013, Storey County entered into a medium term loan for $250,000 with the Virginia City Highlands Property Owners Association for the purchase of a 1.32 acre parcel of land legally described as Lot 2 Block E of the Virginia City Highlands Unit 1 Subdivision Map, bearing interest at a rate of .095% per annum, payable $50,000 at signing and $50,000 annually for 4 years.

BALANCE 6/30/15	Additions	Retired	BALANCE 6/30/16
$ 150,000	$ 0	$ 50,000	$ 100,000

Revenue Bonds - The County issued bonds, where the County pledges income derived from the acquired or constructed assets to pay debt service. Revenues bonds outstanding at June 30, 2016 are as follows:

$714,000 water revenue bonds with semi-annual installments of interest and annual payments of principal totaling $38,801 per year through January 1, 2037, used for improvements to the Virginia City water system.

BALANCE 6/30/15	RETIRED	BALANCE 6/30/16
$ 519,966	$ 14,733	$ 505,233

$3,002,000 sewer revenue bonds due monthly beginning June 12, 2015 at 2.5% interest with payments of $9,907 per month and the maturity date: May 12, 2055.

BALANCE 6/30/15	ADDITIONS	RETIRED	BALANCE 6/30/16
$ 2,998,467	$ -0-	$ 44,875	$ 2,953,592

$890,000 Virginia City Rail Bond - Series 2010A due in annual installments of $41,000 to $73,000 through December 1, 2027.

BALANCE 06/30/15	RETIRED	BALANCE 6/30/16
$ 736,000	$ 43,000	$ 693,000

$859,000 Virginia City Rail Bond - Series 2010B due in annual installments of $38,000 to $73,000 through December 1, 2027.

BALANCE 06/30/15	RETIRED	BALANCE 6/30/16
$ 717,000	$ 40,000	$ 677,000

Revenue bond debt service requirements to maturity including interest are as follows:

YEAR ENDING JUNE 30,	ANNUAL	TOTAL
2017 to 2021	331,125 to 332,645	1,531,286
2022 to 2028	268,085 to 322,085	2,208,530
2029 to 2037	157,885 to 157,885	1,419,165
2038 to 2055	108,977 to 118,884	2,130,005
		$ 7,288,986

Changes In Long-Term Liabilities - During the fiscal year ended June 30, 2016, the following changes occurred in liabilities reported in the general long term debt group:

	BALANCE JULY 1, 2015	ADDITIONS	REDUCTIONS	BALANCE JUNE 30, 2016
Compensated absences	$ 188,314	$ 3,041	$ -0-	$ 191,355
Tri-Construction repayment	42,059,695	-0-	574,145	41,485,550
	$ 42,248,009	$ 3,041	$ 574,145	$ 41,676,905

X. SEGMENT INFORMATION - PROPRIETARY FUNDS

The County issued revenue bonds to finance its water department and sewage treatment facilities. Summary information for these funds is presented below:

	Water Fund	Virginia Divide Sewer Fund
CONDENSED STATEMENT OF NET ASSETS		
ASSETS		
Current assets	$ 1,621,398	$ 389,716
Capital assets (net accumulated depreciation)	4,853,961	5,950,370
Total Assets	6,475,359	6,340,086
LIABILITIES		
Current liabilities	65,602	65,445
Non-current liabilities	489,837	2,908,700
Total Liabilities	555,439	2,974,145
NET ASSETS		
Invested in capital assets, net of related debt	4,348,728	2,996,125
Unrestricted	1,571,192	369,816
Total Net Assets	$ 5,919,920	$3,365,941
CONDENSED STATEMENT OF REVENUES AND EXPENSES		
Operating revenue	$ 617,396	$ 376,920
Depreciation	(106,217)	(53,292)
Other operating expenses	(409,961)	(192,003)
Operating income (loss)	101,218	131,625
Nonoperating revenues (expenses)		
Rent and miscellaneous	13,500	8,009
Interest income	27,428	4,805
Interest expense	(23,720)	(74,662)
Grants and capital contributions		8,100
Change in net assets	$ 118,926	$ 77,877
CONDENSED STATEMENTS OF CASH FLOWS		
Net cash provided (used) by		
Operating activities	$ 192,137	$ 188,627
Noncapital financing activities	6,230	(4,081)
Capital and related financing activities	(19,905)	(102,775)
Investing activities	27,428	4,805
Net increase (decrease) in cash	205,890	86,576
Cash - beginning	1,335,345	270,472
Cash - ending	$ 1,561,235	$ 357,048

XI. CONTINGENT LIABILITIES

The County participates in both Federal and State Grant Programs. The audits of these programs for or including the year ended June 30, 2016 have not been finalized. Accordingly, the County's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the County expects such amounts, if any, to be immaterial.

The County is currently a defendant in no lawsuits, with no other unasserted possible claims which are probable of assertion

XII. AVAILABLE BORROWING CAPACITY

The Nevada Revised Statutes section 244.805, limits the County's general obligation debt to 10% of the County's assessed valuation. The 2015/2016 assessed valuation is $510,172,664 which would allow the bonding up to $51,000,000. On June 30, 2016, the County had $150,000 outstanding general obligation bonded debt, exclusive of revenue and school district bonds.

XIII. PROPERTY TAXES

Property taxes attach as an enforceable lien as of July 1. The tax is levied for the fiscal year beginning July 1st after the Nevada Tax Commission has certified the combined tax rate for the county on May 25th.

Taxes on the property are due on the third Monday in July. Taxes may be paid in quarterly installments, due on the third Monday of July and the first Monday in October, January and March. Penalties are added if the installments are not made within ten (10) days of the due date.

XIV. PENSION PROGRAM - NEVADA STATE PUBLIC EMPLOYEES RETIREMENT SYSTEM

The County participates in the statewide government retirement system; a multiple-employer, cost sharing public employees pension plan which covers substantially all of the County's full time employees. The County has no liability for unfunded obligations of the Nevada State Public Employees Retirement System.

PERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Nevada Revised Statutes establish and amend benefit provisions to be administered by the Retirement Board. The Public Employees Retirement Board of the State of Nevada issues a publicly available financial report that includes financial statements and required supplementary information for PERS. That report may be obtained from PERS, 693 West Nye Lane, Carson City, Nevada 89703

The County pays all contributions for all employees covered under the plan. PERS basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employees working lifetime, in order to accumulate sufficient assets to pay benefits when due. Although PERS receives an actuarial valuation on an annual basis indicating the contribution rates as required to fund PERS on an actuarial reserve basis, both for funding purposes and GASB disclosure purposes, contributions actually made are in accordance with the required rates established by the Nevada State Legislature.

The payroll for employees covered by the system for the year ended June 30, 2016 was $7,299,918. The County's total payroll was $8,789,000. Storey County's contribution to the plan for the year ended June 30, 2016 was $2,458,889. All costs to the County were paid or accrued at June 30, 2016 The County's contribution represented less than 1% of total contributions to the retirement system.

Currently 120 employees are covered under the retirement plan out of a total of 162 employees. Eligibility requirements are 40 hours per bi-weekly payroll period, no minimum wage is required for participation, nor is there any length of service requirement for participation. Contributions are made at a rate of 25.75% (40½% for police and firemen) of annual compensation.

XV. SOLID WASTE LANDFILL - LOCKWOOD

In 1992 Refuse, Inc. received an amended special use permit from Storey County for the operation of a solid waste landfill, conditioned on meeting all of the requirements of federal landfill regulations (Subtitle D, 40CFR Parts 257 and 258). Under the terms of the agreement Refuse, Inc. is responsible for all closure and post closure costs. Estimated costs for closure are $3,138,388 and the cost for post closure maintenance is $12,865,241 for a total of $16,003,629. There are currently no corrective action cost nor other environmental obligations. Refuse, Inc. is in complete compliance with the Financial Assurance Requirements of 40 CFR, part 258, Subpart G, as well as Nevada Administrative Code 444.685 - 444.6859. The closure and post closure costs are insured through Liberty Mutual Insurance Company. As of this statement date, closure/post closure revisions by Waste Management has not been completed.

XVI. RISK MANAGEMENT

Storey County is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employee and natural disasters. Storey County has joined together with other counties in the State to form Nevada Public Agency Insurance Pool, a public entity risk pool currently operating as a common risk management and insurance program for 41 governmental entities. The county pays an annual premium to Ingalls and Associates for its general insurance coverage through PENCO. The Agreement for Formation of the NPAIP program provides that NPAIP will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of $500,000 for Property and Crime and $150,000 Casualty for each insured event.

The County continues to carry commercial insurance for all other risks or loss, including workers' compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

XVII. TAHOE-RENO INDUSTRIAL CENTER (TRI)

On February 2, 2000, Storey County Nevada, entered into a development agreement with Tahoe-Reno Industrial Center LLC along with DP Operating Partnership, LP for the purposes of completing structures, including grading, infrastructure, and all public facilities related to the property owned by TRI which consists of approximately 102,000 acres, of which approximately 9,000 acres is zoned for industrial usage within Storey County. The development agreement represents the commitment between Storey County and TRI to fund the capital infrastructure costs and local community services required by the project.

According to the agreements, TRI is responsible for the construction of the project public infrastructure, which shall be dedicated to and maintained by Storey County. Such infrastructure includes streets, sidewalks and streetlights, flood control, drainage channels, storm drains, basins and other related facilities; and County building complexes including fire stations, police stations, public works maintenance yards and administrative offices. The County is not responsible for the construction, operation, and maintenance of the project private infrastructure such as community water and sewer facilities, railroad track and related facilities, landscaping of common areas, or private trails and parks and other property not dedicated to the County. The County is responsible for separately recording certain revenue and expenses directly attributable to the TRI project, approving reimbursable costs, and determining the net annual revenue reimbursement to TRI.

The agreements establish a revenue threshold that represents the annual fiscal year in which the TRI net revenue exceeds $5,000,000. The revenue threshold must be met before any reimbursements are made to TRI for project related infrastructure costs. Once the revenue threshold is met, the County is responsible for reimbursing TRI for approved project vouchers up to 35% of annual net revenue. Such reimbursements are also limited to 5% of the project assessed valuation at the end of each year. The revenue threshold has been met.

The term of this agreement shall commence upon the effective date and shall expire Fifty (50) years after the effective date, unless extended by written amendment executed by the County and Developer. A special revenue fund was established as of July 1, 2009, to provide payment to our TRI partners. A payment of $654,977 was made by the TRI Payback Fund during the fiscal year.

Future allocations into the TRI Payback Fund will be a percentage of revenues directly attributed to TRI to include property taxes, business licence, permits, inspection fees, and real property transfer taxes.

XVIII. TESLA MOTORS

On September 11, 2014 the Nevada State Legislature passed unanimously Senate Bill 1 which gave Tesla Motors $1.25 billion dollars in tax abatements in exchange for Tesla investing $3.5 billion dollars in the state within the first 10 years of the agreement. Under Section 13-3, transferable credits will be approved;

(a) In the amount of $12,500 for each qualified employee, up to a maximum of 6,000 qualified employees.
(b) In the amount equal to 5 percent of the first $1 billion of new capital investment in this State made collectively by the participants in the qualified project.
(c) In an amount equal to 2.8 percent of the next $2.5 billion on new capital investment in this State make collectively by the participants in the qualified project.

Section 15-2 provides abatement of 100% for the following;

(a) For property taxes, for a duration of not more than 10 years after the date of which the application is submitted and in an amount that equals the amount of the property taxes that would otherwise be owed by each participation for the qualified project;
(b) For employer excise taxes, be for a duration of not more than 10 years after the date on which the application is submitted and in an amount that equals the amount of the employer excise taxes that would otherwise be owed by each participant for employees employed by the participant for the qualified project; and

(c) For local sales and use tax, be for duration of not more than 20 years after the date on which the application is submitted and in an amount that equals the amount of the local sales and use taxes that would otherwise be owed be each participant in the qualified project.

Under Section 25-36, the governing body of a county or city in which a qualified project is or is expected to be located to create an economic diversification district that includes with its boundaries the qualified project

Section 35 notes "the governing body of the municipality may enter into an agreement with one or more of the owners of any interest in the property within a district, pursuant to which that owner would agree to make payments to the municipality or to another local government that provides services in the district, or to both, to defray, in whole or in part, the cost of local governmental services during the term of the use of any money pledged pursuant to section 31 of this act. Such an agreement must specify the amount to be paid by the owner of the property interest, which may be stated as a specified amount per year or as an amount based upon any formula upon which the municipality and owner agree.

Subsequently, Ordinance No 14-260 creating the Storey County Economic Diversification District No. 1 was signed by the County Commissioners on December 2, 2014 and Ordinance 15-263 providing partial abatements of permitting or licensing fee was signed by the County Commissioners was passed on June 16, 2015. Additional provisions of Senate Bill 1 also provided the ability to "abate" partially or in full, permit fees and business licenses fees within the Economic Diversification District. Tesla and the County mutually negotiated a partial abatement of permit fees but no business license fees. These actions were codified into Ordinance 15-263. See separate schedule relating to additional tax abatements.

XIX. PENSION LIABILITY

The attached schedule reflects the pension liability for Storey Count as required by GASB Number 45.

XX. USDA BOND - FIRE EQUIPMENT

On January 8, 2015 the County secured funding in the amount of $2,000,000. This funding was for the purchase of 3 ambulances and 3 fire engines. The County received $242,400 in January, 2015 and was recorded. Subsequently, the remaining $1,757,600 was received July 28, 2015 to complete the purchase of the ambulances and fire engines.

XXI. DEFERRED INFLOW OF RESOURCES

The following schedule summarizes deferred revenues at June 30, 2016.

General Fund:	
Ad Valorem taxes receivable	$ 80,873
474 Fire Protection Fund:	
Ad Valorem taxes receivable	$ 30,075
Equipment Acquisition Fund:	
Ad Valorem taxes receivable	$ 2,282
Indigent Medical Fund:	
Ad Valorem taxes receivable	$ 378

Supplementary information

STOREY COUNTY, NEVADA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2016

	SPECIAL REVENUE						
	EQUIPMENT ACQUISITION	JUSTICE COURT FUND	DRUG COURT	INDIGENT MEDICAL	PARK TAX	MUTUAL AID	JAIL BUILDING
ASSETS							
Cash	$ 372,144	$ 59,329	$ 80	$ 488,541	$ 121,889	$ 335,377	
Receivables							
Taxes - property	2,759			474			
Accounts							
Total Assets	$ 374,903	$ 59,329	$ 80	$ 489,015	$ 121,889	$ 335,377	$ 0
LIABILITIES							
Accounts payable		$ 36,058		$ 5,137		$ 36,692	
Deferred taxes	$ 2,282			378			
Total Liabilities	2,282	36,058		5,515		36,692	
FUND BALANCE							
Designated for future year's operations							
Unassigned	372,621	23,271	$ 80	483,500	$ 121,889	298,685	
Total Fund Balance	$ 372,621	23,271	80	483,500	121,889	298,685	
Total Liabilities and Fund Balance	$ 374,903	$ 59,329	$ 80	$ 489,015	$ 121,889	$ 335,377	$ 0

The notes to financial statements are
in integral part of this statement.

STOREY COUNTY, NEVADA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2016

	SPECIAL REVENUE						
	EMERGENCY MITIGATION	INDIGENT ACCIDENT	TECHNOLOGY	FEDERAL AND STATE GRANTS	FIRE EMERGENCY	STABILIZATION FUND	GENETIC MARKER TESTING FUND
ASSETS							
Cash	$ 100,000	$ 14,843	$ 112,015	$ 5,898	$ 207,141	$ 1,000,000	$ 41,310
Receivables							
Taxes - property							
Accounts		20,093		26,138			
Total Assets (deficit)	$ 100,000	$ 34,936	$ 112,015	$ 32,036	$ 207,141	$ 1,000,000	$ 41,310
LIABILITIES							
Accounts payable		$ 16,033	$ 158	$ 13,333			
Deferred taxes							
Total Liabilities		16,033	158	13,333		$ 0	
FUND BALANCE							
Designated for future year's operations							
Unassigned	100,000	18,903	111,857	18,703	207,141		
Total Fund Balance	100,000	18,903	111,857	18,703	207,141	1,000,000	$ 41,310
Total Liabilities and Fund Balance (deficit)	$ 100,000	$ 34,936	$ 112,015	$ 32,036	$ 207,141	$ 1,000,000	$ 41,310

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2016

	CAPITAL PROJECTS			
	CAPITAL PROJECTS	INFRASTRUCTURE FUND	VIRGINIA CITY RAIL PROJECT	TOTAL
ASSETS				
Cash	$ 2,827,906	$ 1,455,085	$ 986,030	$ 8,127,588
Receivables				
Taxes - property				3,233
Accounts		48,015		94,246
Total Assets	$ 2,827,906	$ 1,503,100	$ 986,030	$ 8,225,067
LIABILITIES				
Accounts payable	$ 55,281			$ 162,692
Deferred taxes				2,660
Total Liabilities	55,281			165,352
FUND BALANCE				
Designated for future year's operations				0
Unassigned	2,772,625	1,503,100	986,030	8,059,715
Total Fund Balance	2,772,625	1,503,100	$ 986,030	8,059,715
Total Liabilities and Fund Balance	$ 2,827,906	$ 1,503,100	$ 986,030	$ 8,225,067

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2016

	SPECIAL REVENUE						
	EQUIPMENT ACQUISITION	JUSTICE COURT FUND	DRUG COURT	INDIGENT MEDICAL	PARK TAX	MUTUAL AID	JAIL BUILDING
REVENUE							
Taxes	$ 246,018			$ 55,576			
Licenses and permits							
Intergovernmental							
Charges for services					$ 2,000		
Fine and forfeitures		$ 10,407	$ 500				
Other revenues	174,858					$ 782,178	$ 0
Total Revenues	420,876	10,407	500	55,576	2,000	782,178	0
EXPENDITURES							
Current:							
General government	204,358						
Public safety						671,671	
Judicial		27,820	450				
Culture and recreation							
Welfare				55,260			
Intergovernmental							
Total Expenditures	$ 204,358	27,820	450	55,260	0	671,671	0
Excess (deficiency) of revenues over expenditures	216,518	(17,413)	50	316	2,000	110,507	0
OTHER FINANCING SOURCES (USES)							
Transfers	$ (160,760)						
Debt service							
Bond proceeds							
Prior period adjustment							
Interest income	5,100				2,281		
Excess (deficiency) of Revenue and Other Financing Sources (Uses) over Expenditures	60,858	(17,413)	50	316	4,281	110,507	0
Fund balance - beginning (deficit)	311,763	40,684	30	483,184	53,877	188,178	0
Fund balance - ending (deficit)	$ 372,621	$ 23,271	$ 80	$ 483,500	$ 58,158	$ 298,685	$ 0

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2016

	SPECIAL REVENUE						
	EMERGENCY MITIGATION	INDIGENT ACCIDENT	TECHNOLOGY	FEDERAL AND STATE GRANTS	FIRE EMERGENCY	STABILIZATION FUND	GENETIC MARKER TESTING FUND
REVENUE							
Taxes		$ 83,208					
Licenses and permits							
Intergovernmental				$ 221,452			
Charges for services			$ 73,786				
Fine and forfeiture							$ 9,931
Other revenues	$ 0				$ 0		
Total Revenues	0	83,208	73,786	221,452	0	$ 0	9,931
EXPENDITURES							
Current:							
General government			49,888				
Public safety				368,084			
Judicial							6,743
Culture and recreation				16,494			
Welfare		73,719					
Intergovernmental				3,698			
Total Expenditures	0	73,719	49,888	388,276	0	0	6,743
Excess (deficiency) of revenues over expenditures	0	9,489	23,898	(166,824)	0	0	3,188
OTHER FINANCING SOURCES (USES)							
Transfers							
Debt service							
Bond proceeds							
Other revenue				15,827			
Interest income			1,692				
Excess (deficiency) of Revenue and Other Financing Sources (Uses) over Expenditures	0	9,489	25,590	(150,997)	0	0	3,188
Fund balance - beginning	100,000	9,414	86,267	169,700	207,141	1,000,000	38,122
Fund balance - ending	$ 100,000	$ 18,903	$ 111,857	$ 18,703	$ 207,141	$ 1,000,000	$ 41,310

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2016

	CAPITAL PROJECTS			
	CAPITAL PROJECTS	INFRASTRUCTURE FUND	VIRGINIA CITY RAIL PROJECT	TOTAL
REVENUE				
Taxes				$ 384,802
Licenses and permits				0
Intergovernmental		$ 271,937		493,389
Charges for services				75,786
Fine and forfeitures				20,838
Other revenues	$ 0		$ 0	957,036
Total Revenues	0	271,937	0	1,931,851
EXPENDITURES				
Current:				
General government	1,218,606	400,990		1,873,842
Public safety				1,039,755
Judicial				35,013
Culture and recreation				16,494
Welfare				128,979
Intergovernmental				3,698
Total Expenditures	1,218,606	400,990	0	3,097,781
Excess (deficiency) of revenues over expenditures	(1,218,606)	(129,053)		(1,165,930)
OTHER FINANCING SOURCES (USES)				
Transfers				(160,760)
Debt service	(50,143)		(175,010)	(225,153)
Bond proceeds			12,347	12,347
Other revenue	93,733			109,560
Interest income				9,073
Excess (deficiency) of Revenue and Other Financing Sources (Uses) over Expenditures	(1,175,016)	(129,053)	(162,663)	(1,420,863)
Fund balance - beginning (deficit)	3,947,641	1,632,153	1,148,693	9,416,847
Fund balance - ending (deficit)	$ 2,772,625	$ 1,503,100	$ 986,030	$ 7,995,984

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
EQUIPMENT ACQUISITION SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURE, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUE				
Taxes				
Property taxes	$ 248,330	$ 248,330	$ 246,018	$ (2,312)
Other revenues				
Interest	800	800	5,100	4,300
Total Revenues	249,130	249,130	251,118	1,988
EXPENDITURES				
General Government				
Capital outlay	50,000	205,000	204,358	642
Total Expenditures	50,000	205,000	204,358	642
Excess (deficiency) of revenues over expenditures	199,130	44,130	46,760	2,630
OTHER FINANCING SOURCES (USES)				
Transfer out - Tri Payback	(15,000)	(15,000)	(15,000)	0
USDA Fund	(145,760)	(145,760)	(145,760)	0
Equipment sales		155,000	164,432	9,432
Federal Grants			10,426	10,426
Excess (deficiency) of revenues and other financing sources (uses) over expenditures	38,370	38,370	60,858	22,488
Fund balance - beginning	129,808	129,808	311,763	181,955
Fund balance - ending	$ 168,178	$ 168,178	$ 372,621	$ 204,443

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
JUSTICE COURT SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUE			
Fines			
Justice court fines	$ 5,250	$ 10,407	$ 5,157
EXPENDITURES			
Judicial			
Services and supplies	2,950	6,651	(3,701)
Capital outlay	20,689	21,169	(480)
	23,639	27,820	(4,181)
Excess (deficiency) of revenues over expenditures	(18,389)	(17,413)	976
Fund Balance - beginning	36,813	40,684	3,871
Fund Balance - ending	$ 18,424	$ 23,271	$ 4,847

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
DRUG COURT SPECIAL REVENUE FUND
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Fines and forfeits			
Drug court fees	$ 600	$ 500	$ (100)
EXPENDITURES			
Judicial			
Services and supplies	600	450	150
Excess (deficiency) of revenue over expenditures	0	50	50
Fund balance - beginning	370	30	(340)
Fund balance - ending	$ 370	$ 80	$ (290)

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
INDIGENT MEDICAL SPECIAL REVENUE FUND
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Taxes			
Property taxes	$ 49,666	$ 55,576	$ 5,910
EXPENDITURES			
Welfare			
Services and supplies	200,000	55,260	144,740
Excess (deficiency) of revenues over expenditures	(150,334)	316	150,650
Fund balance - beginning	349,396	483,184	133,788
Fund balance - ending	$ 199,062	$ 483,500	$ 284,438

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
PARK TAX SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30,2016

	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUE			
Charges for services			
Park fee	$ 1,000	$ 2,000	$ 1,000
Other revenues			
Interest income		2,281	2,281
Total Revenues	1,000	4,281	3,281
EXPENDITURES			
Culture and recreation			
Services and supplies	1,000	0	1,000
Excess (deficiency) of revenues over expenditures	0	4,281	4,281
Fund balance - beginning	63,731	117,608	53,877
Fund balance - ending	$ 63,731	$ 121,889	$ 58,158

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
MUTUAL AID SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Other revenues				
Fire suppression	$ 400,000	$ 776,000	$ 782,178	$ 6,178
Total Revenue	400,000	776,000	782,178	6,178
EXPENDITURES				
Public safety				
Salaries and wages	175,000	286,000	306,946	(20,946)
Benefits	18,500	37,200	49,545	(12,345)
Services and supplies	81,500	105,800	83,006	22,794
Capital outlay		222,000	232,174	(10,174)
Total Expenditures	275,000	651,000	671,671	(20,671)
Excess (deficiency) of revenues over expenditures	125,000	125,000	110,507	(14,493)
Fund balance - beginning deficit)	459	459	188,178	187,719
Fund balance - ending (deficit)	$ 125,459	$ 125,459	$ 298,685	$ 173,226

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
SHERIFF JAIL SPECIAL REVENUE FUND
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
OTHER FINANCING SOURCES (USES)			
Transfer in	$ 0	$ 0	$ 0
Fund balance - beginning (deficit)	0	0	0
Fund balance - ending	$ 0	$ 0	$ 0

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
EMERGENCY MITIGATION SPECIAL REVENUE FUND
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
None			
EXPENDITURES			
Public Safelty			
Services and supplies	$ 50,000	$ 0	$ 50,000
Excess (deficiency) of revenue over expenditures	(50,000)		50,000
Fund balance - beginning	80,000	100,000	20,000
Fund balance - ending	$ 30,000	$ 100,000	$ 70,000

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
INDIGENT ACCIDENT SPECIAL REVENUE FUND
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Taxes			
Property taxes	$ 74,499	$ 83,208	$ 8,709
EXPENDITURES			
Welfare			
Services and supplies	74,499	73,719	$ 780
Excess (deficiency) of revenues over expenditures	$ 0	9,489	9,489
Fund balance - beginning	26,532	9,414	(17,118)
Fund balance - ending	$ 26,532	$ 18,903	$ (7,629)

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
TECHNOLOGY SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Charges for services			
Technology fees	$ 74,200	$ 73,786	$ (414)
Other revenues			
Interest income	550	1,692	1,142
Total revenues	74,750	75,478	728
EXPENDITURES			
General government			
Services and supplies	74,750	49,888	24,862
Excess (deficiency) of revenues over expenditures	0	25,590	25,590
Fund balance - beginning	70,423	86,267	15,844
Fund balance - ending	$ 70,423	$ 111,857	$ 41,434

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
FEDERAL/STATE GRANTS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURE, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Intergovernmental			
Federal grants	$ 16,780	$ 213,596	$ 196,816
State grants	90,000	7,856	(82,144)
Total Revenues	106,780	221,452	114,672
EXPENDITURES			
Culture and recreation			
Services and supplies	0	16,494	(16,494)
Public safety			
Salaries and wages		35,286	(35,286)
Employee benefits		16,093	(16,093)
Services and supplies	56,780	316,705	(259,925)
Intergovernmental - State			
Services and supplies	50,000	3,698	46,302
Total Expenditures	106,780	388,276	(281,496)
Excess (deficiency) of revenues over expenditures	0	(166,824)	(166,824)
Other financing sources (uses)			
Prior year revenue		15,827	15,827
Fund balance - beginning	238,011	169,700	(68,311)
Fund balance - ending	$ 238,011	$ 18,703	$ (219,308)

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
FIRE EMERGENCY SPECIAL REVENUE FUND
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
None	$ 0	$ 0	$ 0
EXPENDITURES			
Public Safety			
Services and supplies	204,337	0	204,337
Total Expenditures	204,337	0	204,337
Excess (deficiency) of revenue over expenditures	(204,337)	0	204,337
Fund balance - beginning	204,337	207,141	2,804
Fund balance - ending	$ 0	$ 207,141	$ 207,141

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
STABILIZATION SPECIAL REVENUE FUND
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
EXPENDITURES			
General government	$ 200,000	$ 0	$ 200,000
Excess (deficit) of revenue over expenditures	(200,000)	0	200,000
Fund balance - beginning	600,000	1,000,000	400,000
Fund balance - ending	$ 400,000	$ 1,000,000	$ 600,000

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
GENETIC MARKER TESTING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUE				
Fines and forfeitures	$ 6,400	$ 7,643	$ 9,931	$ 2,288
EXPENDITURES				
Judicial				
Services and supplies	6,200	7,443	6,743	700
Excess (deficiency) of revenues over expenditures	200	200	3,188	2,988
Fund balance - beginning	32,522	32,522	38,122	5,600
Fund balance - ending	$ 32,722	$ 32,722	$ 41,310	$ 8,588

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
EXPENDITURES			
General government			
Capital outlay	$ 1,249,857	$ 1,218,606	$ 31,251
Debt service	50,000	50,000	
Interest expense	143	143	
Total expenditures	1,300,000	1,268,749	31,251
Excess (deficiency) of revenues over expenditures	(1,300,000)	(1,268,749)	31,251
OTHER FINANCING SOURCES (USES)			
General government - Other		93,733	93,733
Excess (deficiency) of revenues and other financing sources (uses) over expeditures	(1,300,000)	(1,175,016)	124,984
Fund balance - beginning	1,645,851	3,947,641	2,301,790
Fund balance - ending	$ 345,851	$ 2,772,625	$ 2,426,774

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
INFRASTRUCTURE CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Intergovernmental			
¼% Optional sales tax	$ 315,000	$ 271,937	$ (43,063)
EXPENDITURES			
General government			
Capital outlay	2,000,000	400,990	1,599,010
Excess (deficiency) of revenues over expenditures	(1,685,000)	(129,053)	1,555,947
Fund balance - beginning	1,742,807	1,632,153	(110,654)
Fund balance - ending	$ 57,807	$ 1,503,100	$ 1,445,293

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
VIRGINIA CITY RAIL PROJECT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
EXPENDITURES			
Culture and Recreation			
Capital Outlay	$ 700,000	$ 0	$ 700,000
OTHER FINANCING SOURCES (USES)			
Bond Proceeds	25,000	12,347	(12,653)
Debt Service			
Principal	(83,000)	(83,000)	0
Interest	(92,010)	(92,010)	0
Excess (deficiency) of revenues and other financing sources (uses) over expenditures	(850,010)	(162,663)	687,347
Fund balance - beginning	1,048,464	1,148,693	100,229
Fund balance - ending	$ 198,454	$ 986,030	$ 787,576

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
WATER SYSTEM ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
OPERATING REVENUES			
Sales of water	$ 588,000	$ 617,396	$ 29,396
OPERATING EXPENSES			
Salaries and wages	148,465	144,024	4,441
Benefits	63,432	62,651	781
Services and supplies	177,100	203,286	(26,186)
Depreciation	105,000	106,217	(1,217)
Total Operating Expenses	493,997	516,178	(22,181)
Operating Income (Loss)	94,003	101,218	7,215
NON-OPERATING REVENUE (EXPENSES)			
Interest earnings	6,000	27,428	21,428
Rents	12,000	13,500	1,500
Interest expense	(24,068)	(23,720)	348
Net Income (Loss)	$ 87,935	$ 118,426	$ 30,491

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
WATER SYSTEM ENTERPRISE FUND
SCHEDULE OF CASH FLOWS
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30,2016

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash In flows			
Sales of water	$ 588,000	$ 609,667	$ 21,667
Cash Out flows			
Salaries and wages	(148,465)	(149,800)	(1,335)
Benefits	(63,432)	(65,127)	(1,695)
Services and supplies	(177,100)	(202,603)	(25,503)
Net Cash Provided (Used) by Operating Activities	199,003	192,137	(6,866)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Cash In flows			
Rent	12,000	13,500	1,500
Customer deposits	0	(7,270)	(7,270)
Net Cash Provided by Non Capital Financing Activities	12,000	6,230	(5,770)
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES			
Cash In flows			
Capital contributed	0	18,548	18,548
Cash Out flows			
Capital outlay	(188,068)	0	(188,068)
Debt service	(14,733)	(14,733)	0
Interest expense	0	(23,720)	(23,720)
Net Cash Provided (Used) by Capital Related Activities	(202,801)	(19,905)	182,896
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest earnings	6,000	27,428	21,428
Net Increase (Decrease) in Cash	14,202	205,890	191,688
Cash - beginning	1,233,125	1,355,345	122,220
Cash - ending	$ 1,247,327	$ 1,561,235	$ 313,908

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
VIRGINIA DIVIDE SEWER IMPROVEMENT DISTRICT ENTERPRISE FUND
SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
OPERATING REVENUES				
Sewer use fees	$ 348,500	$ 364,478	$ 376,920	$ 12,442
OPERATING EXPENSES				
Salaries and wages	77,433	77,433	79,197	(1,764)
Benefits	34,235	34,235	34,222	13
Services and supplies	48,550	80,070	78,584	1,486
Depreciation	40,000	40,000	53,292	(13,292)
Total Operating Expenses	200,218	231,738	245,295	(13,557)
Operating Income (Loss)	148,282	132,740	131,625	(1,115)
NON OPERATING REVENUES (EXPENSE)				
Interest income	900	900	4,805	3,905
Interest expense	(74,662)	(74,662)	(74,662)	0
Debt Service		(44,222)		44,222
Other income			8,009	8,009
Net income (Loss)	$ 74,520	$ 14,756	$ 69,777	$ 55,021

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
VIRGINIA DIVIDE SEWER IMPROVEMENT DISTRICT ENTERPRISE FUND
SCHEDULE OF CASH FLOWS - BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2016

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash In Flows				
Sewer Fees	$ 348,500	$ 364,478	$ 375,080	$ 10,602
Cash Out Flows				
Salaries and wages	(77,433)	(77,433)	(77,490)	(57)
Benefits	(34,235)	(34,235)	(33,490)	745
Service and supplies	(48,550)	(80,070)	(75,473)	4,597
Net cash provided (used) by operating activities	188,282	172,740	188,627	15,887
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Cash Out Flows				
Capital Outlay	(86,520)	(86,520)	(4,081)	82,439
Net cash provided (used) by Non-Capital Financing Activities	(86,520)	(86,520)	(4,081)	82,439
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Cash In Flows				
Other income			8,009	8,009
Capital contributed by customers			8,100	8,100
Cash Out Flows				
Interest expense	(74,662)	(74,662)	(74,662)	0
Debt Service	(44,222)	(44,222)	(44,222)	0
Net cash provided (used) by capital related financing activities	(118,884)	(118,884)	(102,775)	16,109
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest income	900	900	4,805	3,905
Net increase (decrease) in cash	(16,222)	(31,764)	86,576	118,340
Cash - beginning	224,793	224,793	270,472	45,679
Cash - ending	$ 208,571	$ 193,029	$ 357,048	$ 164,019

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
COMBINING STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
ALL AGENCY FUNDS
FOR THE YEAR ENDED JUNE 30, 2016

	BALANCE JULY 1, 2015	ADDITIONS	DEDUCTIONS	BALANCE JUNE 30, 2016
STATE OF NEVADA FUND				
Assets				
Cash	$ 553,127	$ 826,742	$ 849,782	$ 530,087
Liabilities				
Due Other Governments	$ 553,127	$ 826,742	$ 849,782	$ 530,087
STOREY COUNTY SCHOOL DISTRICT				
Assets				
Cash	$ 4,464	$ 4,210,350	$ 4,101,265	$ 113,549
Liabilities				
Due Other Governments	$ 4,464	$ 4,210,350	$ 4,101,265	$ 113,549
STOREY COUNTY SCHOOL DISTRICT DEBT SERVICE				
Assets				
Cash	$ 763	$ 811,554	$ 790,695	$ 21,622
Liabilities				
Due Other Governments	$ 763	$ 811,554	$ 790,695	$ 21,622
DISTRICT ATTORNEY RESTITUTION FUND				
Assets				
Cash	$ 200	$ 4,836	$ 3,533	$ 1,503
Liabilities				
Due Other Governments	$ 200	$ 4,836	$ 3,533	$ 1,503
TOTAL - ALL FUNDS				
Assets				
Cash	$ 558,554	$ 5,853,482	$ 5,745,275	$ 666,761
Liabilities				
Due Other Governments	$ 558,554	$ 5,853,482	$ 5,745,275	$ 666,761

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
COMPARATIVE SCHEDULES OF CAPITAL ASSETS USED IN THE OPERATION OF
GOVERNMENTAL FUNDS BY SOURCE
JUNE 30, 2016 AND 2015

	JUNE 30, 2016	JUNE 30, 2015
GENERAL FIXED ASSETS		
Land	$ 581,598	$ 581,598
Infrastructure	44,379,544	43,328,320
Construction in progress	662,705	688,190
Building and improvements	11,590,904	11,253,801
Park Improvements	866,547	876,544
Machinery and equipment	12,306,375	8,158,571
Total General Fixed Assets	$ 70,387,673	$ 64,887,024
INVESTMENTS IN GENERAL FIXED ASSETS BY SOURCE:		
General Fund	$ 14,473,983	$ 13,761,728
Road Fund	47,179,738	46,023,244
Fire Protection District	7,154,584	3,522,684
Fourth Ward Trustee	1,579,368	1,579,368
Total Investment in General Fixed Assets	$ 70,387,673	$ 64,887,024

The notes to financial statements are
an intergral part of this statement.

STOREY COUNTY, NEVADA
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2016

FUNCTION AND ACTIVITY	GENERAL FIXED ASSETS July 1, 2015	ADDITIONS	DELETIONS	TRANSFERS	GENERAL FIXED ASSETS June 30, 2016
GENERAL GOVERNMENT					
Commissioners	$ 251,749				$ 251,749
Clerk Treasurer	38,660				38,660
Recorder - Auditor	85,524				85,524
Assessor	42,132				42,132
Building - Grounds	628,982				628,982
Tri Payback	1,468,644			$ (1,468,644)	0
Other - Administrative	4,172,957	$ 601,140	$ (127,817)	1,468,644	6,114,924
Total General Government	6,688,648	601,140	(127,817)	0	7,161,971
JUDICIAL					
District Attorney	77,203				77,203
District Court	4,090		0		4,090
Total Judicial	81,293	0	0	0	81,293
PUBLIC SAFETY					
Sheriff	3,803,868				3,803,868
Fire	268,309				268,309
Fire District	3,254,375	3,870,832			7,125,207
Emergency Management	439,119				439,119
Building Department	91,820				91,820
Total Public Safety	7,857,491	3,870,832	0	0	11,728,323
HIGHWAY AND STREETS	46,023,244	1,156,494	0	0	47,179,738
CULTURE AND RECREATION	4,236,348			0	4,236,348
Total General Fixed Assets	$ 64,887,024	$ 5,628,466	$ (127,817)	$ 0	$ 70,387,673

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE BY FUNCTION AND ACTIVITY
FOR THE FISCAL YEAR ENDED JUNE 30, 2016

FUNCTION AND ACTIVITY	LAND	INFRASTRUCTURE	CONSTRUCTION IN PROGRESS	BUILDING AND IMPROVEMENTS	PARK IMPROVEMENTS	MACHINERY AND EQUIPMENT	TOTAL
GENERAL GOVERNMENT							
Commissioners	$ 114,849			$ 17,161		$ 119,739	$ 251,749
Clerk - Treasurers						38,660	38,660
Recorder - Auditor				4,897		80,627	85,524
Assessor						42,132	42,132
Building - Grounds				295,434		221,430	516,864
Tri Payback				0		0	0
Other - Administrative	270,410		$ 367,995	4,919,709		1,011,480	6,569,594
Total General Government	385,259	$ 0	367,995	5,237,201	$ 0	1,514,068	7,504,523
JUDICIAL							
Justice Court						4,090	4,090
District Attorney						77,203	77,203
Total Judicial	0	0	0	0	0	81,293	81,293
PUBLIC SAFETY							
Sheriff				2,447,538		1,330,289	3,777,827
Fire	72,250			196,059		0	268,309
Fire District				180,914		6,705,361	6,886,275
Emergency Management						439,119	439,119
Building Department						129,238	129,238
Total Public Safety	72,250	0	0	2,824,511	0	8,604,007	11,500,768
HIGHWAY AND STREETS	0	44,379,544	0	792,451	0	2,007,743	47,179,738
CULTURE AND RECREATION	124,089	0	294,710	2,736,741	866,547	99,264	4,121,351
Total General Fixed Assets	$ 581,598	$ 44,379,544	$ 662,705	$ 11,590,904	$ 866,547	$ 12,306,375	$ 70,387,673

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
SCHEDULE OF GENERAL OBLIGATIONS BONDS
AND OTHER CONTRACTUAL OBLIGATIONS FROM FUTURE REVENUES
JUNE 30, 2016

COUNTY BONDS	DATE OF ISSUE	AMOUNT OF ISSUE	INTEREST RATE	BALANCE JUNE 30, 2015	PAID DURING YEAR	BALANCE JUNE 30, 2016	TERMS OF PAYMENT OF OUTSTANDING BALANCE
Revenue Bonds							
Virginia City Rail Bond Series 2010A Taxable Recovery Zone Economic Development Bond (Due All Points Capital Corp.)	12/28/2010	$ 890,000	8%	$ 736,000	$ 43,000	$ 693,000	$ 45,000 December 1, 2016 $ 47,000 December 1, 2017 $ 49,000 December 1, 2018 $ 51,000 December 1, 2019 $ 53,000 December 1, 2020 $ 56,000 December 1, 2021 $ 58,000 December 1, 2022 $ 61,000 December 1, 2023 $ 64,000 December 1, 2024 $ 67,000 December 1, 2025 $ 69,000 December 1, 2026 $ 73,000 December 1, 2027 with interest only paid on June 1 and principle and interest paid on December 1 of each year.
VIRGINIA CITY RAIL BOND Series 2010B (Tax Exempt) (Due Capital One Public Funding, LLC)	12/28/2010	$ 859,000	5%	$ 717,000	$ 40,000	$ 677,000	$ 42,000 December 1, 2016 $ 44,000 December 1, 2017 $ 47,000 December 1, 2018 $ 49,000 December 1, 2019 $ 52,000 December 1, 2020 $ 54,000 December 1, 2021 $ 57,000 December 1, 2022 $ 60,000 December 1, 2023 $ 63,000 December 1, 2024 $ 66,000 December 1, 2025 $ 70,000 December 1, 2026 $ 73,000 December 1, 2027 with interest only paid on June 1 and principle and interest paid on December 1 of each year
STOREY COUNTY FIRE PROTECTION DISTRICT Due U.S.D.A. Rural Development Comm. Facilities	1/8/2015	$ 2,000,000	3 3/4%	$ 1,966,581	$ 86,818	$ 1,879,763	$ 35,660 on April 8, July 8, October 8 and January 8 from 1/8/2015 through 1/8/2035 (20 year term)

The notes to financial statements are
an integral part of this statement.

STOREY COUNTY, NEVADA
SCHEDULE OF GENERAL OBLIGATIONS BONDS
AND OTHER CONTRACTUAL OBLIGATIONS FROM FUTURE REVENUES
JUNE 30, 2016

	DATE OF ISSUE	AMOUNT OF ISSUE	INTEREST RATE	BALANCE JUNE 30, 2015	PAID DURING YEAR	BALANCE JUNE 30, 2016	TERMS OF PAYMENT OF OUTSTANDING BALANCE
MEDIUM TERM LOAN							
(5yr.) Due Doan Eggenberger Family Trust	3/2/2012	$ 330,000	6%	$ 210,285	$ 38,320	$ 171,965	Note to be paid semi-annually March 20, and September 20, for a period not to exceed 5 years.
WATER REVENUE BOND - SERIES 1998							
U.S.D.A. - Rural Development Loan	1/28/1997	$ 714,000	4 1/2%	$ 519,966	$ 14,733	$ 505,233	$ 38,801 Fiscal Years 6/30/17-6/30/2037 with interest only paid on July 1, and interest and principal paid on January 1.
VIRGINIA - DIVIDE SEWER IMPROVEMENTS DISTRICT							
USDA Sewer Revenue Bond Series 2015 - USDA	05/20/2015	$ 3,002,000	2.50%	$ 2,998,467	$ 44,875	$ 2,953,592	$9,907 monthly July 12, 2005 - May 12,2045 (40 year term)
MEDIUM TERM LOAN							
Virginia City Highlands Property Owners Association	6/26/14	$ 250,000	.95%	$ 150,000	$ 50,000	$ 100,000	$50,000 Annually June 30, 2017 June 30, 2018

The notes to financial statements are an integral part of this statement.

STOREY COUNTY, NEVADA
Schedule of Employers Share of
Net Pension Liability
Public Employee's Retirement System of Nevada
June 30, 2016

Employer's share of net pension liability	
Storey County	.09145%
474 Fire Protection District	.04055%
Employers proportionate share of net pension liability	
Storey County - General	$ 11,581,500
474 Fire Protection District	$ 3,039,816
Enterprise Funds	$ 150,340
Road Fund	$ 170,558
VCTC	$ 104,844
Total	$ 15,047,058
Employer's covered employee payroll	$ 7,299,918
Employers proportional share of the net pension Liability as a percentage of it's covered employees	48.51%
Plan fiduciary net position as a percentage of total Pension liability	98.7%

Schedule of Employer Contributions
PERS - Base Plan

Statutorily required contribution	$ 2,026,202
Contribution in relation to the statutorily required contribution	$ 2,037,432
Contribution excess	$ 11,230
Employers covered employee payroll	$ 15,047,058
Contributions as a percentage of covered employee payroll	20.84%

*GASB Statement No 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, Storey County will present information for those years for which information is available.

STOREY COUNTY, NEVADA
SCHEDULE OF ABATEMENT AGREEMENTS
JUNE 30, 2016

Storey County has agreements with businesses within the Industrial Park for property tax, sales tax, plan review and permit fee abatement agreements. These agreements range from 5 years to 20 years depending on the individual abatement. The following is a list of those abatements.

State of Nevada Governor's Office on Economic Development (GOED)
Chapter 271B of the Nevada Revised Statutes created on Economic Diversification District for which Storey County is a participant. Tesla filed as a Lead participant within the Statue and was granted full abatements on Property Tax for 10 years and Sales and Use Tax for 20 years. The effect of this abatement is as follows:

REAL PROPERTY TAX

ASSESSED VALUE	ABATEMENT	TOTAL ABATEMENT
$ 21,714,314	100%	$751.467

SALES AND USE TAX

TAX COLLECTED	ABATEMENT	TOTAL ABATEMENT
$ 2,131,147	100%	$2,131,147

PLAN REVIEW AND PERMIT FEES

FEES CJARGED	AMOUNT PAID	TOTAL ABATEMENT
$ 2,835,453	$ 785,037	$2,050,418

In addition, GOED has permitted several companies to abate a certain portion of their personal Property Tax.

PRE-ABATEMENT

TAX AMOUNT	ABATEMENT	TOTAL ABATEMENT
$ 1,612,186	34%	$ 510,466

Nevada Governor's Office of Energy (GOE)
The GOE administers the green building tax abatement program based on criteria set forth in the LEED of Green Globes rating system and certification from the U.S. Green Building Council. This abatement if as follows:

LEED ABATEMENTS

PRE-ABATEMENT

TAX AMOUNT	ABATEMENT	TOTAL ABATEMENT
$ 953,468	17%	$ 158,112
	GRAND TOTAL	$ 5,601,608

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Board of County Commissioners
Storey County, Nevada

We have audited, in accordance with the audition standards generally accepted in the united States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the united States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Storey County, as of the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise Storey County's basic financial statements and have issued our report thereon dated November 21, 2016.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered Storey County's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Storey County's internal control. Accordingly, we do not express an opinion of the effectiveness of Storey County's internal control.

A *deficiency in internal controls* exists when the design or operation of a control does not allow management of employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify and deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Storey County's financial statements are free from material misstatement, we performed tests of this compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

David A. Pringle, CPA, LTD
Carson City, Nevada

November 21, 2016

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AUDITORS REPORT ON PRIOR YEAR'S RECOMMENDATIONS

To The Honorable Board of County Commissioners
Storey County, Nevada

We have reviewed the status of our recommendations included in last year's audit report dated November 19, 2015. This review indicated:

1. We recommended monitoring expenditures to prevent exceeding budgeted amounts as expenditures exceeded appropriations in the General Fund and four Special Revenue Funds. One Special Revenue Fund also had a deficit fund balance. The deficit fund balance was corrected and the monitoring was partially implemented.

2. Continued care should be taken in the assignment of funds and account numbers prior to recording liabilities in the accounting records. Certain expenditures appear to be more correctly charged to special revenue funds than the general fund. This was implemented during the 2015/16 year.

3. We recommend account names in the Federal/State Grant Fund be reviewed and adjusted to further differentiate the Federal and State revenues and expenditures. The County may want to consider establishing separate State Grants Funds. This was not implemented during the 2015/16 year.

4. We recommended double checking accounts after journal entries have been made to ensure the correct accounts have been affected and the correct amounts have been recorded in each account. This was implemented during the 2015/16 year.

5. We recommended a cut off date of August 30 be established and strictly enforced for all payable receivables, and journal entries by any government employee to prevent complications with the audit, this was implemented during the 2015/16 year.

The status of the above recommendations must be reviewed during your next audit engagement. We have already discussed these recommendations with the County Comptroller, and will be please to discuss them in further detail at your convenience.

David A. Pringle, CPA, LTD.
Carson City, Nevada

November 21, 2016

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AUDITORS REPORT ON CURRENT YEAR'S RECOMMENDATIONS

To the Honorable Board of County Commissioners
Storey County, Nevada

We have audited the financial statements of Storey County, Nevada for the year ended June 30, 2016, and have issued our report thereon dated November 19, 2016. As part of our audit, we made a study and evaluation of the County's system of internal accounting control to the extent we considered necessary solely to determine the nature, timing and extent of our auditing procedures. Our study and evaluation was more limited than would be necessary to express an opinion on the system of internal accounting control taken as a whole, and we do not express such an opinion.

However during our audit we became aware of certain matters that, while not involving material weaknesses in internal accounting control, are opportunities for increasing controls and operating efficiency. This letter does not affect our report dated November 19, 2016, on the financial statements of Storey County, Nevada.

Current Years Audit Recommendations

1. We recommend monitoring expenditures to prevent exceeding budgeted amounts as expenditures exceeded appropriations in the General Fund and four Special Revenue Funds.

2. We recommend account names in the Federal/State Grant Fund be reviewed and adjusted to further differentiate the Federal and State grant revenues and expenditures. The County may want to consider establishing separate State Grant Funds.

3. We recommend a cut off date of August 30 be established and strictly enforced for all payables, receivables, and journal entries by any government employee to prevent complications with the audit.

The status of the above recommendations must be reviewed during your next audit engagement. We have already discussed these recommendations with the County Comptroller, and will be pleased to discuss them in further detail at your convenience.

David A. Pringle, CPA, LTD
Carson City, Nevada

November 21, 2016

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INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To Management
Capital Beverages, Inc.
2333 Fairview Drive
Carson City, Nevada 89701

We have compiled the accompany statement of assets, liabilities, and equity - income tax basis of Capital Beverages, Inc. (a S corporation) as of August 31, 2016 and the related statement of revenues, expenses, and retained earnings - income tax basis for the month and eight months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the income tax basis of accounting.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the income tax basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide an assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information contained in Schedules 1 thru 10 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

The Company, with consent of the shareholders has elected under the Internal Revenue Code to be an S corporation. In lieu of corporation income taxes the shareholders of an S corporation are taxed on their proportionate share of the Company's taxable income. Therefore, no provisions or liability for federal income taxes has been included in these financial statements.

DAVID A. PRINGLE, CPA, LTD
CERTIFIED PUBLIC ACCOUNTANT

January 4, 2017

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: **Estimate of time required:**

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

---

1. **Title:** Review and possible approval of Auditors Recommendations pertaining to Storey County Audit Report for the period ended June 30, 2016

2. **Recommended motion**
   I hereby make a motion to approve the recommended actions pertaining to the Auditors recommendations for the Audit Report Period ended June 30, 2016.

3. **Prepared by: Hugh Gallagher**

   Department: Comptroller **Telephone: 847-1006**

4. **Staff summary:** The Comptroller will address the Auditors report on current recommendations and purpose solutions for the next fiscal year.

5. **Supporting materials:** Provided prior to the meeting

6. **Fiscal impact: none**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:
   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

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

Agenda Item No.

STOREY COUNTY

OFFICE OF THE COMPTROLLER

POST OFFICE BOX 432

VIRGINIA CITY, NEVADA 89440

STOREY COUNTY

BOARD OF COUNTY COMMISSIONERS January 24, 2017
Gentlemen:

Pursuant to NRS 354.6245, the following represents corrective action to the Storey County Audit Report dated June 30, 2016. Under "AUDITORS REPORT ON CURRENT YEAR'S RECOMMENDATIONS." Our outside auditor sited three current recommendations.

1. "We recommend monitoring expenditures to prevent exceeding budgeted amounts as expenditures exceeded appropriations in five Special Revenue Funds and one Enterprise Fund.
   a. The 474 Fire District Salaries and Benefits were $199,051 over appropriations as a result of expenses relative to a Staffing adequate fire and emergency response grant which was not reimbursed until July 2016. The reimbursement amount was $284,982.
   b. The Virginia City Tourism Special Revenue Fund Exceeded revenue projections by $36,181, however expenses exceeded appropriations by $4,072. A letter from Tourism Director Deny Dotson is attached for your review.
   c. The USDA Special Revenue Fund capital project account was $1,650 over the budgeted amount which was the result of correcting entries to close the Waste Water Treatment Plant Phase I expenses.
   d. The Justice Court Special Revenue Fund has excess expenses over appropriations in the amount of $2,125 for training expenses for a Court Bailiff and $1,776 for Pretrial services.
   e. The Water System Enterprise Fund excess expenditures over appropriations of &$22,181 which represents a reoccurring interest expense charged for a 1997 Water Revenue Bond that was accidentally not included into the budget.
   f. Mutual Aid Fund has excess expenses over appropriations of $20,671 due to heavy equipment repair for wildland fire projects which were not budgeted.
   g. Federal Grant Revenue fund expenses exceeded appropriations by $281,496 which is due to Grants being awarded in the past fiscal year and paid in the current fiscal year. These timing differences will occur almost every year when a grant expands more than one fiscal year.

2. "We recommend account names in the Federal/State Grant Fund be reviewed and adjusted to further differentiate the Federal and State grant revenues and expenditures. The county may want to consider establishing separate State Grant Funds."
   a. We have made great strides in the identification of Federal vs. State Grant revenues and expenditures. Continued internal audits will provide, on a quarterly basis, proper account distribution between the various grants. We will continue to educate those departments, which operate as Separate Local Governments, that it is their responsibility to accurately define Federal from State grants.

3. "We recommend a cutoff date of August 30 to be established and strictly enforced for all payables, receivables and journal entries by any government employee to prevent complications with the audit."

   a. We concur with this recommendation. In the past, we have been very consistent in applying the principal that anything ordered and received in a fiscal year will be paid in that fiscal year. It has come to our attention that some expenditures are being made that are not necessarily targeted for the current fiscal year but for the next fiscal year. We will be very diligent to review invoices during the last quarter of each fiscal year to determine the necessity of the expenditure. In addition, deposits received in July and August will be reviewed to ensure proper classification into the proper fiscal year.

Sincerely,

Hugh J. Gallagher

Comptroller

Marshall McBride-Chairman

Jack McGuffey-Commissioner

Lance Gilman-Vice Chairman

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 2/7/17 **Estimate of time required:**

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

---

1. **Title:** Discussion/action to allow Storey County Sheriff's Office to work with DPS/OTS to obtain electronic citation devices through grant process,

2. **Recommended motion:** None.

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

   Department: Storey County Sheriff's Office **Telephone:** 775-847-0959

4. **Staff summary:** Motion to allow Sheriff Antinoro to sign contract & proceed with implementation of grant for the electronic citation devices and any matters related thereto.

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 [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No.

INTRASTATE INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

A Contract Between the State of Nevada
Acting By and Through Its

Department of Public Safety, Office of Traffic Safety
555 Wright Way
Carson City, Nevada 89711
Phone: 775-684-7476
Fax: 775-684-7482

and

Storey County Sheriff's Office
205 So. C Street
P.O. Box 498
Virginia City , NV 89440
Phone: 775-847-0959
Fax: 775-847-0924
(Hereinafter "Participating Agency")

WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, it is deemed that the services hereinafter set forth are both necessary and in the best interests of the State of Nevada;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. REQUIRED APPROVAL. This Contract shall not become effective until and unless approved by appropriate official action of the governing body of each party.
2. DEFINITIONS. "State" means the State of Nevada and any state agency identified herein, its officers, employees and immune contractors as defined in NRS 41.0307.
3. CONTRACT TERM. This contract shall be effective upon approval, and shall continue, unless terminated by either party as set forth in this Contract.
4. TERMINATION. This Contract may be terminated by either party prior to the date set forth in paragraph (3), provided that a termination shall not be effective until 60 days after a party has served written notice upon the other party. This Contract may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Contract shall be terminated immediately if for any reason State and/or federal funding ability to satisfy this Contract is withdrawn, limited, or impaired.
5. NOTICE. All notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth above.

APPROVED AS TO FORM BY NEVADA DEPUTY ATTORNEY ON 11/28/2016

6. INCORPORATED DOCUMENTS. The parties agree that the services to be performed shall be specifically described; this Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT AA: SCOPE OF COOPERATIVE ACTION

7. CONSIDERATION. The Participating Agency agrees to provide the services set forth in paragraph (6) at no cost to the other parties based on other good and valuable consideration, including, but not limited to, the services performed by each under this Contract. Any intervening end to an annual or biennial appropriation period shall be deemed an automatic renewal (not changing the overall Contract term) or a termination as the results of legislative appropriation may require.

8. ASSENT. The parties agree that the terms and conditions listed on incorporated attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations expressly provided.

9. INSPECTION & AUDIT.

a. Books and Records. Each party agrees to keep and maintain under general accepted accounting principles full, true and complete records, agreements, books, and documents as are necessary to fully disclose to the other party, the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with any applicable regulations and statutes.

b. Inspection & Audit. Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the other party, the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

c. Period of Retention. All books, records, reports, and statements relevant to this Contract must be retained by each party for a minimum of three years and for five years if any federal funds are used in this Contract. The retention period runs from the date of termination of this Contract. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

10. BREACH; REMEDIES. Failure of either party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but not limited to actual damages, and to a prevailing party reasonable attorneys' fees and costs.

11. LIMITED LIABILITY. The parties will not waive and intend to assert available NRS chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. To the extent applicable, actual contract damages for any breach shall be limited by NRS 353.260 and NRS 354.626.

12. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.

13. INDEMNIFICATION. Neither party waives any right or defense to indemnification that may exist in law or equity.

14. INDEPENDENT PUBLIC AGENCIES. The parties are associated with each other only for the purposes and to the extent set forth in this Contract, and in respect to performance of services pursuant to this Contract, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.

15. WAIVER OF BREACH. Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

16. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the nonenforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

17. ASSIGNMENT. Neither party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of the other party.

18. OWNERSHIP OF PROPRIETARY INFORMATION. Unless otherwise provided by law or this Contract, any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by either party in performance of its obligations under this Contract shall be the joint property of both parties.

19. PUBLIC RECORDS. Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.

20. CONFIDENTIALITY. Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Contract.

21. PROPER AUTHORITY. The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract and that the parties are authorized by law to perform the services set forth in paragraph (6).

22. GOVERNING LAW; JURISDICTION. This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the jurisdiction of the Nevada district courts for enforcement of this Contract.

23. ENTIRE AGREEMENT AND MODIFICATION. This Contract and its integrated attachment(s) constitute the entire agreement of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto, approved by the State of Nevada Office of the Attorney General.

APPROVED AS TO FORM BY NEVADA DEPUTY ATTORNEY ON 11/28/2016

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

Public Agency #1

Public Agency #1 Signature | Date | Title

Department of Public Safety, Office of Traffic Safety
Public Agency #2

Amy Davey | Date | Administrator
Title

APPROVED AS TO FORM BY NEVADA DEPUTY ATTORNEY ON 11/28/2016

Storey County Board of County Commissioners
Agenda Action Report

Meeting date:		Estimate of Time Required: 0 -5
Agenda: Consent [x]	Regular agenda []	Public hearing required []

1. **Title:** Approval of Accounts Payable check #87664 in the amount of $4,500.00 to the Bucket of Blood Saloon for the parking lot lease.

2. **Recommended motion:** Motion to approve Accounts Payable check #87664 in the amount of $4,500.00 to the Bucket of Blood Saloon for the parking lot lease.

3. **Prepared by:** VANESSA

   Department: MANAGER **Telephone:** 847-1111

4. **Staff Summary:** Quarterly payment for parking lot lease.

5. **Supporting Materials:** See attached

6. **Fiscal Impact:** Yes

7. **Legal review required:** No

8. **Reviewed by:**

   ____ Department Head **Department Name:** MANAGER

   ____ County Manager **Other Agency Review:** _____

9. **Board Action:**

[ ] Approved	[ ] Approved with Modification
[ ] Denied	[ ] Continued

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: February 7, 2017 **Estimate of time required:** 20 min.

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

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1. **Title**: Discussion/Possible Action: The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

2. **Recommended motion:** In accordance with the recommendation by staff and the Storey County Planning Commission, the findings of fact under Section 6.1 of this report, and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I, [*commissioner*], motion to approve with conditions Zone Map Amendment 2016-033 allowing the applicant's request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning **Telephone:** 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2016-033

6. **Supporting materials:** Enclosed Staff Report No. 2016-033

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

Funds Available: Fund: ____ Comptroller

8. **Legal review required:** ____ District Attorney

9. **Reviewed by:**

✓ Department Head Department Name: Planning

____ County Manager Other agency review: _____

10. **Board action:**

[ ] Approved [ ] Approved with Modifications

[ ] Denied [ ] Continued

Agenda Item No.

Storey County Planning Department
Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org

To:	Storey County Board of County Commissioners
From:	Storey County Planning Department
Meeting Date:	February 7, 2017, at 10:00 a.m.
Meeting Location:	Storey County Courthouse, 26 South B Street, Virginia City, Nevada 89440
Staff Contact:	Kathy Canfield
File:	2016-033
Applicant:	Elias Abrishami and Rafi Abrishami, Managers/Members, Reno Tahoe R & D Business Park, LLC
Property Owner:	Reno Tahoe R & D Business Park, LLC
Property Location:	APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County line northeast of Mark Twain Estates.
Figures:	Figure 1: Vicinity Map, Figure 2: Site Characteristics, Location Map, Figure 3: Transition Zoning Locations, Mark Twain Area, Figure 4: Adjacent Properties, Figure 5: Allowed Uses, Figure 6: Special Uses, Figure 7: Land Use Compatibility, Figure 8: Comparison of Storey County Regulations
Appendix:	Land Use Compatibility Table
Guiding Documents:	Storey County Code, Section 17.0.3.220 – Zone map amendments and zone text amendments, 17.08 – Zones Generally, 17.32 – Forestry Zone, 17.34 – Light Industrial Zone, and Storey County Master Plan
Request:	The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

Summary of Planning Commission Action:

The Planning Commission at its January 19, 2017, meeting heard testimony from the applicant, county staff and the public regarding the subject zone change amendment. Questions were raised about subdividing the property, master plan questions and Lyon County notification. The Planning Commission voted unanimously 5 to 0, with two absent, to approve the zone change amendment, with no changes to the conditions of approval.

1. BACKGROUND & ANALYSIS

1.1 Site Location and Characteristics

The subject property is located along the Storey County/Lyon County line, approximately 5.4 miles northeast of the Mark Twain Estates. The property is located in Section 31, Township 18 North, Range 23 East, MDBM. The property is vacant with desert vegetation. The site slopes from the northwest to the southeast and has some significant drainage channels across the property. As shown on Figure 1, the site is located northeast of the Basalite Mine on property in Storey County, and north of the Iron Mountain subdivision in Lyon County. There is a single family residence located approximately a mile to the south of this zone change parcel in Storey County with access through the adjacent Iron Mountain subdivision in Lyon County.

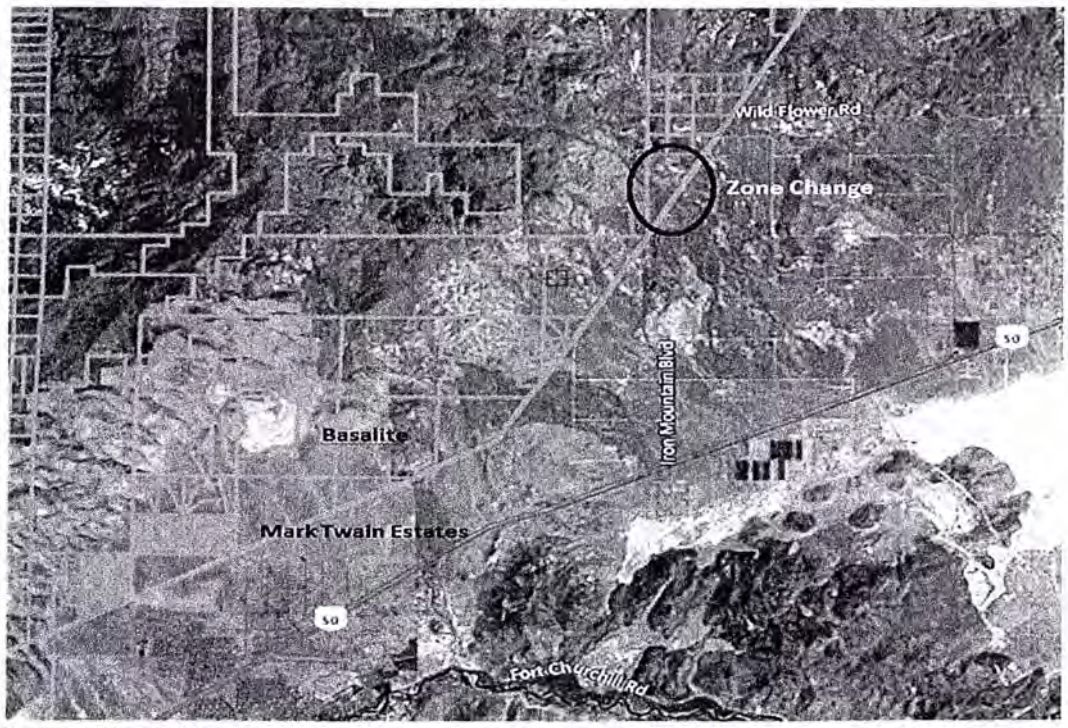


Figure 1 – Vicinity Map

Figure 2 – Site Characteristics

1.2 Zone Map Amendment Request

The Applicants propose to change the zoning of the 159-acre parcel from Forestry (F) to Light Industrial (I1). This change is consistent with the 2016 Storey County Master Plan which identifies this parcel as a transition parcel from a Resources Use to an Industrial Use.

The applicants, Elias Abrishami and Rafi Abrishami, are Managers/Members of Reno Tahoe R&D Business Park, LLC, and are the owners of the property. The Storey County Code (SCC) Section 17.03.220 (B) explains that a property owner can initiate amendments to the official zoning district map by filing with the director a signed complete application accompanied by the necessary fee and application materials including all evidence and facts required. The Applicants have submitted the required documents for a Zone Map Amendment.

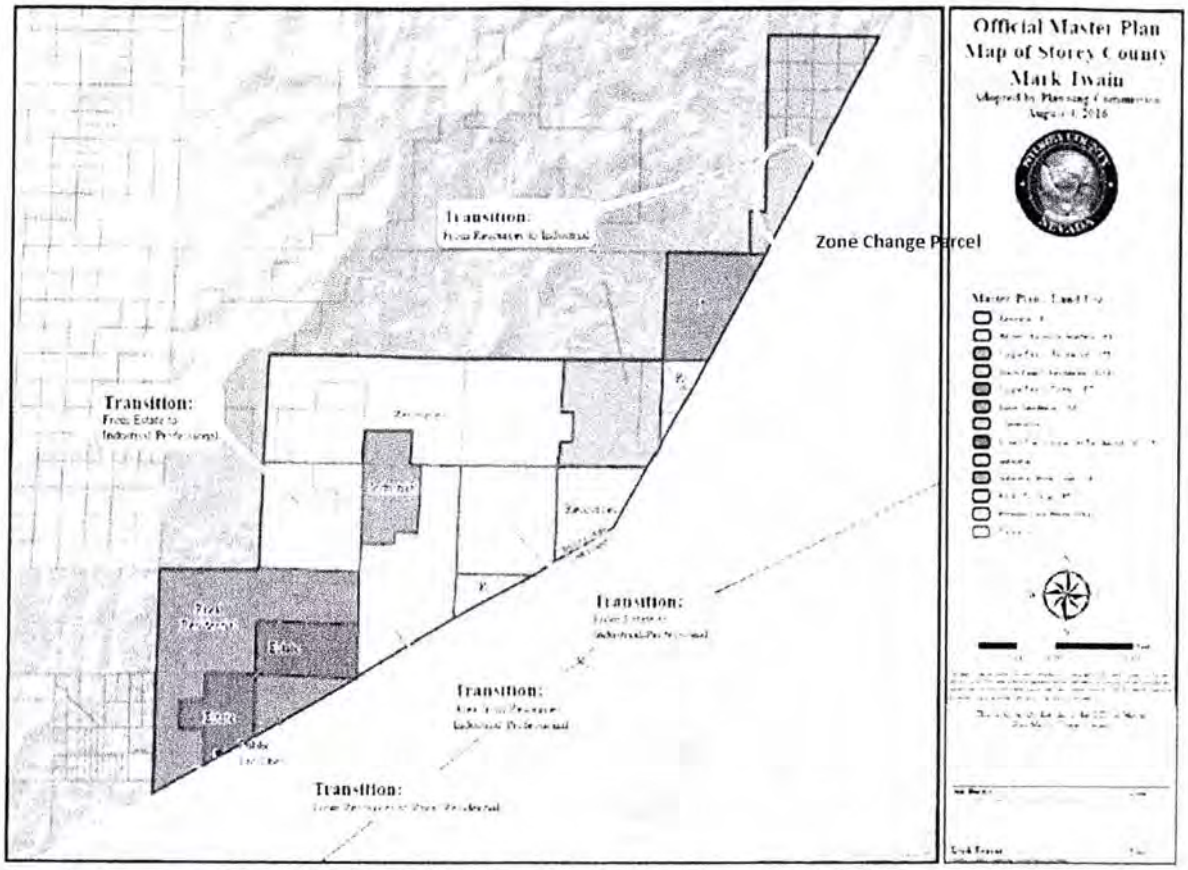


Figure 3 – Storey County Master Plan Map Including Transition Designation Locations, Mark Twain Area

1.3 Purpose and Intent of the F Zone and the I1 Zone

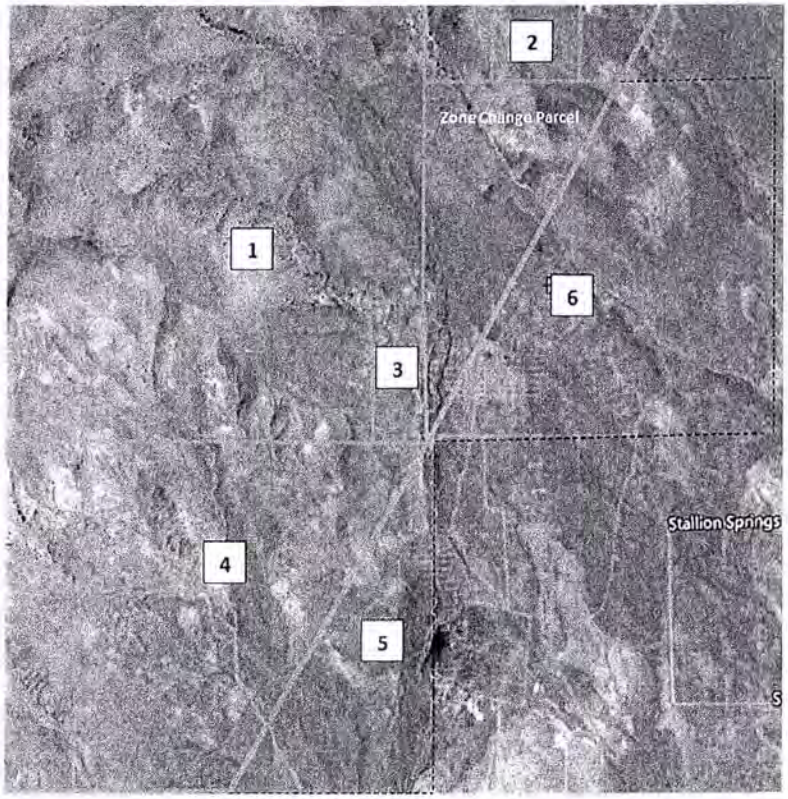
The existing zoning for the subject parcel is Forestry (F). SCC 17.32.015 Purpose and intent states: The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

The proposed zoning for the subject parcel is Light Industrial (I1). SCC 14.34.015 Purpose and intent states: The I1 light industrial zone is intended to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses.

The Storey County Master Plan has identified this parcel to Transition from Resource to Industrial. The Master Plan states that the Transition designation provides for zones and uses already existing at the time of this master plan; however, it recognizes that conflicts may exist with adjacent uses or that other zones may be appropriate in addition to what is provided for in the master plan maps. Accordingly, it provides for property owner driven changes to more compatible zoning without amending this master plan. The recommended zoning for each master plan designation is contained in Master Plan Chapter 3 Land Use, section 3.4.

Staff has reviewed the Forestry land uses and the Light Industrial land uses, along with the surrounding land uses and has found the Light Industrial zoning to be consistent with the purpose and intent of the Storey County Master Plan.

1.4 Abutting Land Parcels and Property Owners



#	APN	Owner	Zoning	County
1	004-201-12	Tahoe-Reno Industrial Center, LLC	F	Storey
2	004-191-12	Crosby NV Land, LLC	F – Transition to I	Storey
3	004-201-03	Iron Rose Mountain	F – Transition to I	Storey
4	004-291-02	Reno-Tahoe R&D Business Park, LLC	I1	Storey
5	015-311-07	Reno-Tahoe R&D Business Park, LLC	Rural Residential	Lyon
6	015-021-01	Reno-Tahoe R&D Business Park, LLC	Rural Residential	Lyon

Figure 4 – Adjacent Properties

All abutting properties are vacant. However, several estate single-family residents exist in the immediate area within Lyon County and one such residence exists to the southeast of the project in Storey County. The parcel located to the directly east of the zone change parcel within Lyon County is owned by the applicant, Reno-Tahoe R&D Business Park, LLC. The above referenced parcel owners in Storey County, along with the Lyon County Planning Department, have been notified of this application and of the Planning Commission meeting.

1.5 Photographic Images

Photographs of the site are provided to give clarification of the existing conditions of the proposed zone change site.

Looking northwest across the site

Looking west across the property

1.6 Land Use Compatibility

The proposed Zone Map Amendment is compatible with the abutting land parcels, existing uses and abutting land parcels allowed uses. Light Industrial (I1) is located to the south of this parcel, and Forestry zoned property is located to the east and north which is also identified as a Transition from Resources to Industrial land use designation.

A table documenting the allowed uses and the uses subject to a Special Use Permit in the Light Industrial Zone are provided in the Appendix 1 to this report. All proposed uses

within a Forestry Zone require a Special Use Permit, no allowed uses exist. The new zoning would permit allowed uses and Special Use Permit uses.

2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

Figure 5, below, documents the land use compatibility in relation to the existing land uses, Storey County Master Plan designations, the existing zones and the proposed zones for the Applicants' parcel and the abutting parcels of land. There appears to be no evident conflicts between the proposed Zone Map Amendment, the Master Plan and the abutting land uses.

Land	Land Use	Master Plan Designation	Existing Zone	Proposed Zone
Applicant's Land	vacant	Transition from Resources to Industrial	Forestry (F)	I1
Land to the north	vacant	Transition from Resources to Industrial	Forestry (F)	n/a
Land to the northwest	vacant	Resources	Forestry (F)	n/a
Land to the west	vacant	Resources and Transition from Resources to Industrial	Forestry (F)	n/a
Land to the southwest	vacant	Industrial	Light Industrial (I1)	n/a
Land to the south	vacant	Lyon County	Rural Residential	n/a
Land to the south east	vacant	Lyon County	Rural Residential	n/a
Land to the east	vacant	Lyon County	Rural Residential	n/a
Land to the northeast	vacant	Lyon County	Rural Residential	n/a

Figure 5 – Land Use Compatibility

3. COMPLIANCE WITH THE STOREY COUNTY CODE

3.1 SCC Section 17.03.220 17.03.220 Zone map amendments and zone text amendments states:

"1. Before a zoning map amendment may be recommended for approval, the Applicant must provide evidence to the Board and Planning Commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five year time period, and describe:

a. How the proposal will impact the immediate vicinity.
b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.
c. If the proposed amendment will impact properties within that use district.
d. Any impacts on public services and facilities, and availability of water resources."

3.1.1 How the proposal will impact the immediate vicinity.

The proposed Zone Map Amendment is consistent with the abutting zoning and Master Plan designations. The applicant is proposing to change the zoning from Forestry to Light Industrial which is identified as desired in the Storey County Master Plan. Surrounding land uses within Storey County are vacant land, with the adjacent properties zoned Forestry and Industrial. The closest developed property within Storey County is a single family residence located approximately 1.5 miles to the southwest of the zone change parcel.

3.1.2 How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Staff outlines how the proposed application supports the goals, objectives and recommendations of the Master Plan concerning land use and related policies for the subject neighborhood in Section 4 of this Staff Report.

3.1.3 If the proposed amendment will impact properties within that use district.

The surrounding properties within Storey County are zoned either Forestry or Light Industrial. Additionally, the Master Plan identifies several adjacent properties to transition from Resources to Industrial land uses. All surrounding properties are currently vacant.

3.1.4 Impacts on public services and facilities, and availability of water resources.

The proposed Zone Map Amendment is not anticipated to have any impacts to public services and facilities or the availability of water resources. Based on the topography and the applicant's ownership of parcels immediately across the Storey County/Lyon County line, it is anticipated the majority of access to the site will be from right-of-way within Lyon County and across the applicant's property in Lyon and Storey counties. Planning staff informed the applicant that an agreement with Lyon County officials will need to be established for appropriate access to the subject property. Planning staff was made aware by the applicant and by Lyon County staff that conversations about this matter have commenced. The applicant was also informed that access to the properties in Storey County must occur within legal public access right-of-ways or easements.

Water resources availability are not expected to be impacted by the zoning change for the property. As part of any development project, whether the property is zoned Forestry or Light Industrial, the applicant will be required to demonstrate there are adequate water resources and rights available for any proposed development. The applicant will be required to obtain necessary permitting from the Nevada State Engineer's Office for commercial water use.

3.2 SCC Comparison Table on Regulations

The following Figure 6 compares the Storey County Code regulations between the Forestry (F) and Light Industrial (I1) zones. As the table demonstrates, the regulations are not significantly different.

1	Height
	F: 35 feet, or three stories, whichever is higher
	I1: 35 feet, or three stories, whichever is higher
2	Setbacks
	F: front – 30', rear – 40', side – 30'
	I1: front – 20'
3	Minimum Parcel Area
	F: 40 acres
	I1: 1 acre, commercial uses 15,000 square feet
4	Off-street Parking
	F: must be sufficient to meet demands of the use
	I1: n/a
5	Generator Restrictions
	F: not permitted unless generator is muffled and installed in sound insulated building, does not apply to emergency generators
	I1: n/a
6	Loading Area
	F: n/a
	I1: adequate room for circulation, staging, parking and docking so as right-of-way/travelled way not impacted

Figure 6 – Comparison of Storey County Regulations

Based on the above information, staff is supportive that the zone change is consistent with the Storey County Code.

4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN

This property is located within the Mark Twain portion of Storey County as identified in the Storey County Master Plan. Chapter 3, Land Use, of the Master Plan has the following statements that related to this proposed zone change:

a. **"Protecting area rural lifestyle, safety, and water resources, and mitigating know alluvial flooding conditions in the adjacent Mark Twain Estates should be considered of foremost importance when considering new development in this area."**

The proposed zone change parcel is approximately five miles to the northeast of the Mark Twain Estates and is not expected to impact the safety, water resources or flooding conditions within the residential development. Because of the topography of the area and the distance, the Industrial Zoning will not be impacting to the rural lifestyle of Mark Twain Estates residences.

b. **"Residential development in abutting Lyon County will likely expand rapidly toward Storey County's Mark Twain community. Lyon County officials and land developers may exert pressure on Storey County officials to permit suburban sprawl to expand into the Mark Twain area. This master plan discourages suburban residential development in Mark Twain, primarily because available water in the immediate area does not appear to support a large population, even if water is imported from adjacent Dayton Valley. A suburban type environment also conflicts with the existing rural character of the Mark Twain Estates."**

The Industrial land use will discourage suburban sprawl in Storey County. The Industrial zoning does not allow for single family residences, which is consistent with Storey County's desire to avoid suburban residential sprawl.

c. **"Residents also agreed that certain commercial and light industrial uses east and north of the Mark Twain Estates and south of the quarry mine may complement the area in Storey and Lyon Counties by providing local services and employment opportunities. Upstream mitigation of area flash-flooding conditions in the Mark Twain Estates may also be a benefit of well-situated and designed development."**

This zone change parcel, although not immediately adjacent to the Mark Twain Estates, has the potential to also offer local services and employment opportunities which have been identified as being desirable to the local community including in Storey and Lyon counties. The zone change parcel is part of a different drainage system and is not expected to impact Mark Twain Estates.

d. **"County official should consider special light industrial zoning for transition areas designated as industrial-professional. The zoning should contain design standards that create complementary interface between abutting residential and professional/light industrial uses and zones."**

This application requests the zone change from Forestry to Light Industrial zoning. The industrial-professional designation is identified for parcels abutting the Mark Twain Estates residential portions of the County. This zone change parcel abuts Forestry and Light Industrial zoning within Storey County and is not expected to have interfacing issues between land uses. Although this property does abut Lyon County Rural Residential zoning, the property immediately to the east is owned by the applicant for the zone change.

Based on the above information, staff is supportive that the zone change is consistent with the Storey County Master Plan.

5. PUBLIC COMMENT

Staff has notified adjacent Storey County property owners and the Lyon County Planning Department of this application and the Planning Commission and the County Commission meetings. Staff has not received any written public comments for this application (as of the

posting date of January 10, 2017). One adjacent property owner did speak at the Planning Commission meeting.

6. FINDINGS

6.1 Motion for Approval

The following Findings of Fact are evident with regard to the request Zone Map Amendment when the recommend conditions of approval in Section 7 – Recommend Conditions of Approval are applied:

6.1.1 The proposed Zone Map Amendment complies with all Federal, Nevada State, and Storey County regulations;

6.1.2 The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;

6.1.3 The conditions of approval of the Zone Map Amendment require compliance with the applicable codes;

6.1.4 The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in SCC Chapter 17.34 I1 Light Industrial Zone or Chapter 17.03.220 Zone map amendments and zone text amendments;

6.1.5 The uses allowed by the new zones do not appear to cause substantial adverse impacts to the uses allowed in abutting zones;

6.1.6 The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the 2016 Storey County Master Plan;

6.1.7 The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

6.1.8 The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;

6.1.9 The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setbacks distances or minimum parcel area and width requirements.

6.2 Motion for Denial

Should a motion be made to deny the Zone Map Amendment request, the following findings with explanation of why should be included in that motion.

6.2.1 Substantial evidence shows that the Zone Map Amendment may conflict with the purpose, intent, and other specific requirements of SCC Chapter 17.34 I1 Light Industrial or Chapter 17.03.220 Zone Map Amendments and zone text amendments or other Federal, Nevada State, or Storey County regulations;

6.2.2 The conditions of approval under the Zone Map Amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses;

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

6.2.4 The proposed Zone Map Amendment is not in substantial compliance with and does not support the goals, objectives and recommendations of the master plan;

6.2.5 The proposed Zone Map Amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity;

6.2.6 The proposed Zone Map Amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety and welfare.

7. RECOMMENDED CONDITIONS OF APPROVAL

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

A. **Official Storey County Zoning Map**. The Official Storey County Zoning Map must be amended to depict the Zone Map Amendment approved by the Storey County Board of Commissioners (the Board) with the recommendation by the Storey County Planning Commission (the Planning Commission). The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk (the Clerk) under the following words: "This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada" together with this date of adoption.

B. **Changes Made Promptly**. The changes approved by the Board with the recommendation by the Planning Commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable Area Zoning Map) promptly after the amendment has been approved with an entry indicating the ordinance number and date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may from time to time be made or published, the Official Zoning Storey County Map and

the Area Zoning Maps are to be located in the offices of the Clerk and Recorder and are the final authority as to the currently zoning status of land and water area, buildings and other structures in the County.

C. **Signed and sealed copies of the Official Storey County Zoning Map**. Signed and sealed copies of the Official Zoning Storey County Map and the Area Zoning Maps must be available in both the Storey County Clerk and Recorder's office.

D. **No Other Map Actions**. No parcel map, consolidation, or other map action may occur until the Official Storey County Zoning Map is officially adopted pursuant to SCC 17.08.040.

E. **Requirements**. The Zone Map Amendment must comply with and remain in compliance with all provisions set forth by this Zone Map Amendment and all Federal, Nevada State and Storey County Codes and Regulations.

F. **No Light Industrial (I1) Land Uses**. No uses listed in the I1 Light Industrial zone, but not in the F Forestry zone, may be constructed, nor building permits issued, until the zone map change has been recorded.

8. POWER OF THE BOARD

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 based its decision.

9. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 6.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 6.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff and the Storey County Planning Commission, the findings of fact under Section 6.1 of this report, and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I, [*commissioner*], motion to approve with conditions Zone Map Amendment 2016-033 allowing the applicant's request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and

the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

B. Alternative motion

Against the recommendation by staff and the Storey County Planning Commission, but in accordance with the findings of fact under Section 6.2 of this report, and other findings deemed appropriate by County Commission, I, [*commissioner*], motion to deny Special Use Permit No. 2016-033 of the applicant's request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

Appendix

Land Use Compatibility

	Allowed		Special Use	
Use	**I1**	**F**	**I1**	**F**
10% utilized as commercial use	x			
Limited indoor manufacturing & assembly	x			
Trade & craftsman industries	x			
Contractor services	x			
Agricultural uses	x			x
Horticultural uses	x			x
Fire, emergency services, sheriff	x			x
Helipads & heliports for medical transport only	x			x
Libraries, post offices, government offices, community centers	x			
Schools	x			x
Highway rest areas, parks	x			x
Parking lots, structures, transit	x			
Veterinarian services & animal shelters	x			
Warehouses & distribution	x			
Storage & distribution of paints & similar materials	x			
Storage & distribution of petroleum products, within a warehouse facility	x			
Outdoor storage & maintenance	x			
Temporary batch plants associated with onsite construction	x			x
Laundromats & dry-cleaning	x			
Laboratory & testing services	x			
Retail sales & shopping centers	x			
Mini-warehouse & storage facilities for rent	x			
Gaming associated with another primary use	x			
Heavy equipment sales & services	x			
Automotive, truck services	x			
Accessory use, buildings & structures when incidental to permitted use	x			
Casinos & gaming establishments			x	
Watchman's dwelling			x	
Structures exceeding 50' in height			x	
Keeping 5+ dogs, 3+ pot belly pigs			x	x
Commercial kennel			x	x
Billboards			x	
Commercial energy production (including solar)			x	x
Hunting, fishing & skiing facilities			x	x
Truck stops			x	
Cemeteries			x	x
Solid waste recycling & collection center			x	
Temporary batch plants for offsite construction			x	
Education facilities housing			x	
Natural resources river restoration			x	x
Open Storage			x	
Public utility service yards			x	x
Single family detached dwelling				x
Sale & Display of products grown or raised onsite				x
Recreational uses				x
Congregational establishments				x
Highway & public utility maintenance camps				x
Home enterprises				x
Mining & extraction				x
Milling & processing related to mining				x
Growing & preservation of trees & nursery stock				x
Bee keeping for agricultural purposes				x

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: February 7, 2017 **Estimate of time required:** 20 min.

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

---

1. **Title**: Discussion/Possible Action: The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

2. **Recommended motion:** In accordance with the recommendation by Staff, and the Storey County Planning Commission, the Findings under Section 5.1 of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Commissioner*] hereby motion to approve with conditions Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning **Telephone:** 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2016-034

6. **Supporting materials:** Enclosed Staff Report No. 2016-034

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

Funds Available: Fund: ____ Comptroller

8. **Legal review required:** ____ District Attorney

9. **Reviewed by:**
Department Head Department Name: Planning

____ County Manager Other agency review: _____

10. **Board action:**
[ ] Approved [ ] Approved with Modifications
[ ] Denied [ ] Continued

Agenda Item No.

STOREY COUNTY
PLANNING DEPARTMENT
Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org

To:	Storey County Board of County Commissioners
From:	Storey County Planning Department
Meeting Date:	January 19, 2017
Meeting Location:	Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440
Case Number:	2016-034
Applicant:	Reno Tahoe R&D Business Park, LLC
Property Owners:	Reno Tahoe R&D Business Park, LLC
Staff Contact:	Kathy Canfield
Figures:	Figure 1: Zoning Map, Figure 2: Area Map, Figure 3: Photo Map, Figure 4: Surrounding Uses, Figure 5: Land Use Compatibility Table
Guiding Documents:	Storey County Master Plan, Storey County Code, Section 17.34.030, Special Use Permit I1 – Light Industrial Zone; and/or Storey County Code Section 17.32.020, Special Use Permit F – Forestry.
Property Location:	APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBD, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.
Request:	The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary of Planning Commission Action:

The Planning Commission at its January 19, 2017, meeting heard testimony from the applicant, county staff and the public regarding the subject Special Use Permit. Discussion of the solar facility use, visibility of the site to neighboring properties and from other areas in Storey County and Highway 50, access to the site, and site reclamation were discussed. The Planning Commission voted unanimously 5 to 0, with two absent, to approve the zone change amendment, with modifications to Special Conditions 18 and 19. The modifications to Conditions 18 and 19 were to clarify the need for a reclamation plan and for phasing of the bonding of any potential restoration work.

Amended Recommended Conditions of Approval:

The following conditions of approval were amended pursuant to the recommendation by Staff, Storey County Legal Counsel and the Planning Commission. Text shown ***bold italics*** is added, and text shown as ~~***strike-out***~~ is deleted.

1. Background & Analysis

1.1 Zoning Background

This project consists of two parcels of land along the Storey County/Lyon County border. The southern parcel is approximately 520 acres and the northern parcel is triangular in shape and is approximately 159 acres. The existing zoning of the southern parcel is Light Industrial and the existing zoning (as of the writing of this report) is Forestry. The northern parcel is zoned Forestry and is proposed to be changed to Light Industrial (see below) The proposed land use of commercial energy production (solar) is a Special Use for both Forestry and Light Industrial zoning categories.

Prior to this Special Use Permit application being heard, the County Commission will be hearing a recommendation for a zone change on the northern property (Zone Change Amendment 2016-033), at the February 7, 2017 meeting. Staff has reviewed and the Planning Commission has discussed the zone change application and both are recommending approval of the change. However, if the County Commission does not agree with the Planning Commission and the staff recommendation, and does not make a motion to approve the zone change, this project application can still move forward based on the existing Forestry zoning allowing for commercial energy production land uses subject to a special use permit.

This staff report will evaluate the proposed project against the Forestry and the Light Industrial zones for the 159 acre northern parcel only. The southern parcel is zoned Light Industrial and no zone change amendment is associated with this parcel. When different findings or standards apply because of the difference in zoning, the report will provide discussion and rationale for both.

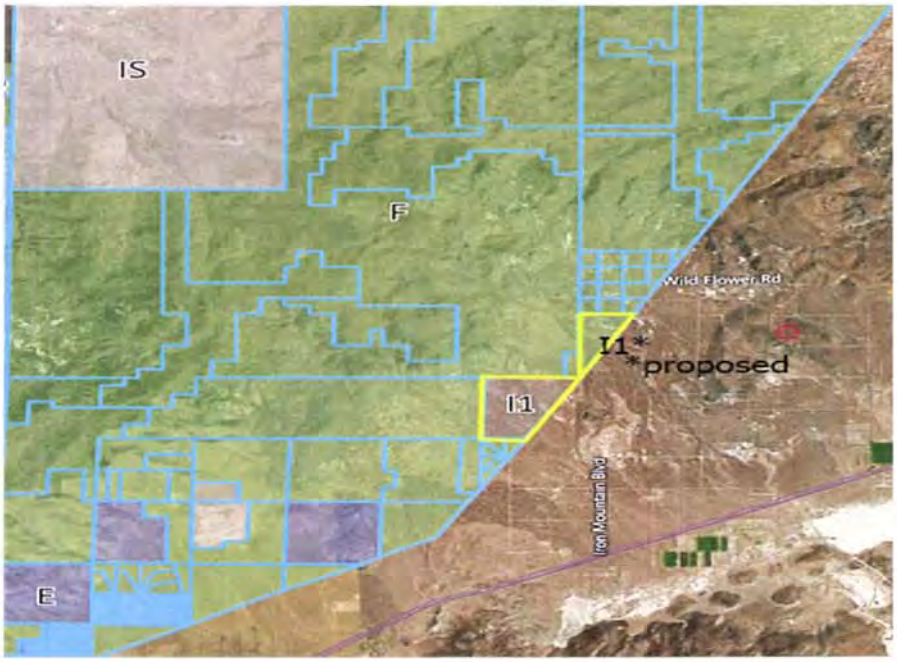


Figure 1 - Zoning

1.2 Site location and characteristics

The project consists of two parcels of land, located along the Storey County/Lyon County boundary. The parcels are 520 acres and 159 acres in size and both are currently vacant. The parcels generally slope downward from the northwest to the south east, and have some significant drainage channels across the site.

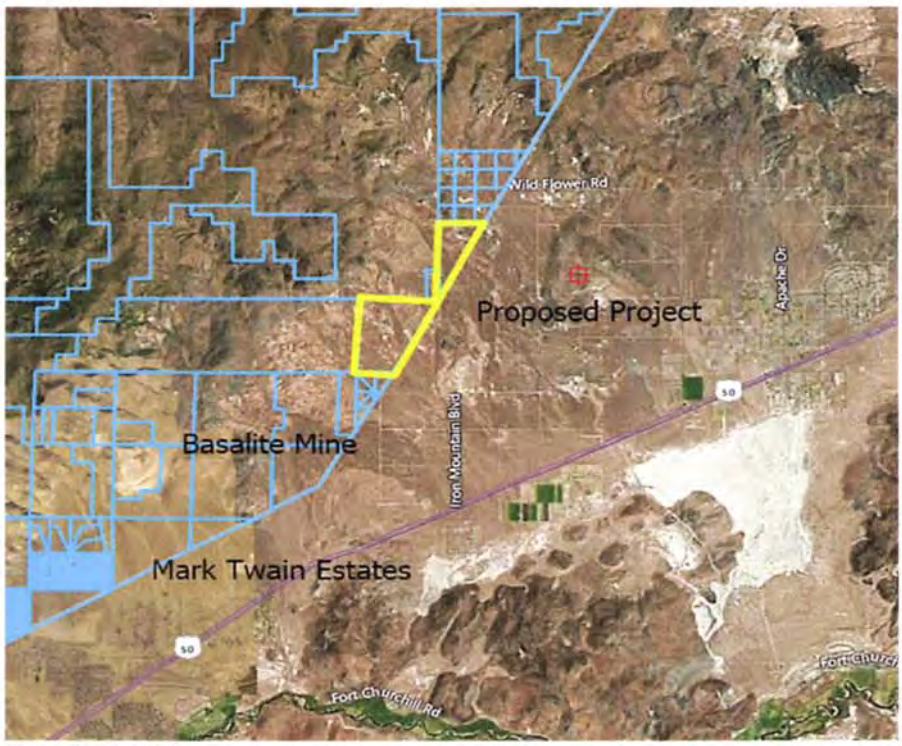


Figure 2: Area Map

Photo 1: Looking north along county line

Photo 2: Looking southwest across 520 acre parcel, post is believed to be a property corner.

Photo 3: Looking northeast across 159 acre site, post is believed to be a property corner.

Figure 3, Photo map

1.3 Proposed Use

The proposed project will be an approximately 5 to 170 megawatt ground mounted solar photovoltaic power system using solar panel array technology that will generate clean electricity. The applicant anticipates the generated electricity will be sold to a third party purchaser, such as NV Energy for example, through a power purchase agreement. The power purchase agreement is expected to be for a term of 15 to 25 years. This project is approximately one mile northeast of the approved (but not constructed) Blackhawk power substation and the project is anticipated to connect to this facility (See Special Use Permit No. 2008-060). Any power purchase agreement or connection to a power facility is a private agreement and Storey County is not a part of any discussions or negotiations. Any proposed physical connections (such as power lines) may require future Storey County review and/or permitting.

Development of the project will most-likely consist of separate phases. It is anticipated that first phase may consist of a 5 to 10 megawatt installation, with additional 5 to 10 megawatt installations to follow for a possible total build out of approximately 170 megawatts. Each 5 to 10 megawatt installation utilizes about 20 acres of land area. In order for the project to be economically viable for the applicant, it is estimated the entire site (both the 520 acre and the 159 acre parcels) will be utilized to optimize production capacity.

It is anticipated that support facilities onsite will include storage buildings for equipment and possibly a small office for staff and/or a watchman's dwelling.

1.4 Special Use Permit Required

The purpose and intent of the I1 – Light Industrial zone is to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses. SCC 17.34.030.H. states that commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems are permitted in the I1 zone subject to a Special Use Permit.

(*If zoning amendment from Forestry to I1 Light Industrial for northern parcel (APN 004-181-02) is not approved, the following statement is applicable.*)

The purpose and intent of the F – Forestry zone is to protect areas having important

environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses. SCC 17.32.020.O states that commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. This use is subject to a Special Use Permit. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.

1.5 Surrounding Uses

The property is surrounded by mostly vacant land. There is a single family residence located within Storey County directly south of the property located on APN 004-291-042 (See Figure 4, below). Property to the southwest, west and north is vacant and zoned Forestry and/or Industrial. There are several residences in Lyon County (Iron Mountain Ranch estate subdivision) located to the east and southeast of this property; however, these residences are not immediately adjacent to the project site. Property immediately to the east of the northern and southern parcels within Lyon County is owned by the Applicants.

The existing single family residence located south of the project area is located on Forestry zoned land. Forestry zoning requires a minimum of 40 acre parcels and any uses proposed on the land require a Special Use permit. The parcel that the single family resides, along with the five other adjacent parcels, were legally created in 1998 and are considered legal non-conforming for the Forestry zone. The residence appears to have been constructed in 2011 and does not appear to have acquired a Special Use permit prior to construction.

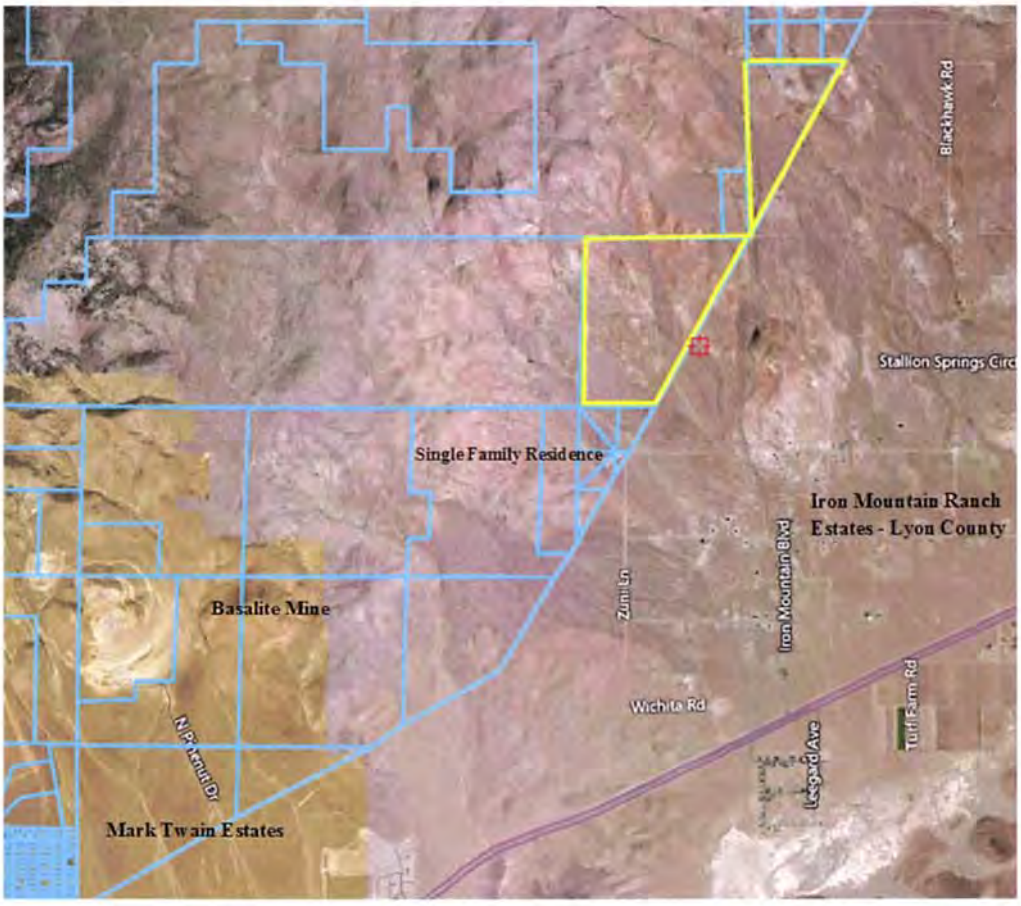


Figure 4: Surrounding Uses

1.6 Area Impacts

Staff has reviewed the project proposal and has identified the following potential impacts:

A. Temporary Construction: During construction activities, there is the potential for noise, dust and additional traffic which is expected to last for the duration of the construction activities.

- Noise: Potential noise at the site would be associated with construction activities. Once constructed, the solar panels will not generate noise. Noise at the property line shall be limited to 84 decibels (A weighted, SCC 8.04.020) and shall be subject to further reasonable limitations as determined by Story County.
- Dust: Dust from construction activities could also have a potential impact on surrounding areas. As a condition of the Special Use Permit approval, the applicant will be required to meet Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.
- Traffic: The applicant estimates a maximum of 10 vehicles to the site per day during construction activities. Equipment would be delivered to the site on trucks no larger than supplies provided to construct a residence according to the applicant. This traffic would be temporary during construction activities.

B. Access: The applicant has identified several potential access points to the parcels. Potential access to the southern parcel may be from Zuni Lane. The current Zuni Lane is located within Lyon County and adjacent to the Iron Mountain Ranch estate subdivision. The roadway ends at the Storey County line, at Shawnee Road. There is a public roadway easement identified along the east property line of Sections 1 and 24 in Storey County which would allow for Zuni Road to extend from Shawnee north to the southern subject parcel approximately 0.25 miles. This access would need to be constructed in accordance with Storey County standards. The Zuni Lane access may also require improvements to connect to Highway 50 in accordance with Lyon County requirements.

This access easement is a part of the parcel where the single family residence in Storey County is located. It is unclear if the residence or associated development encroach upon the easement.

Another alternative is to access the property from Iron Mountain Boulevard which is aligned through the approximate center of the Iron Mountain Ranch estate subdivision. This would allow for potential access to both the southern and northern parcels. This would also potentially require improvements to roadways/easements, but all access would be from within Lyon County.

Onsite access between the northern and southern parcel, if proposed, would also require some type of easement on adjacent property, as the applicant's two parcels meet at a point and do not have overlapping land area wide enough for vehicular access. If separate roadway/easement access for each parcel can be provided, internal access may not be necessary.

As a condition of Special Use permit approval, the applicant will be required to identify the access to the site and any proposed vehicle access between the southern and northern parcels along with any associated necessary easements. Any proposed access located within Storey County shall be required to meet Storey County requirements.

The applicant stated to planning staff that he is working with Lyon County staff on determining the most appropriate access to the site through Lyon County. Storey County staff have also outreached to the Lyon County Manager and the Community Development Department and informed them of the special use permit application.

C. Drainage: There are several natural regional drainages that cross the applicant's property and continue in a southerly direction toward Lyon County, including to the Iron Mountain Ranch estate subdivision. The drainage comes down from the adjacent hills, flows through the property and continues on downhill. It is anticipated that the construction on the site may impact the existing drainage system. As a condition of approval, the applicant will be required to demonstrate that all site drainage and storm water management systems must be designed as to not adversely impact any other properties.

D. Water Usage: The proposed use is not expected to utilize a significant amount of water. Water usage is anticipated for any onsite office/storage buildings, potential watchman's dwelling (restrooms, sinks, potential fire suppression) and for periodic washing of solar photovoltaic panels. Water may also be used for dust control during construction activities and land restoration activities. The applicant will be required to furnish proof of water rights and drill a well to serve the property. Water rights or the ability to install a well will be managed by the Nevada State Engineer's Office. The applicant must show valid evidence of water permits or rights before obtaining a Storey County building permit.

E. Phasing: The applicant proposes to develop the property in 20-acre increments. Mass grading of the site is not proposed as the site has existing slopes that generally work with the design of the solar field. As a condition of project approval, permits will be issued in approximately 20 acre increments. This will allow for the development to occur but to retain the natural condition of the site for areas outside the construction area. Disturbance should only occur when construction is occurring.

F. ~~Closure/~~Abandonment/Restoration: In the event that the solar facility becomes ~~decommissioned~~ *unused* for a period of any three consecutive years ~~commencing after the first five years from completion of construction~~, Storey County ~~shall~~ reserves the right to deem the facility abandoned ~~and mandate the solar facility be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code.~~ ***The Permit Holder may appeal a determination of abandonment pursuant to the appeal procedure set forth in Storey County Code 17.03.130. Upon determination that the facility has been abandoned, Storey County may mandate that the facility be removed and reclaimed in accordance with the Post Closure plan approved by Storey County, within 180 days at the Permit Holder's expense.*** Removal and reclamation shall include complete removal of the entire facility including the solar panels and structures, electrical wiring and connections, accessory buildings and structures, foundations and pads up to two feet below grade, and all other appurtenances. The entire site shall be revegetated to a condition reasonably existing prior to the existence of the subject project. Reseeding of the premises shall be performed in a similar fashion as the program administered by the U.S. Bureau of Land Management on public lands. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers~~, and~~ *or* representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

2. General Compliance with Storey County's Guiding Documents

2.1 Summary Table

The table below shows land uses, master plan designations and zoning for the land surrounding the proposed residence. There are no evident conflicts between the proposal and the County Master Plan. The proposed use is consistent with the surrounding land that allows for commercial/residential uses.

Figure 5: Land Use Compatibility

Land	Land Use	Master Plan	Zoning
Applicant's Land	vacant	Industrial (& Transition from Resources to Industrial)	I1 (& F)
Land to the east	vacant (Lyon County)	Rural Residential (Lyon)	R
Land to the southeast	vacant (Lyon County)	Rural Residential (Lyon)	R
Land to the south	residence & vacant (Storey) & residential & vacant (Lyon)	Resources (Storey)	F
Land to the southwest	vacant	Resources, Transition to Industrial	F
Land to the west	vacant	Resources	F
Land to the northwest	vacant	Resources	F
Land to the north	vacant	Resources, Transition to Industrial	F
Land to the northeast	vacant	Rural Residential (Lyon)	R

2.2 Compliance with Storey County Master Plan

A. Chapter 3, Land Use, Goal 8 of the Storey County Master Plan states: "Balance renewable energy systems with other uses." The three policies listed under this goal are:

1. By allowing small-scale domestic renewable energy systems, including solar and wind, when they are found to be scaled, placed, and designed as to not substantially detract from the existing character of each community.
2. By prohibiting commercial-scale renewable energy systems, including solar and wind, in and adjacent to residential areas.
3. By requiring planning commission and board review and action pertaining to all commercial-scale renewable energy systems."

This project is considered a commercial-scale project, and is not a small-scale domestic system. The Storey County Master Plan identifies the surrounding land uses to be Resources and Transition from Resources to Industrial. Although a residence can be permitted with a Special Use Permit in Forestry zoning, the area is not identified as a residential land use. There is an existing residence located approximately 0.25 miles to the south of the project area within the Forestry zoning and it does not appear that this use obtained a Special Use permit prior to construction of the residence. This residence is currently adjacent to Light Industrial zoning. This project will be reviewed by the planning commission and the board.

In addition to the above policies, Chapter 3 of the Master Plan identifies that "A major power transmission substation (NV Energy's Blackhawk substation) was approved by the board with recommendation by the planning commission in 2009. If developed, the substation may provide utility access for industrial users, as well as a connection point for utility-scale renewable energy generating systems feeding into the grid."

This solar project proposes to connect with the approved (but not constructed) Blackhawk substation is approximately one mile to the southwest of the southern border of the solar project parcels.

3. Compliance with the Storey County Code

3.1 Uses Subject to Special Use Permit

- SCC 17.34.030 (Light Industrial Zone)

  "The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

  H. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems."

  This passage of the SCC allows for the applicant's potential special use permit.

- SCC 17.32.030 (Forestry – *applicable if Zone Change Amendment not approved.*)

  "The following uses may be permitted subject to securing a special use permit as provided for in Chapter 17.03 Administrative provisions.

  O. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited."

  This passage of the SCC allows for the applicant's potential special use permit.

3.2 Stated when to allow a special use permit

- SCC 17.12.018

  "Uses listed as requiring a special use permit are considered as special exceptions within each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required."

  The applicant is in compliance with this section of the code. This passage of the SCC illustrates when to allow a special use permit and this situation is in compliance.

3.3 Sign sizes

Any signs used on the property are expected to be compliant with SCC 17.84 Signs and Billboards.

3.4 No Other Non-compliance Problems

All aspects of the development are expected to be within the county code requirements.

4. Public Comment

As of January 10, 2017 (date of posting) Staff has not received any comments from the public. The Planning Commission heard public comment at the January 17, 2017, meeting. The public asked questions regarding the use, access to the site and visibility of the site. There was no opposition to the project.

5. Findings

5.1 Motion for Approval (*for both parcels zoned I1*)

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

5.1.1 The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.

5.1.2. The Special Use Permit complies with all federal, state, and county regulations.

5.1.3. The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.

5.1.4. The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including fire protection ratings.

5.1.5. The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2 Motion for Denial (*for both parcels zoned I1*)

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

5.2.1. The special use permit does conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.

5.2.2. Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.

5.2.3. The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

If Zone Change Amendment 2016-033, is not approved, I1 is the existing zoning for the southern 520 acre parcel (APN 004-291-02) and F zoning is the existing zoning for the northern 159 acre parcel (APN 004-181-02), the following alternative Motions apply:

5.1.A. Motion for Approval (*for southern parcel zoned I1, and northern parcel zoned F)*

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

5.1.1 The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.

5.1.2. The Special Use Permit complies with all federal, state, and county regulations.

5.1.3. The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.

5.1.4. The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including fire protection ratings.

5.1.5. The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone, Chapter 17.32 F Forestry Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2.A Motion for Denial *(for southern parcel zoned I1, and northern parcel zoned F)*

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

5.2.1. The special use permit does conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.

5.2.2 Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone, Chapter 17.32 F Forestry Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.

5.2.3. The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

6. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

1. **Purpose.** This Special Use Permit (SUP) No. 2016-034 shall be for the purpose of constructing an up to 170 megawatt ground mounted solar photovoltaic power system using solar panel array technology. The operation shall remain in compliance with all of the provisions set forth by this SUP and federal, Nevada State, and Storey County codes and regulations. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege, nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.

   This Special Use Permit is for the purpose of constructing an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array

technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

2. **Requirements**. The Permit Holder shall apply for all required permits and licenses, including business license, for the project within twenty-four (24) months from the date of final approval of SUP No. 2016-034, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations.

3. **Transfer of Rights.** This SUP shall inure to the record owner of the Subject Property and to the Permit Applicant(s) (Reno Tahoe R&D Business Park, LLC) and shall run with the land defined herein, see Appendix A for map. This SUP permit, subject to its terms and conditions, may be transferred by the permit holder, its successors, heirs or assigns. The record owner may lease the land; however, the record owner is ultimately responsible for compliance with the SUP permit regulations. Any/all transfers of SUP 2016-034 shall be advised in writing to Storey County Planning Department 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of SUP 2016-034.

4. **Access.** The applicant shall document the proposed access to the parcels. For access located within Storey County, all access shall be consistent with Storey County regulations and the Storey County Fire Department requirements. Evidence of any proposed access easements across private property shall be provided and the easements recorded prior to any permits being issued. Internal access, if any, between the northern and southern parcels shall be identified and any easement on private property for access shall be identified and documented. The applicant shall collaborate with Lyon County for any access needs located within Lyon County.

5. **Noise.** The use of motorized generators and equipment is limited to daytime hours between 7:00 a.m. to 6:00 p.m. and Monday through Saturday. Noise on the subject property is otherwise limited by Storey County Code 8.04 Noise Limitations.

6. **Airborne Containments.** All work performed subject to this SUP, will be compliant with all Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.

7. **Drainage**. The applicant shall demonstrate that all site drainage and storm water management systems are designed not adversely impact any adjacent properties, and shall be subject to further reasonable limitations as determined by Storey County.

8. **Accessory Uses.** The permit holder may build and maintain accessory structures needed to shelter equipment associated with the subject solar use. The permit holder may also build and maintain a watchperson's dwelling on the subject property. All structures are subject to obtaining a Storey County building and other permit(s). The permit holder may acquire a permit from the building department to install septic system(s) and septic leach-field(s) capable of serving administrative offices and other occupied uses not accessible to a municipal sewerage system. The septic systems shall be removed and reclaimed by the Permit Holder as required by NRS at closure or removal of the buildings.

9. **Restrooms.** The permit holder must provide an adequate and properly maintained permanent or portable restroom facility on the subject property for occupants and visitors.

10. **Truck Traffic.** No trucks or other heavy equipment shall enter or exit the premise through residential neighborhoods between the hours of 7:00 p.m. and 7:00 a.m. Pacific Standard Time.

11. **State/Federal Taxes**. Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project shall when feasible be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued.

12. **Emergency Plan**. An emergency plan must be submitted to the Storey County Fire Protection District for review and approval prior to obtaining rights to develop the land pursuant to this special use permit. The permit holder and the subject property must be in compliance with the approved emergency plan. The plan must include:

- Basic company owner, site, and emergency contact information.
- Plot plan including detailed sketch drawings of the premises, areas of activity including structures and other accessory uses.
- Emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property must be informed by the permit holder to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-11) from cellular telephones during times of emergencies.
- Wildland fire prevention and suppression, including water storage and flows for wildland fire suppression and fire fuels management.
- Emergency vehicle access, circulation, and staging.
- Documenting and reporting of emergency situations.
- Documenting and reporting of Nevada Division of Environmental Protection and other environmental permits and notices.
- Noxious weed management.
- Environmental management and Best Management Practices (BMP).

13. **Water Usage.** A plan shall be submitted to Storey County Community Development indicating the amount and place of origin of all water that will be used in connection with construction, management, and maintenance of the facility as well as for local and wild land fire protection as required by the Storey County Fire Protection District.

14. **Fire Protection Plan.** The applicant shall submit a fire protection plan for the property. The plan shall document a minimum of 500 gpm (gallons per minute) for 2 hours of protection, for a total of 60,000 gallons of storage. This amount may be reduced by the Storey County Fire Marshall if a plan for hauled water is found acceptable. The plan shall also include an onsite fuel reduction plan for property acceptable to the Storey County fire district.

15. **Signage.** Legible signage shall be placed at appropriate entry points of the premises. The signage must state the name of company/organization, street address (or descriptive location), contact phone number(s), and other information required by the fire district.

16. **Outdoor Lighting**. Lighting within the property shall comply with Chapter 8.02 ("Dark Skies") of the Storey County Code in order to prevent nighttime light pollution. Motion detector and other types of lighting installed and managed in accordance with the Storey County Code shall be permitted at the entrance of buildings within the premises. There shall be no other lighting permitted on the premises, including around solar panels, access/maintenance roads, fencing, buildings, equipment yards, light poles, etc., with exception of Temporary Lighting in accordance

with the Code during times when emergency repairs may be necessary. Notwithstanding the foregoing, this restriction shall not apply to infrared heating devices used to protect the monitoring equipment. The Planning Director shall reserve the right to make additional requirements as needed.

17. **Fencing.** Security/Screening. An aesthetically acceptable security barrier of a minimum 6 foot fence (chain-link or vertical bars) topped with three strands of barbwire shall enclose the area of the property developed with solar energy producing devices and related facilities including, but not limited to, photovoltaic panels, power substations, and all structures related to the production, transformation, or transmission of electricity. A gate shall be installed at each entrance to the premises and other enclosed facilities and be kept closed and locked at times during which no operations are taking place. A Knox Box or Knox Lock shall be supplied to and approved by the SCFPD at the expense of the permit holder. Appropriate signage shall be installed on and around the premises, and at each site entrance, stating rules of entry and circulation (e.g., "No Trespassing", "Danger", etc.) and a sign stating days and hours of operation, the company's name, and emergency contact phone number(s) shall be installed at each site entrance.

18. ~~Closure/~~**Abandonment/Restoration:** In the event that the solar facility becomes ~~decommissioned~~ *unused* for a period of any three consecutive years ~~commencing after the first five years from completion of construction~~, Storey County ~~shall~~ reserves the right to deem the facility abandoned ~~and mandate the solar facility be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code.~~ *The Permit Holder may appeal a determination of abandonment pursuant to the appeal procedure set forth in Storey County Code 17.03.130. Upon determination that the facility has been abandoned, Storey County may mandate that the facility be removed and reclaimed in accordance with the Post Closure plan approved by Storey County, within 180 days at the Permit Holder's expense.* Removal and reclamation shall include complete removal of the entire facility including the solar panels and structures, electrical wiring and connections, accessory buildings and structures, foundations and pads up to two feet below grade, and all other appurtenances. The entire site shall be revegetated to a condition reasonably existing prior to the existence of the subject project. Reseeding of the premises shall be performed in a similar fashion as the program administered by the U.S. Bureau of Land Management on public lands. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers~~, and~~ *or* representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

19. **Bonding**. *Prior to the issuance of a special use permit, the applicant shall provide a Post Closure plan acceptable to Storey County for removing the facility and reclamation of the site to its natural state. The estimate must be made by a licensed engineer which estimate will be subject to review and approval by an independent consultant selected by the Planning Director, with approval by the County Manager, subject to determination by the Board of County Commissioners of Storey County at the applicant's expense. The estimate must be for the removal of the completed facility and reclamation of the entire site. Inasmuch as the applicant intends to develop its solar facility in phases, the estimate may include a breakdown of the cost of removing and reclaiming each phase of the development. The applicant must provide a cash deposit to Storey County, a certified check made out to Storey County, an irrevocable letter of credit issued in favor of Storey County or a surety bond covering the costs of removing the facility and reclaiming the site. The amount of the required deposit, the check, the letter of credit or the surety bond may change over time as the development of the facility progresses. Reevaluation of the amount required will occur upon application for a grading permit, or disturbance of five acres of land, for each phase of the project. The amount required must*

increase to cover the removal and reclamation of the completed phase of the project covered by the grading permit or proposed area of disturbance and receipt of the increased amount is a condition of issuance of the requested grading permit. The deposit, check, letter of credit or bond must be returned or released once Storey County has received documented certification, signed by an independent licensed professional engineer, verifying that final removal and reclamation has been completed in accordance with the Post Closure plan. ~~Proof that a cash deposit, certified check, irrevocable bank letter of credit, or surety Bond has been deposited to ensure completion of reclamation work that is consistent with the submitted Post Closure Plan, including estimated costs associated with removal of the facility and all associated equipment and accessory structures and restoration of the site to a natural state, shall be submitted to the Planning Department and Storey County Community Development Department prior to construction and operation of the facility. The cost estimate shall be developed by a licensed engineer and shall be subject to review and approval by an independent consultant selected by the Board of Storey County Commissioners, at the permit holder's expense. The Bond shall be released after Storey County has received documented certification, signed by an independent licensed professional engineer, verifying that final Closure has been completed in accordance with the Post Closure Plan~~. The required certification shall include all applicable documentation necessary for certification of Closure. Before the bond, *the deposit, check, or the letter of credit is returned or* is released, Storey County shall reserve the right to retain the service of an independent, recognized expert, at the expense of the permit holder, to verify that final Closure has been completed in accordance with the Post Closure Plan.

20. **Post Closure Monitoring.** In the event that the permit lapses or the use is discontinued or abandoned, the permit holder, its heirs, assigns, or successors shall remain responsible for environmental monitoring and post-closure maintenance.

21. **Liability Insurance/Indemnification**. The permit holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under SUP # 2016-034 for a minimum amount of $5,000,000.00 (five million dollars). The permit holder warrants that the future use of land will conform to the applicable requirements of the County of Storey, State of Nevada, and federal regulatory and legal requirements for a solar energy production facility; further, the permit holder warrants that continued and future use of the land shall so conform. The permit holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this SUP.

22. **Separate Permits Required**. This SUP shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required.

23. **Health, Safety and Welfare**. The applicant will not adversely affect the health, safety or general welfare of the citizens of the county.

24. **Stormwater Management.** Any increased stormwater from development of the land must be detained on-site or directed appropriately to the abutting public right-of-ways and not allowed to enter abutting private properties. Stormwater drainage onto the right-of-way must be to the satisfaction of the Public Works Director.

25. **Noxious weed abatement.** The permit holder must submit to the planning department a plan to mitigate the proliferation of invasive weed species (with emphasis on hoary cress and perennial pepperweed). The plan must address the weed-seed management of imported hay and other seed-containing feed and how graded and disturbed surfaces will be managed to prevent the germination and proliferation of invasive weed species. The plan will apply to entire subject property and must conform to the applicable state or federal regulations, and the requirements

imposed by this special use permit and the fire district. The permit holder must conform to the plan.

26. **Survey Monument Protection**. No survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration, or damage. If in the course of operations any survey monument is destroyed, obliterated, or damaged, the Permit Holder shall immediately report the matter to the Planning Department and the Bureau of Land Management. The notice shall describe the monument and its geo-coordinates before disturbance, how it was disturbed and to what extent, and the plan for immediate corrective action. The Permit Holder shall be financially responsible for the immediate and appropriate corrective action.

27. **Taxes paid.** Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.

28. **Best Management Practices**. Nevada State Department of Environmental Protection (NDEP) Best Management Practices (BMPs) shall be implemented throughout the entire project, including the project site, ingress and egress points, and all access roads, in order to minimize associated impacts.

29. **Phasing**. The project shall be constructed in phases. Any grading or ground disturbance shall be permitted for the area of the construction phase only with a reasonable perimeter. The remainder of the site shall be undisturbed until construction is proposed for that area of the parcel.

30. **Compliance.** The permit holder shall be responsible for maintaining the premises in conformance with all conditions and stipulations set forth by SUP 2016-034 and all other Federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the permit holder by Storey County on the first and second offence. A third offense shall warrant Storey County to revoke the SUP. Storey County shall reserve the right to conduct an annual review of the permit holder's conformance with all conditions and stipulations of the SUP at cost to the owner/permit holder.

7. Power of the Board

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.

8. Proposed Motions

This Section contains four motions from which to choose.

- The first motion (8.1, below) is for approval which allows construction of the solar facility with the identified zoning being I1 for both parcels. This motion would be applicable if the Zone Map Change Amendment (2016-033) is approved. This motion is recommended by Staff and the Planning Commission in accordance with the findings under Section 5.1 of this report. Those findings should be made part of that motion.

- The second potential motion (8.2, below) would be applicable if the Zone Map Change Amendment (2016-033) is <u>not</u> approved. This would be for the same project but would recognize I1-Light Industrial zoning for APN 004-291-02 and F – Forestry zoning for APN 004-181-02. This motion is recommended by Staff and the Planning Commission in accordance with the findings under Section 5.1.A of this report. Those findings should be made part of that

motion.

- The third potential motion (8.3, below) is for denial of the project, and is applicable if the Zone Map Change Amendment (2016-033) is approved. This motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2. Other findings of fact determined appropriate by the County Commission should be made part of either motion.

- The fourth potential motion (8.4, below) is for denial of the project and is applicable if the Zone Map Change Amendment is not approved. This motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2.A. Other findings of fact determined appropriate by the County Commission should be made part of either motion.

8.1 Recommended Motion (Motion for approval)

In accordance with the recommendation by Staff, and the Storey County Planning Commission, the Findings under Section 5.1 of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Commissioner*] hereby motion to approve with conditions Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Approval of special use permit with conditions if Zone Map Change Amendment 2016-033 is approved.

8.2 Alternative Motion (Motion for approval if Zone Change Amendment 2016-033 is not approved)

In accordance with the recommendation by Staff, the Findings under Section 5.1.A of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Commissioner*] hereby recommend conditional approval of Special Use Permit Application Number 2016-034 for the for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Approval of special use permit with conditions if Zone Map Change Amendment 2016-033 is not approved and the southern parcel (APN004-291-02) zoning is Light Industrial and the norther parcel (APN 004-181-02) zoning is Forestry.

8.3 Alternative Motion (motion for denial)

In accordance with the Findings under Section 5.2 of the Staff Report and other Findings deemed appropriate by the County Commission, I [*Commissioner*] hereby recommend denial of Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage

buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Denial of special use permit if Zone Map Change Amendment 2016-033 is approved.

8.4 Alternative Motion (motion for denial if Zone Change Amendment 2016-033 is <u>not</u> approved.)

In accordance with the Findings under Section 5.2.A of the Staff Report and other Findings deemed appropriate by the County Commission, I [*Commissioner*] hereby recommend denial of Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Denial of special use permit if Zone Map Change Amendment 2016-033 is not approved and the southern parcel (APN004-291-02) zoning is Light Industrial and the northern parcel (APN 004-181-02) zoning is Forestry.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: February 7, 2017 **Estimate of time required:** 20 min.

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

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1. **Title**: Discussion/Possible Action: The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

2. **Recommended motion:** In accordance with the recommendation by staff and the Storey County Planning Commission, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I, [*commissioner*], motion to approve with conditions Special Use Permit 2016-035 allowing for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning **Telephone:** 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2016-035

6. **Supporting materials:** Enclosed Staff Report No. 2016-035

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

Funds Available: Fund: ____ Comptroller

8. **Legal review required:** ____ District Attorney

9. **Reviewed by:**

Department Head Department Name: Planning

____ County Manager Other agency review: _____

10. **Board action:**

[ ] Approved [ ] Approved with Modifications

[ ] Denied [ ] Continued

Agenda Item No.

Storey County
Board of County Commission
Staff Report

Case No.:	**2016-035**
Applicant:	AT&T Mobility dba AT&T Wireless
Property Owner:	Tesla Motors, Inc.
Property Location:	Tesla Gigafactory, 2200 Electric Avenue, McCarran, Storey County, Nevada, APN 005-039-007
Request:	The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).
Meeting Location:	Storey County Courthouse 26 South "B" Street, Virginia City, Nevada
Meeting Time & Date:	10:00 a.m., Tuesday, February 7, 2017
Staff Contact:	Kathy Canfield

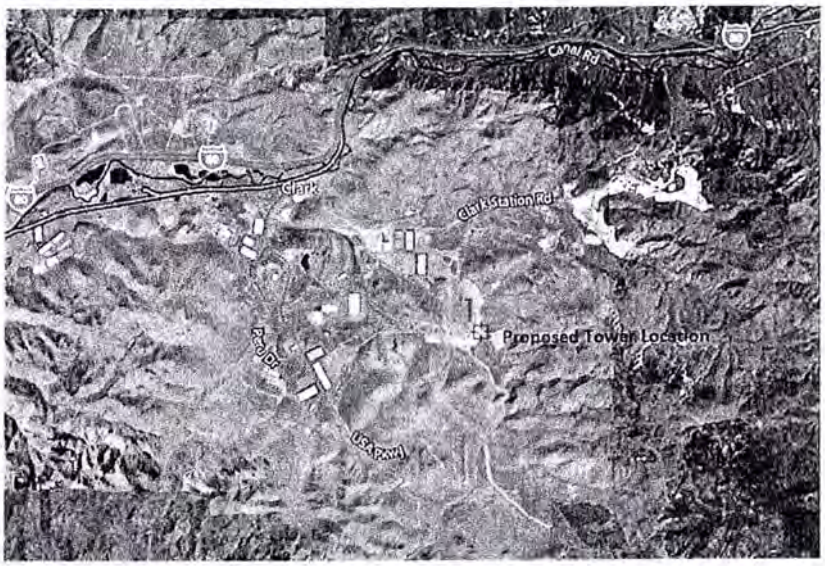
Summary of Planning Commission Action:

The Planning Commission at its January 19, 2017, meeting heard testimony from the applicant, county staff and the public regarding the subject Special Use Permit. Questions were raised about the limits of cell phone and internet service for the area, and the ability for AT&T to service other areas of the County. The Fire District also wanted reiterated that for recommended Condition of Approval 3, in Section 4 of this staff report, the Storey County Fire Protection District will require some necessary equipment needed for fire protection associated with the proposed communication tower and have been working with AT&T staff. The Planning Commission voted unanimously 5 to 0, with two absent, to recommend approval of the Special Use Permit, with no changes to the conditions of approval.

1. Background & Analysis

1.1 Site characteristics

The subject property is located in the I-2 Heavy Industrial Zone within the Tahoe-Reno Industrial Center. Pursuant to the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC, the property is subject to the provisions of the 1999 zoning ordinance, including those provisions for the heavy-industrial zone. The subject property is owned by the Tesla Motors, Inc. AT&T will lease an approximate 24' x 24' area for the construction of the communications tower and associated equipment. The property is located at 2200 Electric Avenue. The site is the location of the existing Tesla Gigafactory campus.



1.2 Proposed use

The applicant proposes to construct an approximately 120-foot high communications tower. The project includes panel antennas and remote radio heads/units attached to the tower, and an equipment building and backup generator located at the base of the tower. The location and proposed height have been proposed to provide the necessary coverage and capacity to hand off the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical pieces from view. The tower will operate continuously 24 hours a day, seven days a week. The site will be unmanned and will be visited on an "as-needed" basis for maintenance/repairs. The building will house equipment associated with the tower, no supplies or materials are expected to be stored onsite. The proposed emergency generator will operate only in the event of a power failure.

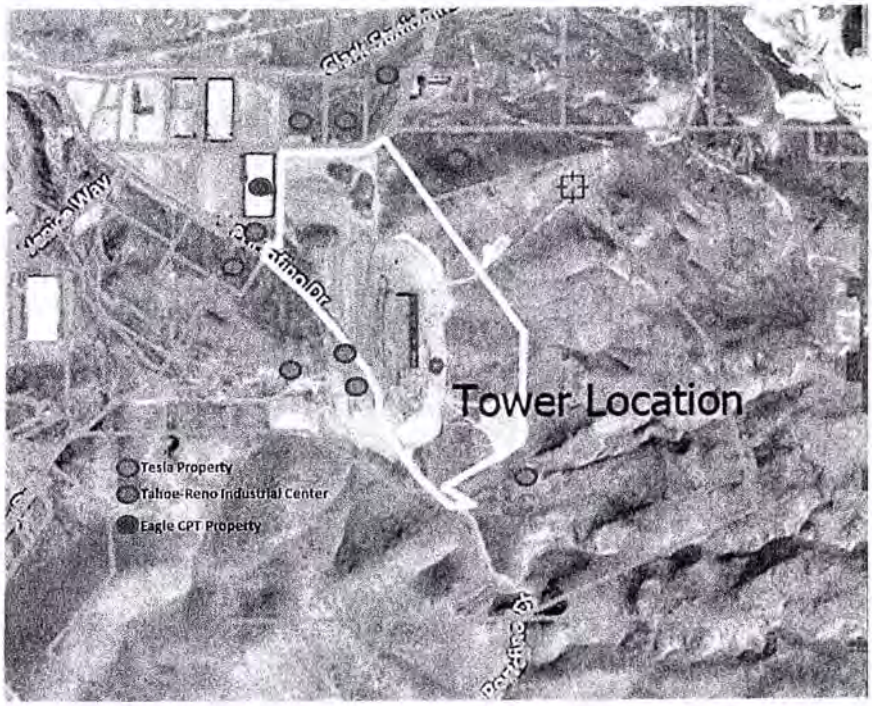
1.3 Special Use Permit

This property is subject to the provisions of the 1999 Zoning Ordinance of Storey County. As stated in Chapter 17.12, General Provisions, Section 17.12.044, "Radio, television and other communication masts may extend not more than forty-five (45) feet above grade level, provided that the same may be safely erected and maintained at such height in view of surrounding conditions and circumstances." Chapter 17.37.040.Z states that "Other uses similar to the above which are determined by the board of county commissioners to be consistent with the uses requiring a special use permit within the zone, after considering a recommendation on such use by the planning commission." Chapter 17.37.040.AA states that "Buildings and structures constructed for uses listed in

Sections 17.37.030 and 17.37.040 of this chapter that will exceed seventy-five feet in height," are subject to a special use permit. Because of the proposed use and height of the communications tower, a special use permit is required.

1.4 Abutting uses

The abutting parcels to the east, south and most of the west are currently vacant and are owned by Tesla. However, the communications tower is directly adjacent to the Tesla Gigafactory on the same parcel. Property to the north and northeast are owned by the Tahoe-Reno Industrial Center and are also vacant. There is one developed property, owned by Eagle CPT, LLC, to the northwest of the property. That parcel is occupied by a distribution warehouse. All surrounding parcels are zoned I-2, Heavy Industrial.



1.5 Safety

The tower construction must adhere to all building and fire plan reviews and applicable code requirements. The regulatory entities will apply the necessary measures to ensure building and fire safety. There appears to be no safety concerns regarding the construction of the tower beyond the 45 feet, or 75 feet, height limitation.

1.6 Area impacts

The proposed use will be located on a developed parcel within an industrial center. There are no uses, zoning allowances, or master plan provisions in the area with which the use may become in conflict. The future potential for the surrounding land includes additional heavy industrial uses similar to those in other areas of the industrial center and the subject proposal.

2. Use Compatibility and Compliance

2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the

proposed project and Storey County Code Title 17 Zoning (2015 or 1999) or the county master plan (2016). The proposed use is also consistent with the surrounding zoning and master plan designations.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Industrial	Industrial	I2 Heavy-Industrial/IS Overlay
LAND TO NORTH	Vacant	Industrial	I2 Heavy-Industrial/IS Overlay
LAND TO SOUTH	Vacant	Industrial	I2 Heavy-Industrial/IS Overlay
LAND TO EAST	Vacant	Industrial	I2 Heavy Industrial/IS Overlay
LAND TO WEST	Vacant & distribution warehouse	Industrial	I2 Heavy Industrial/IS Overlay

2.2 Compliance with required building height limitations

The subject property is located within the Tahoe-Reno Industrial Center pursuant to a development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC. Land located within this area is subject to the provisions in the 1999 Storey County Zoning Ordinance; the 2015 Storey County Zoning ordinance does not apply to this area. The General Provisions (Chapter 17.12) identify a height of no more than forty-five feet or radio, television or other communication masts. The height allowances in the 1999 zoning ordinance for the I2 Heavy Industrial zone are 75 feet and six stories. The applicant proposes to exceed both these height limitations with a communications tower approximately 120 feet in height. This additional height may be permitted with a special use permit.

2.3 General use allowances and restrictions

Storey County Code 17.62 Special Uses (1999) sets for the administration for board and planning commission action allowing a special use permit for increased building height and for the communications tower use. The approval, approval with conditions, or denial of the special use permit request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the findings recommended to be included in an approval.

- The subject property is located within an existing industrial complex in an area of McCarren, Storey County, zoned for industrial uses. The communications tower use and the additional height are located in this specific area to provide the necessary coverage and capacity to transfer the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical appurtenances from view, and is designed to blend with the industrial appearance of the surrounding area.
- The proposed communications tower will improve wireless coverage to the area and will also increase the communications network capacity. The

communications network attached to the tower provides a valuable service to those who live, travel and do business in the local area. Emergency services, businesses, employees and the general public all have the potential benefit of better accessibility through their communication devices with the addition of this communications tower.

- Granting of the special use permit 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 improvements in the area of the subject property. The proposed use type is listed as "other uses similar to Heavy Industrial" and can be determined to be consistent with the uses allowed in the zoning category. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.

These findings appear to apply to the situation that necessitates the proposed special use permit and the recommended motion for approval cites these findings as part of that motion.

2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan describes McCarran as a "prime location in which further industrial development can be expected to occur" and as an area "highly suitable for high-intensity...industrial uses" (Chapter 3, p. 84). Section 3.5.7 Goal 2 of the master plan encourages the diversification of commercial and industrial uses in the area by attracting high-technology and commercial uses in addition to distribution and manufacturing. Chapter 7 states that Storey County strives to diversify and expand the local job base; recruit new businesses to industrial centers; maintain regulations that promote industrial uses in the county; continue to update standards for industrial growth in industrial centers; and promote development within the Tahoe-Reno Industrial Center by facilitating efficient and straightforward permitting processes.

The requested special use permit will assist the industrial uses with enhanced communications which will be consistent with the use patterns and allowed use types for subject area. The proposed use does not appear to conflict with any elements or adjacent specific plans in the 2016 master plan.

3. Findings of Fact

3.1 Motion for approval

The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

3.1.1 This approval is for the applicant's request for a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno

Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

3.1.2 The special use permit allows the commercial wireless communications tower use and to the increased height of the structures on the subject property. By allowing this use, it is recognized that the proposed communications tower and accessory facilities are considered an allowable use on the subject property subject to a special use permit.

3.1.3 The special use permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the special use permit is provided in section 2.4 of this staff report and the contents thereof are citied in an approval of this special use permit.

3.1.4 The subject property is located within an existing industrial complex in an area of McCarren, Storey County, zoned for industrial uses. The communications tower use and the additional height are located in this specific area to provide the necessary coverage and capacity to transfer the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical appurtenances from view, and is designed to blend with the industrial appearance of the surrounding area.

3.1.5 The proposed commercial wireless communications tower will improve wireless coverage to the area and will also increase the communications network capacity. The communications network attached to the tower provides a valuable service to those who live, travel and do business in the local area. Emergency services, businesses, employees and the general public all have the potential benefit of better accessibility through their communication devices with the addition of this communications tower.

3.1.6 Granting of the special use permit 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 improvements in the area of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.

3.1.7 The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.

3.1.8 The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.

3.1.9 The conditions under the special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.

3.1.10 Granting of the special use permit 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 or area of the subject property

and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

3.2 Motion for denial. Should a motion be made to deny the special use permit request, the following findings with explanation why should be included in that motion.

1. This denial is for the applicant's request for a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

2. The conditions under this special use permit conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.

3. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable county department, unless otherwise stated.

1. **Purpose.** This special use permit is granted to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The proposed project includes panel antennas and remote radio heads/units attached to the tower, and an equipment building and backup generator located at the base of the tower. However, this special use permit does not limit the type or quantity of antennas on the subject tower, so long as the conditions herein are meet. The project will be located on an approximate 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

2. **Compliance.** The uses on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

3. **Fire District Requirements.** The use on the subject property must comply with special requirements of Storey County and the Storey County Fire Protection District for accessing buildings and structures exceeding 55 feet in height, including requirements to mitigate financial and other impacts caused by the increased building and structure height.

4. **TRI Architectural Approval.** The permit holder must obtain approval from the Tahoe-Reno Industrial Center Architectural Review Committee, or such applicable review entity, if the CC&Rs of the center apply, and submit valid evidence of the approval to the

building department prior to obtaining a building permit for a structure subject to this special use permit.

5. **Design.** The communications tower must be of an aesthetic design similar in appearance to that described in this application and as documented in the Appendix of this report.

6. **Taxes paid.** Before obtaining a building permit, the permit holder must show the building department valid evidence that all property taxes on the land are paid to-date.

7. **Indemnification.** The permit holder agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

8. **Closure/Abandonment.** In the event that the tower and facility becomes decommissioned or is absent of any permitted wireless carriers and antennas for a period of three consecutive years, Storey County shall reserve the right to deem the facility abandoned and mandate the tower and accessory facilities be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to the provisions of the Storey County Code. Removal and reclamation shall include complete removal of the entire facility including the tower, antennae, electrical wiring and connections, accessory buildings and structures, foundations and pads, and all other appurtenances. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, and representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

9. **Transfer of Rights.** This special use permit shall inure to the record owner of the Subject Property (Tesla Motors, Inc.) and shall run with the land. Any and all transfers of SUP No. 2016-035 shall be advised in writing by Certified Mail to Storey County Planning Department and Storey County Community Development Department at least 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all conditions and requirements of SUP No. 2016-035.

10. **Indemnification/Insurance.** The Permit Holder warrants that the future use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder shall maintain satisfactory liability insurance for all aspects of this operation under SUP No. 2016-035 for a minimum amount of $1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the SUP.

11. **Cautionary Signage.** Signage shall be installed at the main port of entry (i.e., facility gates) stating the company's name, site address, and 24-hour company management emergency contact phone number(s). Signage shall indicate all potential hazards and safety requirements associated with entering the facility.

12. **Emergency Management Plan**. A comprehensive emergency management plan shall be developed by the Permit Holder and submitted for approval to the Storey County Fire District for review and approval prior to securing rights to the SUP. The plan shall include, but not be limited to, the following in case of failure of the communications facility or related appurtenances: (1) Permit Holder's emergency contact phone number(s); (2) emergency contact procedure, including for Emergency Dispatch 9-1-1

and Storey County Emergency Direct-Connect 775.847.0950; (3) documenting and reporting procedures; (4) post structure failure management, clean-up, reclamation, and material disposal; (5) electrical system shut-down procedure; (6) disclosure and management of hazardous materials (e.g., asbestos) or other conditions (e.g., radiation), if applicable; (7) post structure failure damage reporting and treatment of affected neighboring properties; and (8) emergency access, staging, and egress.

13. **Setbacks.** In accordance with Section 17.37.060 of the1999 Storey County Code, no building shall be located closer than fifty feet to any property line. Plans submitted to the Storey County Community Development Department shall demonstrate consistency with this requirement.

14. **Parcel Area.** Any future subdivision of land must be consistent with Section 17.37.050 of the 1999 Storey County Code for minimum parcel sizes.

15. **Antenna Limitations.** The communications tower and facility shall be used exclusively for commercial wireless communications. The towers shall not be used to support amateur or other non-commercial radio antennae, or lights, flags, banners, pennants, etc. Storey County emergency repeaters and antenna shall be exempt from this requirement.

16. **Electrical Distribution and Controls.** The location, routing, and alignment of exterior electrical and communication controls, associated wiring, and power lines (except those now existing) shall be approved by the Building Department, when applicable.

5. Power of the Board

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.

6. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

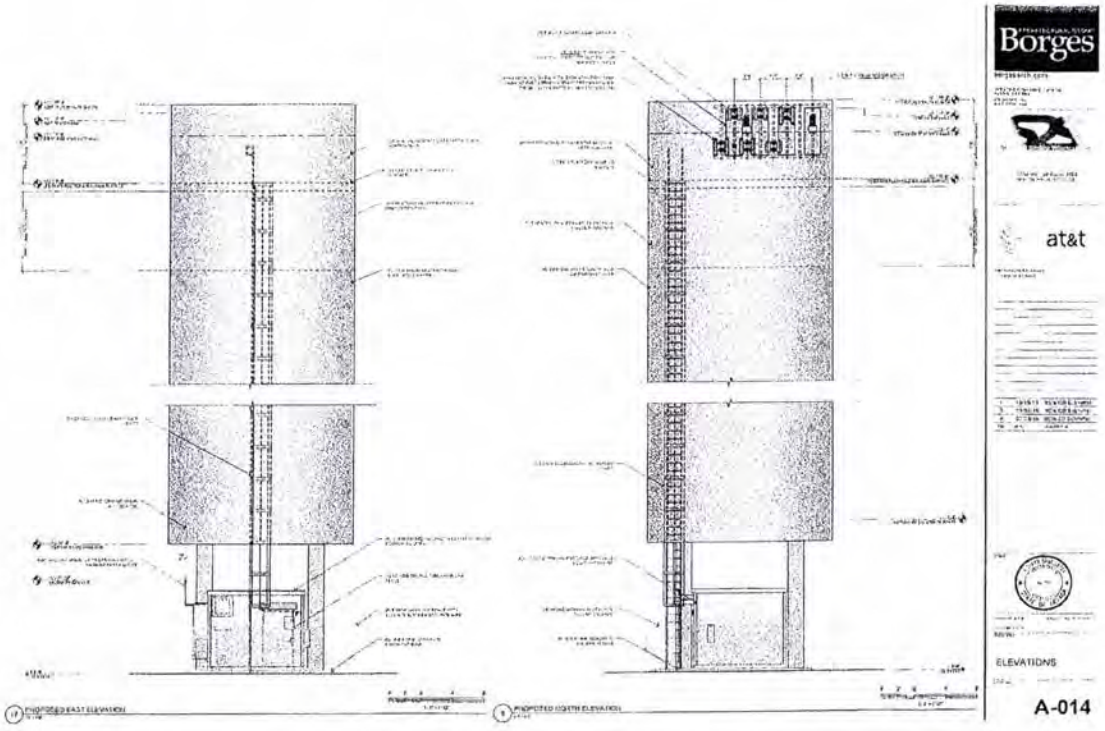
A. Recommended motion

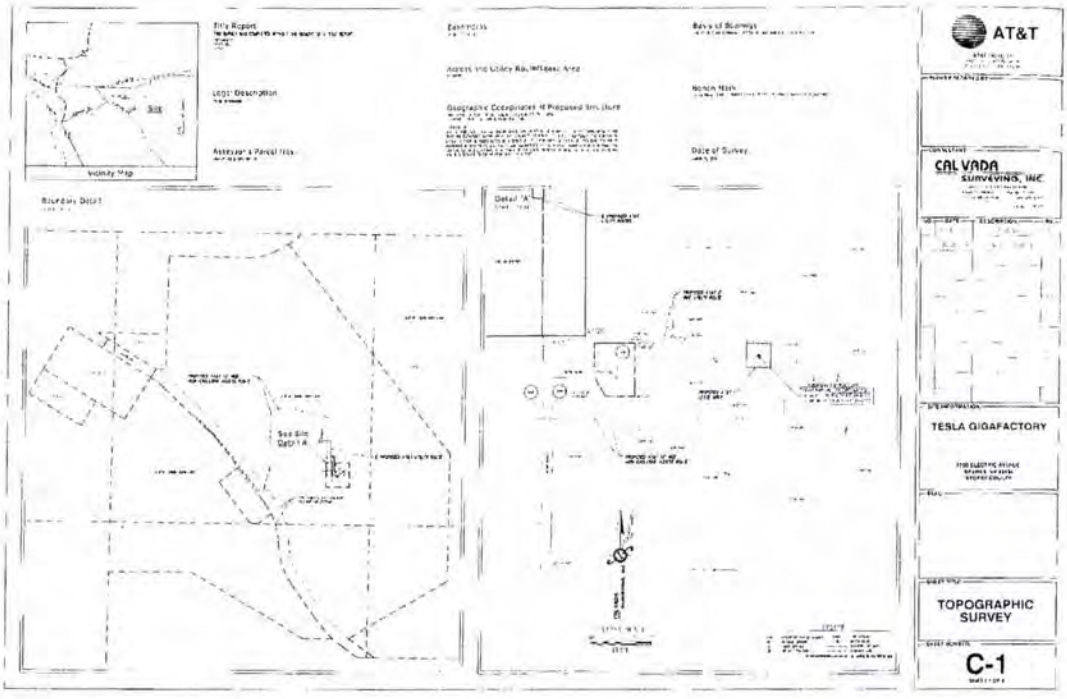
In accordance with the recommendation by staff and the Storey County Planning Commission, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I [*commissioner*] motion to approve with conditions Special Use Permit No. 2016-035 allowing for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

B. Alternative motion

Against the recommendation by staff and the Storey County Planning Commission, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the County Commission, I [*commissioner*] motion to deny Special Use Permit No. 2016-035 allowing for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24' x 24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

Appendix




AT&T
CAL VADA SURVEYING, INC
TESLA GIGAFACTORY
TOPOGRAPHIC SURVEY
C-1

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 2-7-17 **Estimate of time required:** 0 - 5

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

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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:**

   _x__ Department Head Department Name: Community Development

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications

   [ ] Denied [ ] Continued

Agenda Item No.

Storey County Community Development

Business Licensing

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

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

January 30, 2017
Via email

Please add the following item(s) to the **February 7, 2017,** 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. **WASINO TRADING CORP.** – Contractor / Osaka, JAPAN (machine installation)
B. **WOLF MACHINE & FABRICATION, INC.** – Contractor / 750 Freeport ~ Sparks (fabrication)
C. **DPS ADVANCED TECH GROUP, INC.** – Professional / 201 Fuller Road ~ Albany, NY (design)
D. **MCGINLEY & ASSOCIATES, INC.** – Professional / 815 Maestro Dr ~ Reno (engineer)
E. **RED CARPET EVENTS** – General / 56 Coney Island ~ Sparks (event planner)
F. **THERMOLD INSULATION dba ONE EYED COYOTE** – HB / 27800 Hillside ~ Virginia City (home-based business)
G. **DAWN UNDERWOOD dba Reno Movers** – Contractor / 59 Damonte Ranch ~ Reno (moving service)
H. **EAGLE CONSTRUCTION** – Contractor / 628 N Windsor ~ Stockton, CA (contractor)
I. **HILLTOP REFRIGERATION, INC.** – Contractor / 1215 Kleppe Lane ~ Sparks (hvac contractor)
J. **TRUFFL VENTURAS, LLC** – General / 1115 Hacienda ~ Los Angeles, CA (event planner)
K. **BATTLE BORN FOOD TRUCK & CATERING CO, LLC** – General / 13201 S Virginia ~ Reno (food truck)
L. **VOLT MANAGEMENT CORPORATION** – General / 2421 N Glassell St ~ Orange, CA (staffing)
M. **CONSTRUCTION GROUP STAFFING, LLC** – General / 1345 E Chandler ~ Phoenix (staffing)
N. **AJMCV HOLDINGS, LLC dba Paul Davis Emergency Services** – Contractor / 806 Packer Way ~ Sparks (mold remediation svc)
O. **KELLY SERVICES, INC.** – General / 999 W Big Beaver ~ Troy, MI (staffing)
P. **AERZEN USA CORPORATION** – Contractor / 103 Independence Way ~ Coatesville, PA (contractor)

Inspection Required

ec: 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 Board of County Commissioners
Agenda Action Report

Meeting date: 02/07/17 **Estimate of time required:** 60 min.

Agenda: Consent [ ] Regular agenda [ ] Public hearing required [ ] **(x Closed Session)**

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1. **Title:** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227 and Storey County Sheriff's Office Employees Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

2. **Recommended motion.** No action

3. **Prepared by:** Austin Osborne

   Department: Human Resources **Telephone:** 775.847.0968

4. **Staff summary:** Pursuant to NRS 288 and the existing 2014-2017 bargaining agreements between the Storey County Firefighters Association and the Storey County Board of Fire Commissioners, and the Storey County Sheriff's Office Employees Association and the Storey County Board of County Commissioners, the bargaining agreements are proposed to be modified separately as tentatively agreed between the parties.

5. Supporting materials: See agenda packet for this item in regular meeting including fringe and wage benefits analyses.

6. **Fiscal impact:**

   Funds Available: n/a Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by:**

   __@'__ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

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

Agenda Item No.