



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


05/19/2026 9:00 AM

STOREY COUNTY COURTHOUSE
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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

Members of the public who wish to **watch the meeting remotely** may do so by accessing the Storey County Clerk's new YouTube channel. To access the Channel and the Live Stream:

1. Open your browser and go to www.youtube.com/@storeycountyclerk
2. Click on the Storey County seal  when it has the **LIVE** display, or click on the video picture for the meeting in the playlist under the county seal with the **LIVE** display on the graphic.

- Public comment may be made by in-person appearance only. -

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

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

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

Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to three minutes per individual.

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

1. **CALL TO ORDER REGULAR MEETING AT 9:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT (No Action)** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the May 19, 2026, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the April 21, 2026, meeting.
7. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Peoples Associates Structural Engineers, Inc. (PASE) - Professional / 1150 Campbell Ave ~San Jose, CA
 - B. PV Precise Painting LLC - Contractor / 11555 Sittca St. ~Reno, NV
 - C. Reliant Tower LLC - Contractor / 2480 Palisades Rd/ ~ Corona, CA
 - D. S2F Installation, LLC - Out of County / W324S7810 Paul Lane ~Mukwonago, WI
 - E. Titan Heating & Air, LLC - Contractor / 4690 Longley Ln. Ste. 21 ~ Reno, NV
8. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**
9. **BOARD COMMENT (No Action - No Public Comment)**

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

Discussion and possible consideration approving the Interstate Interlocal contract beginning fiscal year 2027 to fiscal year 2030 between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court, Storey County, and Carson City for a total not to exceed \$161,060, and the proposed budgets for reimbursement from the State Child Support Enforcement Program in the amount of \$39,608 for FY 2027 and \$40,040 for FY 2028 in the amount of \$79,648.

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

Review and possible approval of the Storey County 2026-2027 Final Budget for submission to the Nevada Department of Taxation.

12. **RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD**

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

Review and possible approval of the Storey County Water and Sewer 2026-2027 Final Budget for submission to the Nevada Department of Taxation.

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

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

Review and possible approval of the Storey County Fire District 2026-2027 Final Budget for submission to the Nevada Department of Taxation.

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

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

Possible approval of an amendment to DOWL Task order 62 for the Fairgrounds Improvements Project P4-07 in the amount of \$61,666.75 for costs related to bidding support, construction administration, and Resident Project Representative services to comply with USDA-RD requirements.

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

Discussion and consideration approving and signing a letter of support nominating the "Northeast Connector" road project to the U.S. Department of Transportation's Freedom to Drive Initiative.

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

For Consideration and possible approval of business license second readings:

- A. Concord Construction Inc. - Contractor / 430 Stoker Ave. Ste. 100 ~ Reno, NV
- B. CVS Pharmacy, Inc. - Out of County / One CVS Dr, MC1160 ~ Woonsocket, RI
- C. Drop Tine Excavation LLC - Contractor / 1434 Annkim Cir. ~ Gardnerville, NV
- D. Granite Perfection LLC - Contractor / 320 Coney Island Dr. ~ Sparks, NV
- E. Imperial Bag& Paper Co. LLC - Out of County / 255 US Highway 1 & 9 ~ Jersey City, NJ
- F. MacLellan Integrated Services Inc. - Out of County / 3120 Wall St. Ste. 100 ~ Lexington, KY
- G. Megawatt Construction, Inc. - Contractor / 3310 Goni Rd. Ste. 173 ~ Carson City, NV
- H. Tesla Inc. - General / 855 Milan ~ McCarran, NV

20. **PUBLIC COMMENT (No Action)** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.

21. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.
- Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.
- To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410

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

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


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

CERTIFICATION OF POSTING


I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 05/14/2026; 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. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By: *Drema Smith*
Drema Smith
Administrative Assistant III

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 1 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of the agenda for the May 19, 2026, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Drema S Smith
 Department: Commissioners **Contact Number:** 7758470968
- **Staff Summary:** See attached.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**
 _____ Department Head **Department Name:**
 _____ County Manager **Other Agency Review:** _____
- **Board Action:**

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

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 5 minutes	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of the minutes from the April 21, 2026, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



MEETING MINUTES
STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS

4/21/2026 10:00 AM
 26 SOUTH B STREET, VIRGINIA CITY, NV

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK & TREASURER

ANNE LANGER
DISTRICT ATTORNEY

Roll Call

Present: Commissioners Carmona, Gilman, Mitchell – a quorum was established.
 Total Meeting Attendance: 50

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

Meeting called to order at 10:01 a.m. by Chairman Carmona.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. Public Comment: None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the April 21, 2026, meeting.

Commissioner Gilman recused himself from Items 12 and 13.

No public comment

Motion Made to Approve the agenda for April 21, 2026, as presented, by Commissioner Mitchell. **Seconded** by Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the March 3rd, 2026, meeting.

No public comment

Motion Made to Approve the minutes for the March 3, 2026 meeting as presented, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

7. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. ABC Supply Interiors, Inc. – Out of County / 3 ABC Pkwy ~ Beloit, WI
- B. All Phase Electric, LLC – Contractor / 76 Glen Carran Circle ~ Sparks, NV
- C. Amy Farnes – Home Based / 21575 Sazarac Rd. ~ Reno, NV
- D. Battle Born Blasting LLC – Out of County / 2190 Mammatus Dr. ~ Sparks, NV
- E. Bawarchi Indian Cuisine – Out of County / 5245 Vista Blvd. F-1 ~ Sparks, NV
- F. Clover Cleaners LLC – Home Based / 2045 Applegate Rd. ~ Reno, NV
- G. Mobile Medical Corporation – Out of County / 2413 Lytle Rd. ~ Bethel Park, PA
- H. Pillulles Tacos Los Famosos 1 – Food Truck / 2100 Victorian Ave. ~ Sparks, NV
- I. R-2 Contractors, Inc. – Contractor / 4100 SW Empire Rd. ~ Prineville, OR
- J. WEDCO – Out of County / 2400 38th St. S ~ Fargo, ND

II. JC QUARTERLY REPORT

III. Consideration and possible approval of the new Information Technology Policy, 400.013 Multi-Factor Authentication Policy.

No public comment

Motion Made to Approve the Consent agenda for April 21, 2026, as presented, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

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

Comments made by Fire Chief Bob Ryser, Public Works Director Jason Wierzbicki, Administrative Officer Lisa Maciel, Assistant Tourism Director Leah Kruse, Comptroller Jennifer McCain, County Manager Austin Osborne, and Clerk & Treasurer Jim Hindle

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

Donald Gilman – No comment.

Clay Mitchell – Chamber of Commerce had beautification day on May 6, 4-7:30 with volunteer appreciation event to follow.

Jay Carmona – No comment.

- 10. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and Possible Action: Consideration and possible action to execute the settlement participation form regarding the six remnant opioid defendants, referred to as the "Remnant Defendants Settlement." The settlement gross and net allocation to Storey County is \$804.24.

Deputy District Attorney Brian Brown said this was part of a national settlement with pharmacies, and Nevada's share of the settlement is \$1,134,430.04. A settlement share to Storey County is estimated at \$804.94 upon the completion of the Participation form.

No public comment

Motion Made to Approve Storey County's participation in the six remnant opioid defendants' settlement, referred to as the "Remnant Defendants Settlement," with a settlement in the amount of gross and net allocation of \$804.94 to Storey County, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

- 11. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval of a private infrastructure improvement project contract between Storey County and Tesla that will facilitate Tesla's extension of the I-80/Patrick Interchange westbound on-ramp with County reimbursement of costs not to exceed \$4,100,000 paid incrementally over two fiscal years (FY2027 and FY2028).

County Manager Austin Osborne said the County has been working with Tesla and Panasonic to improve the Patrick Interchange. Mr. Osborne introduced Chris Reilly and Frank Bowles of Tesla Inc. and Nicole Cook of Panasonic Inc.

The agreement would create a way for the County to work with Tesla, and for Tesla to work with NDOT, to extend the west-bound on-ramp. Cost is expected to be \$3 million to \$5 million. Mr. Osborne also recommended the board authorize a 7 percent contingency to allow for unanticipated expenses.

No public comment

Motion Made to Approve a private infrastructure improvement project contract between Storey County and Tesla that will facilitate Tesla's extension of the I-80/Patrick Interchange westbound on-ramp with County reimbursement of costs not to exceed \$4,100,000 to pay incrementally over two fiscal years (FY2027 and FY2028). I further move to include a contingency not to exceed 7 percent above the initial improved amount

to be used upon mutual consent of the parties, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

12. DISCUSSION/FOR POSSIBLE ACTION: Public Hearing for the Second Reading of Bill No. 149, Ordinance No. 26-337, amending Storey County Code Chapter 5.16, Brothels, Section 5.16.130, License Fees, to update certain language, remove the monthly licensing requirement, and provide that each licensed operator shall pay an annual business license fee of twenty-five dollars (\$25.00), in addition to any fees set forth in Section 5.16.050; increase the loan reporting requirement to the Sheriff's Office from twenty-five thousand dollars (\$25,000) to two hundred thousand dollars (\$200,000); and change the method by which fees are established from resolution to ordinance.

Commissioner Gilman recused himself.

Business Development Director Lara Mather said this was the public hearing for the second reading for Bill No. 149, Ordinance No. 26-337, amending Storey County Code Chapter 5.16, Brothels, Section 5.16.130.

No public comment

Motion Made to Close the Public Hearing for the Second Reading of Bill No. 149, Ordinance No. 26-337, amending Storey County Code Chapter 5.16, Brothels, Section 5.16.130, License Fees, to update certain language, remove the monthly licensing requirement, and provide that each licensed operator shall pay an annual business license fee of twenty-five dollars (\$25.00), in addition to any fees set forth in Section 5.16.050; increase the loan reporting requirement to the Sheriff's Office from twenty-five thousand dollars (\$25,000) to two hundred thousand dollars (\$200,000); and change the method by which fees are established from resolution to ordinance., by Commissioner Mitchell. **Second by** Commissioner Carmona.

Aye: 2: Nay: 0: Abstain: 0: Absent: 0; Recused: 1: Voted For: Mitchell-Clay, Carmona-Jay; Recused: Gilman-Donald.

13. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action on second reading of Bill No. 149, Ordinance No. 26-337, amending Storey County Code Chapter 5.16, Brothels, Section 5.16.130, License Fees, to update certain language, remove the monthly licensing requirement, and provide that each licensed operator shall pay an annual business license fee of twenty-five dollars (\$25.00), in addition to any fees set forth in Section 5.16.050; increase the loan reporting requirement to the Sheriff's Office from twenty-five

thousand dollars (\$25,000) to two hundred thousand dollars (\$200,000); and change the method by which fees are established from resolution to ordinance.

Ms. Mather said this was the amendment to Storey County Code Chapter 5.16 (Brothels).

No public comment

Motion Made to Adopt the second reading of Bill No. 149, Ordinance No. 26-337, amending Storey County Code Chapter 5.16, Brothels, Section 5.16.130, License Fees, to update certain language, remove the monthly licensing requirement, and provide that each licensed operator shall pay an annual business license fee of twenty-five dollars (\$25.00), in addition to any fees set forth in Section 5.16.050; increase the loan reporting requirement to the Sheriff's Office from twenty-five thousand dollars (\$25,000) to two hundred thousand dollars (\$200,000); and change the method by which fees are established from resolution to ordinance, by Commissioner Mitchell. **Seconded by** Commissioner Carmona.

Aye: 2: Nay: 0: Abstain: 0: Absent: 0; Recused: 1: Voted For: Mitchell-Clay, Carmona-Jay; Recused: Gilman-Donald.

14. DISCUSSION/FOR POSSIBLE ACTION: Discussion/Possible Action: Consideration and possible approval of a request from the Virginia City Main Street Program for restricted funding in the amount of \$50,000 for Fiscal Year 2026/2027, to be used solely for the salary of a part-time (20 hours per week) Executive Director position.

Ms. Mather introduced Alexia Sober, who first clarified that the Main Street Program is not part of the Chamber of Commerce, but is a national program emphasizing beautification and infrastructure. Ms. Sober is requesting, on behalf of the Main Street Program, \$50,000 for a part-time Executive Director to work 20 hours per week implementing the program.

No public comment

Motion Made to Approve the request from the Virginia City Main Street Program for restricted funding in the amount of \$50,000 for Fiscal Year 2026/2027, to be used solely for the salary of a part-time (20 hours per week) Executive Director position, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and Possible Approval of a Grant Application to the Commission for Cultural Centers and Historic Preservation

(CCCHP) for the rehabilitation of the southeast elevation door set and frame/transom, the east elevation carriage doors, and three north elevation windows at Piper's Opera House.

Grants Manager Sara Sturtz said this grant application to the Commission for Cultural Centers and Historic Preservation (CCCHP) is for restoration of the southeast elevation door set and frame/transom, the carriage doors on the east elevation, and three windows on the north elevation at Piper's Opera House.

No public comment

Motion Made to Approve the submission of a grant application to the Commission for Cultural Centers and Historic Preservation (CCCHP) for the rehabilitation of the southeast elevation door set and frame/transom, the east elevation carriage doors, and three north elevation windows at Piper's Opera House, by Commissioner Mitchell.
Seconded by Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

16. DISCUSSION/FOR POSSIBLE ACTION: Storey County Communications Update (January 2025-January 2026)

Public Information Officer Julia Moreno-Fritz provided an update on Storey County's public relations and social media activities from January 2025 to January 2026.

The commissioners praised Ms. Moreno-Fritz for her efforts.

No public comment

17. DISCUSSION/FOR POSSIBLE ACTION: Possible acceptance of the low bid for the Fairgrounds Improvements Project from KP Construction in an amount not to exceed \$1,129,888.00. This project is partially funded by USDA-RD in an amount of \$615,000.00.

Operations and Projects Coordinator Mike Northan said the project covers waterline and water mains, fire hydrants, future restrooms and ground maintenance as well as a shed for tickets, area lighting, and ADA-compliant parking spaces.

No public comment

Motion Made to Accept the low bid for the Fairgrounds Improvements Project from KP Construction and authorize the County Manager to sign a contract for construction with KP Construction for an amount not to exceed \$1,129,888.00, by Commissioner Mitchell.
Seconded by Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

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

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to make a conditional offer to purchase the property adjacent to the existing fire station 72, located at 2998 Cartwright Road, APN 003-361-08, based upon the appraisal dated March 25, 2026, by Anthony J. Wren and Associates, including approval of opening escrow, and completing title search, not to exceed \$135,000.

Chief Ryser said this would be a purchase from the school district. He said Station 72 would be vacated upon building a new station complex at the proposed location. It is being appraised as private property.

No public comment

Motion Made to Authorize Chief Ryser to open discussions and negotiations with the Storey County School District about a property adjacent to Fire Station 72, located at 2998 Cartwright Road, APN 003-361-08, referencing the appraisal dated March 25, 2026, by Anthony J. Wren and Associates, with a not to exceed discussion amount of \$135,000, and to bring back the results of that discussion and a potential offer to the board for approval, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

20. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

21. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of a Master Services Agreement and Scope of Work with Utility Service Company Inc. for the long-term maintenance and rehabilitation of Storey County's 7 water tanks.

Public Works Director Jason Wierzbicki said the Master Services Agreement and Scope of Work between Utility Service Company Inc. and Storey County will benefit the Water Department and the County with predictable payments going into the future for the maintenance and rehabilitation of our 7 water tanks. The attached Master Services Agreement and Scope of Work have been reviewed by the DA's office.

No public comment

Motion Made to Approve the Master Services Agreement and Scope of Work between Utility Service Company Inc. and Storey County for the long-term maintenance and rehabilitation of Storey County's 7 water tanks, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

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

23. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the Second reading for Off-Sale/On-Sale Liquor License, in addition to request a Special Application to Liquor Board for a property not located on C Street. Applicant is Ryan Brandon, Old Corner Bar, 12 North B Street, Virginia City, NV.

Deputy Frank Valdez said a special application was needed because the bar was located off C Street, and that there are no disqualifiers.

No public comment

Motion Made to Approve e the Second reading and Special Application to Liquor Board for Off-Sale/On-Sale Liquor License. Applicant is Ryan Brandon, Old Corner Bar, 12 North B Street, Virginia City, NV, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

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

25. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to designate DiPietro and Thornton, CPA, as the County's independent auditor for fiscal year ending June 30, 2026.

Comptroller Jennifer McCain explained that every year we need to designate our auditor. Staff recommend continuing with DiPietro & Thornton.

Motion Made to Approve designating DiPietro and Thornton, CPA as Storey County's independent auditor for fiscal year ending June 30, 2026, by Commissioner Mitchell. **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

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

- A. Adams Electrical Corporation – Contractor / 716 N. Carson St. ~ Carson City, NV
- B. Autenicarnitas Valenzuela – Food Truck / 8030 Shifting Sands ~ Reno, NV
- C. Backflow and Foliage Pros LLC – Out of County / 3044 Catham Ct. ~ Sparks, NV
- D. Badger Daylighting Corp. – Contractor / 4910 N CR 900 E. ~ Brownsburg, IN
- E. Bighorn Plumbing – Contractor / 3107 N. Deer Run Rd. Ste. 14 ~ Carson City, NV
- F. Buzzard Creek – General / 145 D S. C St. ~ Virginia City, NV
- G. Capitol Builders Hardware, Inc. – Contractor / 4699 24th St. ~ Sacramento, CA
- H. Cinderlite Trucking – Transportation / 1665 S. Sutro Terrace ~ Carson City, NV
- I. Constantino Francisdaky Cuellar – Out of County / 421 Traci Ln. ~ Moundhouse, NV
- J. Cowgirl Art Collective – General / 122 S. C St. ~ Virginia City, NV
- K. D4 Nevada, LLC – Contractor / 2842 Indian Lakes Rd. ~ Fallon, NV
- L. DataSpan Holdings, Inc. – Out of County / 3006 Skyview Cir. ~ So. Irving, TX
- M. EMPOWERED – Non-Profit / 11 Sunset Way ~ Henderson, NV
- N. Firestop Insulation & Acoustical Specialties – Contractor / 733 Butte Creek Rd. ~ Dayton, NV
- O. House Smart Construction 1182 – Out of County / 8000 Snafu Dr. ~ Stagecoach, NV
- P. Hungry Digger – Non-Profit / 5605 Old Victory Hwy ~ Lovelock, NV
- Q. Kanthal Corporation – Out of County / 119 Wooster St. ~ Bethel, CT
- R. Mark III Construction Inc., - Contractor / 5101 Florin Perkins Rd. ~ Sacramento, CA
- S. Redwood Materials, Inc. – General / 775 Innovation Way ~ McCarran, NV
- T. Temporary Wall Systems Northern Nevada – Out of County / 11700 Vista Park Dr. ~ Sparks, NV
- U. Tesla Inc. – General / 455 Denmark ~ McCarran, NV
- V. The Miner’s Table – General / 18 S. C St. ~ Virginia City, NV
- W. Ziglift Material Handling – Contractor / 12640 Allard St. ~ Santa Fe Springs, CA

No public comment

Motion Made to Approve the second readings of business licenses listed under Item #26 as A-W for April 21, 2026, as presented, by Commissioner Mitchell **Seconded by** Commissioner Gilman.

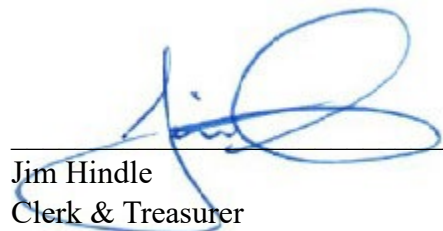
Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

27. PUBLIC COMMENT (No Action): None

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

Commission Chairman Carmona adjourned the meeting at 11:17 a.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer

Storey County Community Development



110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440

(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

May 11, 2026
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **May 19, 2026**

COMMISSIONERS Consent Agenda:


FIRST READINGS:

- A. Peoples Associates Structural Engineers, Inc. (PASE)** – Professional / 1150 Campbell Ave ~San Jose, CA
- B. PV Precise Painting LLC** – Contractor / 11555 Sittca St. ~Reno, NV
- C. Reliant Tower LLC** – Contractor / 2480 Palisades Rd/ ~ Corona, CA
- D. S2F Installation, LLC** – Out of County / W324S7810 Paul Lane ~Mukwonago, WI
- E. Titan Heating & Air, LLC** – Contractor / 4690 Longley Ln. Ste. 21 ~ Reno, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 10 minutes	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and possible consideration approving the Interstate Interlocal contract beginning fiscal year 2027 to fiscal year 2030 between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court, Storey County, and Carson City for a total not to exceed \$161,060, and the proposed budgets for reimbursement from the State Child Support Enforcement Program in the amount of \$39,608 for FY 2027 and \$40,040 for FY 2028 in the amount of \$79,648.
- **Recommended motion:** I, Commissioner (name), move to approve the Interlocal contract and referenced FY 2027 and FY 2028 budgets, as presented.
- **Prepared by:** Maxine Cortes

Department: Clerk & Treasurer

Contact Number: (775) 283-7249

- **Staff Summary:** Since 2007, the First Judicial District Court has requested reimbursement from the State of Nevada acting by and through its Department of Health and Human Services to allow Carson City's General Fund to be reimbursed for child support enforcement services conducted in Carson City in lieu of requiring Carson City and Storey County residents to seek enforcement of child support matters in Reno, Nevada. The First Judicial District Court appoints a Child Support Magistrate to preside over the hearings. The Court's Marshals Division provides courtroom security and public screening, and court employees process child support documents. The hearings are conducted at the Murphy-Bernardini Regional Juvenile Justice Center. Every four years, a new Interlocal contract must be agreed upon to continue services and to allow Carson City to receive reimbursement. In accordance with the Intrastate Interlocal contract, two years of budget requests for fiscal years 2027 and 2028 are also required in order to receive reimbursement from the State of Nevada and to ensure budgets approved by the State are consistent with budgets approved by the County Commissioners.
-
- On April 19, 2022, the County Commissioners approved an Intrastate Interlocal contract from fiscal year 2023 to fiscal year 2026 between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court, Storey County and Carson City to recruit and appoint court judicial officers to hold child support hearings and other matters properly related thereto and to receive reimbursement to the Carson City's General fund

for these services.

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

ATTACHMENT B

NOTICE/APPEAL PROCESS

Under this contract, the parties responsible for completing each identified function agree to meet the following performance standards:

NOTICE/APPEAL PROCESS:

- A. The Chief of the Child Support Enforcement Program (CSEP), Division of Social Services (DSS) will provide written notice thirty (30) days prior to withholding or assessing a penalty or reducing Federal Financial Participation (FFP) per the terms of this agreement. If the Judicial District Court does not disagree pursuant to paragraph B below, the penalty will be assessed.
- B. The Judicial District Court has thirty (30) days from the date of notice to respond in writing to the Chief if they disagree with the above notice. The response must contain written arguments and supporting documentation explaining why the Chief should not withhold FFP or assess the penalty. If the Judicial District Court fails to respond in accordance with the above, the Chief will take the action outlined in "A".
- C. The Chief will respond in writing within thirty (30) days of receipt, indicating what action will be taken.
- D. If the Judicial District Court disagrees with the Chief's decision, an appeal may be submitted in writing to the Administrator of DSS within fifteen (15) days. The appeal must contain written arguments and supporting documentation explaining why the Chief should not take the action outlined in "A" and "C".
- E. The Administrator may request additional information and will make a written decision within sixty (60) days of receipt of the appeal or all information, whichever is later. The decision of the Administrator is final.

INTRASTATE INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

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

Department of Human Services
Division of Social Services
1470 College Parkway
Carson City, NV 89706

And

The First Judicial District Court of the State of Nevada
in and for City of Carson City and Storey County
Department One, Room 3061
885 East Musser Street
Carson City, NV 89701

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 of **The First Judicial District Court of the State of Nevada**, hereinafter set forth are both necessary to Division of Social Services (DSS) 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. "Court" and "County/City" are used interchangeably throughout this contract and both are responsible parties under the terms of this contract.
3. **CONTRACT TERM.** This Contract shall be effective: **July 1, 2026 subject to Board of Examiners' approval to June 30, 2030** unless sooner 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), at any time without cause upon provision of sixty (60) days notice in writing to either party; or in the event of: (1) material breach of this contract by either party; (2) failure to take corrective action; (3) termination of the program established by Congress in Title IV-D of the Social Security Act; (4) any significant change in federal or state funding provisions. Termination will be effective sixty (60) days after written notice is received by the other party. DSS shall reimburse the Judicial District Court for costs incurred pursuant to this contract through the last effective date of this contract, unless Section III. E of Attachment A of this contract applies. The parties expressly agree that this Contract shall be terminated immediately if for any reason federal and/or State Legislature 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.

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 A: SCOPE OF WORK

ATTACHMENT B: NOTICE/APPEAL PROCESS

ATTACHMENT C: BUDGET ANALYSIS

ATTACHMENT D: IRS SAFEGUARDING CONTRACT LANGUAGE

ATTACHMENT E: SUBRECIPIENT FEDERAL AWARD FUNDING

ATTACHMENT F: FEDERAL LAWS AND AUTHORITIES

7. CONSIDERATION. The First Judicial District Court of the State of Nevada agrees to provide the services set forth in paragraph (6) at a cost to be determined per Attachment C and not to exceed **\$161,060; \$39,608 for FY27, \$40,040 for FY28, \$40,481 for FY29 and \$40,931 for FY30 or the approved annual budget, whichever is less.** Any intervening end to a 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 State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal 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 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 a minimum 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. Actual damages for any State breach shall never exceed the amount of funds which have been appropriated for payment under this Contract, but not yet paid, for the fiscal year budget in existence at the time of the breach.

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 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 Office of the Attorney General.

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

Lori Bagwell	Date	Mayor, Carson City
		Title
Garrit Pruyt or Authorized Designee	Date	District Attorney, Carson City
		Title

[This section intentionally left blank]

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

_____	_____	Chairman, Board of County Commissioners, Storey County
Jay Carmona	Date	Title
_____	_____	District Attorney, Storey County
Anne M. Langer	Date	Title

[This section intentionally left blank]

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

Jason Woodbury	Date	1 st Judicial District Court Judge, Department One Title
----------------	------	---

Kristin N. Luis	Date	1st Judicial District Court Judge, Department Two Title
-----------------	------	---

Robert H. Thompson	Date	Administrator, Division of Social Services Title
--------------------	------	--

APPROVED BY BOARD OF EXAMINERS

Signature – Board of Examiners

On: _____
Date

Approved as to form by:

Deputy Attorney General for Attorney General

On: _____
Date

ATTACHMENT A

SCOPE OF WORK

WHEREAS, Title IV, Part D (Title IV-D), 42 USC § 651, authorizes an appropriation for each fiscal year for the purpose of enforcing support obligations owed by non-custodial parents to their children, locating non-custodial parents, establishing paternity, obtaining financial and medical support, and adjusting support orders; and

WHEREAS, the Child Support Enforcement Program (CSEP) within the Division of Social Services (DSS), has been designated the single and separate organizational unit to develop and administer the Nevada State Plan pursuant to Title IV-D, 42 USC § 654; and

WHEREAS, Title IV-D, 42 USC § 654(7) authorizes DSS to enter into interlocal contracts with appropriate courts and law enforcement officials to implement a single statewide system to meet the purposes of this Act; and

WHEREAS, federal requirements for statewide automated child support systems set forth in 45 C.F.R. §§ 307.5, 307.10, 307.11, and referenced in the federal Office of Child Support Enforcement (OSCE) Certification Guide, mandate that Title IV-D systems support the tracking and generation of all documents necessary to establish paternity, establish and modify support obligations, and conduct review and adjustment procedures; and

WHEREAS, to comply with federal law requiring the State to operate a single, uniform, and centrally maintained automated IV-D system, and to maintain certification standards, IV-D case documents, including draft orders, must be automatically tracked and generated directly from the State's IV-D system, 45 C.F.R. §§ 307.5, 307.10, 307.11, OSCC Certification Guide; and

WHEREAS, Title IV-D, 42 USC § 666(a)(2) requires expedited processes for establishing paternity and establishing, modifying and enforcing support obligations and 42 USC § 666(c) more specifically defines this obligation; and

WHEREAS, the NRS authorizes the District Courts of the State of Nevada to take evidence, hear arguments, and issue orders regarding establishing paternity, securing financial and medical support, adjusting support orders, enforcing and recovering support debts for children who may or may not be receiving public assistance; and

WHEREAS, the NRS and Title IV-D of the Social Security Act requires DSS attempt to establish paternity, secure financial and medical support, and recover support debts for children who may or may not be receiving public assistance; and

WHEREAS, DSS may carry out its responsibilities through, and in coordination with, the District Courts of the State of Nevada in connection with this contract, under the authority of NRS 277.180; and

WHEREAS, the Title IV-D CSEP offers Federal Financial Participation (FFP) in the form of reimbursements with which to plan, coordinate, and improve financial and medical support enforcement services to Nevada's children and taxpayers; and

WHEREAS, the Title IV-D CSEP requires the maintenance and continuous use of an effective and efficient, single, state-wide system (NVKIDS) to assist children in obtaining and securing their birth rights.

NOW, THEREFORE, the parties agree as follows:

- I. The JUDICIAL DISTRICT COURT agrees:
 - A. To recruit and appoint Judicial Officers, formerly Court Master or Master, pursuant to NRS 3.405 and NRS 425.381 to hold hearings on matters related to paternity, financial and medical support establishment and payment of support in accordance with the purposes of CSEP.
 - B. To recruit and appoint Judicial Officers who either:
 1. Reside within the judicial district that is a party to this contract or a judicial district immediately adjacent to the judicial district that is a party to this contract; or
 2. Perform similar duties within the judicial district as a local government employee. (Example: Juvenile Judicial Officer)
 - C. To appoint a sufficient number of substitute Judicial Officers to maintain an uninterrupted court calendar in the event the primary Judicial Officer is unavailable.
 - D. To consult with the Chief of the CSEP prior to appointment of Judicial Officers.
 - E. To utilize the State's federally certified Title IV-D system (NVKIDS) as the sole source for generating all IV-D related orders, including but not limited to paternity orders, establishment orders, modification/review and adjustment orders, medical support orders, and any other orders required for IV-D processing, unless pre-approved in writing by the Chief of CSEP, or designee. Any such approval is at the discretion of the Chief and must specify the limited duration and scope of the exception.
 - F. To not use any locally created non-system templates, formats, or order-generation processes in lieu of NVKIDS-generated documents for IV-D cases, unless pre-approved in writing by the Chief of CSEP, or designee. Any such approval is at the discretion of the Chief and must specify the limited duration and scope of the exception.
 - G. To ensure Judicial Officers recommendations are compliant with federal and state laws and regulations.
 - H. To permit authorized state and federal personnel to monitor and/or audit the activities, procedures, cases, and accounting records that are subject to this contract, and to develop correctional plans to rectify any exceptions noted in monitoring and/or audit reports that place them out of compliance with this contract or federal/state statutes and regulations.
 - I. To ensure through its own court resources and processes: (1) expedited process time frames pursuant to NRS 3.415 are met, and (2) pursuant to NRS 425.3844, it shall approve or reject a Judicial Officer's recommendation for modification(s) within ten (10) days after expiration of the objection time period.
 - J. To ensure compliance with 45 CFR Part 300, et. seq. which may be viewed at https://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title45/45tab_02.tpl Note this website is not maintained by DSS and is subject to change by the U.S. Government Printing Office.)

- K. To pay the unmatched portion of FFP of the allowable costs (34% County Share) for expenditures which exceed the annual Judicial Officers budget, approved by the Chief of CSEP.
- L. To conduct a Judicial Officer's court in which the plaintiff/obligor and the defendant/obligee are both given the opportunity to present their side with or without attorney representation.
- M. In IV-D actions brought before the Judicial Officer, cases will be presented pursuant to NRS 425.3852 and a program representative may participate telephonically or by video conferencing whichever is available to present cases before the master.
- N. To submit a budget for Judicial Officers and a budget for Support Staff annually to DSS for approval. During even numbered years, projected two-year budgets must be provided. The budget projection will commence on July 1 of the even numbered years and end on June 30 two years later. This information will be used to obtain authority from the state legislature for reimbursements.
- O. To limit any claims for reimbursement to those costs for hearings held by a Judicial Officer, formerly referred to as Court Master or Master, appointed pursuant to NRS 3.405 and NRS 425.381 and meeting the purpose of CSEP. Total expenditures shall not exceed the yearly estimated budget as approved by the Chief of CSEP, or designee, and subject to work program authority granted pursuant to the State Budget Act, NRS 353.150 to 353.246, inclusive. Any expenditure exceeding yearly budgeted amounts will not be reimbursed by DSS. An annual budget must be submitted pursuant to Attachment C attached hereto.
1. Judicial Officers actual time spent preparing for court, in court, preparing recommendations, in allowable travel status, participating in program related training and/or performing policy analysis may be reimbursable when included as part of the budget approved by the Chief of CSEP or, designee; or

A flat rate not to exceed a monthly proportionate share of the State Fiscal Year amounts submitted under the budget approval process contained in Attachment C of this Intrastate Interlocal Contract.
 2. Costs not included in the annual budget approved by the Chief of CSEP or, designee are not reimbursable without the approval of the Chief prior to the expense being incurred.
 3. A monthly IV-D master claim form, as provided by the Chief of CSEP must be completed, approved by the District Court Judge or designee and submitted to the Chief of CSEP before reimbursement can be paid.
 4. All Judicial Officers' requests for in-state training shall be submitted on a travel request form attached hereto and hereby incorporated by reference, to the Chief of CSEP. If approved, the master must submit a travel expense form, attached hereto and incorporated by reference, to the Chief of CSEP before reimbursement can be paid.

- P. Invoices shall be submitted electronically in accordance with the instructions provided by the Chief of CSEP, or designee. Invoices should be submitted for the reimbursement of services not later than the 30th/31st calendar day of the month following the month service was provided. Expenses which are more than 90 calendar days older than the date the reimbursement claim is submitted will be considered stale and could be rejected from reimbursement consideration. Delay in claim payment may occur for the prior State Fiscal Year (SFY), which ends on June 30, for claims submitted after the end of the third week in July of each year.
- Q. Federal statutes, regulations and policies established for all state IV-D programs will be complied with, to the extent they do not violate the U.S. Constitution and the Nevada Constitution. This includes, but is not limited to, the federal requirements for review and adjustment as part of the state IV-D program.
- R. Any equipment or furniture purchased with CSEP/federal funds must be clearly marked and all purchasing records prepared so as to identify CSEP as the source of funds for the purchase. An inventory must be developed based on these records, to identify where the items are being stored or used in the office. If the Judicial District Court ceases to offer services under this contract, all equipment and furniture purchased must be properly accounted for before first being offered to the Chief of CSEP or disposed of according to federal statutes, regulations, and the CSEP manual.
- S. Any administrative and/or cost recovery amount or program must be approved by the Chief of CSEP, or designee prior to implementation.
- T. Must provide services to all interstate and intrastate cases, whether public assistance/referred under state assignments (45CFR 301.1, i.e., TANF, Title IV-E Foster Care, Medicaid only cases, et.al.) or non-public assistance in an equal manner. This standard includes all services in UIFSA [NRS Chapter 130], parentage, enforcement and modification of court orders.
- U. The parties agree to adhere to all case processing time frames and procedures in 45 CFR Chapter 300, including, but not limited to:
- | | |
|----------------|--------------------------------------|
| 45 CFR 303.4 | Establishment of Support Obligations |
| 45 CFR 303.5 | Paternity Establishment |
| 45 CFR 303.6 | Enforcement of Support Obligations |
| 45 CFR 303.101 | Expedited Service |
| 45 CFR 303.31 | Medical Health Insurance |
| 45 CFR 303.8 | Review and Adjustment |
- V. The expenditure of funds under this program is subject to the annual audit requirements under the Single Audit Act of 1984 (P.L. 98-502) and the Office of Management and Budget Circular A-133 (Audit of States, Local Governments, and Non-Profit Organizations). OMB A-133 states in part: non-federal entities that expend \$500,000 or more in a year in Federal awards shall have a single or program-specific audit conducted for that year in accordance with the provision of this part.
- W. To comply with current federal requirements pertaining to safeguarding and maintaining the confidentiality of federal tax information in accordance with the Internal Revenue Code and Internal Revenue Service Publication 1075 including Exhibit 7 of IRS Publication (Attachment D).

II. DSS Agrees:

- A. To reimburse the Judicial District 100% (66% FFP and 34% state share) of allowable costs for IV-D Judicial Officer's, appointed pursuant to NRS 3.405 and NRS 425.381, and meeting the purpose of CSEP, in accordance with Section I of this document, within 30 days of receiving and approving reimbursement requests for current billings. The amount for the Judicial District Court shall not exceed the yearly estimated budget as approved by the Chief, and subject to work program authority granted pursuant to the State Budget Act, NRS 353.150 to 353.246, inclusive.
- B. To reimburse the Judicial District 66% of FFP for the allowable expenses of support staff for hearings held by IV-D Judicial Officers appointed pursuant to NRS 3.405 and NRS 425.381 and meeting the purpose of CSEP, in accordance with Section I of this document, within 30 days of receiving and approving reimbursement requests for current billings. The amount for the Judicial District Court shall not exceed the yearly estimated budget as approved by the Chief, and subject to work program authority granted pursuant to the State Budget Act, NRS 353.150 to 353.246, inclusive. (The Judicial District will be responsible for the remaining balance, 34%.)
- C. To work collaboratively with THE JUDICIAL DISTRICT COURT to ensure that system-generated templates meet the operational and formatting needs of their courts, provided that all templates remain compliant with federal Title IV-D requirements and compatible with the State's automated IV-D system.
- D. This collaborative process shall not be interpreted to permit the continued use of locally created Word documents or non-system templates, nor shall it delay or limit the State's authority to implement statewide standard templates or future automated document solutions as determined by DSS. Any such approval is at the discretion of the Chief and must specify the limited duration and scope of the exception.

III. ALL PARTIES Mutually agree:

- A. That all IV-D documents, orders, and forms shall be generated and processed using the State's certified IV-D system (NVKIDS) in accordance with Section I of this document.
- B. To provide Title IV-D services in compliance with federal law and any other applicable requirements so long as such services are authorized or permitted under the NRS, and regulations adopted by DSS.
- C. That the parties shall not use or disclose any information concerning a recipient of services under this contract, for any purpose not in conformity with the Social Security Act § 454(26), 42 U.S.C. § 654(26) (2024).
- D. That failure to comply with this contract or any of the federal regulations and state laws pertaining to Title IV-D of CSEP may result in a disallowance of reimbursement by the state for the state share of costs and/or the FFP provided pursuant to this contract. Notice will be provided thirty (30) days prior to the reduction. Notice and appeal process are outlined in Attachment B.

- E. This contract will be reviewed periodically by DSS, not less than once per duration of the contract, to be conducted not less than ninety (90) days prior to the expiration date of this contract, to ensure that continuous IV-D Judicial Officer's hearings are provided. Renewal of this contract is contingent upon satisfactory levels of compliance with all federal and state laws pertaining to the Title IV-D, CSEP.
- F. This contract may be renewed for additional periods as mutually agreed and shall only be valid when they have been reduced to writing, duly signed, and attached to the original of this contract. Renewal must be approved/negotiated not less than thirty (30) days prior to the existing contract's ending date and will be effective upon expiration of the existing contract.
- G. There shall be no discrimination on the basis of race, color, sex, religion, ancestry, national origin, age, or handicap. No otherwise qualified individual shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under this contract. The parties agree to treat, without regard to the aforementioned factors, all individuals on an equal basis in employment practices, in connection with CSEP.

ATTACHMENT D

IRS SAFEGUARDING CONTRACT LANGUAGE

CONTRACT LANGUAGE FOR GENERAL SERVICES

I. PERFORMANCE

In performance of this contract, the Contractor agrees to comply with and assume responsibility for compliance by officers or employees with the following requirements:

- (1) All work will be performed under the supervision of the contractor.
- (2) The contractor and contractor's officers or employees to be authorized access to FTI must meet background check requirements defined in IRS Publication 1075. The contractor will maintain a list of officers or employees authorized access to FTI. Such list will be provided to the agency and, upon request, to the IRS.
- (3) FTI in hardcopy or electronic format shall be used only for the purpose of carrying out the provisions of this contract. FTI in any format shall be treated as confidential and shall not be divulged or made known in any manner to any person except as may be necessary in the performance of this contract. Inspection or disclosure of FTI to anyone other than the contractor or the contractor's officers or employees authorized is prohibited.
- (4) FTI will be accounted for upon receipt and properly stored before, during, and after processing. In addition, any related output and products require the same level of protection as required for the source material.
- (5) The contractor will certify that FTI processed during the performance of this contract will be completely purged from all physical and electronic data storage with no output to be retained by the contractor at the time the work is completed. If immediate purging of physical and electronic data storage is not possible, the contractor will certify that any FTI in physical or electronic storage will remain safeguarded to prevent unauthorized disclosures.
- (6) Any spoilage or any intermediate hard copy printout that may result during the processing of FTI will be given to the agency. When this is not possible, the contractor will be responsible for the destruction of the spoilage or any intermediate hard copy printouts and will provide the agency with a statement containing the date of destruction, description of material destroyed, and the destruction method.
- (7) All computer systems receiving, processing, storing, or transmitting FTI must meet the requirements in IRS Publication 1075. To meet functional and assurance requirements, the security features of the environment must provide for the managerial, operational, and technical controls. All security features must be available and activated to protect against unauthorized use of and access to FTI.
- (8) No work involving FTI furnished under this contract will be subcontracted without the prior written approval of the IRS.
- (9) Contractor will ensure that the terms of FTI safeguards described herein are included, without modification, in any approved subcontract for work involving FTI.
- (10) To the extent the terms, provisions, duties, requirements, and obligations of this contract apply to performing services with FTI, the contractor shall assume toward the subcontractor all

obligations, duties and responsibilities that the agency under this contract assumes toward the contractor, and the subcontractor shall assume toward the contractor all the same obligations, duties and responsibilities which the contractor assumes toward the agency under this contract.

(11) In addition to the subcontractor's obligations and duties under an approved subcontract, the terms and conditions of this contract apply to the subcontractor, and the subcontractor is bound and obligated to the contractor hereunder by the same terms and conditions by which the contractor is bound and obligated to the agency under this contract.

(12) For purposes of this contract, the term "contractor" includes any officer or employee of the contractor with access to or who uses FTI, and the term "subcontractor" includes any officer or employee of the subcontractor with access to or who uses FTI.

(13) The agency will have the right to void the contract if the contractor fails to meet the terms of FTI safeguards described herein.

II. CRIMINAL/CIVIL SANCTIONS

(1) Each officer or employee of a contractor to whom FTI is or may be disclosed shall be notified in writing that FTI disclosed to such officer or employee can be used only for a purpose and to the extent authorized herein, and that further disclosure of any FTI for a purpose not authorized herein constitutes a felony punishable upon conviction by a fine of as much as \$5,000 or imprisonment for as long as 5 years, or both, together with the costs of prosecution.

(2) Each officer or employee of a contractor to whom FTI is or may be accessible shall be notified in writing that FTI accessible to such officer or employee may be accessed only for a purpose and to the extent authorized herein, and that access/inspection of FTI without an official need-to-know for a purpose not authorized herein constitutes a criminal misdemeanor punishable upon conviction by a fine of as much as \$1,000 or imprisonment for as long as 1 year, or both, together with the costs of prosecution.

(3) Each officer or employee of a contractor to whom FTI is or may be disclosed shall be notified in writing that any such unauthorized access, inspection or disclosure of FTI may also result in an award of civil damages against the officer or employee in an amount equal to the sum of the greater of \$1,000 for each unauthorized access, inspection, or disclosure, or the sum of actual damages sustained as a result of such unauthorized access, inspection, or disclosure, plus in the case of a willful unauthorized access, inspection, or disclosure or an unauthorized access/inspection or disclosure which is the result of gross negligence, punitive damages, plus the cost of the action. These penalties are prescribed by IRC sections 7213, 7213A and 7431 and set forth at 26 CFR 301.6103(n)-1.

(3) Additionally, it is incumbent upon the contractor to inform its officers and employees of the penalties for improper disclosure imposed by the Privacy Act of 1974, 5 U.S.C. 552a. Specifically, 5 U.S.C. 552a(i)(1), which is made applicable to contractors by 5 U.S.C. 552a(m)(1), provides that any officer or employee of a contractor, who by virtue of his/her employment or official position, has possession of or access to agency records which contain individually identifiable information, the disclosure of which is prohibited by the Privacy Act or regulations established thereunder, and who knowing that disclosure of the specific material is so prohibited, willfully discloses the material in any manner to any person or agency not entitled to receive it, shall be guilty of a misdemeanor and fined not more than \$5,000.

(4) Granting a contractor access to FTI must be preceded by certifying that each officer or employee understands the agency's security policy and procedures for safeguarding FTI. A contractor and each officer or employee must maintain their authorization to access FTI through

annual recertification of their understanding of the agency's security policy and procedures for safeguarding FTI. The initial certification and recertifications must be documented and placed in the agency's files for review. As part of the certification and at least annually afterwards, a contractor and each officer or employee must be advised of the provisions of IRC sections 7213, 7213A, and 7431 (see Exhibit 4, Sanctions for Unauthorized Disclosure, and Exhibit 5, Civil Damages for Unauthorized Disclosure). The training on the agency's security policy and procedures provided before the initial certification and annually thereafter must also cover the incident response policy and procedure for reporting unauthorized disclosures and data breaches. (See Section 10) For the initial certification and the annual recertifications, the contractor and each officer or employee must sign, either with ink or electronic signature, a confidentiality statement certifying their understanding of the security requirements.

III. INSPECTION

The IRS and the Agency, with 24 hour notice, shall have the right to send its inspectors into the offices and plants of the contractor to inspect facilities and operations performing any work with FTI under this contract for compliance with requirements defined in IRS Publication 1075. The IRS' right of inspection shall include the use of manual and/or automated scanning tools to perform compliance and vulnerability assessments of information technology (IT) assets that access, store, process or transmit FTI. Based on the inspection, corrective actions may be required in cases where the contractor is found to be noncompliant with FTI safeguard requirements.

ATTACHMENT C

CHILD SUPPORT ENFORCEMENT PROGRAM BUDGET ANALYSIS

Grant: Child Support Enforcement, Catalog of Federal Domestic Assistance (CFDA) number 93.563.

The expenditure of funds under this program is subject to the annual audit requirements under the Single Audit Act of 1984 (P.L. 98-502) and the Office of Management and Budget Circular A-133 (Audit of States, Local Governments, and Non-Profit Organizations).

Attachment C, Budget Analysis, is divided into two parts. Part one is a general explanation of the budget process. Part two contains instructions on how to prepare your annual budget analysis. Submit the annual budget using your County/City format.

PART ONE: EXPLANATION

The budget review process is implemented to provide an estimate of Title IV-D funds needed in any fiscal year, and to analyze requests for Federal Financial Participation (FFP), state share and County/City match to examine the cost effectiveness of the proposal.

Based on fiscal guidelines provided by the Division of Social Services (DSS), on or before April 15th of each year, a budget must be submitted to the Chief of the Child Support Enforcement Program (CSEP), for establishment of a maximum level of reimbursements no later than May 15th.

FFP is approved at the applicable matching federal rate by the federal government through the Federal Offset of Child Support Enforcement (OCSE) and transmitted to your office.

Budgetary costs that are not covered by FFP pursuant to 45 CFR 304.21 & 23 include, but are not limited to the following:

1. Bad Debts
2. Contingencies
3. Contributions and Donations
4. Entertainment
5. Fines and Penalties
6. Governor's expenses
7. Interest and Other Financial Costs
8. Legislative Expenses
9. Under recovery of Costs Under Grant Agreements
10. Building Space and Related Facilities

Budgetary costs that require approval prior to the expenditure in order to be covered by FFP are listed as the following:

1. Data Processing
2. Capital Expenditures
3. Insurance and Indemnification
4. Management Studies
5. Pre-Agreement Costs
6. Professional Services
7. Proposal Costs

Listed are various categories of expenses which could arise. An office's particular cost allocation plan may not provide for every category listed which may necessitate an amendment to that office's plan. The Title IV-D accounting unit will coordinate any required amendments with an office.

The U.S. Congress has shown an interest in reviewing the cost effectiveness of the program, and every state and local unit of government must take appropriate action to protect this valuable funding source. It is recommended that each office reviews its office operations to:

1. Ensure office procedures maintain an efficient flow of work;
2. Ensure that Title IV-D resources and staff are allocated to, and work on Title IV-D matters only;
3. Ensure that efficient and effective methods are applied in processing the legal aspects of cases; and
4. Control program costs so only essential expenditures are made.

Administrators must consider the cost effectiveness of their proposals to assure the Title IV-D Program meets or exceeds its past relationships between total expenditures and child support collected. The only exception to this policy is if an administrator plans a management move that will increase the future efficiency of the office that has been approved by the Chief of CSEP or designee.

FFP is reimbursed to each office by submitting claims for reimbursement to the state IV-D agency based upon each office's approved annual budget analysis. The claim reimbursement procedure is as follows:

Claims from your office for FFP reimbursement are to be submitted electronically, according to instructions from the Chief or designee, within thirty (30) days from incurred expenditure unless an approval for an extension is granted by the Chief of CSEP or designee. Claims not submitted within ninety (90) days of the end of the month in which the expenses are incurred will be considered stale and non-payable.

Claims for reimbursement must include a listing of costs incurred pursuant to the Title IV-D Program with receipts for such costs retained and available for review. As noted in part two of this budget analysis, certain expenditures require approval, prior to County/City expenditure/claim for FFP reimbursement.

Upon receipt by the state IV-D agency, claims are audited and approved/disapproved. Disapproved claims are returned to the appropriate office with a letter of explanation. Approved claims are vouchered and forwarded for distribution by the state controller's office.

PART TWO: INSTRUCTIONS FOR COMPLETING ITEMS A-K OF THE BUDGET ANALYSIS

Complete the details for items A-G. For categories in which explanation is requested, please annotate or attach extra pages as needed. Guidelines for completing categories A-G are as follows:

- A. **PERSONNEL:** (salaries only)
 1. List titles of positions for which you are requesting reimbursements.
 2. List the number of staff within each position classification that are Title IV-D staff.
 3. List annual salary of the position(s)
 4. Estimate the percentage of time and activities each staff member will be assigned to Title IV-D responsibilities as well as provide the estimated percentage of time and activities spent for non-Title IV-D responsibilities.
 5. Identify the annual salary apportioned to Title IV-D activities.

Example:

<i>Position Title</i>	<i>Annual Salary</i>	<i>IVD Activity and % of Time Spent</i>	<i>Non IVD Activity And % a/Time Spent</i>	<i>Annual Salary Apportioned to IVD Activities</i>
Judicial Officer	\$20,000	Court Prep 30% Hearings 40%	Juvenile Hearings 30%	\$14,000
Court Clerk	\$10,000	Filing 20% Court time 40%	Filing 10% Court time 30%	\$6,000

B. FRINGE BENEFITS:

The standard benefits given government employees are listed in this category. The rate for each benefit must be identified along with the portion of a staff member's salary that is dedicated to Title IV-D activities. The portion of a staff member's salary that is dedicated to Title IV-D work is multiplied by the rate of that specific fringe benefit.

Example:

Title IV-D <u>Costs for DA</u>	x	Retirement <u>Rate</u>	=	Retirement <u>Cost</u>
\$2,500	x	15%	=	\$375

- Each category is based on rate, except group insurance. The applicant will have to provide a brief explanation of how this category was computed.

C. COUNTY/CITY INDIRECT COSTS:

Indirect costs are those incurred for a common or joint purpose benefiting other programs in your County/City in addition to the Title IV-D Child Support Enforcement Program.

Examples of indirect costs are:

- Salaries for time spent by employees not employed by the IV-D program who are indirectly performing child support tasks, such as County/City clerks; and
- Supplies purchased by County/City funds, which are used by more than one County/City entity, including the use by or benefit of your office, for which your office must reimburse the County/City.

Costs allocated as indirect and calculated in your County/City's indirect cost rate should not be listed as direct costs in this budget proposal.

D. INSTATE TRAVEL, TRAINING, AND IV-D POLICY ANALYSIS:

- All travel, training and policy analysis, in which you seek Title IV-D reimbursement, requires PRIOR approval by the Chief of the Child Support Enforcement Program or designee. Travel must be for the purpose of administration of the Title IV-D Program. Travel is approved at the prevailing state rate for travel.

2. Training and policy analysis costs would include registration fees, travel expenses, and per diem allowances at the state rate, or any other related IV-D activity the Chief of the Child Support Enforcement Program approves.

E. OUT OF STATE TRAVEL, TRAINING, AND POLICY ANALYSIS:

Same as in state travel.

F. SUPPLIES, COMMUNICATIONS, EQUIPMENT RENTAL, AND MAINTENANCE (data processing not included):

1. Office/Janitor Supplies:

Identify the various types of supplies your agency defines as office/janitorial.

2. Postage and Freight:

All claims must be supported with documentation of actual Title IV-D expenditures. Records must be retained for audit purposes.

3. Telephone Rental and Tolls:

All claims must be supported with documentation of actual Title IV-D expenditures. Records must be retained for audit purposes.

4. Printing:

Identify the forms/materials for which you are budgeting.

5. Other:

This line is for types of expenditures within this category, not specifically identified as a cost.

G. OTHER EXPENSES:

1. Copies/Reproductions:

This category is for the costs of copying documents (not for equipment procurement). Charges for the shared use of copying systems must include a procedure to log Title IV-D use, exclusive of other office uses.

2. Dues and Registration:

Must be related to Title IV-D matters/activities and cost allocated based upon the average IV-D activities.

3. Publications/Periodicals:

Must be related to Title IV-D matters/activities and cost allocated based upon the average IV-D activities.

4. Fees (Service of Process, Garnishment):

Must be related to Title IV-D matters/activities and cost allocated based upon the average IV-D activities.

PART THREE: APPROVAL OF BUDGET BY CHIEF

The Chief of CSEP or designee, will approve the eligible IV-D expenditures, and the budget will indicate the amount of expenditures out of FFP, state share and County/City costs.

The Chief of CSEPs approval of the budget does not guarantee that all costs are IV-D eligible for reimbursement.

Upon federal review, any disallowed costs will be deducted from future federal reimbursement payments. DSS will provide thirty (30) days' notice prior to the reduction. Parties agree to notify the other of any disallowed costs and work together on the disallowance.

Copy of TRAVEL REQUEST Goes Here

Copy of ESTIMATED TRAVEL COSTS goes here

Copy of STATE OF NEVADA TRAVEL CLAIM goes here

ATTACHMENT E

SUBRECIPIENT FEDERAL AWARD FUNDING

According to the definition in 2 CFR Part 200 Subpart A 200.93 the Child Support Enforcement Program services which your organization performs constitutes a subrecipient and not a contractual relationship, as such, your award hereby includes the following information:

Project Description: To provide hearing master and court services for child support hearings for the purpose of enforcing support obligations owed by non-custodial parents to their children, locating non-custodial parents, establishing paternity, obtaining financial and medical support, and adjusting support orders.

Under this award, **The First Judicial District Court of the State of Nevada** will receive passthrough from the State of Nevada Division of Social Services for providing such IV-D services for local, intrastate and interstate cases as defined under 45 CFR 304.20 and described within the Interlocal Agreement and its incorporated attachments.

Performance Period(s): July 1, 2026 – June 30, 2027
July 1, 2027 – June 30, 2028
July 1, 2028 – June 30, 2029
July 1, 2029 – June 30, 2030

Source of Funds: Administration for Children and Families, Child Support Enforcement
% of Funds: 66%
CFDA #: 93.563
Unique Entity ID#: DTBPJMA2QFC8

	FY27	FY28	FY29	FY30
FAIN #:				
Federal Grant #:				
Federal Grant Award				
Date by Federal Agency:				
Total Amount of Federal Funds Obligated	\$0.00	\$0.00	\$0.00	\$0.00

Research & Development: This award does not contain any Research and Development.

Fiscal Year Requirement: *Amended Attachment E:*

Each Fiscal Year over the term of the contract, the Division of Social Services Child Support Enforcement Program will send the Subrecipient an amended Attachment E with the current grant award information electronically via email.

The Subrecipient must acknowledge receipt of the amended attachment and respond to the original email notification from the Child Support Enforcement Program. The correspondence shall be printed and attached as back up documentation to the contract for tracking and reporting purposes.

ATTACHMENT F – FEDERAL LAWS AND AUTHORITIES

The following is a list of Federal Laws and Authorities with which the contractor shall be required to comply, as applicable.

- 1.1. Archeological and Historic Preservation Act of 1974, PL 93-291
- 1.2. Clean Air Act, 42 U.S.C. 7506(c)
- 1.3. Endangered Species Act 16 U.S.C. 1531, ET seq.
- 1.4. Executive Order 11593, Protection and Enhancement of the Cultural Environment
- 1.5. Executive Order 11988, Floodplain Management
- 1.6. Executive Order 11990, Protection of Wetlands
- 1.7. Farmland Protection Policy Act, 7 U.S.C. 4201 ET seq.
- 1.8. Fish and Wildlife Coordination Act, PL 85-624, as amended.
- 1.9. National Historic Preservation Act of 1966, PL 89-665, as amended.
- 1.10. Safe Drinking Water Act, Section 1424(e), PL 92-523, as amended.
- 1.11. Demonstration Cities and Metropolitan Development Act of 1966, PL 89-754, as amended.
- 1.12. Section 306 of the Clean Air Act and Section 508 of the Clean Water Act, including Executive Order 11738, Administration of the Clean Air Act and the Federal Water Pollution Control Act with Respect to Federal Contracts, Grants or Loans
- 1.13. Age Discrimination Act, PL 94-135
- 1.14. Civil Rights Act of 1964, PL 88-352
- 1.15. Section 13 of PL 92-500; Prohibition against sex discrimination under the Federal Water Pollution Control Act
- 1.16. Executive Orders 11625 and 12138, Women's and Minority Business Enterprise
- 1.17. Rehabilitation Act of 1973, PL 93, 112
- 1.18. Uniform Relocation and Real Property Acquisition Policies Act of 1970, PL 91-646
- 1.19. Executive Order 12549 – Debarment and Suspension
- 1.20. Davis-Bacon Act 40 U.S.C. 3141-3148
- 1.21. Contract Work Hours and Safety Standards Act 40 U.S.C. 3701-3708
- 1.22. Rights to Inventions Made Under a Contract or Agreement 37 CFR §401.2(a)
- 1.23. Byrd Anti-Lobbying Amendment 31 U.S.C. 1352
- 1.24. The E-Government Act of 2002
- 1.25. The Privacy Act of 1974

PART ONE: BUDGET ANALYSIS FY 2026 - 2027**FIRST JUDICIAL DISTRICT COURT****SUMMARY OF BUDGET REQUEST**

1. Personnel: (Salaries Only)	\$	31,263	
2. Fringe Benefits	\$	7,543	
3. County Indirect Costs	\$	-	
4. Instate Travel	\$	802	
5. Other Expenses	\$	-	
TOTAL BUDGET REQUEST			\$ 39,608

PART TWO: BUDGET ANALYSIS FY 2026 - 2027

1. PERSONNEL: (Salaries only)

POSITION	# OF STAFF	ANNUAL SALARY	% OF SEP TIME	SALARY TO D	IV-
Special Hearing Magistrate	1	\$ 18,801	100.00%	\$ 18,000	
Judicial Clerk I	1	\$ 66,599	4.04%	\$ 2,691	
Judicial Clerk II	1	\$ 80,137	4.04%	\$ 3,238	
Judicial Clerk I	1	\$ 62,776	4.05%	\$ 2,542	
Security	1	\$ 93,781	5.11%	\$ 4,792	

TOTAL PERSONNEL COST: \$ 31,263

2. FRINGE BENEFITS:

- 1. Retirement 4,195
- 2. Workman's Comp 240
- 3. Disability Insurance -
- 4. Group Insurance 2,915
- 5. Medicare 194

TOTAL FRINGE BENEFITS: 7,543

3. COUNTY INDIRECT COSTS: \$ -

PART THREE: BUDGET ANALYSIS FY 2026 - 2027

4. INSTATE TRAVEL: \$ 802

5. OTHER EXPENSES:

- 1. Copies/Reproductions _____
- 2. Bonds _____
- 3. Advertising _____
- 4. Building Maintenance _____
- 5. Dues & Registration _____
- 6. Publications/Periodicals _____
- 7. Fees _____
- 8. Other _____

TOTAL OTHER EXPENSES: \$ 802.00

PART ONE: BUDGET ANALYSIS FY 2027 - 2028**FIRST JUDICIAL DISTRICT COURT****SUMMARY OF BUDGET REQUEST**

1. Personnel: (Salaries Only)	\$	31,477	
2. Fringe Benefits	\$	7,752	
3. County Indirect Costs	\$	-	
4. Instate Travel	\$	810	
5. Other Expenses	\$	-	
TOTAL BUDGET REQUEST			\$ 40,040

PART TWO: BUDGET ANALYSIS FY 2027 - 2028**1. PERSONNEL:** _____ (Salaries only)

POSITION	# OF STAFF	ANNUAL SALARY	% OF SEP TIME	SALARY TO D	IV-
Special Hearing Magistrate	1	\$ 18,000	100.00%	\$ 18,000	
Judicial Clerk I	1	\$ 69,929	3.99%	\$ 2,790	
Judicial Clerk II	1	\$ 81,739	3.99%	\$ 3,261	
Judicial Clerk I	1	\$ 65,915	3.99%	\$ 2,630	
Security	1	\$ 96,107	4.99%	\$ 4,796	

TOTAL PERSONNEL COST: \$ 31,477

2. FRINGE BENEFITS: _____

1. Retirement	4,311
2. Workman's Comp	246
3. Disability Insurance	-
4. Group Insurance	2,995
5. Medicare	200

TOTAL FRINGE BENEFITS: 7,752

3. COUNTY INDIRECT COSTS: _____ \$ _____


PART THREE: BUDGET ANALYSIS FY 2027 - 2028

4. INSTATE TRAVEL: \$ 810

5. OTHER EXPENSES:

- 1. Copies/Reproductions _____
- 2. Bonds _____
- 3. Advertising _____
- 4. Building Maintenance _____
- 5. Dues & Registration _____
- 6. Publications/Periodicals _____
- 7. Fees _____
- 8. Other _____

TOTAL OTHER EXPENSES: \$ 810.00

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 20	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Review and possible approval of the Storey County 2026-2027 Final Budget for submission to the Nevada Department of Taxation.
- **Recommended motion:** I, Commissioner _____, approve the Storey County 2026-2027 Final Budget as presented and direct the Storey County Comptroller to submit this budget to the Nevada Department of Taxation.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The attached Storey County FY 2026–2027 Final Budget, presented on the Nevada Department of Taxation budget forms, represents the compilation of information previously presented to the Board of County Commissioners and the public during the past three Commission meetings, with additional updates provided today.
- The proposed Final Budget reflects that General Fund revenues are sufficient to support County operations while maintaining financial stability. There are no revenue changes in the General Fund from the approved Tentative Budget. Since approval of the Tentative Budget, expenses have increased approximately 4.6% and transfers have increased approximately 10%, bringing the projected ending fund balance to approximately \$13.4 million.
- Changes to Storey County special funds between the FY27 Tentative and Final Budget include the addition of contingency accounts within the Indigent Medical, Roads, Drug Court, Genetic Marker, Indigent Accident, and VCTC funds.
- Staff recommends approval of the FY 2026–2027 Final Budget as presented.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone (775) 847-0968 Fax (775) 847-0949
commissioners@storeycounty.org

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

Storey County - General Fund _____ herewith submits the (FINAL) budget for the
fiscal year ending June 30, 2027

This budget contains 6 funds, including Debt Service, requiring property tax revenues totaling \$ 60,915,559

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 0 If the final computation requires, the tax rate will be lowered.

This budget contains 23 governmental fund types with estimated expenditures of \$ 118,478,012
1 proprietary funds with estimated expenses of \$ 1,059,941

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

I Jennifer McCain
(Printed Name)
Storey County Comptroller
(Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed _____

Dated: _____

APPROVED BY THE GOVERNING BOARD

Jay Carmona, Chairman

Clay Mitchell, Vice-Chairman

Lance Gilman, Commissioner

SCHEDULED PUBLIC HEARING:

Date and Time May 19, 2026 @ 9:00 A.M.

Publication Date May 8, 2026

Place: Storey County Courthouse, District Courtroom

26 South B Street, Virginia City, NV 89440



STOREY COUNTY COMPTROLLER'S OFFICE

Storey County Courthouse
 26 South "B" Street ~ P.O. Box 432
 Virginia City, Nevada 89440
 Phone (775) 847-1133 Fax (775) 847-1151

STOREY COUNTY FINAL BUDGET FISCAL YEAR 2026-2027 BUDGET MESSAGE

The following Final Budget for Storey County is for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

The final budget is based on figures derived from reports and analysis of our Comptroller and Clerk-Treasurer along with the Revenue Projections and Proforma provided by the Nevada Department of Taxation in March 2026.

Storey County's tax rate for 2026-2027 remains unchanged at 1.8514. Beginning FY26, Storey County will include the Capital Projects and the Road Fund to the apportionment of these taxes.

The fuel tax reported in the Revenue Projections is lower than the actual receipts Storey County is experiencing. Therefore, Storey County has opted to use the amount \$1,300,000 as fuel tax revenue in the Road fund, which is more in line with the actual trends.

The Infrastructure Fund will continue to be used on projects within the County following NRS 377B. FY27 projects include much-needed upgrades to the water and sewer system. The Infrastructure Fund is funded through a ¼% sales tax override. The updated required plan (Ordinance 22-322) was approved on December 20, 2022, by the County Board of Commissioners.

Per request from Nevada Department of Taxation, the Storey County Virginia City Tourism Commission is included in the Storey County Budget as a special revenue fund. This special revenue fund was established by resolution number 12-340 on May 1, 2012.

In FY25 Storey County established three new special revenue funds: Extraordinary Repairs & Maintenance, Risk Management, and Compensated Absences. These funds were created to more effectively address potential liabilities and to proactively allocate resources for significant future expenditures.

The Sheriff's Office supervisors are in the process of separating from the existing NAPS0 collective bargaining unit to establish a separate supervisor bargaining unit, which will include the newly created Lieutenant position. As discussions and negotiations are ongoing, any potential financial impacts associated with this transition are not reflected in this final budget.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity provider and employer." "This institution is an equal opportunity provider."

	PAGE
SCHEDULE S-1	3 - 4
SCHEDULE S-2	5
SCHEDULE S-3	6
SCHEDULE A	7
SCHEDULE A-1	8
SCHEDULE A-2	9
SCHEDULE B	
SCHEDULE B-8 RESOURCES-GENERAL FUND	10 - 11
SCHEDULE B-10 EXPENDITURES-GENERAL FUND	
EXPENSE-GENERAL FUND: GENERAL GOVERNMENT	12 - 13
EXPENSE-GENERAL FUND: JUDICIAL	14
EXPENSE-GENERAL FUND: PUBLIC SAFETY	15
EXPENSE-GENERAL FUND: HEALTH & HUMAN SERVICE	16
EXPENSE-GENERAL FUND: CULTURE AND RECREATION	17
EXPENSE-GENERAL FUND: COMMUNITY SUPPORT	18
SCHEDULE B-11 SUMMARY	19
SCHEDULE B: OTHER FUNDS	
SCHEDULE B-14 INDIGENT MEDICAL	20
SCHEDULE B-12 ROADS	21
SCHEDULE B-13 ROADS	22
SCHEDULE B-14 EMERGENCY MITIGATION	23
SCHEDULE B-14 EQUIPMENT ACQUISITION	24
SCHEDULE B-14 CAPITAL PROJECTS	25
SCHEDULE B-14 INFRASTRUCTURE	26
SCHEDULE B-14 STABILIZATION	27
SCHEDULE B-14 USDA BOND	28
SCHEDULE B-14 DRUG COURT	29
SCHEDULE B-14 TECHNOLOGY	30
SCHEDULE B-14 GENETIC MARKER TESTING	31
SCHEDULE B-14 INDIGENT ACCIDENT	32
SCHEDULE B-14 JUSTICE COURT FUND	33
SCHEDULE B-14 PARK FUND	34
SCHEDULE B-14 TRI PAYBACK	35
SCHEDULE B-14 FEDERAL/STATE GRANTS	36
SCHEDULE B-14 V.C. RAIL PROJECT	37
SCHEDULE B-12 VCTC	38
SCHEDULE B-13 VCTC	39
SCHEDULE B-14 PIPER'S OPERA HOUSE	40
SCHEDULE B-14 EXTRAORDINARY REPAIRS & MAINTENANCE	41
SCHEDULE B-14 RISK MANAGEMENT	42
SCHEDULE B-14 COMPENSATED ABSENCES	43
SCHEDULE F	
WATER SYSTEM SCHEDULE F1	44
WATER SYSTEM SCHEDULE F2	45
SCHEDULE C-1 INDEBTEDNESS	46
SCHEDULE T TRANSFER SCHEDULE -1	47
SCHEDULE T TRANSFER SCHEDULE -2	48
SCHEDULE 30 LOBBYING EXPENSE	49
SCHEDULE 31 EXISTING CONTRACTS	50
SCHEDULE 32 PRIVATIZATION CONTRACTS	51

	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS					TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
	ACTUAL PRIOR YEAR 06/30/2025 (1)	ESTIMATED CURRENT YEAR 06/30/2026 (2)	BUDGET YEAR 6/30/2027 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/2027 (4)		
REVENUES						
Property Taxes	39,478,545	61,468,106	58,861,484		58,861,484	
Other Taxes	12,189,866	11,703,151	22,739,545		22,739,545	
Licenses and Permits	15,366,506	8,893,000	21,767,500		21,767,500	
Intergovernmental Resources	3,822,840	7,366,975	5,575,500		5,575,500	
Charges for Services	5,637,163	3,282,011	3,386,427	1,099,356	4,485,783	
Fines and Forfeits	511,877	584,400	565,700		565,700	
Miscellaneous	6,090,475	4,402,998	6,866,125	0	6,866,125	
TOTAL REVENUES	\$ 83,097,272	\$ 97,700,641	\$ 119,762,281	\$ 1,099,356	\$ 120,861,637	
EXPENDITURES-EXPENSES						
General Government	\$ 27,398,910	\$ 52,644,712	\$ 65,952,646		65,952,646	
Judicial	\$ 2,138,448	\$ 3,378,209	\$ 4,042,694		4,042,694	
Public Safety	\$ 11,025,724	\$ 14,660,065	\$ 17,066,125		17,066,125	
Public Works	\$ 4,731,386	\$ 11,734,581	\$ 10,259,795		10,259,795	
Health	\$ 131,840	\$ 189,100	\$ 176,509		176,509	
Welfare	\$ 349,517	\$ 425,000	\$ 460,000		460,000	
Culture and Recreation	\$ 190,354	\$ 242,577	\$ 503,990		503,990	
Community Support	\$ 3,050,020	\$ 5,449,581	\$ 5,494,002		5,494,002	
Debt Service	\$ 500,266	\$ 500,266	\$ 1,445,150		1,445,150	
Intergovernmental Expenditures	\$ 1,159,000		\$ 12,277,000		12,277,000	
Utility Enterprises			\$	\$ 1,059,941	1,059,941	
Contingencies	\$ -	\$ 2,074,027	\$ 1,393,350		1,393,350	
TOTAL EXPENDITURES-EXPENSES	\$ 50,675,464	\$ 91,298,117	\$ 119,071,262	\$ 1,059,941	\$ 120,131,203	
Excess of Revenues over (under)	\$ 32,421,809	\$ 6,402,524	\$ 691,019	\$ 39,415	\$ 730,434	
Expenditures-Expenses						

GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS					
	ACTUAL PRIOR YEAR 06/30/2025 (1)	ESTIMATED CURRENT YEAR 06/30/2026 (2)	BUDGET YEAR 6/30/2027 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/2027 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
OTHER FINANCING SOURCES (USES):					
Proceeds of Long-term Debt	0	0	0	0	0
Sales of General Fixed Assets	0	0	0	0	0
Operating Transfers (in)	16,765,266	23,461,866	14,691,494	15,098,568	29,790,062
Operating Transfers (out)	16,573,568	22,628,568	31,554,911	98,568	31,653,479
TOTAL OTHER FINANCING SOURCES (USES)					
Excess of Revenues and Other Sources over (under) Expenditures and Other Uses (Net Income)					XXXXXXXXXXXXXX
FUND BALANCE JULY 1, BEGINNING OF YEAR		39,674,581	101,451,449	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
Prior Period Adjustments	0	0	0	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
Residual Equity Transfers				XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
FUND BALANCE JUNE 30, END OF YEAR	39,674,581	27,939,567	96,206,052	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
TOTAL ENDING FUND BALANCE				XXXXXXXXXXXXXX	XXXXXXXXXXXXXX

5/7/2021

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 06/30/2025	ESTIMATED CURRENT YEAR ENDING 06/30/2026	BUDGET YEAR ENDING 06/30/2027
General Government	68	68	69
Judicial	8	8	10
Public Safety	42	42	48
Public Works	19	19	19
Sanitation			
Health			
Welfare	10	10	10
Culture and Recreation	6	6	6
Community Support	2	2	2
TOTAL GENERAL GOVERNMENT	155	155	164
Utilities	3	3	3
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	158	158	167

POPULATION (AS OF JULY 1)	4454	4457	4462
SOURCE OF POPULATION ESTIMATE*	Revenue Projections NV Dept of Taxation B-1		
Assessed Valuation (Secured and Unsecured Only)	3,589,095,999	3,543,355,021	5,636,417,086
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	3,589,095,999	3,543,355,021	5,636,417,086
TAX RATE			
General Fund	1.7719	1.7719	1.7719
Special Revenue Funds	0.0295	0.0295	0.0295
Capital Projects Funds	0.0500	0.0500	0.0500
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	1.8514	1.8514	1.8514

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

Storey County
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

Fiscal Year 2026-2027

PROPERTY TAX RATE AND REVENUE RECONCILIATION

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	AD VALOREM TAX ABATEMENT [(5) - (7)]	AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations	7.3496	5,636,417,086	414,254,110	1.7719	98,871,674	2,864,298	97,007,376
B. PROPERTY TAX Outside Revenue Limitations:							
Net Proceeds of Mines	7.3496		-	1.7719	XXXXXXXXXXXXXXXXXXXX		
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)	0.0150	5,636,417,086	845,463	0.0150	845,463	258,913	586,549
E. Indigent (NRS 428.285)	0.1000	5,636,417,086	5,636,417	0.0100	563,642	172,609	391,033
F. Capital Acquisition (NRS 354.59815)	0.0500	5,636,417,086	2,818,209	0.0500	2,818,209	866,148	1,952,061
G. Youth Services Levy (NRS 62B.150, 62B.160)	0.0502	5,636,417,086	2,827,357	0.0045	253,639	79,846	173,792
H. Legislative Overrides	0.0019	5,636,417,086	107,092				
I. SCRT Loss (NRS 354.59813)	0.7915	5,636,417,086	44,614,439				
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	1.0086	5,636,417,086	56,795,884	0.1095	4,480,952	1,377,516	3,103,435
M. SUBTOTAL A, C, L	8.3582	5,636,417,086	471,049,994	1.8514	104,352,626	4,241,815	100,110,811
N. Debt							
O. TOTAL M AND N	8.3582	5,636,417,086	471,049,994	1.8514	104,352,626	4,241,815	100,110,811

Storey County

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

SCHEDULE A - ESTIMATED REVENUES & OTHER RESOURCES - GOVERNMENTAL FUND TYPES, EXPENDABLE TRUST FUNDS & TAX SUPPORTED PROPRIETARY FUND TYPES

Budget For Fiscal Year Ending June 30, 2027

Storey County (Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	BEGINNING FUND BALANCES (1)	CONSOLIDATED TAX REVENUE (2)	PROPERTY TAX REQUIRED (3)	TAX RATE (4)	OTHER REVENUE (5)	OTHER SOURCES OTHER THAN TRANSFERS IN (6)	OPERATING TRANSFERS IN (7)	TOTAL (8)
County General	27,939,567	9,295,758	33,857,420	1.7764	26,832,927			97,925,672
Indigent Medical	1,121,406		306,845	0.0100				1,428,251
Roads	14,729,003	5,135,712	12,270,656		695,000		-	32,830,371
Emergency Mitigation	678,006				14,000		-	692,006
Equipment Acquisition	8,592,399		6,133,861	0.0500	200,000			14,926,260
Capital Projects	21,868,347		7,886,832		1,700,000			31,455,179
Infrastructure	3,345,628	1,500,000			100,000		3,000,000	7,945,628
Stabilization	1,000,000							1,000,000
USDA Bond	29,726				-		1,445,151	1,474,877
Drug Court	30				700			730
Technology	1,697,427				129,000			1,826,427
Genetic Marker Testing	101,444				10,000			111,444
Indigent Accident	352,542		459,945	0.0150				812,487
Justic Court Fund	148,881				95,000			243,881
Park Fund	101,809				3,250			105,059
TRI Payback	3,362,539				2,262,075		9,826,343	15,451,257
Federal/State Grants	92,657				5,668,449		20,000	5,781,106
V.C. Rail Project	3,095,616				1,500,000			4,595,616
VCTC	4,299,872				3,490,550			7,790,422
Pipers Opera House	23,874				145,750		400,000	569,624
Extraordinary Repairs & Maint.	966,000				200,000			1,166,000
Risk Management	166,500				23,000			189,500
Compensated Absences	426,000				26,000			452,000
DEBT SERVICE								
Subtotal Governmental Fund Types, Expendable Trust Funds	94,139,573	15,931,470	60,915,559	1.8514	43,095,701		14,691,494	228,773,797
PROPRIETARY FUNDS								
								XXXXXXXXXXXX
								XXXXXXXXXXXX
								XXXXXXXXXXXX
								XXXXXXXXXXXX
Subtotal Proprietary Funds								XXXXXXXXXXXX
TOTAL ALL FUNDS								XXXXXXXXXXXX

14,691,494

119,942,730

Budget For Fiscal Year Ending 06/30/2027

Storey County
(Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	SALARIES AND WAGES (1)	EMPLOYEE BENEFITS (2)	SERVICES, SUPPLIES AND OTHER CHARGES ** (3)	CAPITAL OUTLAY *** (4)	CONTINGENCIES AND USES OTHER THAN OPERATING TRANSFERS OUT (5)	OPERATING TRANSFERS OUT (6)	ENDING FUND BALANCES (7)	TOTAL (8)	from pages TOTAL (8)
County General	15,990,495	13,698,705	18,097,726	814,525	1,458,044	34,446,343	13,419,854	97,925,672	97,925,672
Indigent Medical			190,000				1,238,251	1,428,251	1,428,251
Roads	792,084	573,038	1,188,630	7,766,700			22,210,605	32,521,057	32,521,057
Emergency Mitigation			200,000				492,006	692,006	692,006
Equipment Acquisition				3,565,000			11,371,260	14,926,260	14,926,260
Capital Projects				25,240,974			6,214,205	31,455,179	31,455,179
Infrastructure				4,313,935		308,568	3,323,125	7,945,628	7,945,628
Stabilization				50,000			950,000	1,000,000	1,000,000
USDA Bond			1,445,150				29,727	1,474,877	1,474,877
Drug Court			700				30	730	730
Technology			161,000				1,665,427	1,826,427	1,826,427
Genetic Marker Testing			10,000				101,444	111,444	111,444
Indigent Accident			270,000				542,487	812,487	812,487
Justice Court Fund			165,000				78,881	243,881	243,881
Park Fund			17,000				88,059	105,059	105,059
TRI Payback			12,733,631				2,717,626	15,451,257	15,451,257
Federal/State Grants			5,687,449				93,657	5,781,106	5,781,106
V.C. Rail Project			1,000,000				3,595,616	4,595,616	4,595,616
VCTC	471,560	329,949	1,510,073	300,000			5,178,840	7,790,422	7,790,422
Pipers Opera House	211,679	229,299	123,710				4,936	569,624	569,624
Extraordinary Repairs & Maint.			1,150,000				16,000	1,166,000	1,166,000
Risk Management			100,000				89,500	189,500	189,500
Compensated Absences	100,000						352,000	452,000	452,000
TOTAL GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS	17,565,818	14,830,991	44,050,069	42,031,134	1,458,044	34,754,911	73,773,516	228,464,483	228,464,483

* FUND TYPES: R - Special Revenue
C - Capital Projects
D - Debt Service
T - Expendable Trust
** Include Debt Service Requirements in this column
*** Capital Outlay must agree with CIP.

<u>REVENUES</u>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Property Taxes				
AD Valorem	27,888,750	30,494,214	32,870,915	32,870,915
Deinquent Taxes	234,572	-	-	-
Centrally Assessed	1,716,096	3,400,000	845,427	845,427
Youth Services		149,403	141,078	141,078
Subtotal	29,839,418	34,043,617	33,857,420	33,857,420
Licenses and Permits				
Business				
Merchandise License	261,045	239,000	227,000	227,000
County Gaming Licenses	3,300	3,000	3,000	3,000
Utility Licenses	1,319,440	1,500,000	1,500,000	1,500,000
Franchise Tax	243,146	-	-	-
Building Permits	4,556,356	7,120,000	20,010,000	20,010,000
Subtotal	6,383,287	8,862,000	21,740,000	21,740,000
Intergovernmental				
State Shared Revenue				
Federal and State Grants	370,342	60,000	60,000	60,000
Payment in Lieu of Taxes	50,033	50,000	50,000	50,000
Cigarette tax	8,468	8,667	8,438	8,438
Liquor Tax	4,838	5,999	5,187	5,187
State Gaming	112,663	100,000	-	-
BCCRT	1,572,743	1,438,591	3,596,298	3,596,298
SCCRT	1,650,566	1,537,347	5,046,989	5,046,989
Motor Veh Priv Tax	477,490	465,615	248,299	248,299
RPTT	395,985	1,007,894	340,547	340,547
Subtotal	4,643,128	4,674,113	9,355,758	9,355,758
Charges for Services				
Clerk Fees	13,687	33,000	33,200	33,200
Recorder Fees	58,162	60,000	60,000	60,000
Assessor Fees/Commission	2,224,517	300,000	300,000	300,000
Bulding Dept Fee	7,075	5,000	5,000	5,000
Sheriff's Fees	72,374	58,300	48,500	48,500
District Court Fees	52,166	25,000	25,000	25,000
Justice Court Fees	76,029	56,400	38,400	38,400
Park & Pool	23,553	25,500	24,000	24,000
Import Tonnage Fees	895,130	900,000	900,000	900,000
Other Fees- Tesla	885,699	1,118,461	1,160,827	1,160,827
IT Fees	39,282	-	-	-
BIA Housing	0			
Senior Center Services	75,231	31,500	123,000	123,000
Subtotal	4,422,905	2,613,161	2,717,927	2,717,927
				123,000
Page total	45,288,738	50,192,891	67,671,105	67,671,105

Storey County General
(Local Government)
SCHEDULE B - GENERAL FUND

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Fines and Foreits				
Fines				
District Court Fines	2,072	1,500	4,000	4,000
Juvenile Fines/Assmnts	6,646	2,400	4,000	4,000
Chem Anal/Forensic Fees	2,291	2,000	2,000	2,000
Jail Court Fine	376,571	460,000	450,000	450,000
Subtotal	387,580	465,900	460,000	460,000
Miscellaneous				
Interest Earnings	3,005,450	1,209,000	1,700,000	1,700,000
Rents-Royalties	100,088	78,000	78,000	78,000
Penalties-Taxes	249,078	50,000	70,000	70,000
Penalty - Business License	2,959	2,000	2,000	2,000
Tax Settlement & Sales	-	-	-	-
Misc	496,666	166,500	5,000	5,000
Youth Services	102,095			
Subtotal	3,956,336	1,505,500	1,855,000	1,855,000
Pg 11 B-9 Subtotal	4,343,917	1,971,400	2,315,000	2,315,000
Pg 10 B-8 Subtotal	45,288,738	50,192,891	67,671,105	67,671,105
SUBTOTAL REVENUE ALL SOURCES	49,632,655	52,164,291	69,986,105	69,986,105
OTHER FINANCING SOURCES				
Transfers In (Schedule T)				
Proceeds of Long-term Debt				
Other				
SUBTOTAL OTHER FINANCING SOURCES	49,632,655	52,164,291	69,986,105	69,986,105
BEGINNING FUND BALANCE	40,346,067	39,674,581	27,939,567	27,939,567
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	40,346,067	39,674,581	27,939,567	27,939,567
TOTAL AVAILABLE RESOURCES	89,978,722	91,838,872	97,925,672	97,925,672

Storey County General
(Local Government)
SCHEDULE B - GENERAL FUND

EXPENDITURES BY FUNCTION AND ACTIVITY	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Commissioners				
Salaries & Wages	533,568	797,181	947,071	947,071
Employee Benefits	326,959	708,229	799,506	799,506
Services & Supplies	1,414,146	3,546,501	5,277,750	5,827,681
Capital Outlay	-	-	-	-
Dept Subtotal	2,274,673	5,051,911	7,024,327	7,574,258
Clerk & Treasurer				
Salaries & Wages	335,508	391,204	543,859	543,859
Employee Benefits	206,340	304,555	403,969	403,969
Services & Supplies	232,503	298,897	356,925	358,025
Capital Outlay	-	-	-	-
Dept Subtotal	774,352	994,656	1,304,753	1,305,853
Recorder				
Salaries & Wages	187,444	211,870	287,493	287,493
Employee Benefits	139,018	193,106	271,673	271,673
Services & Supplies	45,307	63,274	61,660	61,750
Capital Outlay	-	-	-	-
Dept Subtotal	371,768	468,250	620,826	620,916
Assessor				
Salaries & Wages	278,195	309,292	333,417	439,390
Employee Benefits	186,521	256,118	227,880	279,093
Services & Supplies	91,469	92,630	98,650	99,150
Capital Outlay	-	-	-	-
Dept Subtotal	556,186	658,040	659,947	817,633
Administrative				
Salaries & Wages	231,867	252,615	316,776	316,776
Employee Benefits	404,789	512,717	552,881	552,881
Services & Supplies	199,703	329,354	573,815	573,915
Capital Outlay	-	-	-	-
Dept Subtotal	836,359	1,094,686	1,443,472	1,443,572
Buildings & Grounds				
Salaries & Wages	457,562	492,330	598,848	598,848
Employee Benefits	306,248	470,907	560,318	560,318
Services & Supplies	621,624	1,128,952	1,236,150	1,335,650
Capital Outlay	15,027	-	14,700	14,700
Dept Subtotal	1,400,462	2,092,189	2,410,016	2,509,516
Service				
Salaries & Wages	366,128	445,781	505,423	505,423
Employee Benefits	216,750	401,222	434,338	434,338
Services & Supplies	153,759	182,150	209,150	209,150
Capital Outlay	5,142	69,000	10,400	10,400
Dept Subtotal	741,779	1,098,153	1,159,311	1,159,311
IT				
Salaries & Wages	510,796	563,871	680,762	680,762
Employee Benefits	295,672	469,805	537,200	537,200
Services & Supplies	453,580	619,110	618,900	618,950
Capital Outlay	337,720	110,000	146,000	146,000
Dept Subtotal	1,597,767	1,762,786	1,982,862	1,982,912
FUNCTION SUBTOTAL	8,553,346	13,220,671	16,605,514	17,413,971

Storey County General
(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: General Government

Page: 12
Schedule B-10

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Property Taxes				
AD Valorem Current	129,162	270,147	188,838	188,838
AD Valorem Assessor	98,231	61,862	111,088	111,088
Delinquent Pror Yr	(31)	-	-	-
Delinquent Prior Yr	600	-	-	-
Centrally Assessed	9,685	-	6,919	6,919
Misc	-	-	-	-
Subtotal	237,647	332,009	306,845	306,845
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	723,630	944,397	1,121,406	1,121,406
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	723,630	944,397	1,121,406	1,121,406
TOTAL RESOURCES	961,277	1,276,406	1,428,251	1,428,251
EXPENDITURES				
Welfare				
Direct Assistance				
Service & Supplies	16,880	155,000	190,000	190,000
Activity Subtotal	16,880	155,000	190,000	190,000
Subtotal Expenditures	16,880	155,000	190,000	190,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	944,397	1,121,406	1,238,251	1,238,251
TOTAL COMMITMENTS & FUND BALANCE	961,277	1,276,406	1,428,251	1,428,251

Storey County General
(Local Government)

Fund: Indigent Medical

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Property Tax				
Ad Valorem	2,513,120	9,960,265	12,270,656	12,270,656
Subtotal	2,513,120	9,960,265	12,270,656	12,270,656
Intergovernmental				
SCCRT	1,254,431	1,168,384	3,835,712	3,835,712
Fuel Tax	1,059,972	1,500,000	1,300,000	1,300,000
Subtotal	2,314,403	2,668,384	5,135,712	5,135,712
Licenses and Permits				-
Permits	2,486,880			
Subtotal	2,486,880		-	-
Charges for Services				-
Import Tonnage Fees	252,473	250,000	250,000	250,000
Excavation	4,600	5,000	5,000	5,000
Subtotal	257,073	255,000	255,000	255,000
Miscellaneous				-
Interest Earnings	300,760	133,000	440,000	440,000
Miscellaneous	618		-	-
Equipment Sales	-		-	-
Traffic Lights		48,500		-
Subtotal	301,378	181,500	440,000	440,000
		-	-	-
Subtotal Revenue	7,872,853	13,065,149	18,101,368	18,101,368
OTHER FINANCING SOURCES (specify)				
Transfers In (Schedule T)				
Transfer from General	4,500,000	1,000,000		
Subtotal Revenue	12,372,853	14,065,149	18,101,368	18,101,368
BEGINNING FUND BALANCE	4,756,968	12,398,435	14,729,003	14,729,003
	-	-	-	
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	4,756,968	12,398,435	14,729,003	14,729,003
TOTAL AVAILABLE RESOURCES	17,129,821	26,463,584	32,830,371	32,830,371

Storey County
(Local Government)

Fund: Roads

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Intergovernmental	-	-	-	-
From General				
Misc				
Claims Reimbursement	162,299	-	-	-
Interest		17,500	14,000	14,000
Subtotal	162,299	17,500	14,000	14,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer from General	200,000	-	-	-
Subtotal	200,000	-	-	-
BEGINNING FUND BALANCE	529,108	860,506	678,006	678,006
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	529,108	860,506	678,006	678,006
TOTAL RESOURCES	891,407	878,006	692,006	692,006
EXPENDITURES				
Public Safety				
Service & Supplies	30,901	200,000	200,000	200,000
Activity Subtotal	30,901	200,000	200,000	200,000
Subtotal Expenditures	30,901	200,000	200,000	200,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	860,506	678,006	492,006	492,006
TOTAL COMMITMENTS & FUND BALANCE	891,407	878,006	692,006	692,006

Storey County General
(Local Government)

Fund: Emergency Mitigation

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Property Taxes				
AD Valorem	2,685,691	6,640,447	6,133,861	6,133,861
Subtotal	2,685,691	6,640,447	6,133,861	6,133,861
Licenses and Permits			-	-
Permits	1,492,128		-	-
Subtotal	1,492,128	-	-	-
Miscellaneous				
Interest Earnings	87,907	33,000	200,000	200,000
Equipment Sales	-	-	-	-
Insurance Claims	652,841	-	-	-
Subtotal	740,748	33,000	200,000	200,000
I Transfers In				
Subtotal Revenue	4,918,567	6,673,447	6,333,861	6,333,861
TOTAL BEGINNING FUND BALANCE	1,229,643	4,044,452	8,592,399	8,592,399
TOTAL RESOURCES	6,148,210	10,717,899	14,926,260	14,926,260
EXPENDITURES				
General Government				
Capital Outlay	1,378,758	2,125,500	3,145,000	3,555,000
Activity Subtotal	1,378,758	2,125,500	3,145,000	3,555,000
				-
Subtotal Expenditures	1,378,758	2,125,500	3,145,000	3,555,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
Transfers Out				
USDA Bond				
TRI Payback	725,000	-	-	-
ENDING FUND BALANCE	4,044,452	8,592,399	11,781,260	11,371,260
TOTAL COMMITMENTS & FUND BALANCE	6,148,210	10,717,899	14,926,260	14,926,260

Storey County General

(Local Government)

Fund: Equipment Acquisition

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Property Tax				
AD Valorem	5,026,240	9,960,265	7,886,832	7,886,832
Subtotal	5,026,240	9,960,265	7,886,832	7,886,832
Licenses and Permits				
Permits	4,973,760			
Subtotal	4,973,760	-	-	-
Miscellaneous				
Cap Outlay Reimb	23,433	1,700,000		
Other	-			
Interest	-	499,000	1,700,000	1,700,000
Subtotal	23,433	2,199,000	1,700,000	1,700,000
				-
Subtotal Revenue	10,023,433	12,159,265	9,586,832	9,586,832
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)			-	-
Transfer In General Fund	15,000,000	8,000,000	-	-
Transfer In Emergency Mit	2,496,829	-	-	-
Transfer In Grants		3,565,000		
Subtotal	17,496,829	11,565,000	-	-
Total Revenue	27,520,262	23,724,265	9,586,832	9,586,832
Prior Period Adjustment(s)				
TOTAL BEGINNING FUND BALANCE	4,066,082	24,942,880	21,868,347	21,868,347
TOTAL RESOURCES	31,586,344	38,706,880	31,455,179	31,455,179
EXPENDITURES				
General Government				
Capital Outlay	6,643,465	16,838,533	16,343,474	25,240,974
Activity Subtotal	6,643,465	16,838,533	16,343,474	25,240,974
Debt Service				
Principle	-	-	-	-
Activity Subtotal				
Subtotal Expenditures	6,643,465	16,838,533	16,343,474	25,240,974
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
Transfer to Proprietary Funds	-			
Transfer to Water				
ENDING FUND BALANCE	24,942,880	21,868,347	15,111,705	6,214,205
TOTAL COMMITMENTS & FUND BALANCE	31,586,344	38,706,880	31,455,179	31,455,179

Storey County General
(Local Government)

Fund: Capital Projects

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Intergovernmental				
Infrastructure Tax	1,318,811	1,000,000	1,500,000	1,500,000
Subtotal	1,318,811	1,000,000	1,500,000	1,500,000
Other Revenues				
Interest Income	-	180,000	100,000	100,000
Subtotal	-	180,000	100,000	100,000
Total Revenues	1,318,811	1,180,000	1,600,000	1,600,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	-	3,076,600	3,000,000	3,000,000
Subtotal	-	3,076,600	3,000,000	3,000,000
Total Revenue	1,318,811	4,256,600	4,600,000	4,600,000
BEGINNING FUND BALANCE	2,679,518	3,567,696	3,345,628	3,345,628
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	2,679,518	3,567,696	3,345,628	3,345,628
TOTAL RESOURCES	3,998,329	7,824,296	7,945,628	7,945,628
EXPENDITURES				
Intergovernmental				
Capital Outlay	122,064	4,170,100	4,313,935	4,313,935
Activity Subtotal	122,064	4,170,100	4,313,935	4,313,935
Subtotal Expenditures	122,064	4,170,100	4,313,935	4,313,935
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
Transfer to Sewer Fund	210,000	210,000	210,000	210,000
Transfer to Water Fund	98,568	98,568	98,568	98,568
Subtotal Transfers	308,568	308,568	308,568	308,568
ENDING FUND BALANCE	3,567,696	3,345,628	3,323,125	3,323,125
TOTAL COMMITMENTS & FUND BALANCE	3,998,329	7,824,296	7,945,628	7,945,628

Storey County General
(Local Government)

Fund: Infrastructure

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Subtotal Revenue	-	-	-	
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	1,000,000	1,000,000	1,000,000	1,000,000
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	1,000,000	1,000,000	1,000,000	1,000,000
TOTAL RESOURCES	1,000,000	1,000,000	1,000,000	1,000,000
EXPENDITURES				
General Government				
Capital Outlay	-	-	50,000	50,000
Activity Subtotal	-	-	50,000	50,000
Subtotal Expenditures	-	-	50,000	50,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	1,000,000	1,000,000	950,000	950,000
TOTAL COMMITMENTS & FUND BALANCE	1,000,000	1,000,000	1,000,000	1,000,000

Storey County General

Fund: Stabilization

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Intergovernmental				
Grants	-	-	-	-
Bonds	-	-	-	-
Subtotal				
		-	-	-
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer in from Water	98,568	98,568	98,568	98,568
Due from Sewer* (<i>different Budget</i>)	259,058	259,058	259,058	259,058
Due from Fire District* (<i>different Budget</i>)	142,640	142,640	1,087,525	1,087,525
Subtotal	500,266	500,266	1,445,151	1,445,151
Total Revenue	500,266	500,266	1,445,151	1,445,151
BEGINNING FUND BALANCE	29,726	29,726	29,726	29,726
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	29,726	29,726	29,726	29,726
TOTAL RESOURCES	529,992	529,992	1,474,877	1,474,877
EXPENDITURES				
Debt Service				
Principle	310,639	317,779	1,249,309	1,249,309
USDA Bond				
Activity Subtotal	310,639	317,779	1,249,309	1,249,309
Interest Expense	189,627	182,486	195,841	195,841
USDA Bond				
Activity Subtotal	189,627	182,486	195,841	195,841
USDA Bond	-	-	-	-
Capital Outlay	-	-	-	-
Activity Subtotal	-	-	-	-
Expenditures Total	500,266	500,266	1,445,150	1,445,150
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	29,726	29,726	29,727	29,727
TOTAL COMMITMENTS & FUND BALANCE	529,992	529,992	1,474,877	1,474,877

* Sewer is a separate SC budget
** Fire is a separate SC budget

Storey County General
(Local Government)

Fund: USDA Bonds

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Fines and Forfeits				
Drug Court Fees	520	500	700	700
Subtotal Revenue	520	500	700	700
Subtotal				
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	30	30	30	30
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	30	30	30	30
TOTAL RESOURCES	550	530	730	730
EXPENDITURES				
Judicial				
Service & Supplies	520	500	700	700
Activity Subtotal	520	500	700	700
Subtotal Expenditures	520	500	700	700
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	30	30	30	30
TOTAL COMMITMENTS & FUND BALANCE	550	530	730	730

Storey County General
 (Local Government)
 Fund: Drug Court

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Charges for Services				
Clerk Tech Fees	9,082	30,000	7,000	7,000
Recorder Tech Fees	8,143	6,500	20,000	20,000
Assessor Tech Fees	741,506	100,000	100,000	100,000
GIS	2,777	2,000	2,000	2,000
Subtotal Revenue	761,507	136,500	129,000	129,000
Miscellaneous				
Interest Earnings	53,640	-	-	-
Subtotal	53,640	-	-	-
Total Revenue	815,146	136,500	129,000	129,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	903,904	1,630,927	1,697,427	1,697,427
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	903,904	1,630,927	1,697,427	1,697,427
TOTAL RESOURCES	1,719,050	1,767,427	1,826,427	1,826,427
EXPENDITURES				
General Governmental				
Legislative				
Service & Supplies	88,124	70,000	161,000	161,000
Activity Subtotal	88,124	70,000	161,000	161,000
Subtotal Expenditures	88,124	70,000	161,000	161,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	1,630,927	1,697,427	1,665,427	1,665,427
TOTAL COMMITMENTS & FUND BALANCE	1,719,050	1,767,427	1,826,427	1,826,427

Storey County General
(Local Government)

Fund: Technology

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Fines and Forfeits				
Court Fees	18,346	8,000	10,000	10,000
Subtotal Revenue	18,346	8,000	10,000	10,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	92,645	101,444	101,444	101,444
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	92,645	101,444	101,444	101,444
TOTAL RESOURCES	110,991	109,444	111,444	111,444
EXPENDITURES				
Judicial				
Service & Supplies	9,547	8,000	10,000	10,000
Activity Subtotal	9,547	8,000	10,000	10,000
Subtotal Expenditures	9,547	8,000	10,000	10,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	101,444	101,444	101,444	101,444
TOTAL COMMITMENTS & FUND BALANCE	110,991	109,444	111,444	111,444

Storey County General
(Local Government)

Fund: Genetic Marker Testing

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Property Taxes				
AD Valorem Current	192,040	531,503	283,255	283,255
AD Valorem Assessor	147,347		166,312	166,312
Delinquent Prior Yr	334	-	-	-
Centrally Assessed	14,528		10,378	10,378
Subtotal	354,248	531,503	459,945	459,945
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	69,428	91,039	352,542	352,542
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	69,428	91,039	352,542	352,542
TOTAL RESOURCES	423,676	622,542	812,487	812,487
EXPENDITURES				
Welfare				
Direct Assistance				
Service & Supplies	332,637	270,000	270,000	270,000
Activity Subtotal	332,637	270,000	270,000	270,000
Subtotal Expenditures	332,637	270,000	270,000	270,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	91,039	352,542	542,487	542,487
TOTAL COMMITMENTS & FUND BALANCE	423,676	622,542	812,487	812,487

Storey County General
(Local Government)

Fund: Indigent Accident

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Fines and Forfeit				
Court Fees	105,430	110,000	95,000	95,000
Subtotal	105,430	110,000	95,000	95,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	89,295	148,881	148,881	148,881
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	89,295	148,881	148,881	148,881
TOTAL RESOURCES	194,725	258,881	243,881	243,881
EXPENDITURES				
Judicial				
Service & Supplies	45,844	110,000	165,000	165,000
Capital Outlay				
Activity Subtotal	45,844	110,000	165,000	165,000
Subtotal Expenditures	45,844	110,000	165,000	165,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	148,881	148,881	78,881	78,881
TOTAL COMMITMENTS & FUND BALANCE	194,725	258,881	243,881	243,881

Storey County General
 (Local Government)
 Fund: Justice Court Fund

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Charges for Services				
Park Fees	5,196	2,750	3,250	3,250
Subtotal	5,196	2,750	3,250	3,250
Miscellaneous				
Interest	7,549	-	-	-
Subtotal	7,549	-	-	-
Subtotal Revenue	12,745	2,750	3,250	3,250
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	113,335	116,059	101,809	101,809
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	113,335	116,059	101,809	101,809
TOTAL RESOURCES	126,080	118,809	105,059	105,059
EXPENDITURES				
Culture and Recreation				
Parks				
Service & Supplies	10,021	17,000	17,000	17,000
Capital Outlay				
Activity Subtotal	10,021	17,000	17,000	17,000
Subtotal Expenditures	10,021	17,000	17,000	17,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	116,059	101,809	88,059	88,059
TOTAL COMMITMENTS & FUND BALANCE	126,080	118,809	105,059	105,059

Storey County General
(Local Government)

Fund: Park Fund

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Property Tax				
AD Valorem	1,507,872			-
Subtotal	1,507,872	-	-	-
Intergovernmental				
Due from Other Governments	-	-	-	-
Other Taxes	743,003	690,654	2,208,075	2,208,075
Subtotal	743,003	690,654	2,208,075	2,208,075
Miscellaneous				
Interest		35,248	54,000	54,000
Licenses and Permits	1,492,128			
Subtotal	1,492,128	35,248	54,000	54,000
OTHER FINANCING SOURCES:		-	-	-
Operating Transfers In (Schedule T)				
Transfer from General	4,200,000	7,000,000	9,826,343	9,826,343
Transfer from Fire				
Transfer from Equipment Acq	725,000			
Subtotal	4,925,000	7,000,000	9,826,343	9,826,343
Total Revenue	8,668,003	7,725,902	12,088,418	12,088,418
BEGINNING FUND BALANCE	653,143	2,805,937	3,362,839	3,362,839
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	653,143	2,805,937	3,362,839	3,362,839
TOTAL RESOURCES	9,321,146	10,531,839	15,451,257	15,451,257
EXPENDITURES				
General Government				
TRI Payback	6,515,208	7,169,000	12,733,631	12,733,631
Capital Outlay				
Activity Subtotal	6,515,208	7,169,000	12,733,631	12,733,631
Subtotal Expenditures	6,515,208	7,169,000	12,733,631	12,733,631
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	2,805,937	3,362,839	2,717,626	2,717,626
TOTAL COMMITMENTS & FUND BALANCE	9,321,146	10,531,839	15,451,257	15,451,257

Storey County General
(Local Government)

Fund: TRI Payback

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Intergovernmental				
Federal	3,032,058	6,267,000	5,065,000	5,100,000
State	398,143	783,975	423,000	568,449
Subtotal	3,430,201	7,050,975	5,488,000	5,668,449
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General		20,000	20,000	20,000
BEGINNING FUND BALANCE	21,019	92,657	92,657	92,657
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	21,019	92,657	92,657	92,657
TOTAL RESOURCES	3,451,220	7,163,632	5,600,657	5,781,106
EXPENDITURES				
Service & Supplies	861,734	429,375	5,488,000	5,687,449
Activity Subtotal	861,734	429,375	5,488,000	5,687,449
Transfer Out to Capital Projects	2,496,829	3,565,000		
Transfer Out to Infrastructure		3,076,600		
Activity Subtotal	2,496,829	6,641,600	-	-
Subtotal Expenditures	3,358,563	7,070,975	5,488,000	5,687,449
ENDING FUND BALANCE	92,657	92,657	112,657	93,657
TOTAL COMMITMENTS & FUND BALANCE	3,451,220	7,163,632	5,600,657	5,781,106

Storey County General
 (Local Government)
 Fund: Federal/State Grants

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Interest Expense				
Intergovernmental				
Rail Tax	1,427,834	1,100,000	1,500,000	1,500,000
Subtotal	1,427,834	1,100,000	1,500,000	1,500,000
Subtotal				
OTHER FINANCING SOURCES:				
Bond Proceeds	-	-	-	-
BEGINNING FUND BALANCE	3,817,782	4,995,616	3,095,616	3,095,616
Prior Period Adjustment(s)			1,672,849	
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	3,817,782	4,995,616	4,768,465	3,095,616
TOTAL RESOURCES	5,245,616	6,095,616	6,268,465	4,595,616
EXPENDITURES				
General Government				
Principle				
Debt Service	-	-	-	-
Activity Subtotal	-	-	-	-
Interest Expense				
Debt Service	-	-	-	-
Activity Subtotal	-	-	-	-
Culture and Recreation				
Service & Supplies	250,000	250,000	250,000	250,000
Activity Subtotal	250,000	250,000	250,000	250,000
Capital Outlay	-	2,750,000	750,000	750,000
Activity Subtotal	-	2,750,000	750,000	750,000
Subtotal Expenditures	250,000	3,000,000	1,000,000	1,000,000
ENDING FUND BALANCE	4,995,616	3,095,616	5,268,465	3,595,616
TOTAL COMMITMENTS & FUND BALANCE	5,245,616	6,095,616	6,268,465	4,595,616

Storey County General
(Local Government)

Fund: V.C. Rail Project

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Intergovernmental				
Grants	-	5,000	5,000	5,000
Subtotal	-	5,000	5,000	5,000
Charges for Services				
Special Events	54,872	95,000	100,000	100,000
Cap Ticket Sales	6,269	10,000	15,000	15,000
Subtotal	61,141	105,000	115,000	115,000
Miscellaneous				
Contributions-Private	-	500	500	500
Rents	24,318	25,000	25,000	25,000
Merchandise Sales	-	3,000	-	-
Misc		250	250	250
Subtotal	24,318	28,750	25,750	25,750
Subtotal Revenue	85,459	138,750	145,750	145,750
OTHER FINANCING SOURCES:				
Transfers In	248,500	300,000	400,000	400,000
BEGINNING FUND BALANCE	2,153	3,044	23,874	23,874
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	2,153	3,044	23,874	23,874
TOTAL RESOURCES	336,112	441,794	569,624	569,624
EXPENDITURES				
General Government				
Salaries & Wages	145,909	160,970	211,679	211,679
Benefits	100,084	158,082	229,299	229,299
Service & Supplies	87,076	98,868	111,200	123,710
Capital Outlay	-	-	-	-
Activity Subtotal	333,068	417,920	552,178	564,688
Subtotal Expenditures	333,068	417,920	552,178	564,688
ENDING FUND BALANCE	3,044	23,874	17,446	4,936
TOTAL COMMITMENTS & FUND BALANCE	336,112	441,794	569,624	569,624

Storey County General
(Local Government)

Fund: Piper's Opera House

	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Miscellaneous				-
Interest		66,000	200,000	200,000
Subtotal	-	66,000	200,000	200,000
Subtotal Revenue	-	66,000	200,000	200,000
OTHER FINANCING SOURCES:				
Transfers In				-
BEGINNING FUND BALANCE	1,000,000	1,000,000	966,000	966,000
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	1,000,000	1,000,000	966,000	966,000
TOTAL RESOURCES	1,000,000	1,066,000	1,166,000	1,166,000
EXPENDITURES				
General Government				
Salaries & Wages				-
Benefits				-
Service & Supplies				-
Capital Outlay	-	100,000	1,150,000	1,150,000
Activity Subtotal	-	100,000	1,150,000	1,150,000
Subtotal Expenditures	-	100,000	1,150,000	1,150,000
ENDING FUND BALANCE	1,000,000	966,000	16,000	16,000
TOTAL COMMITMENTS & FUND BALANCE	1,000,000	1,066,000	1,166,000	1,166,000

Storey County General
(Local Government)

Fund: Extraordinary Repairs & Maintenance

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
				-
	-	-	-	-
Miscellaneous				-
Interest		16,500	23,000	23,000
Subtotal	-	16,500	23,000	23,000
	-	-	-	-
Subtotal Revenue	-	16,500	23,000	23,000
OTHER FINANCING SOURCES:				
Transfers In				-
BEGINNING FUND BALANCE	250,000	250,000	166,500	166,500
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	250,000	250,000	166,500	166,500
TOTAL RESOURCES	250,000	266,500	189,500	189,500
EXPENDITURES				
General Government				
Salaries & Wages				-
Benefits				-
Service & Supplies		100,000	100,000	100,000
Capital Outlay				-
Activity Subtotal	-	100,000	100,000	100,000
Subtotal Expenditures	-	100,000	100,000	100,000
ENDING FUND BALANCE	250,000	166,500	89,500	89,500
TOTAL COMMITMENTS & FUND BALANCE	250,000	266,500	189,500	189,500

Storey County General
(Local Government)

Fund: Risk Management

	(1) ACTUAL PRIOR YEAR ENDING 6/30/2025	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2026	(3) (4) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
REVENUES				
Miscellaneous				-
Interest		26,000	26,000	26,000
Subtotal	-	26,000	26,000	26,000
				-
	-	-	-	-
Subtotal Revenue	-	26,000	26,000	26,000
OTHER FINANCING SOURCES:				
Transfers In				-
BEGINNING FUND BALANCE	400,000	400,000	426,000	426,000
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	400,000	400,000	426,000	426,000
TOTAL RESOURCES	400,000	426,000	452,000	452,000
EXPENDITURES				
General Government				
Salaries & Wages			100,000	100,000
Benefits				-
Service & Supplies				-
Capital Outlay				-
Activity Subtotal	-	-	100,000	100,000
Subtotal Expenditures	-	-	100,000	100,000
ENDING FUND BALANCE	400,000	426,000	352,000	352,000
TOTAL COMMITMENTS & FUND BALANCE	400,000	426,000	452,000	452,000

Storey County General
(Local Government)

Fund: Compensated Absences

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE	FINAL
OPERATING REVENUE				
Sale of Water	678,862	739,186	739,556	739,556
Total Operating Revenue	678,862	739,186	739,556	739,556
OPERATING EXPENSE				
Salaries & Wages	132,878	136,262	163,685	163,685
Benefits	119,757	131,089	146,782	146,782
Services & Supplies	462,414	652,437	749,474	699,765
Capital Outlay		4,000	-	
Depreciation/Amortization	176,968			
Total Operating Expense	892,017	923,788	1,059,941	1,010,232
Operating Income or (Loss)	(213,155)	(184,602)	(320,385)	(270,676)
NONOPERATING REVENUES				
Capital Contributions				
Interest Earned	79,903	44,000	340,000	340,000
Rents	13,800	19,800	19,800	19,800
USDA WTR Loan				
Miscellaneous	162	-		
Transfer from capital projects funds				
Grants and capital contributions				
Total Nonoperating Revenues	93,865	63,800	359,800	359,800
NONOPERATING EXPENSES				
Interest Expense				
Capital Outlay			2,118,200	2,118,200
Total Nonoperating Expenses	-	-	2,118,200	2,118,200
Nonoperating Income or (Loss)	93,865	63,800	(1,758,400)	(1,758,400)
Net Income before Operating Transfers	(119,290)	(120,802)	(2,078,785)	(2,029,076)
Transfers (Schedule T)				
In	98,568	3,098,568	15,098,568	15,098,568
Out		98,568	98,568	98,568
Net Operating Transfers				
CHANGE IN NET POSITION	(20,722)	2,879,198	12,921,215	12,970,924

Storey County
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

Fund: Water

Page: 44
Schedule F-1

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE	FINAL
A. CASH FLOWS FROM OPERATING				
Cash Inflows:				
Water Charges	686,437	739,186	739,556	739,556
Miscellaneous	162			
Cash Outflows:				
Salaries & Wages	-131,787	-136,262	-163,685	-163,685
Benefits	-100,632	-131,089	-146,782	-146,782
Services & Supplies	-472,937	-652,437	-749,747	-699,765
a. Net cash provided by (or used for) operating activities	-18,757	-180,602	-320,658	-270,676
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Cash Inflows:				
Customer Deposits				
Rents	13,800	19,800	19,800	19,800
USDA Wtr Loan				
Cash Outflows:				
Capital outlay		-4,000	-2,118,200	-2,118,200
b. Net cash provided by (or used for) noncapital financing activities	13,800	15,800	-2,098,400	-2,098,400
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Cash Inflows:				
Capital Contribution		16,106		
Debt Service				
Transfer from funds	98,568	3,098,568	15,098,568	15,098,568
Cash Outflows:				
Debt Service	-65,998	-66,686	-67,441	-67,441
Interest		-31,881	-31,127	-31,127
Capital Outlay				
Interfund Transfer				
c. Net cash provided by (or used for) capital and related Net Cash (used) by Capital Related Activities	32,570	3,016,107	15,000,000	15,000,000
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Cash Inflows:				
Interest Earnings	79,903	44,000	340,000	340,000
d. Net cash provided by (or used in) investing activities	79,903	44,000	340,000	340,000
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	107,516	2,895,305	12,920,942	12,970,924
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	1,636,802	1,744,318	4,639,623	4,639,623
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	1,744,318	4,639,623	17,560,565	17,610,547

Storey County

(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Fund: Water

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

- * - Type
 1 - General Obligation Bonds
 2 - G.O. Revenue Supported Bonds
 3 - G.O. Special Assessment Bonds
 4 - Revenue Bonds
 5 - Medium-Term Financing
 6 - Medium-Term Financing - Lease Purchase
 7 - Capital Leases
 8 - Special Assessment Bonds
 9 - Mortgages
 10 - Other (Specify Type)
 11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2026	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 6/30/2027		(11) (9)+(10) TOTAL
								INTEREST PAYABLE	PRINCIPAL PAYABLE	
USDA 97-06 Engine/Ambulance	10	20	2,000,000	7/17/2014	11/20/2035	3.750	\$1,009,258.20	\$57,063.54	\$1,030,461.00	\$1,087,524.54
USDA Water 91-09	4	40	2,126,000	9/9/2020	12/1/2058	1.125	\$1,875,663.69	\$20,413.50	\$45,670.50	\$66,084.00
USDA Water 91-10	4	40	701,000	9/9/2020	9/9/2060	1.125	\$618,443.61	\$6,880.97	\$14,911.03	\$21,792.00
USDA Water 91-14	4	40	344,000	9/9/2020	9/9/2060	1.125	\$303,501.64	\$3,376.85	\$7,314.67	\$10,691.52
USDA 92-07 Wastewater	4	40	4,058,000	12/20/2016	12/20/2056	1.375	\$3,285,701.84	\$44,630.79	\$87,335.37	\$131,966.16
USDA 92-04 Sewer Plant	4	40	3,000,200	5/12/2015	5/1/2055	2.500	\$2,443,719.54	\$60,428.54	\$58,455.46	\$118,884.00
USDA 92-12 GH Sewer Plant	4	40	264,000	9/9/2020	9/9/2060	1.125	\$232,902.76	\$2,591.32	\$5,616.68	\$8,208.00
VC Railroad Series-RZEDB	2	18	890,000	12/28/2010	6/1/2028	8.000	\$0.00			\$0.00
VC Railroad Series-TE	2	18	859,000	12/28/2018	6/1/2028	5.000	\$0.00			\$0.00
TOTAL ALL DEBT SERVICE			14,242,200				9,769,191	195,386	1,249,765	1,445,150

Storey County
(Local Government)
Budget For Fiscal Year 2023-24

SCHEDULE C-1 - INDEBTEDNESS

*USDA Loan 97-06 does not match, this will be paid in full in FY27

TRANSFERS OUT				TRANSFERS IN			
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT	
GENERAL FUND							
County General Fund - 001 to TRI Payback - 200	General Fund - 001	19	9,826,343	TRI Payback - 200	35		
County General Fund - 001 to Piper's Opera House - 231	General Fund - 001	19	400,000	Piper's Opera House - 231	40		
County General Fund - 001 to Grants - 206	General Fund - 001	19	20,000	Grants - 206	36		
County General Fund - 001 to Water - 090	General Fund - 001	19	15,000,000	Water - 090	44		
County General Fund - 001 to Sewer - 130	General Fund - 001	19	6,000,000	Sewer ----- Note: separate Sewer budget			
SUBTOTAL			31,246,343				
SPECIAL REVENUE FUNDS							
County General Fund - 001 to TRI Payback - 200	General Fund - 001			TRI Payback - 200	35	9,826,343	
County General Fund - 001 to Piper's Opera House - 231	General Fund - 001			Piper's Opera House - 231	40	400,000	
County General Fund - 001 to Grants - 206	General Fund - 001			Grants - 206	36	20,000	
Infrastructure - 080 to Water - 090	Infrastructure - 080	26	98,568	Water - 090	44		
Infrastructure - 080 to Sewer - 130	Infrastructure - 080	26	210,000	Sewer ----- Note: separate Sewer budget			
SUBTOTAL			308,568			10,246,343	
TOTAL TRANSFERS			31,554,911			10,246,343	

Storey County General
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

FUND TYPE	TRANSFERS OUT			TRANSFERS IN		
	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT
CAPITAL PROJECTS FUND						
SUBTOTAL			-			-
DEBT SERVICE						
Water - 090 to USDA - 135						
Sewer - 130 to USDA - 135				USDA - 135	28	98,568
Fire General - 250 to USDA - 135				USDA - 135	28	259,058
				USDA - 135	28	1,087,525
SUBTOTAL			-			1,445,151
ENTERPRISE FUNDS						
Water - 090 to USDA - 135						
County General Fund - 001 to Water - 090	Water - 090	44	98,568	USDA - 135	28	
Infrastructure - 080 to Water - 090	General Fund - 001	19		Water - 090	44	15,000,000
	Infrastructure - 080	26		Water - 090	44	98,568
SUBTOTAL			98,568			15,098,568
PAGE 2 TOTALS						
			98,568			16,543,719
PAGE 1 TOTALS						
			31,554,911			10,246,343
TOTAL TRANSFERS			31,653,479			26,790,062

Storey County General
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must obtain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

Nevada Legislature: 84th Session; February 1, 2027 to May 31, 2027

1. Activity: <u>Lobbying & Monitoring Legislature Committees</u>			
2. Funding Source: <u>Storey County General Fund</u>			
3. Transportation	\$		
4. Lodging and meals	\$		
5. Salaries and Wages	\$		
6. Compensation to lobbyists	\$	110,000	
7. Entertainment	\$		
8. Supplies, equipment & facilities; other personnel and services spent in Carson City	\$		
Total	\$	110,000	

Entity: Storey County General

Budget Year 2026-2027

SCHEDULE OF EXISTING CONTRACTS
Budget Year 2026-27

Local Government: Storey County General

Contact:

E-mail Address:

Daytime Telephone:

Total Number of Existing Contracts: 5

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2022-23	Proposed Expenditure FY 2023-24	Reason or need for contract:
1	DiPietro & Thorton	6/1/2026	12/31/2027	\$ 55,000	\$ 60,000	Annual Outside Audit of Financial Statements for the Year ended June 30, 2022
2	SPB Utility Services	7/1/2025	6/30/2027	\$ 32,400	\$ 32,400	Assist Water Plant Operators
3	Lumos & Assoc.	7/1/2025	6/30/2024	\$ 107,400	\$ 107,400	Retainer for project support
4	Dowl Engineering	7/1/2022	6/30/2024	\$ 100,000	\$ 100,000	Retainer for GIS & Civil Engineering
5	Walker & Associates	7/1/2022	6/30/2024	\$ 110,000	\$ 110,000	Water Resource Planning
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Total Proposed Expenditures			\$ 404,800	\$ 409,800	

Additional Explanations (Reference Line Number and Vendor):

SCHEDULE OF PRIVATIZATION CONTRACTS

Budget Year 2026-27

Local Government: Storey County General

Contact: _____

E-mail Address: _____


Daytime Telephone: _____

Total Number of Privatization Contracts: _____

2

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2025-26	Proposed Expenditure FY 2026-27	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	Porter Gordon Silver	7/1/2026	6/30/2027	24	60,000	144,000				Consulting services for regional matters in connection with legislative issues
2	Silver State Government Relations LLC	7/1/2026	6/30/2027	6	92,000	120,000				Consulting services for regional matters in connection with legislative issues
3										
4										
5										
6										
7										
8	Total				152,000	264,000				

Attach additional sheets if necessary.

	<h2>Storey County Water and Sewer Board</h2> <h3>Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 10	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Review and possible approval of the Storey County Water and Sewer 2026-2027 Final Budget for submission to the Nevada Department of Taxation.
- **Recommended motion:** I, Commissioner _____, approve the Storey County Water and Sewer 2026-2027 Final Budget as presented and direct the Storey County Comptroller to submit this budget to the Nevada Department of Taxation.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The attached FY 2026–2027 Final Water and Sewer Budgets, presented on the Nevada Department of Taxation budget forms, reflect that water and sewer revenues are sufficient to support annual operational expenses while maintaining continued utility operations.
- Staff recommends approval of the FY 2026–2027 Final Water and Sewer Budgets as presented.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone (775) 847-0968 Fax (775) 847-0949

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

Storey County - Virginia Divide Sewer here with submits the (FINAL) budget for the
fiscal year ending June 30, 2027

This budget contains 0 funds, including Debt Service, requiring property tax revenues totaling \$

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits,
the tax rate will be increased by an amount not to exceed 0 If the final computation requires, the tax rate will be
lowered.

This budget contains 0 governmental fund types with estimated expenditures of \$ and
1 proprietary funds with estimated expenses of \$7,107,695

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local
Government Budget and Finance Act).

CERTIFICATION

APPROVED BY THE GOVERNING BOARD

Jennifer McCain
(Print Name)
Storey County Comptroller
(Title)

certify that all applicable funds and financial
operations of this Local Government are
listed herein

Signed:

Dated:

Jay Carmona, Chairman

Clay Mitchell, Vice-Chairman

Donald Gilman, Commissioner

SCHEDULED PUBLIC HEARING:

Date and Time: May 20, 2025@ 10:00 A.M.

Publication Date: May 9, 2025

Place: Storey County Courthouse, District Courtroom

26 South B Street, Virginia City, NV 89440

**Virginia Divide Sewer
2026-2027**

			<u>PAGE</u>
SCHEDULE	S-2	- STATISTICAL DATA	1
SCHEDULE	A-2		2
SCHEDULE F			
	Virginia Divide Sewer	Schedule F1	3
	Virginia Divide Sewer	Schedule F2	4
SCHEDULE	T		5
SCHEDULE	30	LOBBYING EXPENSE ESTIMATE	6
SCHEDULE	31	EXISTING CONTRACTS	7
SCHEDULE	32	PRIVATIZATION CONTRACTS	8

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/25	ESTIMATED CURRENT YEAR ENDING 6/30/26	BUDGET YEAR ENDING 6/30/27
General Government			
Judicial			
Public Safety			
Public Works	1	1	1
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT	1	1	1
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	1	1	1
POPULATION (AS OF JULY 1)	1515	1515	1515
SOURCE OF POPULATION ESTIMATE*	Sewer Hookups 572 X 2.65		
Assessed Valuation (Secured and Unsecured Only)	42,168,405	41,456,026	46,945,663
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	42,168,405	41,456,026	46,945,663
TAX RATE			
General Fund			
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE			

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

Virginia Divide Sewer
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPRIETARY FUND	(1)	(2)	(3) (4)	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	BUDGET YEAR ENDING 6/30/2027	
			TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Sewer Charges	478,444	512,500	507,500	507,500
Gold Hill Sewer				
Late Charges				
Total Operating Revenue	478,444	512,500	507,500	507,500
OPERATING EXPENSE				
Salaries & Wages	142,284	145,461	173,548	173,548
Benefits	106,588	142,744	169,618	169,618
Services & Supplies	182,978	217,180	228,963	229,253
Capital Outlay		6,000		
Depreciation/Amortization	414,773			
Total Operating Expense	846,623	511,385	572,129	572,419
Operating Income or (Loss)	(368,179)	1,115	(64,629)	(64,919)
NONOPERATING REVENUES				
Grants/Bonds				
Interest Earned	49,254	27,000	80,000	80,000
Other Income		3,210,000		
Capital Contributions				
Total Nonoperating Revenues	49,254	3,237,000	80,000	80,000
NONOPERATING EXPENSES				
Interest	(112,973)			
Capital Outlay			6,535,276	6,535,276
Total Nonoperating Expenses	(112,973)	0	6,535,276	6,535,276
Net Income before Operating Transfers	(431,898)	3,238,115	(6,519,905)	(6,520,195)
Transfers (Schedule T)				
In <i>(different budget)</i>	210,000	3,210,000	6,210,000	6,210,000
Out		259,058	259,058	259,058
Net Operating Transfers				
CHANGE IN NET POSITION	(221,898)	6,189,057	(568,963)	(569,253)

Virginia Divide Sewer
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

Fund: Virginia Divide Sewer

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 6/30/2027	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING				
Cash Inflows:				
Sewer Charges	480,330	512,500	507,500	507,500
Gold Hill Sewer				
Late Charges				
Cash Outflows:				
Salaries & Wages	(144,438)	(145,461)	(173,548)	(173,548)
Benefits	(102,130)	(142,744)	(169,618)	(169,618)
Services & Supplies	(183,652)	(217,180)	(228,963)	(229,253)
a. Net cash provided by (or used for) operating activities	50,110	7,115	-64,629	(64,919)
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Cash Inflows:				
Bonds/Grants			-	
Cash Outflows:				
Capital Outlay				
b. Net cash provided by (or used for) noncapital financing activities	\$ -	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Cash Inflows:				
Transfer from Funds	210,000	3,210,000	6,210,000	6,210,000
Capital Contributed				
Cash Outflows:				
Debt Service	(146,086)	(142,711)	(151,408)	(151,408)
Interest	(112,973)	(110,347)	(107,651)	(107,651)
Capital Outlay		(6,000)	(6,535,276)	(6,235,276)
c. Net cash provided by (or used for) capital and related financing activities	(49,059)	2,950,942	(584,335)	(284,335)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Cash Inflows:				
Interest Earnings	49,254	27,000	80,000	80,000
d. Net cash provided by (or used in) investing activities	49,254	27,000	80,000	80,000
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	50,305	2,985,057	(568,964)	(269,254)
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	1,016,684	1,066,989	4,052,046	3,483,082
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	1,066,989	4,052,046	3,483,082	3,213,828

Virginia Divide Sewer
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Fund: Virginia Divide Sewer

Page: 4
Schedule F-2

LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must obtain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

Nevada Legislature: 84th Session; February 1, 2027 to May 31, 2027

1. Activity: None

2. Funding Source: _____

3. Transportation \$ _____

4. Lodging and meals \$ _____

5. Salaries and Wages \$ _____

6. Compensation to lobbyists \$ _____

7. Entertainment \$ _____

8. Supplies, equipment & facilities; other personnel and services spent in Carson City \$ _____

Total \$ -

Entity: Virginia Divide Sewer

Budget Year 2026-2027

SCHEDULE OF EXISTING CONTRACTS
Budget Year 2026-27

Local Government: Virginia Divide Sewer

Contact: _____

E-mail Address: _____

Daytime Telephone: _____

Total Number of Existing Contracts: 2

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2025-26	Proposed Expenditure FY 2026-27	Reason or need for contract:
1	SBP Utility Services	7/1/2026	6/30/2027	\$ 42,000	\$ 42,000.00	Support Plant Operators
2	DiPietro & Thorton	6/1/2027	12/31/2027	\$ 55,000	\$ 60,000	Annual Outside Audit of Financial Statements for the Year ended June 30, 2026
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Total Proposed Expenditures			\$ 97,000	\$ 102,000.00	

Additional Explanations (Reference Line Number and Vendor):

SCHEDULE OF PRIVATIZATION CONTRACTS

Budget Year 2026-27

Local Government: Virginia Divide Sewer

Contact:


E-mail Address:

Daytime Telephone:

Total Number of Privatization Contracts: 0

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2025-26	Proposed Expenditure FY 2026-27	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	NONE									
2										
3										
4										
5										
6										
7										
8	Total									

Attach additional sheets if necessary.

	<h2 style="margin: 0;">Board of Storey County Fire Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 10	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Review and possible approval of the Storey County Fire District 2026-2027 Final Budget for submission to the Nevada Department of Taxation.
- **Recommended motion:** I, Fire Commissioner _____, approve the Storey County Fire District 2026-2027 Final Budget as presented and direct the Storey County Comptroller to submit this budget to the Nevada Department of Taxation.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The attached Storey County Fire District FY 2026–2027 Final Budget, presented on the Nevada Department of Taxation budget forms, includes Nevada Department of Taxation revenue projections and projected expenditures for all Fire District funds.
- The proposed budget reflects that Fire General Fund revenues are sufficient to support Fire District operations while maintaining financial stability. There are no revenue changes in the General Fund from the approved Tentative Budget. Since approval of the Tentative Budget, expenditures have increased approximately 6% and transfers have increased approximately 40%. All expense updates bring the projected ending fund balance to approximately \$5.3 million.
- Staff recommends approval of the Storey County Fire District FY 2026–2027 Final Budget as presented.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

Storey County - Fire Protection District (474) herewith submits the (FINAL) budget for the
fiscal year ending June 30, 2026

This budget contains 2 funds, including Debt Service, requiring property tax revenues totaling \$ 16,710,648

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits,
the tax rate will be increased by an amount not to exceed 0 If the final computation requires, the tax rate will be
lowered.

This budget contains 6 governmental fund types with estimated expenditures of \$ 43,958,408 and
0 proprietary funds with estimated expenses of \$ 0

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local
Government Budget and Finance Act).

CERTIFICATION

APPROVED BY THE GOVERNING BOARD

Jennifer McCain
(Print Name)
Storey County Comptroller
(Title)

Jay Carmona, Chairman

certify that all applicable funds and financial
operations of this Local Government are
listed herein

Clay Mitchell, Vice-Chairman

Signed

Donald Gilman Commissioner

Dated:

SCHEDULED PUBLIC HEARING:

Date and Time May 19, 2026 @ 9:00 A.M.

Publication Date May 8, 2026

Place: Storey County Courthouse, District Courtroom 26 South "B" Street, Virginia City, Nevada 89440



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North "C" Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

STOREY COUNTY FIRE PROTECTION DISTRICT FINAL BUDGET MESSAGE

The following Final Budget for the Storey County Fire Protection District 474 is for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

For fiscal year 2027, the Fire District's Ad Valorem rate of .5446 will be allocated between Fire General Fund (0.4946) and Fire Capital Projects Fund (0.0500).

The Capital Projects Fund is designated to support the acquisition of capital assets that enhance the firefighting and fire prevention capabilities of the 474 Fire District.

For FY27, the Fire District's planned investments include the procurement of new fire apparatus, development of two additional fire stations in the Reno Tahoe Industrial Park and the Virginia City Highlands, and the acquisition of the fire station in Virginia City. As these projects are currently underway, significant transfers from the General Fund are necessary to support these capital projects through completion.

The Fire District is currently in negotiations with the Storey County Fire Fighters' Association, IAFF Local 4227. Any resulting financial impacts have not yet been incorporated into the final budget.

**FIRE DISTRICT 474
2026-2027 INDEX**

			<u>PAGE</u>
SCHEDULE	S-2	- STATISTICAL DATA	1
SCHEDULE	S-3		2
SCHEDULE	A		3
SCHEDULE	A-1		4
SCHEDULE	B		
SCHEDULE	B-8	Resources - General Fund	5
SCHEDULE	B-9	Resources - General Fund	6
GENERAL FUND		EXPENDITURES	
SCHEDULE	B-10	EXPENSE - GENERAL FUND: PUBLIC SAFETY	7
SCHEDULE	B-11	SUMMARY	8
SCHEDULE	B-14	FIRE EMERGENCY	9
SCHEDULE	B-14	COMPENSATED ABSENCES	10
SCHEDULE	B-14	MUTUAL AID	11
SCHEDULE	B-14	CAPITAL PROJECTS	12
SCHEDULE	B-14	GRANTS	13
SCHEDULE	T		14
SCHEDULE	30	LOBBYING EXPENSE ESTIMATE	15
SCHEDULE	31	EXISTING CONTRACTS	16
SCHEDULE	32	PRIVATIZATION CONTRACTS	17

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	BUDGET YEAR ENDING 6/30/2026
General Government			
Judicial			
Public Safety	39	39	59
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVI 6/30/2026	39	39	59
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	39	39	59
POPULATION (AS OF JULY 1)	4454	4457	4462
SOURCE OF POPULATION ESTIMATE*	Revenue Projections NV Dept of Taxation B-1		
Assessed Valuation (Secured and Unsecured Only)	3,589,095,999	3,543,355,021	5,636,417,086
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	3,589,095,999	3,543,355,021	5,636,417,086
TAX RATE			
General Fund	0.5446	0.5446	0.5446
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	0.5446	0.5446	0.5446

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	AD VALOREM TAX ABATEMENT [(5) - (7)]	AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations	0.6007	5,636,417,086	33,857,957	0.5446	30,695,927	1,247,742	29,448,185
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines	0.6007		-	0.5446	XXXXXXXXXXXXXXXXXX		
VOTER APPROVED:							
C. Voter Approved Overrides			-				
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185) 6/30/2026			-				
E. Indigent (NRS 428.285)			-				
F. Capital Acquisition (NRS 354.59815)			-				
G. Youth Services Levy (NRS 62B.150, 62B.160)			-				
H. Legislative Overrides			-				
I. SCCRT Loss (NRS 354.59813)			-				
J. Other:			-				
K. Other:			-				
L. SUBTOTAL LEGISLATIVE OVERRIDES			-				
M. SUBTOTAL A, C, L	0.6007	5,636,417,086	33,857,957	0.5446	30,695,927	1,247,742	29,448,185
N. Debt							
O. TOTAL M AND N	0.6007	5,636,417,086	33,857,957	0.5446	30,695,927	1,247,742	29,448,185

STOREY COUNTY FIRE PROTECTION DISTRICT 474

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

The Allowed Revenue required for column 3 can be obtained from the March 15 Final Revenue Projections or manually calculated. If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

<u>REVENUES</u>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	YEAR ENDING 6/30/2025	ESTIMATED YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
AD VALOREM				
General Government				
Property	8,637,468	11,441,025	13,473,782	13,473,782
				-
				-
				-
SubTotal	8,637,468	11,441,025	13,473,782	13,473,782
Intergovernmental Revenues				
SCCRT	3,037,042	2,828,718	9,286,460	9,286,460
Subtotal	3,037,042	2,828,718	9,286,460	9,286,460
Licenses and Permits				
Non-Business				
License	94,246	20,000	20,000	20,000
Permits	4,168,555	6,252,000	12,352,000	12,352,000
Subtotal	4,262,801	6,272,000	12,372,000	12,372,000
Other Financing Source				
Grants	44,014		-	-
Subtotal	44,014	-	-	-
Charges for Service				
Public Safety				
Fire/Ambulance Fees	508,923	532,000	518,000	518,000
Transport/Accident Recovery	332,847	170,000	210,000	210,000
Special Events	12,604	10,000	11,500	11,500
Other Fees - Tesla	342,827		-	-
Subtotal	1,197,201	712,000	739,500	739,500
Miscellaneous				
General Government				
Interest	943,768	401,000	830,000	830,000
Miscellaneous -Other	6,199		-	-
Subtotal	949,967	401,000	830,000	830,000
SubTotal all Revenue Sources	18,128,493	21,654,743	36,701,742	36,701,742

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE B - GENERAL FUND

AND ACTIVITY	(1) YEAR ENDING 6/30/2025	(2) ESTIMATED YEAR ENDING 6/30/2026	(3) BUDGET YEAR ENDING 06/30/27	
			TENTATIVE APPROVED	FINAL APPROVED
FUNCTION SUMMARY				
General Government				
Judicial				
Public Safety	10,624,951	15,879,537	15,449,055	16,523,605
Public Works				
Sanitation				
Health				
Welfare				
Culture and Recreation				
Community Support				
Debt Service				
Intergovernmental Expenditures				
TOTAL EXPENDITURES - ALL FUNCTIONS	10,624,951	15,879,537	15,449,055	16,523,605
OTHER USES:				
CONTINGENCY (Not to exceed 3% of Total Expenditures all Functions)	-	446,896	476,200	495,708
Transfers Out (Schedule T)				
Transfer Capital Projects	4,000,000	13,500,000	15,500,000	23,625,000
Transfer to Grants	3,000			
Transfers to Fire Emergency			250,000	250,000
Transfers to USDA (<i>diff. budget</i>)	142,640	142,640	1,087,525	1,087,525
Transfers to TRI Payback				
Transfer to Comp Absence			250,000	250,000
SubTotal	4,145,640	14,089,536	17,563,725	25,708,233
TOTAL EXPENDITURES AND OTHER USES	14,770,591	29,969,073	33,012,780	42,231,838
ENDING FUND BALANCE:	18,217,314	10,102,984	13,791,946	5,372,888
TOTAL GENERAL FUND COMMITMENTS AND FUND BALANCE	32,987,905	40,072,057	46,804,726	47,604,726

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

USDA is a fund within the Storey County Budget

<u>REVENUES</u>	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	YEAR ENDING 6/30/2025	ESTIMATED YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
AD VALOREM	-	-	-	-
General Government				
Property	37,856			
Subtotal	37,856			
Licenses and Permits				
Licenses				
Permits	62,144			
Subtotal	62,144			
Total Revenue	100,000			
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)		-	250,000	250,000
BEGINNING FUND BALANCE	300,000	400,000	300,000	300,000
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	300,000	400,000	300,000	300,000
TOTAL RESOURCES	400,000	400,000	550,000	550,000
<u>EXPENDITURES</u>				
Public Safety				
Fire				
Salaries & Wages	-			
Employee Benefits	-			
Services & Supplies	-	50,000	50,000	50,000
Capital Outlay	-	50,000	50,000	50,000
Subtotal	-	100,000	100,000	100,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	400,000	300,000	450,000	450,000
TOTAL COMMITMENTS & FUND BALANCE	400,000	400,000	550,000	550,000

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

Fund: Fire Emergency

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
AD VALOREM	-	-	-	-
General Government		1,000,000		
Property				
Subtotal	-			
Licenses and Permits				
Licenses				
Permits				
Subtotal				
Total Revenue				
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)			250,000	250,000
BEGINNING FUND BALANCE		-	1,000,000	1,000,000
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	-	-	1,000,000	1,000,000
TOTAL RESOURCES	-	1,000,000	1,250,000	1,250,000
EXPENDITURES				
Public Safety				
Fire				
Salaries & Wages	-		100,000	100,000
Employee Benefits	-			
Services & Supplies	-			
Capital Outlay	-			
Subtotal	-		100,000	100,000
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	-	1,000,000	1,150,000	1,150,000
TOTAL COMMITMENTS & FUND BALANCE	-	1,000,000	1,250,000	1,250,000

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

Fund: Compensated Absences

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27 (4)	
	YEAR ENDING 6/30/2025	ESTIMATED YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Charges for Service				
Other Revenues	1,687,753	850,000	800,000	2,170,000
Subtotal	1,687,753	850,000	800,000	2,170,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	719,663	1,598,268	1,405,708	1,405,708
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	719,663	1,598,268	1,405,708	1,405,708
TOTAL RESOURCES	2,407,416	2,448,268	2,205,708	3,575,708
EXPENDITURES				
Public Safety				
Fire				
Salaries & Wages	484,228	480,000	1,250,000	1,250,000
Employee Benefits	86,457	140,000	699,153	699,153
Services & Supplies	138,463	217,060	224,150	224,150
Capital Outlay		5,500		
Subtotal	709,148	842,560	2,173,303	2,173,303
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
Transfer to Fire General	100,000	200,000		
Total Expenditures	809,148	1,042,560	2,173,303	2,173,303
ENDING FUND BALANCE	1,598,268	1,405,708	32,405	1,402,405
TOTAL COMMITMENTS & FUND BALANCE	2,407,416	2,448,268	2,205,708	3,575,708

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

Fund: Mutual Aid

<u>REVENUES</u>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	YEAR ENDING 6/30/2025	ESTIMATED YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
AD VALOREM				
General Government				
Property Tax	3,785,649	6,640,177	3,236,866	3,236,866
Subtotal	3,785,649	6,640,177	3,236,866	3,236,866
Licenses and Permit				
Permits	6,214,351			
Subtotal	6,214,351			
Misc				
Misc				
Interest	221,256	62,000	540,000	540,000
Subtotal	221,256	62,000	540,000	540,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	4,000,000	13,500,000	15,500,000	23,625,000
Total Revenue	14,221,256	20,202,177	19,276,866	27,401,866
BEGINNING FUND BALANCE	2,303,093	11,497,882	15,732,959	15,732,959
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	2,303,093	11,497,882	15,732,959	15,732,959
TOTAL RESOURCES	16,524,349	31,700,059	35,009,825	43,134,825
<u>EXPENDITURES</u>				
Public Safety				
Fire				
Capital Outlay	5,026,467	15,967,100	10,784,000	24,761,500
Subtotal	5,026,467	15,967,100	10,784,000	24,761,500
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
Transfer to USDA *			1,087,525	
ENDING FUND BALANCE	11,497,882	15,732,959	23,138,300	18,373,325
TOTAL COMMITMENTS & FUND BALANCE	16,524,349	31,700,059	35,009,825	43,134,825

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

* transfer to Storey County budget

Fund: Capital Projects

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	YEAR ENDING 6/30/2025	ESTIMATED YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Intergovernmental				
Grants		-		
Federal	105,460		-	-
State		103,095	950,516	950,516
Subtotal	105,460	103,095	950,516	950,516
OTHER FINANCING SOURCES:				
Other Grants		350,000		
Operating Transfers In (Schedule T)				
Transfer from Fire General	3,000			
Subtotal	3,000	350,000	-	-
SubTotal Revenue	108,460	453,095	950,516	950,516
BEGINNING FUND BALANCE	63,089	95,674	254,669	254,669
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	63,089	95,674	254,669	254,669
TOTAL RESOURCES	171,549	548,769	1,205,185	1,205,185
EXPENDITURES				
Salaries & Wages	45,133		-	-
Employee Benefits	20,370		-	-
Services & Supplies	10,372	294,100	300,000	300,000
Capital Outlay	-			
Activity Subtotal	75,875	294,100	300,000	300,000
Subtotal Expenditures	75,875	294,100	300,000	300,000
ENDING FUND BALANCE	95,674	254,669	905,185	905,185
TOTAL COMMITMENTS & FUND BALANCE	171,549	548,769	1,205,185	1,205,185

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

Fund: Grants

TRANSFERS OUT				TRANSFERS IN			
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT	
GENERAL FUND							
Fire General 250 to Capital Projects 280	General -250	8	15,500,000	Capital Projects -280	12		
Fire General 250 to Fire Emergency	General -250	8	250,000	Fire Emergency - 260	9		
Fire General 250 to Comp Absence	General -250	8	250,000	Fire Compensated Absences	10		
Fire General 250 to USDA - 135 <i>(different Budget)</i>			1,087,525				
SUBTOTAL			17,087,525				-
SPECIAL REVENUE FUNDS							
Fire General 250 to Fire Emergency	General -250	8		Fire Emergency - 260	9		250,000
Fire General 250 to Comp Absence	General -250	8		Fire Compensated Absences	10		250,000
Fire General 250 to USDA - 135 <i>(different Budget)</i>				USDA - 135 <i>(different Budget)</i>	28		
				<i>USDA is a fund within the Storey County Budget</i>			
SUBTOTAL			-				500,000
CAPITAL PROJEC TS							
Fire General 250 to Capital Projects 280	General -250	8		Capital Projects -280	12		15,500,000
SUBTOTAL			-				15,500,000
TOTAL			17,087,525				16,000,000

STOREY COUNTY FIRE PROTECTION DISTRICT 474
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must obtain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

Nevada Legislature: 84th Session; February 1, 2027 to May 31, 2027

1. Activity:	NONE	
2. Funding Source:		
3. Transportation		\$ _____
4. Lodging and meals		\$ _____
5. Salaries and Wages		\$ _____
6. Compensation to lobbyists		\$ _____
7. Entertainment		\$ _____
8. Supplies, equipment & facilities; other personnel and services spent in Carson City		\$ _____
Total		\$ _____ -

Entity: STOREY COUNTY FIRE PROTECTION DISTRICT 474

Budget Year: 2026-2027

SCHEDULE OF EXISTING CONTRACTS

Budget Year 2026-2027

STOREY COUNTY FIRE PROTECTION DISTRICT 474

Local Government: _____

Contact: _____


E-mail Address: _____

Daytime Telephone: _____

Total Number of Existing Contracts: 1

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2025-26	Proposed Expenditure FY 2026-27	Reason or need for contract:
1	DiPietro & Thorton	6/1/2026	12/31/2026	\$ 55,000	\$ 60,000	Annual Outside Audit of Financial Statements for the Year ended June 30, 2026
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19	Total Proposed Expenditures			\$ 55,000	\$ 60,000	

Additional Explanations (Reference Line Number and Vendor):

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Possible approval of an amendment to DOWL Task order 62 for the Fairgrounds Improvements Project P4-07 in the amount of \$61,666.75 for costs related to bidding support, construction administration, and Resident Project Representative services to comply with USDA-RD requirements.
- **Recommended motion:** I, [commissioner], move to approve the amendment to DOWL Task Order 62 for the Fairgrounds Improvements Project P4-07 in the amount of \$61,666.75 for costs related to bidding support, construction administration, and Resident Project Representative services to comply with USDA-RD requirements.

• **Prepared by:** Mike Northan

Department: Commissioners

Contact Number: 7752304255

• **Staff Summary:** This amendment captures some costs incurred during the bidding process and addresses some project construction support requirements from USDA-RD that include a Resident Project Representative service to be provided by DOWL for the Fairgrounds Improvements Project P4-07.

• **Supporting Materials:** See Attachments

• **Fiscal Impact:** \$61,666.75

• **Legal review required:** TRUE

• **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

• **Board Action:**

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

This document has important legal consequences; consultation with an attorney is encouraged with respect to its use or modification. This document should be adapted to the particular circumstances of the contemplated Project and the controlling Laws and Regulations.

**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

Prepared by



Issued and Published Jointly by



This Agreement has been prepared for use with EJCDC® C-700, Standard General Conditions of the Construction Contract, 2013 Edition. Their provisions are interrelated, and a change in one may necessitate a change in the other. For guidance on the completion and use of this Agreement, see EJCDC® E-001, Commentary on the EJCDC Engineering Services Agreements, 2013 Edition.

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TABLE OF CONTENTS

	<u>Page</u>
ARTICLE 1 – SERVICES OF ENGINEER	1
1.01 Scope	1
ARTICLE 2 – OWNER’S RESPONSIBILITIES.....	1
2.01 General.....	1
ARTICLE 3 – SCHEDULE FOR RENDERING SERVICES.....	2
3.01 Commencement	2
3.02 Time for Completion	2
ARTICLE 4 – INVOICES AND PAYMENTS	2
4.01 Invoices.....	2
4.02 Payments.....	2
ARTICLE 5 – OPINIONS OF COST.....	3
5.01 Opinions of Probable Construction Cost	3
5.02 Designing to Construction Cost Limit.....	3
5.03 Opinions of Total Project Costs.....	3
ARTICLE 6 – GENERAL CONSIDERATIONS.....	3
6.01 Standards of Performance	3
6.02 Design Without Construction Phase Services.....	5
6.03 Use of Documents.....	6
6.04 Electronic Transmittals	6
6.05 Insurance.....	7
6.06 Suspension and Termination	8
6.07 Controlling Law	9
6.08 Successors, Assigns, and Beneficiaries	9
6.09 Dispute Resolution.....	10
6.10 Environmental Condition of Site.....	10
6.11 Indemnification and Mutual Waiver.....	11
6.12 Records Retention.....	12
6.13 Miscellaneous Provisions	12
ARTICLE 7 – DEFINITIONS	12
7.01 Defined Terms.....	12
ARTICLE 8 – EXHIBITS AND SPECIAL PROVISIONS	17
8.01 Exhibits Included:	17
8.02 Total Agreement:	17
8.03 Designated Representatives:	17
8.04 Engineer’s Certifications:	18

**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of April 21, 2026 ("Effective Date") between
Storey County ("Owner") and
DOWL, LLC ("Engineer").

Commented [SS1]: This date will need to change. We can put it in DocuSign, having Austin add the date once he signs. Mike and Keith, let me know if there are any issues with this approach.

Commented [MN2R2]: I think the date is fine as is. Some of these services have already been rendered.

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows:
Virginia City Fairgrounds Improvements
("Project").

Other terms used in this Agreement are defined in Article 7.

Engineer's services under this Agreement are for Task Order No. 62 under MSA dated March 15, 2023, which are amended to incorporate EJCDC contract documents for the "Project" and to add previously undervalued expense for the following phases: Surveying and Mapping, Final Design, Bidding, and Construction.

Owner and Engineer further agree as follows:

ARTICLE 1 – SERVICES OF ENGINEER

1.01 *Scope*

- A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 – OWNER'S RESPONSIBILITIES

2.01 *General*

- A. Owner shall have the responsibilities set forth herein and in Exhibit B.
- B. Owner shall pay Engineer as set forth in Article 4 and Exhibit C.
- C. Owner shall be responsible for all requirements and instructions that it furnishes to Engineer pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by Owner to Engineer pursuant to this Agreement. Engineer may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items.
- D. Owner shall give prompt written notice to Engineer whenever Owner observes or otherwise becomes aware of:
1. any development that affects the scope or time of performance of Engineer's services;

2. the presence at the Site of any Constituent of Concern; or
3. any relevant, material defect or nonconformance in: (a) Engineer's services, (b) the Work, (c) the performance of any Constructor, or (d) Owner's performance of its responsibilities under this Agreement.

ARTICLE 3 – SCHEDULE FOR RENDERING SERVICES

3.01 *Commencement*

- A. Engineer is authorized to begin rendering services as of the Effective Date.

3.02 *Time for Completion*

- A. Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering services, or specific dates by which services are to be completed, are provided in Exhibit A, and are hereby agreed to be reasonable.
- B. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's services is impaired, or Engineer's services are delayed or suspended, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.
- C. If Owner authorizes changes in the scope, extent, or character of the Project or Engineer's services, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.
- D. Owner shall make decisions and carry out its other responsibilities in a timely manner so as not to delay the Engineer's performance of its services.
- E. If Engineer fails, through its own fault, to complete the performance required in this Agreement within the time set forth, as duly adjusted, then Owner shall be entitled, as its sole remedy, to the recovery of direct damages, if any, resulting from such failure.

ARTICLE 4 – INVOICES AND PAYMENTS

4.01 *Invoices*

- A. *Preparation and Submittal of Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and the terms of Exhibit C. Engineer shall submit its invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt.

4.02 *Payments*

- A. *Application to Interest and Principal:* Payment will be credited first to any interest owed to Engineer and then to principal.
- B. *Failure to Pay:* If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice, then:

1. amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; and
2. Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Owner has paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.
- C. *Disputed Invoices*: If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion subject to the terms of Paragraph 4.01.
- D. *Sales or Use Taxes*: If after the Effective Date any governmental entity takes a legislative action that imposes additional sales or use taxes on Engineer's services or compensation under this Agreement, then Engineer may invoice such additional sales or use taxes for reimbursement by Owner. Owner shall reimburse Engineer for the cost of such invoiced additional sales or use taxes; such reimbursement shall be in addition to the compensation to which Engineer is entitled under the terms of Exhibit C.

ARTICLE 5 – OPINIONS OF COST

5.01 *Opinions of Probable Construction Cost*

- A. Engineer's opinions (if any) of probable Construction Cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. If Owner requires greater assurance as to probable Construction Cost, then Owner agrees to obtain an independent cost estimate.

5.02 *Designing to Construction Cost Limit*

- A. If a Construction Cost limit is established between Owner and Engineer, such Construction Cost limit and a statement of Engineer's rights and responsibilities with respect thereto will be specifically set forth in Exhibit F to this Agreement.

5.03 *Opinions of Total Project Costs*

- A. The services, if any, of Engineer with respect to Total Project Costs shall be limited to assisting the Owner in tabulating the various categories that comprise Total Project Costs. Engineer assumes no responsibility for the accuracy of any opinions of Total Project Costs.

ARTICLE 6 – GENERAL CONSIDERATIONS

6.01 *Standards of Performance*

- A. *Standard of Care:* The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer.
- B. *Technical Accuracy:* Owner shall not be responsible for discovering deficiencies in the technical accuracy of Engineer's services. Engineer shall correct deficiencies in technical accuracy without additional compensation, unless such corrective action is directly attributable to deficiencies in Owner-furnished information.
- C. *Consultants:* Engineer may retain such Consultants as Engineer deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objections by Owner.
- D. *Reliance on Others:* Subject to the standard of care set forth in Paragraph 6.01.A, Engineer and its Consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- E. *Compliance with Laws and Regulations, and Policies and Procedures:*
 - 1. Engineer and Owner shall comply with applicable Laws and Regulations.
 - 2. Engineer shall comply with any and all policies, procedures, and instructions of Owner that are applicable to Engineer's performance of services under this Agreement and that Owner provides to Engineer in writing, subject to the standard of care set forth in Paragraph 6.01.A, and to the extent compliance is not inconsistent with professional practice requirements.
 - 3. This Agreement is based on Laws and Regulations and Owner-provided written policies and procedures as of the Effective Date. The following may be the basis for modifications to Owner's responsibilities or to Engineer's scope of services, times of performance, or compensation:
 - a. changes after the Effective Date to Laws and Regulations;
 - b. the receipt by Engineer after the Effective Date of Owner-provided written policies and procedures;
 - c. changes after the Effective Date to Owner-provided written policies or procedures.
- F. Engineer shall not be required to sign any document, no matter by whom requested, that would result in the Engineer having to certify, guarantee, or warrant the existence of conditions whose existence the Engineer cannot ascertain. Owner agrees not to make

resolution of any dispute with the Engineer or payment of any amount due to the Engineer in any way contingent upon the Engineer signing any such document.

- G. The general conditions for any construction contract documents prepared hereunder are to be EJCDC® C-700 “Standard General Conditions of the Construction Contract” (2013 Edition), prepared by the Engineers Joint Contract Documents Committee, unless expressly indicated otherwise in Exhibit J or elsewhere in this Agreement.
- H. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor’s work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Site, nor for any failure of a Constructor to comply with Laws and Regulations applicable to that Constructor’s furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- I. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor’s, failure to furnish and perform the Work in accordance with the Construction Contract Documents.
- J. Engineer shall not be responsible for any decision made regarding the Construction Contract Documents, or any application, interpretation, clarification, or modification of the Construction Contract Documents, other than those made by Engineer or its Consultants.
- K. Engineer is not required to provide and does not have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- L. Engineer’s services do not include providing legal advice or representation.
- M. Engineer’s services do not include (1) serving as a “municipal advisor” for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission, or (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances.
- N. While at the Site, Engineer, its Consultants, and their employees and representatives shall comply with the applicable requirements of Contractor’s and Owner’s safety programs of which Engineer has been informed in writing.

6.02 *Design Without Construction Phase Services*

- A. Engineer shall be responsible only for those Construction Phase services expressly required of Engineer in Exhibit A, Paragraph A1.05. With the exception of such expressly required services, Engineer shall have no design, Shop Drawing review, or other obligations during construction, and Owner assumes all responsibility for the application and interpretation of the Construction Contract Documents, review and response to

Contractor claims, Construction Contract administration, processing of Change Orders and submittals, revisions to the Construction Contract Documents during construction, construction observation and review, review of Contractor's payment applications, and all other necessary Construction Phase administrative, engineering, and professional services. Owner waives all claims against the Engineer that may be connected in any way to Construction Phase administrative, engineering, or professional services except for those services that are expressly required of Engineer in Exhibit A.

6.03 *Use of Documents*

- A. All Documents are instruments of service, and Engineer shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the Engineer) whether or not the Project is completed.
- B. If Engineer is required to prepare or furnish Drawings or Specifications under this Agreement, Engineer shall deliver to Owner at least one original printed record version of such Drawings and Specifications, signed and sealed according to applicable Laws and Regulations.
- C. Owner may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project. Engineer grants Owner a limited license to use the Documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all services relating to preparation of the Documents, and subject to the following limitations: (1) Owner acknowledges that such Documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the Documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and Consultants; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and Consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the Documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.
- D. If Engineer at Owner's request verifies the suitability of the Documents, completes them, or adapts them for extensions of the Project or for any other purpose, then Owner shall compensate Engineer at rates or in an amount to be agreed upon by Owner and Engineer.

6.04 *Electronic Transmittals*

- A. Owner and Engineer may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

- B. If this Agreement does not establish protocols for electronic or digital transmittals, then Owner and Engineer shall jointly develop such protocols.
- C. When transmitting items in electronic media or digital format, the transmitting party makes no representations as to long term compatibility, usability, or readability of the items resulting from the recipient's use of software application packages, operating systems, or computer hardware differing from those used in the drafting or transmittal of the items, or from those established in applicable transmittal protocols.

6.05 *Insurance*

- A. Engineer shall procure and maintain insurance as set forth in Exhibit G. Engineer shall cause Owner to be listed as an additional insured on any applicable general liability insurance policy carried by Engineer.
- B. Owner shall procure and maintain insurance as set forth in Exhibit G. Owner shall cause Engineer and its Consultants to be listed as additional insureds on any general liability policies carried by Owner, which are applicable to the Project.
- C. Owner shall require Contractor to purchase and maintain policies of insurance covering workers' compensation, general liability, motor vehicle damage and injuries, and other insurance necessary to protect Owner's and Engineer's interests in the Project. Owner shall require Contractor to cause Engineer and its Consultants to be listed as additional insureds with respect to such liability insurance purchased and maintained by Contractor for the Project.
- D. Owner and Engineer shall each deliver to the other certificates of insurance evidencing the coverages indicated in Exhibit G. Such certificates shall be furnished prior to commencement of Engineer's services and at renewals thereafter during the life of the Agreement.
- E. All policies of property insurance relating to the Project, including but not limited to any builder's risk policy, shall allow for waiver of subrogation rights and contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any insured thereunder or against Engineer or its Consultants. Owner and Engineer waive all rights against each other, Contractor, the Consultants, and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, for all losses and damages caused by, arising out of, or resulting from any of the perils or causes of loss covered by any builder's risk policy and any other property insurance relating to the Project. Owner and Engineer shall take appropriate measures in other Project-related contracts to secure waivers of rights consistent with those set forth in this paragraph.
- F. All policies of insurance shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement, and that renewal will not be refused, until at least 10 days prior written notice has been given to the primary insured. Upon receipt of such notice, the receiving party shall promptly forward a copy of the notice to the other party to this Agreement.

- G. At any time, Owner may request that Engineer or its Consultants, at Owner's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective than those specified in Exhibit G. If so requested by Owner, and if commercially available, Engineer shall obtain and shall require its Consultants to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by Owner, and Exhibit G will be supplemented to incorporate these requirements.

6.06 *Suspension and Termination*

A. *Suspension:*

1. *By Owner:* Owner may suspend the Project for up to 90 days upon seven days written notice to Engineer.
2. *By Engineer:* Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement if Owner has failed to pay Engineer for invoiced services and expenses, as set forth in Paragraph 4.02.B, or in response to the presence of Constituents of Concern at the Site, as set forth in Paragraph 6.10.D.

B. *Termination:* The obligation to provide further services under this Agreement may be terminated:

1. For cause,
 - a. by either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
 - b. by Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 6.10.D.
 - 3) Engineer shall have no liability to Owner on account of such termination.
 - c. Notwithstanding the foregoing, this Agreement will not terminate under Paragraph 6.06.B.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same,

then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of notice from Owner.
- C. *Effective Date of Termination:* The terminating party under Paragraph 6.06.B may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to demobilize personnel and equipment from the Site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.
- D. *Payments Upon Termination:*
1. In the event of any termination under Paragraph 6.06, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all Reimbursable Expenses incurred through the effective date of termination. Upon making such payment, Owner shall have the limited right to the use of Documents, at Owner's sole risk, subject to the provisions of Paragraph 6.03.
 2. In the event of termination by Owner for convenience or by Engineer for cause, Engineer shall be entitled, in addition to invoicing for those items identified in Paragraph 6.06.D.1, to invoice Owner and receive payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Engineer's Consultants, and other related close-out costs, using methods and rates for Additional Services as set forth in Exhibit C.

6.07 *Controlling Law*

- A. This Agreement is to be governed by the Laws and Regulations of the state in which the Project is located.

6.08 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 6.08.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

- C. Unless expressly provided otherwise in this Agreement:
1. Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them.
 2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.
 3. Owner agrees that the substance of the provisions of this Paragraph 6.08.C shall appear in the Construction Contract Documents.

6.09 *Dispute Resolution*

- A. Owner and Engineer agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to invoking the procedures of Exhibit H or other provisions of this Agreement, or exercising their rights at law.
- B. If the parties fail to resolve a dispute through negotiation under Paragraph 6.09.A, then either or both may invoke the procedures of Exhibit H. If Exhibit H is not included, or if no dispute resolution method is specified in Exhibit H, then the parties may exercise their rights at law.

6.10 *Environmental Condition of Site*

- A. Owner represents to Engineer that as of the Effective Date to the best of Owner's knowledge no Constituents of Concern, other than those disclosed in writing to Engineer, exist at or adjacent to the Site.
- B. If Engineer encounters or learns of an undisclosed Constituent of Concern at the Site, then Engineer shall notify (1) Owner and (2) appropriate governmental officials if Engineer reasonably concludes that doing so is required by applicable Laws or Regulations.
- C. It is acknowledged by both parties that Engineer's scope of services does not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an undisclosed Constituent of Concern, then Owner shall promptly determine whether to retain a qualified expert to evaluate such condition or take any necessary corrective action.
- D. If investigative or remedial action, or other professional services, are necessary with respect to undisclosed Constituents of Concern, or if investigative or remedial action beyond that reasonably contemplated is needed to address a disclosed or known Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until such portion of the Project is no longer affected.
- E. If the presence at the Site of undisclosed Constituents of Concern adversely affects the performance of Engineer's services under this Agreement, then the Engineer shall have the option of (1) accepting an equitable adjustment in its compensation or in the time of completion, or both; or (2) terminating this Agreement for cause on seven days notice.

- F. Owner acknowledges that Engineer is performing professional services for Owner and that Engineer is not and shall not be required to become an "owner," "arranger," "operator," "generator," or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, which are or may be encountered at or near the Site in connection with Engineer's activities under this Agreement.

6.11 *Indemnification and Mutual Waiver*

- A. *Indemnification by Engineer:* To the fullest extent permitted by Laws and Regulations, Engineer shall indemnify and hold harmless Owner, and Owner's officers, directors, members, partners, agents, consultants, and employees, from losses, damages, and judgments (including reasonable consultants' and attorneys' fees and expenses) arising from third-party claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Engineer or Engineer's officers, directors, members, partners, agents, employees, or Consultants. **This indemnification provision is subject to and limited by the provisions, if any, agreed to by Owner and Engineer in Exhibit I, "Limitations of Liability."**
- B. *Indemnification by Owner:* Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and Consultants as required by Laws and Regulations **and to the extent (if any) required in Exhibit I, "Limitations of Liability."**
- C. *Environmental Indemnification:* To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and Consultants from all claims, costs, losses, damages, actions, and judgments (including reasonable consultants' and attorneys fees and expenses) caused by, arising out of, relating to, or resulting from a Constituent of Concern at, on, or under the Site, provided that (1) any such claim, cost, loss, damages, action, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (2) nothing in this paragraph shall obligate Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct.
- D. *No Defense Obligation:* The indemnification commitments in this Agreement do not include a defense obligation by the indemnitor unless such obligation is expressly stated.
- E. *Percentage Share of Negligence:* To the fullest extent permitted by Laws and Regulations, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, shall not exceed the percentage share that the party's negligence bears to the total negligence of Owner, Engineer, and all other negligent entities and individuals.

- F. *Mutual Waiver*: To the fullest extent permitted by Laws and Regulations, Owner and Engineer waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.

6.12 *Records Retention*

- A. Engineer shall maintain on file in legible form, for a period of five years following completion or termination of its services, all Documents, records (including cost records), and design calculations related to Engineer's services or pertinent to Engineer's performance under this Agreement. Upon Owner's request, Engineer shall provide a copy of any such item to Owner at cost.

6.13 *Miscellaneous Provisions*

- A. *Notices*: Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.
- B. *Survival*: All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.
- C. *Severability*: Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- D. *Waiver*: A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- E. *Accrual of Claims*: To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of Substantial Completion.

ARTICLE 7 – DEFINITIONS

7.01 *Defined Terms*

- A. Wherever used in this Agreement (including the Exhibits hereto) terms (including the singular and plural forms) printed with initial capital letters have the meanings indicated in the text above, in the exhibits, or in the following definitions:

1. *Addenda*—Written or graphic instruments issued prior to the opening of bids which clarify, correct, or change the bidding requirements or the proposed Construction Contract Documents.
2. *Additional Services*—The services to be performed for or furnished to Owner by Engineer in accordance with Part 2 of Exhibit A of this Agreement.
3. *Agreement*—This written contract for professional services between Owner and Engineer, including all exhibits identified in Paragraph 8.01 and any duly executed amendments.
4. *Application for Payment*—The form acceptable to Engineer which is to be used by Contractor during the course of the Work in requesting progress or final payments and which is to be accompanied by such supporting documentation as is required by the Construction Contract.
5. *Basic Services*—The services to be performed for or furnished to Owner by Engineer in accordance with Part 1 of Exhibit A of this Agreement.
6. *Change Order*—A document which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Construction Contract Price or the Construction Contract Times, or other revision to the Construction Contract, issued on or after the effective date of the Construction Contract.
7. *Change Proposal*—A written request by Contractor, duly submitted in compliance with the procedural requirements set forth in the Construction Contract, seeking an adjustment in Construction Contract Price or Construction Contract Times, or both; contesting an initial decision by Engineer concerning the requirements of the Construction Contract Documents or the acceptability of Work under the Construction Contract Documents; challenging a set-off against payments due; or seeking other relief with respect to the terms of the Construction Contract.
8. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. (“CERCLA”); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5501 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. (“RCRA”); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.
9. *Construction Contract*—The entire and integrated written contract between the Owner and Contractor concerning the Work.

10. *Construction Contract Documents*—Those items designated as “Contract Documents” in the Construction Contract, and which together comprise the Construction Contract.
11. *Construction Contract Price*—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Construction Contract Documents.
12. *Construction Contract Times*—The number of days or the dates by which Contractor shall: (a) achieve milestones, if any, in the Construction Contract; (b) achieve Substantial Completion; and (c) complete the Work.
13. *Construction Cost*—The cost to Owner of the construction of those portions of the entire Project designed or specified by or for Engineer under this Agreement, including construction labor, services, materials, equipment, insurance, and bonding costs, and allowances for contingencies. Construction Cost does not include costs of services of Engineer or other design professionals and consultants; cost of land or rights-of-way, or compensation for damages to property; Owner’s costs for legal, accounting, insurance counseling, or auditing services; interest or financing charges incurred in connection with the Project; or the cost of other services to be provided by others to Owner. Construction Cost is one of the items comprising Total Project Costs.
14. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and Consultants), performing or supporting construction activities relating to the Project, including but not limited to Contractors, Subcontractors, Suppliers, Owner’s work forces, utility companies, other contractors, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
15. *Consultants*—Individuals or entities having a contract with Engineer to furnish services with respect to this Project as Engineer’s independent professional associates and consultants; subcontractors; or vendors.
16. *Contractor*—The entity or individual with which Owner enters into a Construction Contract.
17. *Documents*—Data, reports, Drawings, Specifications, Record Drawings, building information models, civil integrated management models, and other deliverables, whether in printed or electronic format, provided or furnished in appropriate phases by Engineer to Owner pursuant to this Agreement.
18. *Drawings*—That part of the Construction Contract Documents that graphically shows the scope, extent, and character of the Work to be performed by Contractor.
19. *Effective Date*—The date indicated in this Agreement on which it becomes effective, but if no such date is indicated, the date on which this Agreement is signed and delivered by the last of the parties to sign and deliver.
20. *Engineer*—The individual or entity named as such in this Agreement.

21. *Field Order*—A written order issued by Engineer which requires minor changes in the Work but does not change the Construction Contract Price or the Construction Contract Times.
22. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.
23. *Owner*—The individual or entity named as such in this Agreement and for which Engineer's services are to be performed. Unless indicated otherwise, this is the same individual or entity that will enter into any Construction Contracts concerning the Project.
24. *Project*—The total undertaking to be accomplished for Owner by engineers, contractors, and others, including planning, study, design, construction, testing, commissioning, and start-up, and of which the services to be performed or furnished by Engineer under this Agreement are a part.
25. *Record Drawings*—Drawings depicting the completed Project, or a specific portion of the completed Project, prepared by Engineer as an Additional Service and based on Contractor's record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, and written interpretations and clarifications, as delivered to Engineer and annotated by Contractor to show changes made during construction.
26. *Reimbursable Expenses*—The expenses incurred directly by Engineer in connection with the performing or furnishing of Basic Services and Additional Services for the Project.
27. *Resident Project Representative*—The authorized representative of Engineer assigned to assist Engineer at the Site during the Construction Phase. As used herein, the term Resident Project Representative or "RPR" includes any assistants or field staff of Resident Project Representative. The duties and responsibilities of the Resident Project Representative, if any, are as set forth in Exhibit D.
28. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and that establish the standards by which such portion of the Work will be judged.
29. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information that are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work. Shop Drawings, whether approved or not, are not Drawings and are not Construction Contract Documents.
30. *Site*—Lands or areas to be indicated in the Construction Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands furnished by Owner which are designated for the use of Contractor.

31. *Specifications*—The part of the Construction Contract Documents that consists of written requirements for materials, equipment, systems, standards, and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable to the Work.
 32. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work.
 33. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Construction Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms “substantially complete” and “substantially completed” as applied to all or part of the Work refer to Substantial Completion thereof.
 34. *Supplier*—A manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.
 35. *Total Project Costs*—The total cost of planning, studying, designing, constructing, testing, commissioning, and start-up of the Project, including Construction Cost and all other Project labor, services, materials, equipment, insurance, and bonding costs, allowances for contingencies, and the total costs of services of Engineer or other design professionals and consultants, together with such other Project-related costs that Owner furnishes for inclusion, including but not limited to cost of land, rights-of-way, compensation for damages to properties, Owner’s costs for legal, accounting, insurance counseling, and auditing services, interest and financing charges incurred in connection with the Project, and the cost of other services to be provided by others to Owner.
 36. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Construction Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning, all as required by the Construction Contract Documents.
 37. *Work Change Directive*—A written directive to Contractor issued on or after the effective date of the Construction Contract, signed by Owner and recommended by Engineer, ordering an addition, deletion, or revision in the Work.
- B. *Day*:
1. The word “day” means a calendar day of 24 hours measured from midnight to the next midnight.

ARTICLE 8 – EXHIBITS AND SPECIAL PROVISIONS

8.01 *Exhibits Included:*

- A. Exhibit A, Engineer’s Services.
- B. Exhibit B, Owner’s Responsibilities.
- C. Exhibit C, Payments to Engineer for Services and Reimbursable Expenses.
- D. Exhibit D, Duties, Responsibilities and Limitations of Authority of Resident Project Representative.
- E. Exhibit E, Notice of Acceptability of Work.
- F. Exhibit F, Construction Cost Limit. **Not Used**
- G. Exhibit G, Insurance.
- H. Exhibit H, Dispute Resolution.
- I. Exhibit I, Limitations of Liability.
- J. Exhibit J, Special Provisions. **Not Used**
- K. Exhibit K, Amendment to Owner-Engineer Agreement.

8.02 *Total Agreement*

- A. This Agreement, (together with the exhibits included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a written instrument duly executed by both parties. Amendments should be based whenever possible on the format of Exhibit K to this Agreement.

8.03 *Designated Representatives*

- A. With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer’s and Owner’s representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to this Agreement on behalf of the respective party whom the individual represents.

8.04 *Engineer's Certifications*

- A. Engineer certifies that it has not engaged in corrupt, fraudulent, or coercive practices in competing for or in executing the Agreement. For the purposes of this Paragraph 8.04:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the selection process or in the Agreement execution;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the selection process or the execution of the Agreement to the detriment of Owner, or (b) to deprive Owner of the benefits of free and open competition;
3. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the selection process or affect the execution of the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: Storey County
By:

Print name: Austin Osborne
Title: County Manager
Date Signed:

Engineer: DOWL, LLC
By:

Print name: Keith Karpstein
Title: Senior Engineer
Date Signed:

Engineer License or Firm's Certificate No. (if required):
15004
State of: Nevada

Address for Owner's receipt of notices:

26 S B Street, PO Box 7
Virginia City, NV 89440

Address for Engineer's receipt of notices:

5510 Longley Lane
Reno, NV 89511

Designated Representative (Paragraph 8.03.A):

Title: Mike Northan
Phone Number: 775-230-4255
E-Mail Address: mnorthan@storeycounty.org

Designated Representative (Paragraph 8.03.A):

Keith Karpstein
Title: Senior Engineer
Phone Number: 775-284-7898
E-Mail Address: kkarpstein@dowl.com

Commented [SS3]: Mike, you're the designated rep per Paragraph 8.03A, right?
Commented [MN4R4]: That is correct.

This is **EXHIBIT A**, consisting of 10 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Commented [SS5]: Will need to change this date, same as first comment (have AO do once he signs)

Commented [MN6R6]: I think it can stay as April 21. It would become retroactive as some services have been rendered.

Engineer's Services

Article 1 of the Agreement is supplemented to include the following agreement of the parties.

Engineer shall provide Basic and Additional Services as set forth below.

PART 1 – BASIC SERVICES

A1.01 Surveying and Mapping Phase

A. Surveyor Shall:

1. Complete topographic mapping and record boundary mapping. Services will be performed per the "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." Services provided include:
 - a. Topographic information shall be provided to a 1' contour interval accuracy to NAVD88.
 - b. Provide depth measurements of any sewer or storm drainage public infrastructure needed to service the property.
 - c. Provide mapping of existing underground utilities based on surface evidence and utility owner mapping data. No potholing is included.
2. Review and map existing recorded documentation verifying parcel location, easements and verifying record mapping.

- B. Client shall provide a recent Title Report for the Property if title exemptions are requested as part of the services.
- C. If discrepancies of recorded and actual parcel locations are found, the Surveyor is required to file a record map correcting parcel information. Record map preparation and filing is not provided with Basic Services.
- D. All deliverables will be provided to the Client as electronic media and may include PDF and/or CAD file formats.

A1.02 Bidding Phase

- A. After acceptance by Owner of the bidding documents and the most recent opinion of probable Construction Cost as determined in the Final Design Phase, and upon written authorization by Owner to proceed, Engineer shall:
 1. Assist Owner in advertising for and obtaining bids or proposals for the Work and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, attend pre-bid conferences, if any, and receive and process contractor deposits or charges for the bidding documents.
 2. Issue addenda as appropriate to clarify, correct, or change the bidding documents.
 3. Provide information or assistance needed by Owner during any negotiations with prospective contractors.

Exhibit A – Engineer's Services

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4. Consult with Owner as to the acceptability of subcontractors, suppliers, and other individuals and entities proposed by prospective contractors for those portions of the Work as to which such acceptability is required by the bidding documents.
 5. Attend the Bid opening, prepare Bid tabulation sheets, and assist Owner in evaluating Bids or proposals and in assembling and awarding contracts for the Work.
- B. The Bidding or Negotiating Phase will be considered complete upon commencement of the Construction Phase or upon cessation of negotiations with prospective contractors.

A1.03 Construction Phase

- A. Upon successful completion of the Bidding and Negotiating Phase, and upon written authorization from Owner, Engineer shall:
1. General Administration of Construction Contract: Consult with Owner and act as Owner's representative as provided in the Construction Contract. The extent and limitations of the duties, responsibilities, and authority of Engineer as assigned in the Construction Contract shall not be modified, except as Engineer may otherwise agree in writing. All of Owner's instructions to Contractor will be issued through Engineer, which shall have authority to act on behalf of Owner in dealings with Contractor to the extent provided in this Agreement and the Construction Contract except as otherwise provided in writing.
 2. Resident Project Representative (RPR): Provide the services of an RPR at the Site to assist the Engineer and to provide more extensive observation of Contractor's work. Duties, responsibilities, and authority of the RPR are as set forth in Exhibit C. The furnishing of such RPR's services will not limit, extend, or modify Engineer's responsibilities or authority except as expressly set forth in Attachment 2.
 3. Pre-Construction Conference: Participate in a Pre-Construction Conference prior to commencement of Work at the Site.
 4. Schedules: Receive, review, and determine the acceptability of all schedules that Contractor is required to submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values.
 5. Baselines and Benchmarks: As appropriate, establish baselines and benchmarks for locating the Work which in Engineer's judgment are necessary to enable Contractor to proceed.
 6. Visits to Site and Observation of Construction: In connection with observations of Contractor's Work while it is in progress:
 - a. Make visits to the Site at intervals appropriate to the various stages of construction, as Engineer deems necessary, to observe as an experienced and qualified design professional the progress of Contractor's executed Work. Such visits and observations by Engineer, and the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of Contractor's Work in progress or to involve detailed inspections of Contractor's Work in progress beyond the responsibilities specifically assigned to Engineer in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of

Exhibit A – Engineer's Services

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the Work based on Engineer's exercise of professional judgment, as assisted by the Resident Project Representative, if any. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Contract Documents, and Engineer shall keep Owner informed of the progress of the Work.

- b. The purpose of Engineer's visits to, and representation by the Resident Project Representative, if any, at the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Engineer shall not, during such visits or as a result of such observations of Contractor's Work in progress, supervise, direct, or have control over Contractor's Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by Contractor, for security or safety at the Site, for safety precautions and programs incident to Contractor's Work, nor for any failure of Contractor to comply with Laws and Regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Engineer neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish or perform the Work in accordance with the Contract Documents.
7. Defective Work: Reject Work if, on the basis of Engineer's observations, Engineer believes that such Work (a) is defective under the standards set forth in the Contract Documents, (b) will not produce a completed Project that conforms to the Contract Documents, or (c) will imperil the integrity of the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.
8. Clarifications and Interpretations; Field Orders: Issue necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Subject to any limitations in the Contract Documents, Engineer may issue field orders authorizing minor variations in the Work from the requirements of the Contract Documents.
9. Change Orders and Work Change Directives: Recommend change orders and work change directives to Owner, as appropriate, and prepare change orders and work change directives as required.
10. Shop Drawings and Samples: Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents

Exhibit A – Engineer's Services

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and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.

11. Substitutes and "or-equal": Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor, but subject to the Additional Services provisions of Paragraph A2.02 of this Exhibit A.
12. Inspections and Tests: Require such special inspections or tests of Contractor's work as deemed reasonably necessary, and receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Contract Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. Engineer shall be entitled to rely on the results of such tests.
13. Disagreements between Owner and Contractor: Render formal written decisions on all duly submitted issues relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the execution, performance, or progress of Contractor's Work; review each duly submitted Claim by Owner or Contractor, and in writing either deny such Claim in whole or in part, approve such Claim, or decline to resolve such Claim if Engineer in its discretion concludes that to do so would be inappropriate. In rendering such decisions, Engineer shall be fair and not show partiality to Owner or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
14. Applications for Payment: Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:
 - a. Determine the amounts that Engineer recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner, based on such observations and review, that, to the best of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe Contractor's Work. In the case of unit price work, Engineer's recommendations of payment will include final determinations of quantities and classifications of Contractor's Work (subject to any subsequent adjustments allowed by the Contract Documents).

Exhibit A – Engineer's Services

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- b. By recommending any payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement and the Contract Documents. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on Engineer responsibility to supervise, direct, or control Contractor's Work in progress or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or to determine that title to any portion of the Work in progress, materials, or equipment has passed to Owner free and clear of any liens, claims, security interests, or encumbrances, or that there may not be other matters at issue between Owner and Contractor that might affect the amount that should be paid.
15. Contractor's Completion Documents: Receive, review, and transmit to Owner maintenance and operating instructions (if any), schedules, guarantees, bonds, certificates or other evidence of insurance required by the close out requirements of the Contract Documents, and any certificates of inspection, tests and approvals, Shop Drawings, Samples and other data which are to be assembled by Contractor in accordance with the Contract Documents to obtain final payment.
16. Substantial Completion: Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor, visit the Project to determine if the Work is substantially complete. If after considering any objections of Owner, Engineer considers the Work substantially complete, Engineer shall deliver a certificate of Substantial Completion to Owner and Contractor.
17. Final Notice of Acceptability of the Work: Conduct a final visit to the Project to determine if the completed Work of Contractor is acceptable so that Engineer may recommend, in writing, final payment to Contractor.
- B. Duration of Construction Phase: The Construction Phase will commence with the execution of the first Construction Contract for the Project or any part thereof and will terminate upon written recommendation by Engineer for final payment to Contractors. A period of two (2) months for the construction phase duration. Full time (40 hours per week) observation of an RPR will be provided for the construction duration.
- C. Limitation of Responsibilities: Engineer shall not be responsible for the acts or omissions of any Contractor, Subcontractor or Supplier, or other individuals or entities performing or furnishing

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any of the Work, for safety or security at the Site, or for safety precautions and programs incident to Contractor's Work, during the Construction Phase or otherwise. Engineer shall not be responsible for the failure of any Contractor to perform or furnish the Work in accordance with the Contract Documents.

A1.04 Closeout Phase

- A. Upon written authorization from Owner during the Post-Construction Phase Engineer shall:
 1. Together with Owner, visit the Project to observe any apparent defects in the Work, assist Owner in consultations and discussions with Contractor concerning correction of any such defects, and make recommendations as to replacement or correction of defective Work, if any.
 2. Together with Owner or Owner's representative, visit the Project within one month before the end of the correction period to ascertain whether any portion of the Work is subject to correction.
- B. The Post-Construction Phase services may commence during the Construction Phase and, if not otherwise modified in this Exhibit A, will terminate twelve months after the commencement of the Construction Contract's correction period.

A1.05 Construction Staking Phase

- A. Construction Surveying: Provide construction surveys and staking to assist Contractor in locating design improvements. All services will be provided to accuracies defined per NRS/NAC. A maximum of 3 full days of construction surveying is included.
 1. The client shall be responsible for preparing and providing any documents that permit the right of entry onto private and/or public property needed to facilitate the requested survey.
 2. Re-staking or additional staking requests beyond the original scope of work will be billed as T&M (time and materials)
 3. Survey exceeding 3 days will be billed as additional services.

PART 2 – ADDITIONAL SERVICES

A2.01 *Additional Services Requiring Owner's Written Authorization*

- A. If authorized in writing by Owner, Engineer shall provide Additional Services of the types listed below. These services are not included as part of Basic Services and will be paid for by Owner as indicated in Exhibit C.
 1. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effects on the design requirements for the Project of any such statements and documents prepared by others; and assistance in

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obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

2. Services to make measured drawings of existing conditions or facilities, to conduct tests or investigations of existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by Owner or others.
3. Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Engineer, or the Project's design requirements, including, but not limited to, changes in size, complexity, Owner's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, Drawings, Specifications, or Construction Contract Documents when such revisions are required by changes in Laws and Regulations enacted subsequent to the Effective Date or are due to any other causes beyond Engineer's control.
4. Services resulting from Owner's request to evaluate additional Study and Report Phase alternative solutions beyond those agreed to in Paragraph A1.01.A.1 and 2.
5. Services required as a result of Owner's providing incomplete or incorrect Project information to Engineer.
6. Providing renderings or models for Owner's use, including services in support of building information modeling or civil integrated management.
7. Undertaking investigations and studies including, but not limited to:
 - a. detailed consideration of operations, maintenance, and overhead expenses;
 - b. the preparation of feasibility studies (such as those that include projections of output capacity, utility project rates, project market demand, or project revenues) and cash flow analyses, provided that such services are based on the engineering and technical aspects of the Project, and do not include rendering advice regarding municipal financial products or the issuance of municipal securities;
 - c. preparation of appraisals;
 - d. evaluating processes available for licensing, and assisting Owner in obtaining process licensing;
 - e. detailed quantity surveys of materials, equipment, and labor; and
 - f. audits or inventories required in connection with construction performed or furnished by Owner.
8. Furnishing services of Consultants for other than Basic Services.
9. Providing data or services of the types described in Exhibit B, when Owner retains Engineer to provide such data or services instead of Owner furnishing the same.
10. Providing the following services:

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- a. Services attributable to more prime construction contracts than specified in Paragraph A1.03.D.
 - b. Services to arrange for performance of construction services for Owner by contractors other than the principal prime Contractor and administering Owner's contract for such services.
11. Services during out-of-town travel required of Engineer, other than for visits to the Site or Owner's office as required in Basic Services (Part 1 of Exhibit A).
 12. Preparing for, coordinating with, participating in and responding to structured independent review processes, including, but not limited to, construction management, cost estimating, project peer review, value engineering, and constructibility review requested by Owner; and performing or furnishing services required to revise studies, reports, Drawings, Specifications, or other documents as a result of such review processes.
 13. Preparing additional bidding-related documents (or requests for proposals or other construction procurement documents) or Construction Contract Documents for alternate bids or cost estimates requested by Owner for the Work or a portion thereof.
 14. Assistance in connection with bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services, except when such assistance is required to complete services required by Paragraph 5.02.A and Exhibit F.
 15. Preparing conformed Construction Contract Documents that incorporate and integrate the content of all Addenda and any amendments negotiated by Owner and Contractor.
 16. Providing Construction Phase services beyond the original date for completion and readiness for final payment of Contractor, but only if such services increase the total quantity of services to be performed in the Construction Phase, rather than merely shifting performance of such services to a later date.
 17. Preparing Record Drawings, and furnishing such Record Drawings to Owner.
 18. Supplementing Record Drawings with information regarding the completed Project, Site, and immediately adjacent areas obtained from field observations, Owner, utility companies, and other reliable sources.
 19. Conducting surveys, investigations, and field measurements to verify the accuracy of Record Drawing content obtained from Contractor, Owner, utility companies, and other sources; revise and supplement Record Drawings as needed.
 20. Preparation of operation, maintenance, and staffing manuals.
 21. Protracted or extensive assistance in refining and adjusting of Project equipment and systems (such as initial startup, testing, and balancing).
 22. Assistance to Owner in training Owner's staff to operate and maintain Project equipment and systems.

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23. Assistance to Owner in developing systems and procedures for (a) control of the operation and maintenance of Project equipment and systems, and (b) related recordkeeping.
24. Preparing to serve or serving as a consultant or witness for Owner in any litigation, arbitration, lien or bond claim, or other legal or administrative proceeding involving the Project.
25. Overtime work requiring higher than regular rates.
26. Providing construction surveys and staking to enable Contractor to perform its work other than as required under Paragraph A1.05.A.8; any type of property surveys or related engineering services needed for the transfer of interests in real property; and providing other special field surveys.
27. Providing more extensive services required to enable Engineer to issue notices or certifications requested by Owner.
28. Extensive services required during any correction period, or with respect to monitoring Contractor's compliance with warranties and guarantees called for in the Construction Contract (except as agreed to under Basic Services).
29. Other additional services performed or furnished by Engineer not otherwise provided for in this Agreement.

A2.02 Additional Services Not Requiring Owner's Written Authorization

- A. Engineer shall advise Owner that Engineer is commencing to perform or furnish the Additional Services of the types listed below. For such Additional Services, Engineer need not request or obtain specific advance written authorization from Owner. Engineer shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from Owner.
 1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by Owner.
 2. Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than "or equal" items; services after the award of the Construction Contract in evaluating and determining the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the Project; evaluation and determination of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the Construction Contract.
 3. Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
 4. Additional or extended services arising from (a) the presence at the Site of any Constituent of Concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the Work, (c) damage to the Work by fire or other causes

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during construction, (d) a significant amount of defective, neglected, or delayed Work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by Contractor.

5. Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of the Work by Owner prior to Substantial Completion.
6. Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), Change Proposals, or other demands from Contractor or others in connection with the Work, or an excessive number of RFIs, Change Proposals, or demands.
7. Reviewing a Shop Drawing or other Contractor submittal more than three times, as a result of repeated inadequate submissions by Contractor.
8. While at the Site, compliance by Engineer and its staff with those terms of Owner's or Contractor's safety program provided to Engineer subsequent to the Effective Date that exceed those normally required of engineering personnel by federal, State, or local safety authorities for similar construction sites.

Exhibit A – Engineer's Services

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This is **EXHIBIT B**, consisting of 3 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Owner's Responsibilities

Article 2 of the Agreement is supplemented to include the following agreement of the parties.

B2.01 In addition to other responsibilities of Owner as set forth in this Agreement, Owner shall at its expense:

- A. Provide Engineer with all criteria and full information as to Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations.
- B. Give instructions to Engineer regarding Owner's procurement of construction services (including instructions regarding advertisements for bids, instructions to bidders, and requests for proposals, as applicable), Owner's construction contract practices and requirements, insurance and bonding requirements, electronic transmittals during construction, and other information necessary for the finalization of Owner's bidding-related documents (or requests for proposals or other construction procurement documents), and Construction Contract Documents. Furnish copies (or give specific directions requesting Engineer to use copies already in Engineer's possession) of all design and construction standards, Owner's standard forms, general conditions (if other than EJCDC® C-700, Standard General Conditions of the Construction Contract, 2013 Edition), supplementary conditions, text, and related documents and content for Engineer to include in the draft bidding-related documents (or requests for proposals or other construction procurement documents), and draft Construction Contract Documents, when applicable. Owner shall have responsibility for the final content of (1) such bidding-related documents (or requests for proposals or other construction procurement documents), and (2) those portions of any Construction Contract other than the design (as set forth in the Drawings, Specifications, or otherwise), and other engineering or technical matters; and Owner shall seek the advice of Owner's legal counsel, risk managers, and insurance advisors with respect to the drafting and content of such documents.
- C. Furnish to Engineer any other available information pertinent to the Project including reports and data relative to previous designs, construction, or investigation at or adjacent to the Site.
- D. Following Engineer's assessment of initially-available Project information and data and upon Engineer's request, obtain, furnish, or otherwise make available (if necessary through title searches, or retention of specialists or consultants) such additional Project-related information and data as is reasonably required to enable Engineer to complete its Basic and Additional Services. Such additional information or data would generally include the following:
 1. Property descriptions.
 2. Zoning, deed, and other land use restrictions.

Exhibit B – Owner's Responsibilities

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3. Utility and topographic mapping and surveys.
 4. Property, boundary, easement, right-of-way, and other special surveys or data, including establishing relevant reference points.
 5. Explorations and tests of subsurface conditions at or adjacent to the Site; geotechnical reports and investigations; drawings of physical conditions relating to existing surface or subsurface structures at the Site; hydrographic surveys, laboratory tests and inspections of samples, materials, and equipment; with appropriate professional interpretation of such information or data.
 6. Environmental assessments, audits, investigations, and impact statements, and other relevant environmental, historical, or cultural studies relevant to the Project, the Site, and adjacent areas.
 7. Data or consultations as required for the Project but not otherwise identified in this Agreement.
- E. Arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform services under the Agreement.
- F. Recognizing and acknowledging that Engineer's services and expertise do not include the following services, provide, as required for the Project:
1. Accounting, bond and financial advisory (including, if applicable, "municipal advisor" services as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) and the municipal advisor registration rules issued by the Securities and Exchange Commission), independent cost estimating, and insurance counseling services.
 2. Legal services with regard to issues pertaining to the Project as Owner requires, Contractor raises, or Engineer reasonably requests.
 3. Such auditing services as Owner requires to ascertain how or for what purpose Contractor has used the money paid.
- G. Provide the services of an independent testing laboratory to perform all inspections, tests, and approvals of samples, materials, and equipment required by the Construction Contract Documents (other than those required to be furnished or arranged by Contractor), or to evaluate the performance of materials, equipment, and facilities of Owner, prior to their incorporation into the Work with appropriate professional interpretation thereof. Provide Engineer with the findings and reports generated by testing laboratories, including findings and reports obtained from or through Contractor.
- H. Provide reviews, approvals, and permits from all governmental authorities having jurisdiction to approve all phases of the Project designed or specified by Engineer and such reviews, approvals, and consents from others as may be necessary for completion of each phase of the Project.

- I. Advise Engineer of the identity and scope of services of any independent consultants employed by Owner to perform or furnish services in regard to the Project, including, but not limited to, cost estimating, project peer review, value engineering, and constructibility review.
- J. If Owner designates a construction manager or an individual or entity other than, or in addition to, Engineer to represent Owner at the Site, define and set forth as an attachment to this Exhibit B the duties, responsibilities, and limitations of authority of such other party and the relation thereof to the duties, responsibilities, and authority of Engineer.
- K. If more than one prime contract is to be awarded for the Work designed or specified by Engineer, then designate a person or entity to have authority and responsibility for coordinating the activities among the various prime Contractors, and define and set forth the duties, responsibilities, and limitations of authority of such individual or entity and the relation thereof to the duties, responsibilities, and authority of Engineer as an attachment to this Exhibit B that is to be mutually agreed upon and made a part of this Agreement before such services begin.
- L. Inform Engineer in writing of any specific requirements of safety or security programs that are applicable to Engineer, as a visitor to the Site.
- M. Examine all alternative solutions, studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by Engineer (including obtaining advice of an attorney, risk manager, insurance counselor, financial/municipal advisor, and other advisors or consultants as Owner deems appropriate with respect to such examination) and render in writing timely decisions pertaining thereto.
- N. Inform Engineer regarding any need for assistance in evaluating the possible use of Project Strategies, Technologies, and Techniques, as defined in Exhibit A.
- O. Advise Engineer as to whether Engineer's assistance is requested in identifying opportunities for enhancing the sustainability of the Project.
- P. Place and pay for advertisement for Bids in appropriate publications.
- Q. Furnish to Engineer data as to Owner's anticipated costs for services to be provided by others (including, but not limited to, accounting, bond and financial, independent cost estimating, insurance counseling, and legal advice) for Owner so that Engineer may assist Owner in collating the various cost categories which comprise Total Project Costs.
- R. Attend and participate in the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and Site visits to determine Substantial Completion and readiness of the completed Work for final payment.
- S. Authorize Engineer to provide Additional Services as set forth in Part 2 of Exhibit A of the Agreement, as required.

Exhibit B – Owner's Responsibilities

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This is **EXHIBIT C**, consisting of 3 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Payments to Engineer for Services and Reimbursable Expenses
COMPENSATION PACKET BC-2: Basic Services – Standard Hourly Rates

Article 2 of the Agreement is supplemented to include the following agreement of the parties:

ARTICLE 2 – OWNER’S RESPONSIBILITIES

C2.01 Compensation For Basic Services (other than Resident Project Representative) – Standard Hourly Rates Method of Payment

A. Owner shall pay Engineer for Basic Services set forth in Exhibit A, except for services of Engineer’s Resident Project Representative, if any, as follows:

1. An amount equal to the cumulative hours charged to the Project by each class of Engineer’s personnel times Standard Hourly Rates for each applicable billing class for all services performed on the Project, plus Reimbursable Expenses and Engineer’s Consultants’ charges, if any.
2. The Standard Hourly Rates charged by Engineer constitute full and complete compensation for Engineer’s services, including labor costs, overhead, and profit; the Standard Hourly Rates do not include Reimbursable Expenses or Engineer’s Consultants’ charges.
3. Engineer’s Reimbursable Expenses Schedule and Standard Hourly Rates are attached to this Exhibit C as Appendices 1 and 2.
4. The total compensation for this amendment to services under Paragraph C2.01 is estimated to be \$61,666.75 based on the following estimated distribution of compensation:

a. Surveying and Mapping Phase	\$5,487.50
b. Final Design Phase	\$617.50
c. Bidding Phase	\$24,046.75
d. Construction Phase	\$31,515.00
e. Closeout Phase	\$0 (No change from previous agreement)
f. Construction Staking Phase	\$0 (No change from previous agreement)

Commented [SS7]: Mike, I think you’ll have to go before BOCC for approval of this contract, right?

Commented [MN8R8]: That’s my understanding.

5. Engineer may alter the distribution of compensation between individual phases of the work noted herein to be consistent with services actually rendered, but shall not exceed the total estimated compensation amount unless approved in writing by Owner. See also C2.03.C.2 below.
6. The total estimated compensation for Engineer's services included in the breakdown by phases as noted in Paragraph C2.01.A.3 incorporates all labor, overhead, profit, Reimbursable Expenses, and Engineer's Consultants' charges.
7. The amounts billed for Engineer's services under Paragraph C2.01 will be based on the cumulative hours charged to the Project during the billing period by each class of Engineer's employees times Standard Hourly Rates for each applicable billing class, plus Reimbursable Expenses and Engineer's Consultants' charges.
8. The Standard Hourly Rates and Reimbursable Expenses Schedule will be adjusted annually (as of July 1st) to reflect equitable changes in the compensation payable to Engineer.

C2.02 Compensation For Reimbursable Expenses

- A. Owner shall pay Engineer for all Reimbursable Expenses at the rates set forth in Appendix 1 to this Exhibit C.
- B. Reimbursable Expenses include the expenses identified in Appendix 1 and the following: transportation (including mileage), lodging, and subsistence incidental thereto; providing and maintaining field office facilities including furnishings and utilities; toll telephone calls, mobile phone charges, and courier charges; reproduction of reports, Drawings, Specifications, bidding-related or other procurement documents, Construction Contract Documents, and similar Project-related items; and Consultants' charges. In addition, if authorized in advance by Owner, Reimbursable Expenses will also include expenses incurred for the use of highly specialized equipment.
- C. The amounts payable to Engineer for Reimbursable Expenses will be the Project-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external Reimbursable Expenses allocable to the Project, the latter multiplied by a factor of 1.15.

C2.03 Other Provisions Concerning Payment

- A. Whenever Engineer is entitled to compensation for the charges of Engineer's Consultants, those charges shall be the amounts billed by Engineer's Consultants to Engineer times a factor of 1.15.
- B. *Factors:* The external Reimbursable Expenses and Engineer's Consultants' factors include Engineer's overhead and profit associated with Engineer's responsibility for the administration of such services and costs.
- C. *Estimated Compensation Amounts:*

1. Engineer's estimate of the amounts that will become payable for specified services are only estimates for planning purposes, are not binding on the parties, and are not the minimum or maximum amounts payable to Engineer under the Agreement.
 2. When estimated compensation amounts have been stated herein and it subsequently becomes apparent to Engineer that the total compensation amount thus estimated will be exceeded, Engineer shall give Owner written notice thereof, allowing Owner to consider its options, including suspension or termination of Engineer's services for Owner's convenience. Upon notice, Owner and Engineer promptly shall review the matter of services remaining to be performed and compensation for such services. Owner shall either exercise its right to suspend or terminate Engineer's services for Owner's convenience, agree to such compensation exceeding said estimated amount, or agree to a reduction in the remaining services to be rendered by Engineer, so that total compensation for such services will not exceed said estimated amount when such services are completed. If Owner decides not to suspend the Engineer's services during the negotiations and Engineer exceeds the estimated amount before Owner and Engineer have agreed to an increase in the compensation due Engineer or a reduction in the remaining services, then Engineer shall be paid for all services rendered hereunder.
- D. To the extent necessary to verify Engineer's charges and upon Owner's timely request, Engineer shall make copies of such records available to Owner at cost.

**COMPENSATION PACKET AS-1:
Additional Services – Standard Hourly Rates**

Article 2 of the Agreement is supplemented to include the following agreement of the parties:

C2.05 Compensation for Additional Services – Standard Hourly Rates Method of Payment

- A. Owner shall pay Engineer for Additional Services, if any, as follows:
1. *General:* For services of Engineer's personnel engaged directly on the Project pursuant to Paragraph A2.01 or A2.02 of Exhibit A, except for services as a consultant or witness under Paragraph A2.01.A.20, (which if needed shall be separately negotiated based on the nature of the required consultation or testimony) an amount equal to the cumulative hours charged to the Project by each class of Engineer's personnel times Standard Hourly Rates for each applicable billing class for all Additional Services performed on the Project, plus related Reimbursable Expenses and Engineer's Consultant's charges, if any.
- B. *Compensation For Reimbursable Expenses:*
1. For those Reimbursable Expenses that are not accounted for in the compensation for Basic Services under Paragraph C2.01 and are directly related to the provision of Additional Services, Owner shall pay Engineer at the rates set forth in Appendix 1 to this Exhibit C.
 2. Reimbursable Expenses include the expenses identified in Appendix 1 and the following categories: transportation (including mileage), lodging, and subsistence incidental thereto; providing and maintaining field office facilities including furnishings and utilities; toll telephone calls, mobile phone charges, and courier charges; reproduction of reports, Drawings, Specifications, bidding-related or other procurement documents, Construction Contract Documents, and similar Project-related items; and Consultants' charges. In addition, if authorized in advance by Owner, Reimbursable Expenses will also include expenses incurred for the use of highly specialized equipment.
 3. The amounts payable to Engineer for Reimbursable Expenses, if any, will be the Additional Services-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external Reimbursable Expenses allocable to such Additional Services, the latter multiplied by a factor of 1.15.
 4. The Reimbursable Expenses Schedule will be adjusted annually (as of July 1st) to reflect equitable changes in the compensation payable to Engineer.
- C. *Other Provisions Concerning Payment for Additional Services:*
1. Whenever Engineer is entitled to compensation for the charges of Engineer's Consultants, those charges shall be the amounts billed by Engineer's Consultants to Engineer times a factor of 1.15.

Exhibit C – Compensation Packet AS-1: Additional Services –
Standard Hourly Rates Method of Payment.

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Page 1

2. *Factors:* The external Reimbursable Expenses and Engineer's Consultant's Factors include Engineer's overhead and profit associated with Engineer's responsibility for the administration of such services and costs.
3. To the extent necessary to verify Engineer's charges and upon Owner's timely request, Engineer shall make copies of such records available to Owner at cost.

This is **Appendix 1 to EXHIBIT C**, consisting of 1 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Reimbursable Expenses Schedule

Reimbursable Expenses are subject to review and adjustment per Exhibit C. Rates and charges for Reimbursable Expenses as of the date of the Agreement are:

Mileage (Truck)	\$ 1.35/mile
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This is **Appendix 2 to EXHIBIT C**, consisting of 1 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Standard Hourly Rates Schedule

A. *Standard Hourly Rates:*

1. Standard Hourly Rates are set forth in this Appendix 2 to this Exhibit C and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.
2. The Standard Hourly Rates apply only as specified in Article C2.

B. *Schedule:*

Hourly rates for services performed on or after the date of the Agreement are:

Senior Manager III	\$298/hour
Engineer V	\$215/hour
Project Manager III	\$210/hour
Engineer II	\$154/hour
Field Project Representative III	\$171/hour
Project Assistant II	\$144/hour

Exhibit D - Resident Project Representative.

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Page 1

This is **EXHIBIT D**, consisting of 6 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Duties, Responsibilities, and Limitations of Authority of Resident Project Representative

Article 1 of the Agreement is supplemented to include the following agreement of the parties:

ARTICLE 1 - SERVICES OF ENGINEER

D1.01 Resident Project Representative

- A. Engineer shall furnish a Resident Project Representative (“RPR”) to assist Engineer in observing progress and quality of the Work. The RPR may provide full time representation or may provide representation to a lesser degree. RPR is Engineer’s representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR’s actions.
- B. Through RPR’s observations of the Work, including field checks of materials and installed equipment, Engineer shall endeavor to provide further protection for Owner against defects and deficiencies in the Work. However, Engineer shall not, as a result of such RPR observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor’s work in progress, for the coordination of the Constructors’ work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Engineer (including RPR) neither guarantees the performances of any Constructor nor assumes responsibility for any Constructor’s failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents. In addition, the specific terms set forth in Exhibit A, Paragraph A1.05, of this Agreement are applicable.
- C. The duties and responsibilities of the RPR are as follows:
 1. *General:* RPR’s dealings in matters pertaining to the Work in general shall be with Engineer and Contractor. RPR’s dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Owner only with the knowledge of and under the direction of Engineer.
 2. *Schedules:* Review the progress schedule, schedule of Shop Drawing and Sample submittals, schedule of values, and other schedules prepared by Contractor and consult with Engineer concerning acceptability of such schedules.
 3. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor’s safety meetings), and as appropriate prepare and circulate copies of minutes thereof.

Exhibit D - Resident Project Representative.

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Page 2

4. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
5. *Liaison:*
 - a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for proper execution of the Work.
6. *Clarifications and Interpretations:* Receive from Contractor submittal of any matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Report to Engineer regarding such RFIs. Report to Engineer when clarifications and interpretations of the Construction Contract Documents are needed, whether as the result of a Contractor RFI or otherwise. Transmit Engineer's clarifications, interpretations, and decisions to Contractor. ,
7. *Shop Drawings and Samples:*
 - a. Record date of receipt of Samples and Contractor-approved Shop Drawings.
 - b. Receive Samples that are furnished at the Site by Contractor, and notify Engineer of availability of Samples for examination.
 - c. Advise Engineer and Contractor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal, if RPR believes that the submittal has not been received from Contractor, or has not been approved by Contractor or Engineer.
8. *Proposed Modifications:* Consider and evaluate Contractor's suggestions for modifications to the Drawings or Specifications, and report such suggestions, together with RPR's recommendations, if any, to Engineer. Transmit Engineer's response (if any) to such suggestions to Contractor.
9. *Review of Work; Defective Work:*
 - a. Report to Engineer whenever RPR believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.

- b. Inform Engineer of any Work that RPR believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Engineer for addressing such Work. ; and
 - c. Advise Engineer of that part of the Work that RPR believes should be uncovered for observation, or requires special testing, inspection, or approval.
10. *Inspections, Tests, and System Start-ups:*
- a. Consult with Engineer in advance of scheduled inspections, tests, and systems start-ups.
 - b. Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.
 - c. Observe, record, and report to Engineer appropriate details relative to the test procedures and systems start-ups.
 - d. Observe whether Contractor has arranged for inspections required by Laws and Regulations, including but not limited to those to be performed by public or other agencies having jurisdiction over the Work.
 - e. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to Engineer.
11. *Records:*
- a. Maintain at the Site orderly files for correspondence, reports of job conferences, copies of Construction Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Construction Contract, RFIs, Engineer's clarifications and interpretations of the Construction Contract Documents, progress reports, approved Shop Drawing and Sample submittals, and other Project-related documents.
 - b. Prepare a daily report or keep a diary or log book, recording Contractor's hours on the Site, Subcontractors present at the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, deliveries of equipment or materials, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.
 - c. Upon request from Owner to Engineer, photograph or video Work in progress or Site conditions.
 - d. Record and maintain accurate, up-to-date lists of the names, addresses, fax numbers, e-mail addresses, websites, and telephone numbers (including mobile

numbers) of all Contractors, Subcontractors, and major Suppliers of materials and equipment.

- e. Maintain records for use in preparing Project documentation.
- f. Upon completion of the Work, furnish original set of all RPR Project documentation to Engineer.

12. *Reports:*

- a. Furnish to Engineer periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b. Draft and recommend to Engineer proposed Change Orders, Work Change Directives, and Field Orders. Obtain backup material from Contractor.
- c. Furnish to Engineer and Owner copies of all inspection, test, and system start-up reports.
- d. Immediately inform Engineer of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of any potential differing site condition or Constituent of Concern.

13. *Payment Requests:* Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

14. *Certificates, Operation and Maintenance Manuals:* During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals and other data required by the Contract Documents to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to Engineer for review and forwarding to Owner prior to payment for that part of the Work.

15. *Completion:*

- a. Participate in Engineer's visits to the Site regarding Substantial Completion, assist in the determination of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.
- b. Participate in Engineer's visit to the Site in the company of Owner and Contractor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.

Exhibit D - Resident Project Representative.

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Page 5

- c. Observe whether all items on the final punch list have been completed or corrected, and make recommendations to Engineer concerning acceptance and issuance of the Notice of Acceptability of the Work (Exhibit E).

D. Resident Project Representative shall not:

1. Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment (including "or-equal" items).
2. Exceed limitations of Engineer's authority as set forth in this Agreement.
3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers, or any Constructor.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Contractor or any other Constructor.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Accept Shop Drawing or Sample submittals from anyone other than Contractor.
8. Authorize Owner to occupy the Project in whole or in part.

Exhibit D - Resident Project Representative.

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This is **EXHIBIT E**, consisting of 1 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

- 1. Exhibit A, Paragraph A1.05.A.25 of this Agreement indicates that in connection with recommending final payment of the Construction Contractor, the Engineer will also provide a notice to Owner and Contractor of the acceptability of the Work, subject to stated limitations. The form for that purpose, "Notice of Acceptability of Work," is attached on the following pages of this Exhibit E.*
- 2. The Notice of Acceptability of Work should be served in compliance with the requirements for service of notice under the Construction Contract. See Paragraph 18.01, Giving Notice, of EJCDC C-700 (2013), Standard General Conditions of the Construction Contract.]*

Exhibit E – Notice of Acceptability of Work.

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Page 1



NOTICE OF ACCEPTABILITY OF WORK

PROJECT:

OWNER:

CONTRACTOR:

OWNER'S CONSTRUCTION CONTRACT IDENTIFICATION:

EFFECTIVE DATE OF THE CONSTRUCTION CONTRACT:

ENGINEER:

NOTICE DATE:

To: _____
 Owner

And To: _____
 Contractor

From: _____
 Engineer

Commented [SS9]: Mike, can you fill this section out? Want to make sure it is done correctly. We may have to wait on the dates, I can include that as the signing in docuSign

Commented [MN10R10]: The engineer fills this out at project closeout.

Commented [SS11]: Will need to change this date, same as first comment (have AO do once he signs)

Commented [MN12R12]: This would match the April 21 date.

The Engineer hereby gives notice to the above Owner and Contractor that Engineer has recommended final payment of Contractor, and that the Work furnished and performed by Contractor under the above Construction Contract is acceptable, expressly subject to the provisions of the related Contract Documents, the Agreement between Owner and Engineer for Professional Services dated [redacted], and the following terms and conditions of this Notice:

CONDITIONS OF NOTICE OF ACCEPTABILITY OF WORK

The Notice of Acceptability of Work ("Notice") is expressly made subject to the following terms and conditions to which all those who receive said Notice and rely thereon agree:

1. This Notice is given with the skill and care ordinarily used by members of the engineering profession practicing under similar conditions at the same time and in the same locality.

- 2. This Notice reflects and is an expression of the Engineer’s professional opinion.
- 3. This Notice is given as to the best of Engineer’s knowledge, information, and belief as of the Notice Date.
- 4. This Notice is based entirely on and expressly limited by the scope of services Engineer has been employed by Owner to perform or furnish during construction of the Project (including observation of the Contractor’s work) under Engineer’s Agreement with Owner, and applies only to facts that are within Engineer’s knowledge or could reasonably have been ascertained by Engineer as a result of carrying out the responsibilities specifically assigned to Engineer under such Agreement.
- 5. This Notice is not a guarantee or warranty of Contractor’s performance under the Construction Contract, an acceptance of Work that is not in accordance with the related Contract Documents, including but not limited to defective Work discovered after final inspection, nor an assumption of responsibility for any failure of Contractor to furnish and perform the Work thereunder in accordance with the Construction Contract Documents, or to otherwise comply with the Construction Contract Documents or the terms of any special guarantees specified therein.
- 6. This Notice does not relieve Contractor of any surviving obligations under the Construction Contract, and is subject to Owner’s reservations of rights with respect to completion and final payment.

By: _____

Title: _____

Dated: _____

Commented [SS13]: Keith, you need to sign this section, right?

Commented [MN14R14]: Keith does sign this at project closeout.

This is **EXHIBIT G**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Insurance

Paragraph 6.05 of the Agreement is supplemented to include the following agreement of the parties:

G6.05 Insurance

A. The limits of liability for the insurance required by Paragraph 6.05.A and 6.05.B of the Agreement are as follows:

1. By Engineer:

- | | |
|--|-------------|
| a. Workers' Compensation: | Statutory |
| b. Employer's Liability -- | |
| 1) Bodily injury, each accident: | \$1,000,000 |
| 2) Bodily injury by disease, each employee: | \$1,000,000 |
| 3) Bodily injury/disease, aggregate: | \$1,000,000 |
| c. General Liability -- | |
| 1) Each Occurrence (Bodily Injury and Property Damage): | \$1,000,000 |
| 2) General Aggregate: | \$2,000,000 |
| d. Excess Liability -- | |
| 1) Per Occurrence: | \$1,000,000 |
| 2) General Aggregate: | \$1,000,000 |
| e. Automobile Liability --Combined Single Limit (Bodily Injury and Property Damage): | |
| | \$1,000,000 |
| f. Professional Liability -- | |
| 1) Each Claim Made | \$1,000,000 |
| 2) Annual Aggregate | \$1,000,000 |
| g. Other (specify): | N/A |

2. By Owner:

- | | |
|---------------------------|-----------|
| a. Workers' Compensation: | Statutory |
|---------------------------|-----------|

Exhibit G – Insurance.

b. Employer’s Liability --

- 1) Bodily injury, Each Accident \$1,000,000
- 2) Bodily injury by Disease, Each Employee \$1,000,000
- 3) Bodily injury/Disease, Aggregate \$1,000,000

c. General Liability --

- 1) General Aggregate: \$1,000,000
- 2) Each Occurrence (Bodily Injury and Property Damage): \$1

d. Excess Umbrella Liability

- 1) Per Occurrence: \$1,000,000
- 2) General Aggregate: \$1,000,000

e. Automobile Liability – Combined Single Limit (Bodily Injury and Property Damage):

\$1,000,000

f. Other (specify):

N/A

B. *Additional Insureds:*

1. The following individuals or entities are to be listed on Owner’s general liability policies of insurance as additional insureds:

a. DOWL, LLC
Engineer

b. N/A
Engineer’s Consultant

c. N/A
Engineer’s Consultant

d. []
[other]

2. During the term of this Agreement the Engineer shall notify Owner of any other Consultant to be listed as an additional insured on Owner’s general liability policies of insurance.

3. The Owner shall be listed on Engineer’s general liability policy as provided in Paragraph 6.05.A.

Exhibit G – Insurance.

This is **EXHIBIT H**, consisting of 1 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Dispute Resolution

Paragraph 6.09 of the Agreement is supplemented to include the following agreement of the parties:

H6.08 *Dispute Resolution*

- A. *Mediation*: Owner and Engineer agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation by *[here insert name of mediator, or mediation service]*. Owner and Engineer agree to participate in the mediation process in good faith. The process shall be conducted on a confidential basis, and shall be completed within 120 days. If such mediation is unsuccessful in resolving a Dispute, then (1) the parties may mutually agree to a dispute resolution of their choice, or (2) either party may seek to have the Dispute resolved by a court of competent jurisdiction.

Exhibit H - Dispute Resolution.

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Page 1

This is **EXHIBIT I**, consisting of 1 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 21, 2026.

Limitations of Liability

Paragraph 6.11 of the Agreement is supplemented to include the following agreement of the parties:

A. *Limitation of Engineer's Liability*

1. *Engineer's Liability Limited to Amount of Engineer's Compensation:* To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Engineer and Engineer's officers, directors, members, partners, agents, employees, and Consultants, to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of Engineer or Engineer's officers, directors, members, partners, agents, employees, or Consultants shall not exceed the total compensation received by Engineer under this Agreement.
2. *Exclusion of Special, Incidental, Indirect, and Consequential Damages:* To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision in the Agreement, consistent with the terms of Paragraph 6.11, the Engineer and Engineer's officers, directors, members, partners, agents, Consultants, and employees shall not be liable to Owner or anyone claiming by, through, or under Owner for any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes, including but not limited to:

- B. *Indemnification by Owner:* To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and Consultants from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Owner or Owner's officers, directors, members, partners, agents, employees, consultants, or others retained by or under contract to the Owner with respect to this Agreement or to the Project.

Exhibit I - Limitations on Liability.

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Page 1

This is EXHIBIT K, consisting of 2 pages, referred to in and part of the Agreement between Owner and Engineer for Professional Services dated April 21, 2026.

Commented [SS15]: Will need to change this date, same as first comment (have AO do once he signs)

AMENDMENT TO OWNER-ENGINEER AGREEMENT

Amendment No. _____

Commented [MN16R16]: The effective date of this amendment would be the date of the BOCC approval.

The Effective Date of this Amendment is: _____.

Commented [SS17]: Isn't this the third amendment? Or how do we want to present it in EJCDC format?

Commented [SS18]: Will need to change this date, same as first comment (have AO do once he signs)

Background Data

Effective Date of Owner-Engineer Agreement: _____

Owner: _____

Engineer: _____

Project: _____

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

___ Additional Services to be performed by Engineer

___ Modifications to services of Engineer

___ Modifications to responsibilities of Owner

___ Modifications of payment to Engineer

___ Modifications to time(s) for rendering services

___ Modifications to other terms and conditions of the Agreement

Description of Modifications:

Here describe the modifications, in as much specificity and detail as needed. Use an attachment if necessary.

Agreement Summary:

Original agreement amount: \$ _____

Net change for prior amendments: \$ _____

This amendment amount: \$ _____

Adjusted Agreement amount: \$ _____

Change in time for services (days or date, as applicable): _____

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER:

By:

By:

Print

Print

name: Austin Osborne

name: Keith Karpstein

Title: County Manager


Title:

Date Signed:

Date Signed:

Commented [SS19]: Mike and Keith, do we need this Exhibit K section? If so, it is not filled out.

Commented [MN20R20]: The contract itself was amended but this appears to be a summary of the changes to scope and cost. I would suggest that we fill this out.

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and consideration approving and signing a letter of support nominating the “Northeast Connector” road project to the U.S. Department of Transportation’s Freedom to Drive Initiative.
- **Recommended motion:** I (commissioner) motion to approve and sign the enclosed letter of support nominating the “Northeast Connector” road project to the U.S. Department of Transportation’s Freedom to Drive Initiative.
- **Prepared by:** Austin Osborne

Department: Commissioners **Contact Number:** 775.847.0968

- **Staff Summary:** See attached letter from the U.S. Secretary of Transportation. On May 5, 2026, the board directed county staff to respond to the enclosed U.S. Department of Transportation (USDOT) Freedom to Drive Initiative letter, expressing priority toward the Northeast Connector and I-80 widening projects. During consultation, RTC Washoe advised that Storey County, Washoe County, and the Cities of Reno and Sparks may benefit from sending a unified regional message in support of the Northeast Connector project to the Nevada Governor’s Office which is preparing the State’s response to the USDOT letter.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:**

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY COMMISSIONERS' OFFICE



Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775.847.0968 – Fax: 775.847.0949
Commissioners@storeycounty.org

*Jay Carmona, Chair
Clay Mitchell, Vice-Chair
Donald Gilman, Commissioner*

Austin Osborne, County Manager

May 19, 2026

The Honorable Joe Lombardo
Governor of Nevada
State Capitol Building
101 North Carson Street
Carson City, NV 89701

Re: Letter of Support Storey County- Nomination of the Northeast Connector to the Federal Freedom to Drive Initiative

Governor Lombardo:

The Board of Storey County Commissioners express strong support for the nomination of the Northeast Connector as one of Nevada's critical bottleneck submissions to the U.S. Department of Transportation's Freedom to Drive Initiative, and to encourage your office to advance this project as a priority in Nevada's response to Secretary Duffy's April 20, 2026, request.

The Northeast Connector addresses one of the most consequential transportation deficiencies in our region. Interstate 80 between Sparks and USA Parkway functions simultaneously as a transcontinental freight artery and the sole direct connection between Reno-Sparks residential communities and the Tahoe-Reno Industrial Center (TRI-Center) in Storey County. Since 2015, employment at TRIC has grown significantly, generating up to 58% increase in traffic on a corridor that has no alternate route. A majority of work trips from the Truckee Meadows to TRI-Center originate north of I-80, leaving commuters, freight carriers, and emergency responders entirely dependent on a single corridor with no network redundancy. With crashes occurring regularly in a high-desert mountain environment subject to weather and commercial truck traffic, the absence of a parallel route routinely results in multi-hour closures that halt mobility across the region.

The human cost is direct and growing. Employers within TRI-Center increasingly report that transportation reliability, not job availability, is the primary constraint on workforce recruitment and retention. This is not a future risk; it is an active impediment to the economic vitality of our community today.

The Regional Transportation Commission of Washoe County (RTC Washoe), in partnership with the Nevada Department of Transportation (NDOT), has completed a Feasibility and Alignment Study that evaluated traffic impacts, environmental considerations, potential alignments, and planning-level cost estimates. The analytical groundwork is in place. Nominating the Northeast Connector under the Freedom to Drive Initiative would provide the federal recognition and partnership needed to accelerate environmental review, design, and construction of a project that is ready to move.

We respectfully urge you to include the Northeast Connector in Nevada's submission to the Federal Highway Administration. Our jurisdiction stands ready to support this effort in any way needed.

Respectfully,

Jay Carmona, Chair

Clay Mitchell, Vice-Chair

Donald Gilman, Commissioner

STOREY COUNTY COMMISSIONERS' OFFICE



Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775.847.0968 – Fax: 775.847.0949
Commissioners@storeycounty.org

*Jay Carmona, Chair
Clay Mitchell, Vice-Chair
Donald Gilman, Commissioner*

Austin Osborne, County Manager

May 19, 2026

Nevada Department of Transportation
1263 South Stewart Street
Carson City, Nevada 89712

Attn.: Tracy Larkin, NDOT Director

Re: Letter of Support Storey County- Nomination of the Northeast Connector to the Federal Freedom to Drive Initiative

Director Larkin:

The Board of Storey County Commissioners express strong support for the nomination of the Northeast Connector as one of Nevada's critical bottleneck submissions to the U.S. Department of Transportation's Freedom to Drive Initiative, and to encourage your office to advance this project as a priority in Nevada's response to Secretary Duffy's April 20, 2026, request.

The Northeast Connector addresses one of the most consequential transportation deficiencies in our region. Interstate 80 between Sparks and USA Parkway functions simultaneously as a transcontinental freight artery and the sole direct connection between Reno-Sparks residential communities and the Tahoe-Reno Industrial Center (TRI-Center) in Storey County. Since 2015, employment at TRIC has grown significantly, generating up to 58% increase in traffic on a corridor that has no alternate route. A majority of work trips from the Truckee Meadows to TRI-Center originate north of I-80, leaving commuters, freight carriers, and emergency responders entirely dependent on a single corridor with no network redundancy. With crashes occurring regularly in a high-desert mountain environment subject to weather and commercial truck traffic, the absence of a parallel route routinely results in multi-hour closures that halt mobility across the region.

The human cost is direct and growing. Employers within TRI-Center increasingly report that transportation reliability, not job availability, is the primary constraint on workforce recruitment and retention. This is not a future risk; it is an active impediment to the economic vitality of our community today.

The Regional Transportation Commission of Washoe County (RTC Washoe), in partnership with the Nevada Department of Transportation (NDOT), has completed a Feasibility and Alignment Study that evaluated traffic impacts, environmental considerations, potential alignments, and planning-level cost estimates. The analytical groundwork is in place. Nominating the Northeast Connector under the Freedom to Drive Initiative would provide the federal recognition and partnership needed to accelerate environmental review, design, and construction of a project that is ready to move.


We respectfully urge you to include the Northeast Connector in Nevada's submission to the Federal Highway Administration. Our jurisdiction stands ready to support this effort in any way needed.

Respectfully,

Jay Carmona, Chair

Clay Mitchell, Vice-Chair

Donald Gilman, Commissioner

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 5/19/2026 9:00 AM - BOCC Meeting	Estimate of Time Required: 0-5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** For Consideration and possible approval of business license second readings:
- A. Concord Construction Inc. – Contractor / 430 Stoker Ave. Ste. 100 ~ Reno, NV
- B. CVS Pharmacy, Inc. – Out of County / One CVS Dr, MC1160 ~ Woonsocket, RI
- C. Drop Tine Excavation LLC – Contractor / 1434 Annkim Cir. ~ Gardnerville, NV
- D. Granite Perfection LLC – Contractor / 320 Coney Island Dr. ~ Sparks, NV
- E. Imperial Bag& Paper Co. LLC – Out of County / 255 US Highway 1 & 9 ~ Jersey City, NJ
- F. MacLellan Integrated Services Inc. – Out of County / 3120 Wall St. Ste. 100 ~ Lexington, KY
- G. Megawatt Construction, Inc. – Contractor / 3310 Goni Rd. Ste. 173 ~ Carson City, NV
- H. Tesla Inc. – General / 855 Milan ~ McCarran, NV

• **Recommended motion:** Approval

• **Prepared by:** Ashley Mead

Department: Community Development

Contact Number: 775-847-0966

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

• **Supporting Materials:** See Attachments

• **Fiscal Impact:**

• **Legal review required:** False

• **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440

(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

May 11, 2026
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **May 19, 2026**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Concord Construction Inc.** – Contractor / 430 Stoker Ave. Ste. 100 ~ Reno, NV
- B. CVS Pharmacy, Inc.** – Out of County / One CVS Dr, MC1160 ~ Woonsocket, RI
- C. Drop Tine Excavation LLC** – Contractor / 1434 Annkim Cir. ~ Gardnerville, NV
- D. Granite Perfection LLC** – Contractor / 320 Coney Island Dr. ~ Sparks, NV
- E. Imperial Bag& Paper Co. LLC** – Out of County / 255 US Highway 1 & 9 ~ Jersey City, NJ
- F. MacLellan Integrated Services Inc.** – Out of County / 3120 Wall St. Ste. 100 ~ Lexington, KY
- G. Megawatt Construction, Inc.** – Contractor / 3310 Goni Rd. Ste. 173 ~ Carson City, NV
- H. Tesla Inc.** – General / 855 Milan ~ McCarran, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office