



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

07/21/2020 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA*

AGENDA

No members of the public will be allowed in the BOCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

***Join Zoom Meeting:**

<https://zoom.us/j/597519448>

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Find your local number: <https://zoom.us/u/adi9WjdtNr>

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

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JAY CARMONA
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County

Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. 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.

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

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

2. **PLEDGE OF ALLEGIANCE**

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

Approval of the Agenda for July 21, 2020

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

Approval of the Minutes for June 16, 2020

6. **CONSENT AGENDA**

I For possible action, approval of claims in the amount of \$1,110,216.57

II For possible action, approval of business license first readings:

A. Empire Solar Group LLC – Contractor / 9 Exchange Pl. Ste 400 ~ Salt Lake City, UT

B. GROB Systems, Inc. – Out of County / 1070 Navajo Dr. ~ Bluffton, OH

C. Perfect Petals Floral Design – General / 113 S. C St. ~ Virginia City, NV

D. Virginia City Gallery of the West, LLC – Home Business / 334 S. B St. ~ Virginia City, NV

E. Virginia City Motorcycle Company – Home Business / 448 Wagon Wheel Way ~ Dayton, NV

F. Walker River Construction, Inc. – Contractor / 31105 Pasture Rd ~ Schurz, NV

III For possible action, approval of Justice Court Quarterly Report

IV For possible action, approval of license board first readings:

A. General Business License – Senergy Petroleum LLC, petroleum distributor.
622 S 56th Ave., Phoenix, AZ 85043

B. General Business License – Tahoe House Hotel and Bar – 162 S C St, Virginia City, NV 89440. Applicant is Paul Hoyle

C. General Business License – Silver State Firearms; 1399 Highland Spur, VC Highlands, NV 89521. Applicants are: David Cooley and Tony Midmore

7. **PUBLIC COMMENT (No Action)**
8. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**
9. **BOARD COMMENT (No Action - No Public Comment)**
10. **DISCUSSION/FOR POSSIBLE ACTION:**

Authorize the county manager to approve proposals from Sierra Builders and Pezzonella-Ferrari Consulting to complete the first phase of structural work to the Virginia City Freight Depot building consisting of structural repairs to the roof and addition of a fire suppression sprinkler system on an hourly basis with total amount not to exceed \$199,550.00 for the construction work and \$10,854.00 for the engineering design.

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

Approval of Memorandum of Understanding (MOU) between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System. A definitive agreement is planned to be reached in two years.

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

Accept authorization of a contract between Storey County and BELFOR USA, Inc. to furnish materials, equipment, and subcontracted items and to perform COVID-19 deep cleansing and preventative treatment to county buildings in an amount not to exceed \$13,000.00. Funding for this program will be paid from CARES Act funds.

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

Consideration and possible approval of amendment to lease of a portion of the County property on Peru Drive to provide internet service at market rate to the TRI GID.

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

Consideration and possible approval of USDA Amendment #2 to the Letter of Conditions for the Hillside Tanks Replacement Project for additional USDA Loan amount of \$344,000. Funds are needed to make up the required shortfall to complete the project in its entirety. The amendment also requires the Water Enterprise Fund be responsible for any project cost overruns (project contingency) at an estimate amount of \$212,815.

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

Consideration and possible approval of award of contract to low bidder, Farr Construction dba Resource Development Corporation for the Hillside Tank Project. This contract is for the low bid in the amount of \$2,128,149.00 for the completion of the entire Hillside Tank Project.

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

Approval and acceptance of the Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$14,901.60. Project Total is \$21,288.00. Match of \$6,386.40 to be provided by the Virginia Township Justice Court. This will be used for a baggage scanner and hand-held metal detector for the entrance of the new court facility.

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

First Reading of Bill 118, Ordinance 20-307, text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

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

Consideration and possible approval of Resolution No. 20-585, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2020-2021 fiscal year. This resolution removes the budgeted position of Assistant Comptroller and unbudgeted position title of Assistant County Manager and adds budgeted position titles of Fire Marshal/Community Development Director, Dispatch Manager, Information Technology officer, HR Director, HR Generalist and Planning Manager.

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

Special Use Permit 2020-021 request by the applicant Stericycle, Inc., to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an "electric or gas power generating plant" which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor's Parcel Number (APN) 005-111-73.

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

Approval of business license second readings:

- A. Ashman Company Auctioneers & Appraisals** – Out of County / 1415 Oakland Blvd. Ste 200 ~ Walnut Creek, CA
- B. Aspen Engineering LLC** – Professional / 4600 Kietzke Ln, # 0-264 ~ Reno, NV
- C. Best Buy Stores LP** – Contractor / 7601 Penn Ave ~ S. Richfield, MN
- D. Drillrite LLC** – Contractor / 233 Springfield Pkwy ~ Spring Creek, NV
- E. Fly Right LLC** – Contractor / 822 Wyoming Avenue ~ Reno, NV
- F. Holistic 20/20** – Home Business / 326 Rue De La Janue ~ Sparks NV
- G. Hotwire Electric LLC** – Contractor / 310 W. Williams Ave. Ste B. ~ Fallon, NV
- H. Mercury Clean Up, LLC** – Mining / 2443 Fair Oaks Blvd., PMB 516 ~ Sacramento, CA
- I. Pinyon Mountain Studios** – Home Business / 21535 Dortort Dr. ~ Reno, NV
- J. Servpro of Lyon and Storey Counties** – Contractor / 193 Shady Lane ~ Stateline, NV

- K. Shcalo Group Corporation** – Out of County / 58555 Winnowing Cir. ~ N. South Lyon, MI
- L. Siddons Martin Emergency Group, LLC** – General / 3033 Waltham Way ~ McCarran, NV
- M. Cal-Sierra Technologies, Inc.** – Out of County / 39055 Hastings St. Ste. 103 ~ Fremont, CA
- N. CWX Architects Inc** – Out of County / 1680 Montclair Ave. Ste A ~ Reno, NV

21. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR BOARD**

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

First reading for approval of a On-Sale Liquor License for the Tahoe House Hotel and Bar; 162 South C Street, Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

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

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

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http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

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

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

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 07/15/2020; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By  _____
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/21/2020

Estimate of time required: 5 min.

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

1. **Title:** Approval of minutes for June 16, 2020

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

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

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

5. **Supporting materials:** Attached.

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

Funds Available:

Fund:

____ Comptroller

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

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Clerk & Treasurer

____ County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 5



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JUNE 16, 2020 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JAY CARMONA
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

ROLL CALL via zoom: Chairman McBride, Vice Chairman Carmona, Commissioner Gilman, County Manager Austin Osborne, Clerk-Treasurer Vanessa Stephens, Deputy Clerk/Treasurer Dore Nevin, Emergency Management Director Joe Curtis, Assessor Jana Seddon, Community Chest Director Erik Schoen, Project Manager Mike Northan, Community Outreach Director Lara Mather, Planner Kathy Canfield, Public Works Director Jason Weizrbicki, Comptroller Jennifer McCain, Deputy District Attorney Keith Loomis, Fire Chief Jeff Nevin, Senior Center Director Stacy York, Recorder Marney Hansen-Martinez, Labor Relations Jeanne Greene, Sheriff Antinoro, IT Director James Deane, Tourism Director Deny Dotson

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for June 16, 2020.

Public Comment: None

Motion: I move to approve the Agenda for June 16, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of the Meeting Minutes for May 5, 2020.

Public Comment: None

Motion: I move to approve the Minutes for May 5, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of the Meeting Minutes for May 6, 2020.

Public Comment: None

Motion: I move to approve the Minutes for May 6, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. DISCUSSION/POSSIBLE ACTION: Approval of the Meeting Minutes (reconvened) for May 5, 2020.

Public Comment: None

Motion: I move to approve the Minutes (reconvened) for May 5, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. CONSENT AGENDA:

I. For possible action, approval of claims in the amount of \$1,366,997.31

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

A. Elite Hardscapes LLC - Contractor / 35 Eagle Claw Ct. ~ Reno, NV

B. LA Rebuilds - Home Business / 4680 Hanaupah Rd ~ Reno, NV

C. Reno Heating & Air Inc. - Contractor / 899 Marietta Way ~ Sparks, NV

D. Silver State Heating and Air - Contractor / 80 Coney Island Dr. ~ Sparks, NV

E. United Technology Services Group Inc - Home Business / 355 Mill St. ~ Virginia City, NV

III. For possible action, approval of additional regular commission meeting on June 17, 2020 at 4:00pm for the purpose of canvassing the June 9, 2020 Primary Election results in and for Storey County, Nevada.

Public Comment: None

Motion: I move to approve today's Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. PUBLIC COMMENT (No Action)

Nicole Barde, Storey County resident: Did Storey County get any CARES Act money?
Chairman McBride: He will have staff get back to her regarding this.

Sam Toll, Gold Hill resident: Thank you for the opportunity to address the meeting at the beginning. Thank you (Chairman McBride) for your service to the County. He was surprised at the outcome. He recognizes the direction you have led the County and that you are the most professional Chair the County has had in decades.

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

Mike Northan, Project Manager:

- The Divide building re-design is at 100% completion for drawings and specifications. This will be out to bid by June 22nd. A 30-day bid period is being recommended with opening of bids on or about July 22nd.

Jana Seddon, Assessor:

- Thank you to residents that have turned in “owner occupancy cards”. The deadline was the 15th, however the cards will still be accepted through the end of June and even after the rolls are closed corrections can be made. However, we would like to do a minimum of corrections.

Erik Schoen, Community Chest Director:

- The summer program is open, and pretty much full, with about 30 students. Anyone interested should contact Shannon Parsons to be put on a “wait list”.
- The Early Childhood Education has expanded a little. Also reach out to Shannon Parsons regarding this program.
- He was successful in obtaining a “paycheck protection emergency” loan and a disaster loan which provide some stability at least over the next six to twelve months. This means we can keep our employees employed and programs going.

Stacey York, Senior Center:

- There are part-time positions available at the Senior Center for homemaker and transportation driver.
- Meals served at both locations have doubled – serving a lot of people.

Jason Weizrbicki, Public Works Director:

- Work has started at the “turnaround” in Lockwood.
- A lot of mowing is being done behind the Rainbow Bend community garden area.

James Deane, IT Director:

- All microwave lengths in Virginia City are 100% operational after some realignments.
- All departments are on active directory and using Office 365 successfully.

Deny Dotson, VCTC Director:

- It’s nice seeing people on the boardwalk.
- The steam train is going to start running on weekends with a special 4th of July train.
- Hoping to fill the 4th Ward School Director position soon.
- Hundreds of inquiries have been received regarding 4th of July. They have been meeting with Emergency Management and taking in all information that is out there. With the Governor’s announcement to remain in Phase 2, it has been decided:
 - A cruise will be held instead of the parade – no walking groups, no passing out candy, no equestrian groups. Volunteers will be on the boardwalk encouraging people not to congregate.
 - Pursuant to Phase 2, there will be no concerts.
 - Fireworks are still planned, weather permitting. There will not be much promotion. People will be encouraged to keep social distancing, watch from their vehicles, or enjoy through the Virginia City webcam.
 - They will work with local merchants. With the influx of people, food will be an issue. For those who want to put out extra space on the boardwalk, fees will be waived.
 - There is still 50% occupancy and the VCTC wants to help merchants the best they can to accommodate the crowd and maintain social distancing.
 - “Everyone is a local” campaign will be starting in a week. Anyone purchasing an attraction ticket will be eligible for discounts with town merchants.

- This Thursday night, 7PM, starts “bingo night” at Pipers. This will be held the 3rd Thursday of each month. This heavily is structured toward locals.

Lara Mather, Community Development Director:

- The Commission for Cultural Centers & Historical Preservation has awarded grants to: St. Mary’s Art Center - \$100,000 for exterior and print room restorations; Comstock Cemetery Foundation - \$55,000 for Spark of Life Historic Platform and Visitors Center; and 4th Ward School - \$111,000 for exterior restoration. A total of \$276,000 in grants. All three did a great job in requesting these grants.

Chair McBride said this is terrific news.

Joe Curtis, Emergency Management Director:

- Covid is not over. This needs to be kept in mind.
- Cases currently seen in Quad-County are generally linked to household, and other close contact situations.
- People who are sick are still showing up to work – exposing others. If there is concern, there are locations where you can be checked, or call the Covid hotline at 775- 283-4789.
- Masks, social distancing, handwashing are still most important.
- Community testing is being conducted locally and in surrounding areas. This will continue every month, possibly for two years. People can test multiple times.
- The Virginia City test site will be tomorrow, June 17, at the Senior Center. No appointment required.
- The C Street hand sanitizing stations are ready with three installed yesterday. The rest will be installed today.
- Covid update for all of the Quad County – total is 262 cases; 70 active; 185 recovered; 7 deaths.
- He is receiving alerts for the 4th of July – if you see something, say something relating to suspicious activities. July 4th events throughout the country are considered “soft targets” for whatever problems people may want to cause. Areas that are easily accessible and attract large groups on a predictable or semi-predictable basis. Employees should report anything odd or unusual about the event.

County Manager Austin Osborne:

- Per the Governor, the County is receiving \$800,000 under the CARES Act. This will be used for Covid related expenses, including overtime, masks, and such. What is not used will be given back.
- Working on the Lockwood Senior Center discounts for trash pickup.
- The bank building is in the process of being converted to the 911 dispatch center. This should be done in September or October.

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

None

11. DISCUSSION/POSSIBLE ACTION: Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2020-2021 funds.

Carol Ingalls with A&H Insurance reviewed this proposal. Ms. Ingalls discussed the state of the global insurance market where for over two years insurance carriers have suffered over 100% loss ratio in the property market. Ms. Ingalls described issues throughout the world that have caused increases.

Addressing Storey County, Ms. Ingalls explained, in addition to rate increases, exposure in the County has changed. Total insured values of County buildings actually went down a bit. However, payroll increased, the number of vehicles and officers went up. The number of employees went down a bit. There was a fluctuation in the components that create the County rate. The rate increase was 15.6%

Ms. Ingalls said the County does receive a number of services through the insurance pool. Through grants and H.R. savings, there was a little over \$72,000 saved. The services are there and working, with the most comprehensive program available, including cyber-liability.

Ms. Ingalls explained that Pool/Pact provides a lot of assistance to departments with mis-management programs, e-learning, to the Sheriff with law enforcement, workers comp, cyber-security, risk management, and so forth. Services not provided by the regular insurance market.

Wayne Carlson with POOL/PACT indicated the increase in the insurance rate was less than half of that in the world-wide market. This is due to the "group's" good overall loss experience. The cyber-liability coverage is separate from the regular liability coverage. Enhancements were added to the cyber coverage. Environmental liability coverage impact has been maintained. A lot of time was spent on up-dating law enforcement policies. Services have been enhanced on cyber protection, including email protection.

Chairman McBride asked how the County's loss ratio is compared to last year.

Ms. Ingalls: (the County) did a fantastic job. The last three years losses were: 2017-over \$148,000; 2018-\$52,000; and 2019-\$1,378, a substantial decrease. This is attributed to good risk management and good weather. 2016 was over \$1 million due to flood losses.

Mr. Carlson said years like 2015 and 2016 happen periodically. 2016 was the big flood loss. This is another good reason to have the coverage.

Mr. Osborne: Thanks to Ms. Ingalls for reaching out to us over the last year. We have worked to make sure everything is communicated to her. We are embarking on a fixed assets reduction program. We have not been getting rid of old cars for example - we want to get them to auction and out of the insurance pool. James Deane has been doing a great job with cyber security. There have been massive system upgrades.

Public Comment: None

Motion: I, Jay Carmona, move to approve renewal contract with Nevada Public Agency Insurance Pool (POOL) for 2020-2021 funds,

Mr. Osborne pointed out that the packet did not include the amount which is \$413,619.53,

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

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of a contract with Desert West Builders to provide and erect an approximately 2,000 square-foot metal building at Fire Station 72 in the Highlands for the purpose of storing fire apparatus in the amount of \$61,974.99. This building will facilitate conversion of an existing apparatus bay to a Highlands Community Center.

Mike Northan, Project Manager explained this contract is for a metal building to provide space for fire apparatus and workspace for maintenance and equipment, allowing an existing metal building to be used for a community center/multi-purpose building. Desert West Builders came in with the best price at \$61,974 and includes fabrication, delivery, and erection – as well as the slab and foundation system.

Vice Chairman Carmona said he is thankful this project is moving forward – it will be a benefit to the community as well as the fire department.

Commissioner Gilman is pleased this project is moving forward.

Public Comment: None

Motion: I, Jay Carmona, move to authorize the County Manager to execute a contract with Desert West Builders to provide and erect a 30'x 42' metal building at Fire Station 72 in the Highlands, for the purpose of storing fire apparatus in the amount of \$61,974.99. This building will facilitate conversion of an existing apparatus bay to a Highlands Community Center, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of a contract with Desert West Builders to provide and construct an approximate 30'x28' metal building addition to the Divide Justice Center building at 800 South C Street, Virginia City, to facilitate workshop and office space for the Storey County Information Technology (IT) Department, for a sum of \$44,632.10.

Mr. Northan: This building will be an addition to the Divide Justice Center building to provide permanent office space for the IT Department. The contract price includes fabrication, delivery, and erection of the building. Mr. Northan will work on getting tenant improvements done as soon as possible.

Public Comment:

Sam Toll, Gold Hill resident: Is there a figure on how much it will be to get the building ready for use? To make it functional.

Chairman McBride: Staff will get back to you with those figures.

Mr. Northern said he does not have anything concrete at this time. There will be costs associated with plumbing and an HVAC system to the building.

Motion: I, Jay Carmona, move to authorize the County Manager to approve a contract with Desert West Builders to provide and construct an approximate 30'x28' metal building addition to the Divide Justice Center building at 800 South C Street, Virginia City, to facilitate workshop and office space for the Storey County Information Technology (IT) Department, for a sum of \$44,632.10, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract not to exceed \$14,000 and up to nine months for a temporary mobile/modular office and/or work space in which Storey County Information Technology (IT) staff may perform work while permanent space is under planning and construction at the Divide Justice Center building. The not-to-exceed amount will include setup, deposits, monthly rent/lease, and decommissioning.

Mr. Osborne: This is temporary space for the IT Department while space is being constructed at the Divide Building, for up to nine months. The best price was obtained from Willscot. United Services will provide restrooms in a self-contained system.

Public Comment:

None

Motion: I, Jay Carmona, move to approve to authorize the County Manager to approve a contract not to exceed \$14,000 and up to nine months for temporary mobile/modular office and/or work space in which Storey County Information Technology (IT) staff may perform work while permanent space is under planning and construction at the Divide Justice Center building. The not to exceed amount will include setup, deposits, monthly rent/lease, and decommissioning, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: Confirmation of Comptroller chosen by County Manager in accordance with appointment procedures in NRS 251.170.

Austin Osborne: Jennifer McCain was offered the position of Comptroller - this has been completed. Pursuant to NRS 251.170, confirmation by the Board is requested.

Commissioner Gilman: Ms. McCain did a wonderful job on this year's budget.

Public Comment: None

Motion: In accordance with the procedures set forth by NRS 251.170, I, Jay Carmona, motion to confirm the County Manager's appointment of Jennifer McCain as Storey County Comptroller, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of resolution no. 20-578 declaring intention of Storey County to amend lease with Divide Fitness, Inc., of real property and improvements owned by Storey County located at 800 South C Street in Virginia City, Nevada.

Deputy District Attorney Keith Loomis: This is a request to extend the existing two year lease with Divide Fitness to three years, with an option to include an additional two years after, at the same

rental rate as the original lease. There is no statute regarding an addition, so he recommends following the publication and hearing process required initially. Under statute, the Board must make a finding that the changes to the lease are in the best interests of the County.

Public Comment: None

Motion: I, Jay Carmona, move to approve Resolution 20-578, **Moved by:** Vice Chairman Carmona
Seconded by: Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution no. 20-582 to reduce on a day-to-day prorated basis the total rent/lease of all “non-essential” commercial tenants of properties owned by Storey County and ordered to close by Governor Sisolak’s Directive 003 (March 20, 2020). This will provide an additional ten days rent forgiveness to Divide Fitness and an additional four days of rent forgiveness to the Old Corner Bar from that already provided per resolution 20-568.

Mr. Osborne: During the period of time since the approval of Resolution 20-568, off-site liquor sales were approved and the Old Corner Bar opened partially for a period of time. Divide Fitness remained closed. This item provides a little more time in accordance with the Governor’s closure.

Public Comment: None

Motion: I motion to approve Resolution No. 20-582 to reduce on a day-to-day prorated basis the total rent/lease of all “non-essential” commercial tenants of properties owned by Storey County and order to close by Governor Sisolak’s Directive 003, March 20, 2020. This will provide an additional ten days of rent forgiveness to Divide Fitness and an additional four days of rent forgiveness to the Old Corner Bar from that already provided per resolution 20-568, **Moved by:** Commissioner Gilman,
Seconded by: Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)
Vice Chairman Carmona abstained

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Stipulation (Stipulation #4) between Storey County and the Tahoe-Reno Industrial Center LLC (TRI Center) addressing additional revenues to be included as project revenues that are available to retire outstanding vouchers issued by Storey County to TRI Center, providing for the retirement of vouchers in the amount of four million dollars by TRI Center in lieu of constructing a fire station and park, for the conveyance of real property (APN 005-041-65) to Storey County by TRI Center as a location for constructing a new fire station and other matters properly related thereto.

Commissioner Gilman recused himself from this item as he holds a pecuniary interest in the subject matter.

Mr. Loomis explained this Stipulation arises out of the Development Agreement between Storey County and TRI Center – the Capital Improvement Plan portion of the agreement – providing that developer will construct public infrastructure, dedicate it to the County, and submit cost of construction to the County for approval. Vouchers to be paid from revenues coming from activities within TRI Center. Up to 35% of those net revenues are available to be paid for vouchers.

TRI Center hired an economics group to determine other sources of revenue that might be available for retirement of vouchers. The study was submitted to the County and reviewed by an expert. There was some back and forth. Getting to this Stipulation has been a four-year process.

The Stipulation adds sources of revenue available to retire vouchers. Mr. Loomis reviewed several sources, including:

- Essentially assessed property taxes imposed by the state.
- Minor resources for fees from: liquor and gaming licenses, utility fees, and Waste Management pick-up fees.
- A major resource comes from a change in sales tax revenues. The Stipulation provides that (the County) can use 80% of the sales tax revenue as a source.

The Development Agreement provides that developer will build a second fire station and a ten-acre park. This Stipulation removes those requirements and (the County) will reduce what is owed in the vouchers by \$4 million. This will offset the cost to the County to build the fire station. The park will not be built. There is also property that will be deeded to the County for the construction of the fire station. The location has been approved by the Fire Department.

Any expenditure over \$50,000 will be included in operations maintenance cost for the year incurred – reducing the net available for retirement of vouchers.

Operational maintenance costs will increase at the time Tesla payments come to an end on 2024-25.

Bob Sader, attorney of record for the TRI Center: (TRI Center) is in favor of approval of the stipulation. He is authorized to implement the items in the stipulation, after signature. This includes cancellation of vouchers and supplying the deed to the fire station site. Mr. Loomis' summary was very accurate.

Public Comment:

Sam Toll, Gold Hill resident: The Department of Taxation has provided him a breakdown of the County sales tax generated by zip code. The sales tax amount generated by TRI as of 2018, is \$700 million – the rest of the County \$120 million. This is different from the 80% figure Mr. Loomis eluded to. The County has to build what has been discussed – what (the County) is getting is actually less than what was originally planned. Mr. Norman is going to end up “on the long end of the stick”.

Mr. Loomis: The sales tax percentage is subject to revision every five years. If it turns out that 80% of the revenue is not coming from the park, increases could be reduced depending on how that changes. This is based on measuring the amount of square footage of commercial activities within, and outside, the park. Exhibit A is a list of what is considered to be commercial uses. There is the possibility for changing the percentage if it turns out to be inaccurate.

Mr. Osborne: This is very complex- a lot of work went into it. It was difficult figuring out the amount of sales tax coming out of TRI versus the rest of the County. Looking at the shared formula the State uses to redistribute funds is very complicated. A key item Mr. Loomis talked about – there is a fire station that is needed, not only to serve TRI, but also the Patrick area. We will be getting \$2 million for the fire station, and \$2 million for the park. The park is not needed as this is an industrial area. This is a major element of this plan which may not have happened without this agreement.

Looking at the tax formula is important - if one day the TRI Center were to become the minority of commercial activity in the County, there is a calculating element for that. Gas and diesel tax are exempt from this.

Mr. Osborne read Exhibit A that goes with the Stipulation into the record - a list of all the types of commercial use applicable to the "commercial use calculator":

"Exhibit A to Stipulation No. 4 of the Storey County/Tahoe-Reno Industrial Center Development AgreementList of commercial uses in the Resolution Determining Similar uses in the I2 Heavy Industrial Zone of the Tahoe-Reno Industrial Center. Definitions of each shall be those specified in the Resolution Determining Similar Uses in the I2 Heavy Industrial Zone of the Tahoe-Reno Industrial Center.

1. Retail uses
2. Truck stops
3. Vehicle fueling stations
4. Automotive repair, sales, rental, and services
5. Commercial and business services
6. Medical uses and offices
7. Building maintenance services
8. Commercial campgrounds, RV parks, and facilities
9. Commercial education
10. Commercial kennels
11. Commercial parking
12. Communications facilities
13. Construction sales and services
14. Convention and meeting facilities
15. Dog training services
16. Eating and drink establishments
17. Equipment repair and sales
18. Manufactured and prefabricated housing sales
19. Financial Services
20. Food preparation and catering services
21. Full-service recycling center
22. Gasoline sales and service stations
23. Grooming and pet stores
24. Heliport
25. Helistop
26. Hotels, motels, and transient commercial uses
27. Entertainment uses
28. Gaming
29. Massage establishments
30. Medical services
31. Neighborhood centers
32. Personal services
33. Personal storage

34. Professional services
35. Radio-controlled model aircraft facilities
36. Unmanned aircraft facilities
37. Regional centers
38. Remote
39. Rodeo and equestrian events
40. Storage of operable vehicles
41. Undertaking
42. Veterinarian services
43. Truck and railroad terminals.

The \$700 million collected out of TRI is subject to abatement. There is no way to determine how much of that amount (the County) does not actually collect. This adds into the equation and skews the math dramatically.

Motion: I, Jay Carmona, move to approve Stipulation #4 between Storey County and TRI Center regarding revenues to be included in project revenues, retirement of vouchers in the amount of four million dollars, the waiver of the obligation of TRI Center to build a fire station and park, the conveyance of real property for a fire station, and other related matters. This motion is contingent upon the delivery of a grant, bargain and sale deed conveying real property bearing APN 005-041-65 to Storey County, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of transfer of appropriations in Storey County General Budget.

Comptroller Jennifer McCain reviewed areas in the budget having unforeseen circumstances that were not budgeted for in the previous year. Transfers are from contingency to general department funds. \$486,317 was budgeted for contingency - \$345,700 is being utilized. The main item is for wages and benefits where the AFSCME contract was approved after the budget. There was a 2% increase to their pay schedule. Not every department needed an adjustment.

Ms. McCain reviewed other adjustments made - including the Clerk's Office, the Sheriff's Office, Public Works, Community Relations, Comptroller's Office. Transfers were made within the following departments: IT, Special Revenue Funds, and VCTC.

Public Comment: None

Motion: I, Jay Carmona, motion to approve the transfers of appropriations within General Fund Departments and Special Revenue Funds, pursuant to NRS 354.598005 in the amount of \$444,500, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution 20-579, augmenting the Storey County Capital Projects Fund.

Ms. McCain said due to various projects throughout the year, there was the need to augment this budget from the total available resources. This resolution lets taxation know there is money in the

fund and it is being re-allocated to able to spend it. The two main projects causing this are: the water tank and Gold Hill sewer projects, which will ultimately be reimbursed by USDA. The money needs to be spent before the loans are funded.

Public Comment: None

Motion: I, Jay Carmona, motion to approve Resolution 20-579, which accepts the augmentation for the Storey County Capital Projects Fund pursuant to NRS 354.598005 in the amount of \$2,000,000, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution 20-580, augmenting the Storey County Indigent Accident Fund.

Ms. McCain explained this augmentation is due to the fact the Indigent Fund received more revenue than expected, therefore we need to send the Nevada Comptroller's Office more funds than anticipated. This is an in-and-out fund.

Public Comment: None

Motion: I, Jay Carmona, move to approve Resolution 20-580 which accepts the augmentation for the Storey County Indigent Accident Fund pursuant to NRS 354.598005 in the amount of \$9,500, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution 20-581, augmenting the Justice Court Fund.

Ms. McCain: The Justice Court Fund receives revenue from cases that come through the Court and allows the Justice Court Judge to spend the funds based on NRS regulations. This year the Judge needed to update computer equipment and pay more for pretrial services than budgeted for.

Public Comment: None

Motion: I, Jay Carmona, approve Resolution 20-581 accepting the augmentation for the Storey County Justice Court fund pursuant to NRS 354.598005, in the amount of \$14,800, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

23. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

24. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of transfer of appropriations in the 474 Fire District.

Comptroller Jennifer McCain: The Fire District has a contingency fund which is 3% of expenses. This year there was the need to purchase a capital outlay item. \$30,000 was transferred from contingency to capital projects.

Public Comment: None

Motion: I, Jay Carmona, approve the transfer of appropriations within the 474 Fire District pursuant to NRS 354.598005 in the amount of \$30,000, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

25. RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD

26. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of transfer of appropriations in the Water and Sewer Fund.

Ms. McCain: this transfer was originally budgeted to pay for the interest and principle on the USDA loans. This will go to wages and is due to the 2% increase in the union contract and to a miscalculation of percentages split between Public Works departments in the amount of \$41,000.00

Public Comment: None

Motion: I, Jay Carmona, approve the transfers of appropriations within the water fund and the sewer fund pursuant to NRS 354.598.005 in the amount of \$41,000, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

27. RECESS RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONER

28. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract not to exceed \$100,000 retaining Lumos & Associates, Inc. for as-needed assistance in professional planning and structural engineering services.

County Manager Austin Osborne: Over the last year he has contacted several engineers who provide structural engineering services, in addition to other services, providing very specialized work in historic buildings and un-reinforced masonry. Lumos & Associates has a great program and they may provide services in structural engineering, etc. This does not conflict with Farr West Engineering who provide civil engineering services. There is a retainer of up to \$100,000. If services are not used, there is no cost.

Commissioner Gilman commented that he knows Lumos & Associates to be a very respected group.

Public Comment: None

Motion: I, Jay Carmona, authorize the County Manager to approve a contract not to exceed \$100,000, retaining Lumos & Associates, Inc. for as needed professional commenting and structural engineering services, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

29. DISCUSSION/POSSIBLE ACTION: Approval of business license second readings:

- A. BLC Coating, LLC** - Out-of County / 1220 E. Greg St. Ste. #2 ~ Sparks, NV
- B. Elite Roof Systems & Solutions LLC** - Contractor / 507 Summer St. ~ Fernley, NV
- C. Haws Corporation** - Out-of-County / 1455 Kleppe Lane ~ Sparks, NV
- D. Norman Ventures LLC** - Contractor / 401 Ryland St. Ste. 205 ~ Reno, NV
- E. Slimpickins Construction** - Handyman / 141 S. L St. ~ Virginia City, NV

Mr. Osborne said Community Development recommends approval of items A through E.

Public Comment: None

Motion: I, Jay Carmona, move to approve the second reading of the business licenses A through E,
Moved by: Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

30. PUBLIC COMMENT (No Action)

Phillip Hilton: Asked if there will be any COVID testing in Lockwood?

Austin Osborne: The next testing will be in Virginia City tomorrow.

Fire Chief Nevin: There will be testing in the Lockwood area in the middle of July.

Chairman McBride: The Governor wants 2% (testing) of the State each month - over 60,000 per month. This may go on for over two years.

Mr. Osborne: People can "Google" Covid 19 Storey County. There is a lot of information regarding Covid including all of the testing information.

Stacy York: Testing in Lockwood will be July 8th, 9am-11am.

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

The meeting was adjourned by the Chair at 12:04 PM

Respectfully submitted,

By: 
Vanessa Stephens Clerk-Treasurer

32. CALL TO ORDER CLOSED SESSION

Pursuant to NRS 288.220 for the purpose of conferring with district and county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227. *This meeting will commence immediately following the regular meeting of the Storey County Board of County Commissioners*



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/21/2020

Estimate of time required: 0 min

Agenda: Consent Regular agenda Public hearing required

1. For possible action, approval of claims in the amount of \$1,110,216.57
2. **Recommended motion:** Approval of claims as submitted.
3. **Prepared by:** V Stephens

Department: Clerk/Treasurer

Telephone: 775 847-0969

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

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

__NA__ Comptroller

7. **Legal review required:**

__NA__ District Attorney

8. **Reviewed by:**

___ Department Head

Department Name: Comptroller

___ County Manager

Other agency review: _____

9. **Board action:**

Approved

Denied

Approved with Modifications

Continued

Agenda Item No. 6I



Check Register

Packet: APPKT02052 - 2020-07-02 AP Payments

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405912	Accessfloorsystems.com, Inc	07/02/2020	Regular	0.00	9,997.10	99811
405020	ALL COMSTOCK LLC	07/02/2020	Regular	0.00	4,000.00	99812
403795	ALPINE LOCK INC	07/02/2020	Regular	0.00	789.50	99813
100135	ALSCO INC	07/02/2020	Regular	0.00	289.36	99814
99663	AT&T MOBILITY II LLC	07/02/2020	Regular	0.00	124.13	99815
101605	BERRY ENTERPRISES	07/02/2020	Regular	0.00	4,220.00	99816
404810	BLACKPOINT LLC	07/02/2020	Regular	0.00	826.30	99817
404181	Board of Comissioners	07/02/2020	Regular	0.00	4,724.95	99818
404693	BOURNS PRODUCTIONS INC.	07/02/2020	Regular	0.00	2,800.00	99819
404634	BRANDON, RUSSELL D	07/02/2020	Regular	0.00	60.00	99820
403671	BURRELL, SCOTT LEWIS	07/02/2020	Regular	0.00	223.50	99821
100476	BURTON'S FIRE INC	07/02/2020	Regular	0.00	660.76	99822
99763	CANYON GENERAL IMPROVEMENT I	07/02/2020	Regular	0.00	52.50	99823
404500	CARSON DODGE CHRYSLER INC	07/02/2020	Regular	0.00	242.76	99824
404216	CARSON VALLEY OIL CO INC	07/02/2020	Regular	0.00	2,643.45	99825
100597	CASHMAN EQUIPMENT CORP	07/02/2020	Regular	0.00	67.48	99826
403268	CELLCO PARTNERSHIP	07/02/2020	Regular	0.00	1,976.65	99827
	Void	07/02/2020	Regular	0.00	0.00	99828
403635	CENTRAL SANITARY SUPPLY	07/02/2020	Regular	0.00	201.64	99829
403775	CHARM-TEX	07/02/2020	Regular	0.00	222.32	99830
405519	Cigna Health and Life Insurance Cor	07/02/2020	Regular	0.00	22,311.08	99831
404493	CLEWELL, LEO	07/02/2020	Regular	0.00	100.00	99832
405134	CMC TIRE INC	07/02/2020	Regular	0.00	16,827.10	99833
403887	COMSTOCK GOLD MILL LLC	07/02/2020	Regular	0.00	100.50	99834
403547	CROP PRODUCTION SERV INC	07/02/2020	Regular	0.00	1,052.00	99835
405921	Czarnocki, Maria	07/02/2020	Regular	0.00	56.32	99836
404466	DAIOHS USA INC	07/02/2020	Regular	0.00	352.40	99837
404176	DX-10 INC	07/02/2020	Regular	0.00	1,298.00	99838
404547	ELLIOTT AUTO SUPPLY INC	07/02/2020	Regular	0.00	585.27	99839
405911	Ergonomichome.com, Inc	07/02/2020	Regular	0.00	16,957.98	99840
405484	Evident	07/02/2020	Regular	0.00	122.05	99841
403835	EWING IRRIGATION PRODUCTS, INC	07/02/2020	Regular	0.00	265.74	99842
404509	FASTENAL COMPANY	07/02/2020	Regular	0.00	217.90	99843
403975	FERRELLGAS LP	07/02/2020	Regular	0.00	789.28	99844
405264	FIDELITY SEC LIFE INS CO	07/02/2020	Regular	0.00	251.45	99845
404117	FLEET HEATING & AIR INCOR	07/02/2020	Regular	0.00	970.00	99846
404907	FORENSIC ANALYTICAL SCIEN	07/02/2020	Regular	0.00	3,613.75	99847
404394	GTP INVESTMENTS LLC	07/02/2020	Regular	0.00	400.25	99848
404778	HAT, LTD	07/02/2020	Regular	0.00	1,364.16	99849
403040	HENRY SCHEIN	07/02/2020	Regular	0.00	429.82	99850
405922	Hess, Barbara	07/02/2020	Regular	0.00	88.08	99851
405293	Highland Electric and Lighting LLC	07/02/2020	Regular	0.00	12,432.00	99852
403753	HOT SPOT BROADBAND INC	07/02/2020	Regular	0.00	82.50	99853
100978	INTERSTATE OIL CO	07/02/2020	Regular	0.00	2,497.26	99854
405726	iT1 Consulting, LLC	07/02/2020	Regular	0.00	7.60	99855
403834	IT1 SOURCE LLC	07/02/2020	Regular	0.00	824.68	99856
103317	JBP LLC	07/02/2020	Regular	0.00	175,021.86	99857
405930	Jordan, Rebecca J.	07/02/2020	Regular	0.00	150.00	99858
405263	KANSAS CITY LIFE INS CO	07/02/2020	Regular	0.00	19.71	99859
101040	L N CURTIS & SONS	07/02/2020	Regular	0.00	69.00	99860
405923	Laborers Training Trust Fund Northe	07/02/2020	Regular	0.00	196.26	99861
404102	LIQUID BLUE EVENTS LLC	07/02/2020	Regular	0.00	2,300.00	99862
405927	Littlefield, Sherry	07/02/2020	Regular	0.00	94.59	99863
404363	MA LABORATORIES INC	07/02/2020	Regular	0.00	29.65	99864

Check Register

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405077	MACKAY MANSION	07/02/2020	Regular	0.00	362.50	99865
405307	Mckechnie, Marla J.	07/02/2020	Regular	0.00	1,848.00	99866
403864	MCVAYS MUFFLER SERVICE IN	07/02/2020	Regular	0.00	2,582.99	99867
403426	MUNICIPAL CODE CORP	07/02/2020	Regular	0.00	7,784.50	99868
403347	NEV DEPT BUSINESS & INDUS	07/02/2020	Regular	0.00	312.00	99869
404178	NEV DIV WATER RESOURCES	07/02/2020	Regular	0.00	5,500.00	99870
101969	NEV HUMAN RESOURCES	07/02/2020	Regular	0.00	9,033.25	99871
404940	NEV HUMAN RESOURCES, LV	07/02/2020	Regular	0.00	1,926.50	99872
101026	NEV LEGISLATIVE COUNSEL	07/02/2020	Regular	0.00	89.70	99873
405928	Nevada Association of County Huma	07/02/2020	Regular	0.00	100.00	99874
404163	NORTON CONSULTING LLC	07/02/2020	Regular	0.00	718.00	99875
404926	OLIVAS, RICHARD A	07/02/2020	Regular	0.00	39,833.00	99876
103220	ON THE SIDE GRAPHICS & SIGNS, LL	07/02/2020	Regular	0.00	2,518.50	99877
405127	O'REILLY AUTO ENTERPRISES LLC	07/02/2020	Regular	0.00	124.51	99878
405592	Outside Television, Inc.	07/02/2020	Regular	0.00	350.00	99879
403104	OVERHEAD DOOR COMPANY	07/02/2020	Regular	0.00	5,702.00	99880
403895	PETRINI, ANGELO D	07/02/2020	Regular	0.00	35.00	99881
405256	PIPER'S OPERA HOUSE	07/02/2020	Regular	0.00	10.00	99882
103032	POWERPLAN	07/02/2020	Regular	0.00	28.43	99883
403329	PROTECTION DEVICES INC	07/02/2020	Regular	0.00	300.00	99884
405916	Radco Communications, LLC	07/02/2020	Regular	0.00	15,080.00	99885
404134	RAPID SPACE LLC	07/02/2020	Regular	0.00	567.58	99886
402937	RAY MORGAN CO INC (CA)	07/02/2020	Regular	0.00	83.03	99887
405777	Reno Brake, Inc	07/02/2020	Regular	0.00	405.65	99888
10026	RUPPCO INC	07/02/2020	Regular	0.00	184.00	99889
405081	SHERMARK DISTRIBUTORS INC	07/02/2020	Regular	0.00	336.00	99890
404187	SHOAF, BRIAN ALLEN	07/02/2020	Regular	0.00	33.00	99891
102461	SIERRA CONTROL SYSTEMS	07/02/2020	Regular	0.00	603.40	99892
101630	SIERRA PACIFIC POWER CO	07/02/2020	Regular	0.00	10,077.00	99893
	Void	07/02/2020	Regular	0.00	0.00	99894
404195	SOUTHERN GLAZERS WINE & S	07/02/2020	Regular	0.00	843.40	99895
101726	ST CO SENIOR CENTER(VC)	07/02/2020	Regular	0.00	4,345.98	99896
405475	Staples Contract & Commercial, Inc	07/02/2020	Regular	0.00	143.88	99897
404871	STAR2STAR COMMUNICATIONS, LLC	07/02/2020	Regular	0.00	2,437.22	99898
405425	Storey County Sheriff	07/02/2020	Regular	0.00	201.00	99899
404996	Strong, Lynette	07/02/2020	Regular	0.00	20.03	99900
403892	SUN PEAK ENTERPRISES	07/02/2020	Regular	0.00	649.00	99901
404675	SUPERIOR POOL PRODUCTS	07/02/2020	Regular	0.00	198.51	99902
405124	TERRY, SHIRLEY	07/02/2020	Regular	0.00	161.00	99903
405185	THATCHER COMPANY	07/02/2020	Regular	0.00	1,957.56	99904
404473	The DUBE' GROUP INC	07/02/2020	Regular	0.00	19,941.18	99905
405010	TIMELY TESTING LTD	07/02/2020	Regular	0.00	115.00	99906
405112	TYLER TECHNOLOGIES, INC	07/02/2020	Regular	0.00	31.25	99907
403728	UNITED SITE SERVICES OF NEVADA	07/02/2020	Regular	0.00	1,956.78	99908
405735	VC Tours LLC	07/02/2020	Regular	0.00	305.00	99909
403983	VCTC	07/02/2020	Regular	0.00	45.00	99910
403894	VIRGINIA & TRUCKEE RR CO, INC.	07/02/2020	Regular	0.00	222.00	99911
101890	WASHOE CO CORONER	07/02/2020	Regular	0.00	3,765.00	99912
103080	WATERS SEPTIC TANK SV DBA	07/02/2020	Regular	0.00	740.00	99913
103237	WESTERN ENVIRONMENTAL LAB	07/02/2020	Regular	0.00	1,058.25	99914
101920	WESTERN NEVADA SUPPLY CO	07/02/2020	Regular	0.00	669.57	99915

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	7/2020	463,680.67
			<hr/> 463,680.67



Vendor History Report

By Vendor Name

Posting Date Range 07/10/2020 - 07/10/2020

Payment Date Range 07/10/2020 - 07/10/2020

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Account Name	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
405424 - Optum Bank, Member FDIC														
INV0011900	HSA Contributions	0.00	0.00	7/10/2020	001-29506-000	DFT0000552	7/10/2020	7/10/2020	10,737.67	0.00	0.00	0.00	10,837.67	10,837.67
	HSA Contributions				020-29506-000		Insurances		8,122.67					
					090-29506-000		Rds-Ins		390.00					
					130-29506-000		Wtr-Ins		45.40					
					230-29506-000		Swr-Ins		24.60					
					231-29506-000		VCTC-Ins		345.00					
					250-29506-000		Pipers-Ins		70.00					
							Fire-Ins		1,740.00					
INV0011901	HSA Contributions			7/10/2020		DFT0000553	7/10/2020	7/10/2020	100.00	0.00	0.00	0.00	100.00	100.00
	HSA Contributions	0.00	0.00		001-29506-000		Insurances		100.00					

Vendors: (1) Total 01 - Storey County Vendors: 10,837.67

Vendors: (1) Report Total: 10,837.67



Payroll Check Register Report Summary

Pay Period: 6/22/2020-7/5/2020

Packet: PRPKT00753 - 2020-07-10 Payroll sl
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	3	1,295.24
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	167	363,440.75
Total	170	364,735.99

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date



Payroll Check Register Report Summary

Pay Period: 5/15/2020-5/15/2020

Type	Count	Amount
Regular Checks	1	165.05
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	0	0.00
Total	1	165.05

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date



Check Register

Packet: APPKT02059 - 2020-07-10 PR Payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	07/09/2020	EFT	0.00	86,474.14	10116
300003	AFLAC	07/10/2020	Regular	0.00	1,217.08	99916
300008	AFSCME Union	07/10/2020	Regular	0.00	598.15	99917
405610	California State Disbursement Unit	07/10/2020	Regular	0.00	291.69	99918
405519	Cigna Health and Life Insurance Cor	07/10/2020	Regular	0.00	132,541.72	99919
	Void	07/10/2020	Regular	0.00	0.00	99920
300001	Colonial Life & Accident	07/10/2020	Regular	0.00	103.38	99921
404704	DVM INSURANCE AGENCY	07/10/2020	Regular	0.00	83.86	99922
405264	FIDELITY SEC LIFE INS CO	07/10/2020	Regular	0.00	1,373.99	99923
405263	KANSAS CITY LIFE INS CO	07/10/2020	Regular	0.00	757.19	99924
300011	Nevada State Treasurer	07/10/2020	Regular	0.00	4.00	99925
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	07/10/2020	Regular	0.00	46.66	99926
300010	State Collection & Disbursement Un	07/10/2020	Regular	0.00	213.43	99927
300006	Storey Co Fire Fighters Assoc	07/10/2020	Regular	0.00	1,250.00	99928
404639	VOYA RETIREMENT INS	07/10/2020	Regular	0.00	8,272.50	99929
300005	Washington National Ins	07/10/2020	Regular	0.00	518.99	99930
300002	Western Insurance Specialties	07/10/2020	Regular	0.00	375.27	99931

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	31	15	0.00	147,647.91
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	3	1	0.00	86,474.14
	34	17	0.00	234,122.05

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	7/2020	234,122.05
			<u>234,122.05</u>



Check Register

Packet: APPKT02060 - 2020-07-10 715 PERs payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	Public Employees Retirement	07/09/2020	EFT	0.00	36,675.14	10117

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	36,675.14
	2	1	0.00	36,675.14

Approved by the Storey County Board of Commissioners:

_____	_____	_____
Chairman	Commissioner	Commissioner
_____	_____	_____
Comptroller		Date
_____	_____	_____
Treasurer		Date



Check Register

Packet: APPKT02060 - 2020-07-10 715 PERs payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 405456	Public Employees Retirement	07/09/2020	EFT	0.00	36,675.14	10117

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	36,675.14
	2	1	0.00	36,675.14



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07-21-2020

Estimate of time required: 0 - 5

Agenda: Consent Regular agenda Public hearing required

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

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

3. **Prepared by:** Ashley Mead

Department: Community Development

Telephone: 847-0966

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

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

6. **Fiscal impact:**

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Community Development


County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 6 II

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: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

July 13, 2020
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **July 21, 2020**

COMMISSIONERS Consent Agenda:

LICENSING BOARD FIRST READINGS:

- A. Empire Solar Group LLC** – Contractor / 9 Exchange Pl. Ste 400 ~ Salt Lake City, UT
- B. GROB Systems, Inc.** – Out of County / 1070 Navajo Dr. ~ Bluffton, OH
- C. Perfect Petals Floral Design** – General / 113 S. C St. ~ Virginia City , NV
- D. Virginia City Gallery of the West, LLC** – Home Business / 334 S. B St. ~ Virginia City, NV
- E. Virginia City Motorcycle Company** – Home Business / 448 Wagon Wheel Way ~ Dayton, NV
- F. Walker River Construction, Inc.** – Contractor / 31105 Pasture Rd ~ Schurz, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners

Agenda Action Report

Meeting Date: Tuesday, July 21, 2020

Estimate of Time Required: 5 min

Agenda: Consent Regular Public Hearing Required

1. Title: Justice Court Quarterly Report

2. Recommended Motion: Approve

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

Department: Justice Court 775-847-0962

4. Staff Summary:

5. Supporting Materials: EOP Listings for April, May, June, 2020

6. Fiscal Impact: None

Funds Available: n/a Fund: Comptroller

7. Legal Review Required: District Attorney

8. Reviewed By:

Department Head

Department Name: Commissioners' Office

County Manager

Other Agency Review

9. Board Action:

Approve

Approved with Modifications

Denied

Continued

Agenda Item No. 6 III

Virginia Township Justice Court ~ Storey County, Nevada

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



775-847-0962 • Facsimile: 775-847-0915
www.storeycounty.org

FILED
2020 JUL -2 AM 9:21

STOREY COUNTY CLERK

BY *[Signature]*
CLERK

July 2, 2020

QUARTERLY REPORT

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for April, May, and June, 2020.

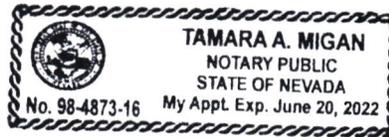
I, E.F. Herrington, Virginia Township Justice of the Peace, Storey County, Nevada, do hereby certify that to the best of my knowledge and belief, the attached information is a full, true and correct statement of NRS 4.100.

[Signature]

E.F. Herrington
Justice of the Peace

Subscribed and sworn before me
this 2nd day of July 2020.

[Signature]
Justice Court Clerk



FOM APRIL 2020

Disbursed Total

14,329.78

Account	Payee Name	Check Number	Check Status Code	Disbursed Amount	Number of Cases
IF AA FEE - STATE (AOC) 170-000-34202	NEVADA STATE CONTROLLER	N/A	N/A	2,877.00	60
IF AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	394.00	54
IF AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	114.00	54
IF AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE-CONTROLLER	N/A	N/A	-285.00	54
IF AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	192.00	58
IF BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	540.00	13
IF CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	260.25	0
IF CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	10.00	1
IF FINE - COURT/170-000-35109	STOREY COUNTY TREASURER	N/A	N/A	1,245.78	67
IF COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	610.00	56
IF MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	30.00	0
IF PRETRIAL SERVICES ACCOUNT / 187-000-35044	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	75.00	1
IF RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	730.75	0
IF SPECIALTY COURT FEE (MSD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	-431.00	58
IF STATE PERMANENT SCHOOL FINE/FORF/001-15116-000	NEVADA STATE TREASURER	N/A	N/A	477.00	9

*** End of Report ***

FOR JUNE 2020

Disbursed Total

36,944.50

Account	Payee Name	Check Number	Check Status Code	Disbursed Amount	Number of Cases
F AA FEE - STATE (ACQ)	NEVADA STATE CONTROLLER	N/A	N/A	7,440.00	132
11-000-34206	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	985.00	127
F AA FEE - JUSTICE/117-000-35104	STOREY COUNTY TREASURER	N/A	N/A	280.00	125
F AA FEE - JUVENILE/01-000-35103	NEVADA STATE CONTROLLER	N/A	N/A	700.00	127
GENERAL/1170-000-35114	STOREY COUNTY TREASURER	N/A	N/A	405.00	21
F AA FEE - GENETIC MARKER ANALYSIS/180-000-3510	STOREY COUNTY TREASURER	N/A	N/A	350.00	2
F ATTORNEY REIMBURSEMENT	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,010.00	23
ES/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	131.25	1
F BLACKJACK FEES/187 55126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	439.62	8
F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	60.00	1
F CIVIL FEES - COURT	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	4.63	1
COURT/187-000-35125	STOREY COUNTY TREASURER	N/A	N/A	18,730.00	131
F CHEMICAL ANALYSIS	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,415.00	105
FE/001-000-35101	NEVADA STATE TREASURER	N/A	N/A	90.00	0
F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	1.00	1
F FIVE - COUNTY/001-000-35109	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	90.00	0
F COURT FACILITY FEE.187-000-35111	NEVADA STATE TREASURER	N/A	N/A	1.00	1
F MARRIAGE FEE/170-000-34212	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	75.00	1
F OVERPAYMENTS TO	NEVADA STATE CONTROLLER	N/A	N/A	175.00	7
COUNTY/001-000-35109	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	75.00	1
F RETRIAL SERVICES ACCOUNT /	STOREY COUNTY TREASURER	N/A	N/A	1,185.00	0
187-000-35044	NEVADA STATE CONTROLLER	N/A	N/A	950.00	122
F RECORDS SEARCH/001-000-34204	NEVADA STATE TREASURER	N/A	N/A	2,518.00	15
F SPECIATY COURT FEE (MSD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	175.00	7
F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE CONTROLLER	N/A	N/A		
F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A		

*** End of Report ***



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/21/20

Estimate of time required:

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

1. **Title:** 1st reading for approval of a General Business License for Senergy Petroleum LLC. 622 S 56th Avenue, Phoenix AZ 85043.

2. **Recommended motion:** I motion to approval of a General Business License for Senergy Petroleum LLC. 622 S 56th Avenue, Phoenix AZ 85043.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant

Department: SCSCO

Telephone: 775-847-0959

4. **Staff summary:** 1st reading for approval of a General Business License for Senergy Petroleum LLC. 622 S 56th Avenue, Phoenix AZ 85043.

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

6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Gerald Antinoro

___ County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 6IV



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/21/20

Estimate of time required:

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

1. **Title:** 1st reading for approval of a General Business License for the Tahoe House Hotel and Bar; 162 South C Street. Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

2. **Recommended motion:** I motion to approval of a General Business License for the Tahoe House Hotel and Bar; 162 South C Street. Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant 

Department: SCSO

Telephone: 775-847-0959

4. **Staff summary:** 1st reading for approval of a General Business License for the Tahoe House Hotel and Bar; 162 South C Street. Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

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

6. **Fiscal impact:** None

Funds Available: Fund: _____ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

X Department Head

Department Name: Gerald Antinoro



___ County Manager

Other agency review: _____

9. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/21/20

Estimate of time required:

Agenda: Consent Regular agenda Public hearing required

1. **Title:** 1st reading for approval of a General Business License for Silver State Firearms; 1399 Highland Spur, VC Highlands, NV 89521. Applicants are: David Cooley and Tony Midmore.

2. **Recommended motion:** I motion to approval of a General Business License for Silver State Firearms; 1399 Highland Spur, VC Highlands, NV 89521. Applicants are: David Cooley and Tony Midmore.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant

Department: SCSO

Telephone: 775-847-0959

4. **Staff summary:** 1st reading for approval of a General Business License for Silver State Firearms; 1399 Highland Spur, VC Highlands, NV 89521. Applicants are: David Cooley and Tony Midmore.

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

6. **Fiscal impact:** None

Funds Available: Fund: _____ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Gerald Antinoro

___ County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No.



STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

July 13, 2020

To: Vanessa Stephens, Clerk's Office
Austin Osborne, County Manager

Fr: Brandy Gavenda

A handwritten signature in blue ink, appearing to read "Brandy Gavenda".

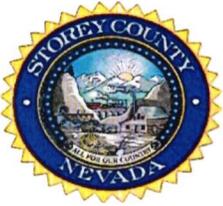
Please add the following item(s) to the July 21, 2020 Commissioners Consent Agenda:

LICENSE BOARD

First Reading:

1. General Business License – Senergy Petroleum LLC, petroleum distributor. 622 S 56th Ave., Phoenix, AZ 85043
2. General Business License – Tahoe House Hotel and Bar – 162 S C St, Virginia City, NV 89440. Applicant is Paul Hoyle.
3. General Business License for Silver State Firearms; 1399 Highland Spur, VC Highlands, NV 89521. Applicants are: David Cooley and Tony Midmore.

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: JULY 21, 2020

Estimate of time required: 20 min.

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

1. **Title: Discussion/For Possible Action:** Authorize the county manager to approve proposals from Sierra Builders and Pezzonella-Ferrari Consulting to complete the first phase of structural work to the Virginia City Freight Depot building consisting of structural repairs to the roof and addition of a fire suppression sprinkler system on an hourly basis with total amount not to exceed \$199,550.00 for the construction work and \$10,854.00 for the engineering design.

2. **Recommended motion:** I, [commissioner], move to authorize the county manager to execute an agreement with Sierra Builders and Pezzonella-Ferrari Consulting to complete the first phase of structural work to the Virginia City Freight Depot to provide structural repairs to the roof and addition of a fire suppression sprinkler system in the amount of \$199,550.00 for the construction work and \$10,854.00 for the engineering design.

3. **Prepared by:** Mike Northan, Operations and Projects Coordinator

4. **Department:** Public Works **Telephone:** 775 335 6991

5. **Staff summary:** See attached

6. **Supporting materials:** See attached

7. **Fiscal impact:**

Funds Available: Fund: _____ Comptroller

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

9. **Reviewed by:**
____ Department Head Department Name:
____ County Manager Other agency review: _____

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

Agenda Item No. 10

Staff report

V&T Depot

Basic scope and sequence.

Staff has been directed to provide improvements to the Depot building to include a new roof and a fire suppression system. During inspections and site visits with prospective contractors, the structural condition of the roof and building were noted to be in a deteriorated state. The recent fire at the Carson and Colorado Depot in Dayton have illustrated the urgent need to complete three major building protection efforts.

The three areas of work are structural stabilization, fire sprinklers, and non-combustible roofing.

Work sequence:

1. Roof structural repair – Stabilize the overhang roof areas over the exterior decking so that personnel can safely occupy the roof during roofing operations. Identify and replace damaged or deteriorated structural members. Provide positive structural connections at wall-to-roof areas. Provide structural hard points for installation of fire sprinkler piping and system components.
2. Fire protection –
 - a. Public works to tap main, set vault with flow detector, backflow preventer, and valve. Extend under building to remodel area and prep for sprinkler riser.
 - b. Tel or other communication connection for alarm or notification system.
 - c. Glycol or dry type of system.
 - d. Fire suppression system to be installed prior to any further work on the building.
3. Roof replacement – remove existing wood shake roofing, replacement roof type to be determined.

Reasons for sequence:

Structural work is a priority to preserve the building as it is and protect the building against further deterioration, high winds and seismic events – all of which have been seen locally and recently. It would be ideal to have fire protection during all phases of work as there is an inherent risk of fire during any work as we saw in the Notre Dame cathedral. But without attending to the structural integrity of the building, the other improvements are meaningless. The safety considerations of personnel on the overhang roof portions (in addition to damage to those portions from a failure) outweigh other considerations. The structure work will provide a solid foundation for other improvements including the new roof and fire suppression system piping.

Current scope of work under consideration:

Structural stabilization and fire suppression, (see attached proposal). This includes work to the overhang portions of the roof, the main trusses, installation or verification of structural points for sprinkler system installation. Construction of a mechanical room in the interior of the building to house the fire sprinkler riser.

The roof replacement has been postponed at this point so that the county may continue conversations with the Comstock Historic District Commission on proper materials, colors, and applications.

Cost of this scope of work:

Engineering fee is an hourly not-to-exceed proposal with a maximum of \$10,854.00.

Construction scope includes structural stabilization work, fire sprinkler system, mechanical room, electrical, insulation. Maximum of \$199,550.00.

Total cost (with known conditions and no change orders) = \$210,404.00.

Classification of this scope of work:

NRS 332.115 Contracts not adapted to award by competitive solicitation. Part 1, (b). In this project, the age and condition of the structure requires investigative work by the contractor. Conditions discovered must then be evaluated and designed for by the engineer. A design build hourly contract is appropriate here as we cannot ascertain the exact scope of work prior to commencement of work in order to develop a biddable design in a timely manner.

There is also an element of urgency here due to the recent fire at the Carson and Colorado Depot in Dayton NV on June 16. We view this as an emergency action to protect life safety (see attached letter from PF Consulting) which complies with NRS 332.112.

Sierra Builders and Ferrari Consulting have experience with this and similar structures. They will be able to address the specific structural issues as they arise during roof deck stabilization efforts. Staff recommends that we award them the contract to stabilize the building and ensure safety for personnel that access the roof as well as fire protection and general building protection.

NRS 332.063 would normally be the governing section here for a contract between \$50k and \$100k.

Timeline:

Sierra Builders estimates the construction time as about 40 working days from start of construction. They are immediately available for this work.

Attachments:

1. Engineers letter from P&F Consulting Engineers "Unified Scope Letter"
2. Construction proposal from Sierra Builders of Nevada "Combined Scope Proposal"
3. Engineers fee proposal from PF Consulting.

End of report

Mike Northan
Operations and Projects Coordinator
775 335 6991

P&F Consultants
Consulting Civil Engineers

P.O. Box 1369
Verdi, Nevada 89439

Memo

To _____ **From Paul Ferrari, P.E.** **June 17, 2020**

Mike Northan
Storey County Community Development Dept.

Project _____

V&T Freight Depot structural roof
repair/strengthening

Subject Considerations for roof repair/strengthening means, methods of repair

Mike, This memo is a follow-up to our phone conversation of yesterday, June 16th regarding the scope of repair and the best means of contracting the repair work. Transmitted with this June 17th memo are my earlier memos of March 23rd, and March 13th outlining my initial (March 13th) review of the structure and my subsequent March 23rd scope of work for the roof repair/strengthening. In my March 13th memo, I stressed that, in its current condition, the roof framing of the Depot cannot support the construction activity and additional weight that a new roof would superimpose. It is a life/safety concern; quoting from my June 13th memo: "**In its existing condition, the existing roof structure is not capable of safely supporting construction crews and reroofing the existing roof.**" In my March 23rd memo, I outlined the minimum structural scope of work that would allow a new roof and a sprinkler system to be installed; quoting from the March 23rd report: "The preceding scope of work is intended only to create a situation so that workers can safely remove the existing shingles and install new plywood roof sheathing so that new shingles can be installed."

With the preceding criteria in mind, the next, most critical step is to develop an appropriate delivery method for a contractor to actually perform the work. In this regard, the project budget is of extreme importance. However, a major problem exists in determining and graphically providing a structural scope of work for the contractor to estimate. In its current condition, the roof framing is not in immediate danger of an overall, catastrophic collapse; however, there are many, numerous conditions where the failure of individual roof joists, beams, and connections will fail, causing localized structural failures and collapses. These conditions are particularly prevalent at the large south canopy overhang. The problem in defining the scope of work for the replacement or strengthening of failed members is that most of the distressed conditions can only be identified by close inspection during the repair process with the contractor on-site. General repair details can be details, but the location must be field verified. Because of the preceding criteria regarding the actual scope of work, the traditional bid-build method of procuring a contractor is rife with the possibilities of either having a bid far exceeding the budget, or a low bid that will be augmented by many costly "extras" which could greatly enhance the actual overall cost of the project and break the budget. The best method of delivery for this type of situation is the design/build concept with a **guaranteed maximum not to exceed cost.** With the design/build concept, individual failure of joists, beams, and connections can be identified in the field as they are found, and corrected, and the contract price will not be exceeded. **Because of the situation, time is of the essence.**

775-771-1720 paul@pf-consulting.org

P&F Consultants
Consulting Civil Engineers

P.O. Box 1369
Verdi, Nevada 89439

Memo

To _____ **From Paul Ferrari, P.E. March 23, 2020**

Mike Northan
Storey County community Development Dept.

**Project V&T Freight Depot structural
Roof repair/strengthening**

Subject Scope of Work for structural roof repair/strengthening

Michael, Based on my field observation of the distress in the Shore and support the canopy roof framing structure of the V&T Freight Depot outlined in my March 13th memo to you, the following scope of work is necessary to safely facilitate the removal of the existing roof shingles and the installation of a new plywood sheathing:

Interior structural repairs/strengthening:

- Jack-up and support the second roof truss from the north wall of the depot so that the diagonal framing member at the west wall (from the side of the west column to the bottom of the truss chord) slotted end can be reinstalled into the existing tab at the bottom chord of the truss. Also, when the truss is supported by shoring, the existing "scabbed" splice at the east end of the bottom chord can be removed and replaced by a properly engineered and constructed splice plate to reinforce the existing cracked bottom chord
- New Simpson H2.5 uplift clips should be installed to attach the existing roof and canopy overhang rafters to the wall framing to resist wind uplift forces. A special connection should be installed at the intermediate vertical "column" in the wall framing between the roof truss supporting columns. This connection from the column to the roof will reinforce the wall from wind loads.

Roof framing repair/strengthening

- Repair/reconstruct the southeast and southwest canopy overhang corners that are currently sagging from cracked and disjointed structural members and connections.
- Shore and support the end of the roof canopy framing so that the sags in the canopy overhang are removed and a level eave line is achieved. New framing joists should be inserted into the sagged areas so that when the shoring is removed, the new joists will cancel the sag.

If you have any questions regarding this scope of work, please do not hesitate to contact me. The preceding scope of work is intended only to create a situation so that workers can safely remove the existing shingles and install new plywood roof sheathing so that new shingles can be installed.

P&F Consultants
Consulting Civil Engineers

P.O. Box 1369
Verdi, Nevada 89439

Memo

To From Paul Ferrari, P.E. March 13, 2020
Mike Northan
Storey County community Development Dept.

Project
Observation of the structural condition of
the roof framing at the V&T freight depot

Subject Structural review of roof framing

Field Observation of structural roof framing at the V&T freight depot for the purpose of installing new plywood sheathing and roof shingles on the existing roof structure.

Those present: Mike Northan (Storey County); Paul Ferrari, P.E. (P&F Consulting); bob Cotter (Sierra Builders of Nevada).

Purpose of the structural field observation: The purpose of the observation was to assess the existing condition of the roof framing members and their capability to support the construction activity and the additional load presented by Storey County's desire to reroof the building.

Field observation: A visual observation of the exterior roof canopy and the interior trusses and roof framing was undertaken. The following structural considerations were noted:

Interior roof trusses and framing.

- At the second truss from the north wall, the diagonal support brace from the bottom chord of the to the side of the column had disengaged from its slot in the bottom of the truss at the west wall.
- At the second truss from the north wall, the east side, the bottom chord had been spliced with "sister" framing at both sides of the bottom chord. The quality and capacity of the splice is questionable.
- Intermediate to the spacing of the roof trusses and supporting column, a vertical member is integrated into the wall framing, apparently to provide wind support to the wall. However, the top of the member is not adequately supported into the roof framing to provide a load path for any wall wind load.

Exterior roof canopy framing.

- The south wall overhang, at both the southwest and south east corners has a significant deflection engendered by split and fractured roof framing and lack of proper structural detailing.
- The entire south eave, and a portion of the north eave have a "wave-like" deflection caused by split and fractured roof framing and lack of proper structural detailing.

Discussion: Many of the canopy overhang framing members, particularly at the southwest and southeast corners have suffer severe cracking and splitting. Also, connections between framing members are failing. The “wave-like” displacement of the eave line of the canopy overhang at the south and north walls is generated by cracked outrigger canopy framing members. The interior roof truss that has the displaced diagonal support member as well as the split lower chord is in danger of failing.

Overall, the entire roof framing structure is in a “meta-stable” condition – that is, it is maintaining a semblance of structural integrity, but time and weather are insidiously degrading the structural capability to the point where the roof will ultimately suffer localized failure and collapse. The heavy snow loads of the Comstock are the prime factor in the degradation of the roof structure; however, the Washoe Zephyr winds in the Comstock can also work to uplift the canopy framing from the walls.

Reroofing the existing structure as is would entail staging construction workers of the existing roof structure to remove the existing shingles. Once that is accomplished, new 5/8” thick plywood sheathing (weighing 3 psf) would have to be installed over the existing spaced sheathing planks, followed by the new shingles (2 psf +/-). The combination of the construction workers on the existing roof and the added weight of the new roofing can cause localized failure and an overall instability of the roof structure.

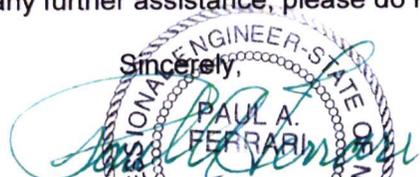
Conclusions: Based on my visual observation of the freight house depot roof, the following conclusions were developed:

- 1.) **In its existing condition, the existing roof structure is not capable of safely support construction crews resheathing and reroofing the existing roof.**
- 2.) In order for the roof to be resheathed and reroofed, the existing roof structure must be repaired and strengthened. This comment would apply to the roof structure whether or not the building is scheduled for re-roofing.

Recommendations: Based on my visual observation of the freight house depot roof, the following recommendations were developed:

- 1.) The roof truss where the diagonal has become disengaged and has a spliced bottom chord should be repaired immediately with and engineered splice retrofit and procedure for reinstalling the diagonal.
- 2.) Damaged roof framing at the south canopy, particularly the southeast and southwest corners should have an engineered repair/retrofit.
- 3.) The east and west canopy overhang should have new structural members installed to address the joist deflection that caused the “wavy” eave line.
- 4.) The intermediate vertical wind girts in the wall should be properly attached to the roof diaphragm to transfer lateral wind load into the roof diaphragm.
- 5.) Uplift clips fastening the canopy overhang framing to the wall should be installed.

If you have any questions, or require any further assistance, please do not hesitate to contact me.

Sincerely,

 PAUL A. FERRARI
 Paul A. Ferrari, P.E.
 No. 4245
 exp 03/30/24



BID PROPOSAL
to
Storey County
for
Emergency Repairs to the V.C. Freight Depot
dated: 06.30.20

Scope of work to consist of Emergency Structural Repairs & Fire Sprinklers to the V.C. Freight Depot per the scope of work provided by Mr. Paul Ferrari, P.E., as outlined below and the "A" drawings (see attached) to be used for coordination.

Includes:

- Attached drawings A1.0, A2.0, A2.5, A3.0, & A3.1.
- Attached memo dated March 23, 2020 from PF Consulting.
- All General Conditions Costs.
- All Labor, Materials, & Equipment.
- Structural Retrofit, including shoring.
- New Fire Sprinklers (Glycol system), including Fire Riser Room, with heat tape.
- All Insurance, Overhead, & Fee.

For the Sum of **\$199,550.**
(Guaranteed Maximum Sum with No Change Orders by Sierra Builders)

Excludes: Any and all fees, permits, contaminated materials, water tap and vault by owner, overtime work, testing, & inspections.

Schedule to be 40 +/- working days from receipt of authorization to proceed and/or building permit if required.

Payment schedule to be \$65,000 down payment to order Special Materials and the balance to be billed at two monthly progress pay applications.

Celebrating 39 Years of Success / 1981-2020

P&F CONSULTING ENGINEERS LLC

Attachment A

3/18/2020

NAME OF PROJECT:	V&T Freight Depot roof repair	PROJ. NUMBER:	MAN HOURS:	90
NAME OF CLIENT:	Storey County	EST. CONST. COST:	LABOR COST:	\$10,854
CONTACT PERSON:	Mke Northan	START TIME FRAME:	EXPENSES:	\$0
PROJECT DESCRIPTION:	observation and structural repair/reinforcement of existing roof framing structure at the V&T freight depot building in preparation of a new roof sheathing and roofing.			
PROJECT SCOPE:	field investigation, structural engineering, construction documents	FEE/COST %:	0%	
	construction administration			

FEE ESTIMATE SECTION

DELIVERABLES	LABOR CATEGORY:	PRN ENG	SEN ENG	PRJ ENG	STF ENG	SEN TCH	STF TCH	LABOR FEE	EXPENSES	TOTAL FEE
ENGINEERING										
ENGINEERING										
field observation site visit		4	0	0	0	0	0	\$720	\$0	\$720
roof framing engineering/truss splice		2	0	0	0	0	0	\$360	\$0	\$360
prepare roof framing retrofit and eave line deflection at canopy overhang		8	0	0	0	0	0	\$1,440	\$0	\$1,440
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
construction administration (2 site visits)		8	0	0	0	0	0	\$1,440	\$0	\$1,440
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
DRAFTING										
SN-1 general notes		0.5	0	0	0	0.5	0	\$114	\$0	\$114
S-1 roof framing repair plan		8	0	0	0	12	0	\$2,016	\$0	\$2,016
S-2 roof truss repair elevation		3	0	0	0	4	0	\$732	\$0	\$732
S-3, 4 repair details		16	0	0	0	24	0	\$4,032	\$0	\$4,032
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
		0	0	0	0	0	0	\$0	\$0	\$0
TOTAL		49.5	0	0	0	40.5	0	#####	\$0	\$10,854

ASSUMPTIONS AND CONDITIONS

The above fee will be billed on an hourly basis, not-to-exceed, as earned.

P&F Consulting will maintain errors and omissions insurance

This is a proposal, if accepted, a contract, with the terms and conditions, will be submitted for your signature.

Man-hours billed may vary from task breakdown shown in the above fee estimate



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/21/20

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: Approval of Memorandum of Understanding (MOU) between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System. A definitive agreement is planned to be reached in two years.

2. **Recommended motion:** I [county commissioner] approval of Memorandum of Understanding (MOU) between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System.

3. **Prepared by:** Austin Osborne

4. **Department:** County Manager

Telephone: 775.847.0968

5. **Staff summary:** The State of Nevada owns and sells water from the Marlette Lake Water System for beneficial use in Storey County, Carson City, and Washoe County. There are approximately 11,476 acre-feet; however, the State is not maximizing the beneficial use of these water resources and only a portion are used by Carson City and Storey County. Additionally, State operations of this system are challenged by funding constraints, aging infrastructure, and the need for additional data to inventory and quantify system flows and capacities. These matters will be assessed by the parties under this MOU for a two-year period. The results of Phase I of the Storey County Water Resources Master Plan (Comstock, Highlands, and Mark Twain segment), currently under development by Storey County, will guide county and state officials in negotiating a successor water use agreement. Note that the Marlette Lakes Water System is the sole source of municipal water for Comstock communities, and priority will be given to protecting this resource for existing and future demands. Attention will also be given to seek surplus water in the system that may be used in the future for the Highlands and Mark Twain.

6. **Supporting materials:** MOU Draft.

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

Funds Available: Fund: _____ Comptroller

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

9. **Reviewed by:**
____ Department Head Department Name:
___@___ County Manager Other agency review: _____

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

Agenda Item No. 11

MEMORANDUM OF UNDERSTANDING
MARLETTE LAKE WATER SYSTEM

This Memorandum of Understanding (“MOU”) is entered into by and between the Truckee Meadows Water Authority (“TMWA”), Storey County (“Storey”) and Carson City (“Carson”). TMWA and Carson are individually referred to as “Party” and collectively as “Parties”.

RECITALS

WHEREAS, Carson, Storey and TMWA are each responsible for providing municipal water service to customers within their respective jurisdictions.

WHEREAS, the State of Nevada (“State”) owns and may sell water from the Marlette Lake Water System (MLWS) for beneficial use in Carson City, Storey County, and Washoe County. MLWS includes water rights totaling approximately 11,476 acre-feet; however, the State is not maximizing the beneficial use of MLWS water resources and only a portion are currently used by Carson and Storey. Additionally, State operations of MLWS are challenged by funding constraints, aging infrastructure and the need for additional data to inventory and quantify system flows and capacities.

WHEREAS, the Parties desire to enter this MOU as a preliminary expression of general intentions and to provide the basis for negotiations of a definitive agreement with the State with respect to deliveries of MLWS water. The Parties anticipate that the terms of a definitive agreement can be reached within two years from the date of execution of this MOU.

WHEREAS, if properly planned and managed, the MLWS will remain an important water source for and meet the needs of Storey and Carson while also delivering surplus water to TMWA, and by working together the Parties can facilitate more efficient and economic alternatives to address the State’s funding constraints in operating and maintaining the MLWS.

WHEREAS, the MLWS is the sole source of municipal supply to Storey. The Parties recognize Storey’s reliance on and historic priority to MLWS water usage and desire to protect and facilitate MLWS deliveries to Storey for its existing and future demands.

WHEREAS, Carson relies on the MLWS to meet a portion of its existing municipal supply. Based on past master planning and current forecasted conditions subject to change, Carson estimates it will require approximately 3,000 acre feet per year of MLWS water to meet existing demands and future build out demands for 80,000 residents.

WHEREAS, TMWA is the regional water manager for the Truckee Meadows. Through the Truckee River Operating Agreement, TMWA can utilize surplus MLWS resources, water beyond the needs of Carson and Storey, to enhance the resiliency and operational efficiency of TMWA’s water resource supplies, especially in years of normal or better than normal precipitation where surplus MLWS resources are available.

WHEREAS, the Parties desire to work cooperatively to identify surplus water resources in the MLWS that can be made available and delivered to TMWA in a manner that does not adversely impact or diminish MLWS deliveries to Storey and Carson. The Parties recognize Storey’s and

Carson's reliance on and historic priority to MLWS water usage and desire to protect and facilitate MLWS deliveries for existing and future demands as described herein.

WHEREAS, TMWA, Storey and Carson are political subdivisions of the State of Nevada and are public agencies as defined by NRS 277.100, and under NRS 277.180 are authorized to contract regarding any activity, service or undertaking which they are authorized by law to perform.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, the Parties agree as follows:

A. PURPOSE AND OBJECTIVE

The purpose of this MOU is to set forth common objectives of the Parties in working with the State. TMWA, Storey and Carson desire to assist the State in maximizing the beneficial uses of MLWS water resources, and work with the State to explore mutually beneficial opportunities to enhance revenues for funding operations and maintenance of MLWS, improve operating procedures, allocate water resources to Carson and Storey for municipal demands including critical water storage supplies in Marlette Lake, and identify surplus resources for delivery to TMWA. TMWA, Storey and Carson desire to offer their collective utility operational expertise to assist the State to further such objectives and improve water management and operational aspects of MLWS.

B. GOALS

The common objectives include the following terms and/or elements:

1. Maximize Use of MLWS Resources. The Parties desire to assist the State in maximizing the beneficial use of the State's available water resources from the MLWS by TMWA, Carson and Storey, while preserving the historic priorities for MLWS water usage described in the recitals above.

2. Identification of Existing and Future Municipal Demands. Carson and Storey will provide to all parties their existing and potential future municipal water demands from MLWS, including existing Marlette Lake storage requirements ("Carson and Storey Existing Demands"). The Parties recognize Carson's desire, based on current forecasted conditions based subject to change, for 3,000 acre feet per year of MLWS supplies for its existing and future build out demands, and will work cooperatively to identify Storey's and Carson's future build out demands for municipal water from the MLWS ("Carson and Storey Future Demands"). The Parties will take into account existing infrastructure, paid for by Carson and Storey, that serves existing demands of Carson and Storey, which should not be restricted by surplus water beneficially used by TMWA, and improvements to the East Slope collection system and increase in capacity of infrastructure necessary to transport water in connection with the Carson and Storey Future Demands.

3. Identification of Surplus MLWS Water. The Parties will work cooperatively to identify surplus water resources owned by the State that can be made available for delivery to TMWA and Storey ("Surplus MLWS Water") and to develop information necessary to assist the State with developing the master plan and operating agreement described in Section 4. It is the

Parties' intention that deliveries to TMWA will not adversely impact or diminish Carson and Storey Existing Demands or Carson and Storey Future Demands.

4. Assistance with State Master Plan. The Parties will work cooperatively with the State on the following:

i) Identifying and defining the amount, timing and source of water resources available to TMWA, Carson and Storey, allocations, priority and availability of water supplies, including in times of drought or varying hydrologic conditions;

ii) Establishing a long-term operating agreement that:

a) maximizes the beneficial use of the State's available water resources;

b) preserves the priority of Carson and Storey Existing Demands;

c) protects and facilitates MLWS deliveries for Carson and Storey Future Demands;

d) addresses an agreed upon delivery schedule;

e) addresses special conditions of service; and

f) addresses pre-determined adjustments to the quantity of water available for sale under variable hydrologic conditions which may occur in any given year;

iii) Identifying necessary long-term infrastructure replacements, improvements, costs and potential funding mechanisms;

iv) Installing and/or improving monitoring and gauging devices in the Marlette Lake Water System to accurately account for the available water resources;

v) Cost of service study and methodology for rate setting procedures which establish an equitable allocation of capital and operating costs between the Parties;

vi) Memorializing with the Nevada Department of Wildlife ("NDOW") the specific operating restrictions, if any, on discharges of water impounded in Marlette Lake in connection with fisheries operations on Marlette Lake; and

vi) Establishing operating guidelines for storage in Marlette Lake for the Parties.

5. Permitting and Regulatory Approvals. Storey and Carson shall cooperate with TMWA and the State regarding any necessary permitting, authorizations, or approvals required by the State Engineer, Federal Water Master, Bureau of Reclamation, or any other agency or entity to use the surplus MLWS for TMWA's intended purposes consistent with this MOU.

C. TERM

This MOU may be extended or terminated by mutual consent of the parties or unilaterally by any party without cause upon thirty (30) days written notice.

D. GENERAL PROVISIONS.

1. Notice. All notices or other communications required or permitted to be given under this Agreement must be in writing and will be deemed given if delivered: personally by hand; by facsimile with simultaneous regular mail; or mailed certified mail, return receipt requested, and addressed to another Party at the following address:

TMWA

Director, Natural Resources
Truckee Meadows Water Authority
1355 Capital Blvd.
Reno, NV 89502
Tel: (775) 834-8250

Carson

Public Works Director
Carson City Public Works
3505 Butti Way
Carson City, NV 89701
Tel: (775) 887-2355
Fax: (775) 887-2112

Storey

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

Any Party may, by notice in writing sent to the Parties as described above, designate a different mailing address to which or a different person to whose attention all such notices or demands must thereafter be addressed.

2. Required Approval. This Agreement shall not become effective until and unless approved by appropriate authorized representative of or official action of the governing body of each Party.

3. Limited Liability. The Parties do not waive and intend to assert available liability limitations, including NRS Chapter 41, in all cases. Contract liability of the Parties shall not be subject to punitive or liquidated damages.

4. Independent Public Agencies. The Parties are associated with each other only for the purposes and to the extent set forth in this Agreement. Each Party is a public agency separate and distinct from any other Party. Nothing contained in this Agreement may be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee

or principal-agent, to convey ownership of any asset, or to otherwise create any liability for one Party whatsoever with respect to the indebtedness, liabilities, and obligations of another Party. This Agreement does not contemplate any transfer of property or ownership interest between the Parties and each Party will each maintain ownership of their own facilities.

5. Severability. If any provision contained in this Agreement is held to be unenforceable by a court of law or equity, this Agreement will be construed as if such provision did not exist and the non-enforceability of the provision will not render any other provision or provisions of this Agreement unenforceable.

6. Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.

7. Governing Law; Jurisdiction. This Agreement and the rights and obligations of the Parties shall be governed by and construed according to the laws of the State of Nevada. The Parties consent to the jurisdiction of, and agree that disputes will be resolved by, the courts of the First Judicial District Court of the State of Nevada.

8. Entire Agreement and Modification. This Agreement constitutes the full and final agreement between the Parties. This Agreement may not be amended or assigned except by an agreement in writing signed by all Parties and it will be binding upon and inure to the benefit of the Parties' respective successors and assigns.

9. Force Majeure. No Party shall be deemed to be in violation of this Agreement 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 Agreement after the intervening cause ceases.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the last date written below.

<p><u>TMWA:</u></p> <p>TRUCKEE MEADOWS WATER AUTHORITY, a joint powers authority and political subdivision of the State of Nevada</p> <p>By: _____ MARK FOREE, General Manager</p> <p>Dated: _____</p> <p>APPROVED AS TO FORM:</p> <p>By: _____ MICHAEL PAGNI TMWA Legal Counsel</p>	<p><u>CARSON:</u></p> <p>CARSON CITY, a political subdivision of the State of Nevada</p> <p>By: _____</p> <p>Dated: _____</p> <p>APPROVED AS TO FORM:</p> <p>By: _____ Deputy District Attorney</p> <p><u>STOREY:</u></p> <p>STOREY COUNTY, a political subdivision of the State of Nevada</p> <p>By: _____</p> <p>Dated: _____</p> <p>APPROVED AS TO FORM:</p> <p>By: _____ Deputy District Attorney</p>
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Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/21/20

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: Accept authorization of a contract between Storey County and BELFOR USA, Inc. to furnish materials, equipment, and subcontracted items and to perform COVID-19 deep cleansing and preventative treatment to county buildings in an amount not to exceed \$13,000.00. Funding for this program will be paid from CARES Act funds.

2. **Recommended motion:** I [county commissioner] accept authorization of a contract between Storey County and BELFOR USA, Inc. to furnish materials, equipment, and subcontracted items and to perform COVID-19 deep cleansing and preventative treatment to county buildings in an amount not to exceed \$13,000.00. Funding for this program will be paid from CARES Act funds.

3. **Prepared by:** Austin Osborne

4. **Department:** County Manager

Telephone: 775.847.0968

5. **Staff summary:** During the COVID-19 emergency it was necessary to conduct a preliminary risk assessment, deep-cleaning/disinfectant, and post-application germicide preventative treatment to the interiors of certain county buildings in order to protect employees and the public from potential exposure to COVID-19. The treatment included assessment, deep cleaning, fogging, and long-lasting post-application prevention treatment to the Courthouse, Comptroller's office, DA's office, Public Works offices, Community Development offices, and the county Dispatch 911 center. Pre-assessment, application monitoring, and post-cleaning verification was performed by Premier Environmental Consulting's certified industrial hygienist. The entire application was a certified treatment for COVID-19 confirming to CDC guidelines for COVID-related treatment. The treatment will be paid for entirely by the Coronavirus Aid, Relief, and Economic Securities (CARES) Act funds.

6. **Supporting materials:** Contract with BELFOR-USA, Inc.

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

Funds Available: _____ Fund: _____ Comptroller

8. **Legal review required:**

__yes__ District Attorney

9. **Reviewed by:**

____ Department Head

Department Name:

__@'__ County Manager

Other agency review: _____

10. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No. 12



Service Contract

Contract No. _____

The Service Contract (the Contract) is entered into on this July day of 02, 2020, by and between BELFOR USA, Inc. (BELFOR) and Stack Candy ("Customer").

1. **Scope of Services.** BELFOR hereby agrees to act as Contractor and furnish all labor, materials, equipment, and subcontracted items reasonably necessary to complete the work described in the SCOPE OF WORK (Exhibit A). Belfor and Customer may make changes in the work to be performed hereunder by written CHANGE ORDER agreed to by both parties.
2. **Term.** This contract shall commence on the date hereof and shall continue until the services to be performed pursuant to the SCOPE OF WORK and any applicable CHANGE ORDER have been completed, unless otherwise terminated by the Customer.
3. **Price.** Work performed hereunder shall be priced as indicated in the Exhibit A.
4. **Pay Authorization.** If customer possesses insurance coverage applicable to the Work, Customer authorizes each insurance carrier providing that coverage to make payment directly to BELFOR for performance of the Work.
5. **Invoicing and Payment.** BELFOR shall submit to Customer itemized invoice(s) setting forth the total amounts due in accordance with the Rate Schedule for services utilized in performance of the Scope of Work.

Progress billings will be submitted to the customer at the following percentages of completion:

- | | | |
|----|-------------------------------|-------------------------------|
| A. | 25% completion | \$ _____ |
| B. | 50% completion | \$ _____ |
| C. | 75% completion | \$ _____ |
| D. | 90% completion | \$ _____ |
| E. | Substantial completion | \$ <u>TBD Rate + material</u> |

If payments are not received within 30 days, Customer agrees to pay all costs of collections up to and including court costs, reasonable attorney's fees and interest charges at the lesser of: 1) 1.5% per month, or 2) the maximum lawful interest rate.

6. **Responsibility for Payment.** Customer agrees to make payment to BELFOR for services rendered hereunder in the amounts and on the terms specified above, regardless of whether Customer is entitled to reimbursement for such costs from his/her or from some other person's or entity's insurance carrier or any other source.

50 Artisan Means Way, Suite B • Reno, NV 89511 • 775-424-3200 office • 775-356-0633 fax
NV License 0067311 Bid Limit - Unlimited
NV Licnese 0078990, 0078991 & 0078992 Bid Limit - \$1,000,000



7. **Best Efforts.** BELFOR and Customer acknowledge that the property which is the subject of the WORK has been involved in a fire, flood, or other catastrophe. BELFOR will perform the Work on a "best efforts" basis, but cannot, and therefore does not, guarantee that any of the property will be operational or free from defect following completion of the work.
8. **Limited Warranty** All work performed by BELFOR decontamination technicians is warranted for one year against the return of corrosion and contamination resulting from defects in workmanship.
9. **Causes Beyond Control.** If any circumstance or event which is beyond the reasonable control of BELFOR delays the performance of any of BELFOR's obligations under this agreement or makes any of those obligations impossible to perform, BELFOR will not have any liability for that delay or non-performance.
10. **Consents and Permits.** Any federal, state, or local permits or consents required for the performance of the Work are the responsibility of the Customer; provided that, if made a part of the Work, BELFOR may obtain such permits and consents at Customer's expense. Both BELFOR and Customer will comply with all applicable governmental regulations, statutes, laws, and ordinances.
11. **Disposal.** Disposal of any Hazardous Material (including specimens or samples) or any property that contains Hazardous Material, performed by BELFOR under this Agreement will be made in the name of the Customer and under any applicable generator number or other identification assigned by the Customer.
12. **Indemnity.** Each party agrees to indemnify and hold harmless the other party hereto and the other party's shareholders, directors, officers, employees and agents, from and against any and all claims, demands, causes of action and liabilities of any nature, whether for damages to property, and/or the conditions to which this Contract pertains, to the extent that any such claim, demand, cause of action and/or liability is attributable to the breach of contract, negligence or other fault of the indemnifying party.
13. **Confidential Information.** BELFOR and Customer mutually agree to maintain in confidence and will not, directly or indirectly disclose or use, either during or after the term of this Agreement, any proprietary or confidential information belonging to the other party, whether it is in written or permanent form, except to the extent necessary to perform the Services until such time as said information has become public knowledge.
14. **Jurisdiction, Venue and Governing Law.** The parties hereby irrevocably consent to the jurisdiction of the courts of the State in which the work is performed and any federal court located in such State in connection with any action or proceeding arising out of or relating to this contract, any document or instrument delivered pursuant to, in connection with, or simultaneously with this contract, or a breach of this contract or any such document or instrument. The parties also hereto consent that venue of any action brought under this agreement shall be in the County in which the work is performed. This

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NV License 0067311 Bid Limit - Unlimited
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contract shall be construed in accordance with the laws of the State in which the work is performed, without giving effect to conflict of laws.

- 15. **Attorneys Fees.** In the event that either party to this Agreement commences legal action against the other party, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs.
- 16. **No Consequential Damages.** No party shall in any action or proceeding or otherwise assert any claim for consequential damages against any other party to this contract on account of any loss, cost, damage or expense which such party may suffer or incur because of any act or omission of any other party to this contract or its agents or employees in the performance of a party's obligations under this contract, or any other cause of action (including negligence) arising out of or related to transactions in connection with this contract, or otherwise, and each party expressly waives any such claims.
- 17. **Entire Agreement.** This Contract and the Exhibits hereto comprise the complete agreement of the parties respecting the services to be performed. No engagements, promises, representations, or warranties have been made by either party except as is expressly stated in this Contract and its Exhibits, and the parties hereby expressly disclaim all implied warranties. All modifications to this Contract shall be in writing, signed by both parties hereto.
- 18. **Attachments.** The following documents are attached and incorporated herein by reference:
 - Exhibit A, Scope of Work
 - Exhibit B, Rate Schedule
 - Advance Work Authorization *Not to exceed \$13,000.00. 2* 2
 - Change Order

Agreed to and accepted this July day of 02, 2020.

BELFOR USA, INC.

NAME: Chris Nelson
 SIGNATURE: *Chris Nelson*
 TITLE: Estimator

CUSTOMER

NAME: Austin Adams (Stoney County)
 SIGNATURE: *Austin Adams*
 TITLE: County Manager

RATE AND MATERIALS SCHEDULE FOR INVOICING (Exhibit B)

Effective Date: April 2020



§ I.

RATES AND INVOICE CONDITIONS
ITEMIZED SCHEDULED LABOR CLASSIFICATIONS

CODE		REGULAR RATE / HR
PROJECT MANAGEMENT:^{1,2,3}		
APM	Assistant Project Manager	\$ 73.00
PM	Project Manager	\$ 108.00
PE	Project Estimator	\$ 117.00
SPM	Senior Project Manager	\$ 133.00
PC	Project Coordinator	\$ 162.00
GENERAL CLASSIFICATIONS:^{1,2,3}		
GL	General Labor	\$ 36.00
AA	Administrative Assistant	\$ 40.00
LF	Labor Foreman	\$ 41.00
MS	Mobilization Support	\$ 44.00
TD	Truck Driver	\$ 52.00
DMT	Demolition Technician	\$ 52.00
RCO	Resource Coordinator (Supply Technician)	\$ 54.00
PA	Project Auditor (Documentation Clerk)	\$ 59.00
EO	Equipment Operator	\$ 62.00
HSO	Health & Safety Officer	\$ 92.00
RESTORATION SERVICES (General):^{1,2,3}		
RT	Restoration Technician	\$ 54.00
RS	Restoration Supervisor	\$ 59.00
DT	Dehumidification Technician	\$ 70.00
MT	Mold Technician (Remediation Technician or Supervisor)	\$ 70.00
RECONSTRUCTION SERVICES:^{1,2,3}		
PT	Painter	\$ 67.00
DP	Drywall Installer/Finisher	\$ 73.00
CR	Carpenter (Framer/Finish)	\$ 78.00
TF	Trade Foreman (Commercial Supervision)	\$ 81.00
TECHNICAL SERVICES:^{1,2,3} (Dehumidification, Documents/Media, Electronics, HVAC, Machinery, Mold)		
TN	Technician	\$ 75.00
TS	Technical Specialist	\$ 83.00
TL	Team Leader	\$ 95.00
TMR	Technician, Machinery Rebuild	\$ 102.00
SEMICONDUCTOR SERVICES:^{1,2,3}		
DTA	Decon Technician Assistant	\$ 70.00
DC	Decon Technician	\$ 83.00
DTL	Decon Team Leader	\$ 95.00
DE	Decon Engineer	\$ 164.50
ENVIRONMENTAL SERVICES:^{1,2,3}		
HT	Hazmat/Asbestos Technician	\$ 70.00
HLT	Hazmat/Asbestos Lead Technician	\$ 78.00
HEO	Hazmat/Asbestos Equipment Operator	\$ 83.00
HS	Hazmat/Asbestos Supervisor	\$ 91.00
HPM	Hazmat/Asbestos Project Manager	\$ 108.00
CONSULTING SERVICES:		
CVP	President & Vice President	\$ 225.00
CSC	Senior Consultant	\$ 185.00
CCE	Consultant / Consulting Estimator	\$ 145.00
CWP	Clerk of the Works-Production Person	\$ 100.00
CAD	Administrative	\$ 55.00
COC	Outside Consultants	Actual Billing + 10%
CLG	Deposition, Legal Work, & Court Testimony	see section I.IV Consulting Expenses \$ 300.00
CFE	Appraisal & Umpire fees	\$ 300.00

¹ In New York City, Cape Cod, Martha's Vineyard, Nantucket, AK, HI, Latin America, and the Caribbean, a multiplier of 1.35 will be applied to the regular hourly rate. Note: The NYC rate applies to a seventy five mile radius from the borough of Manhattan and all of Long Island.

² In the states of CA and WA a multiplier of 1.25 will be applied to the regular hourly rate.

³ Work performed in the Washington D.C. Metropolitan area is entitled to an additional 5% markup that will be applied to the total of all scheduled labor, scheduled equipment, scheduled consumables and 5% will be added to the markup for all vendors, unscheduled equipment, unscheduled material invoices.

§ L.II

LABOR CALCULATION POLICY

The guidelines for labor invoicing are as follows: The first eight hours worked on any scheduled shift Monday through Friday will be charged at the regular hourly rate. Any hours worked in excess of eight hours on any scheduled shift Monday through Friday will be charged at 1.5 times the regular hourly rate. All hours worked on Saturday and Sunday will be at 1.5 times the regular hourly rate. All hours worked on Holidays (see §I.III Item 4 for recognized holidays) will be charged at 2 times the regular hourly rate. OT applies to all labor classifications regardless if salary or hourly.

After Hours Emergency Services: In the event that BELFOR personnel are required for emergency services after normal BELFOR business hours (Weekdays 5:00 p.m.-7:00 a.m.), 1.5 times the regular hourly rate will be charged.

BELFOR Initial Customer Initial:

RATE AND MATERIALS SCHEDULE FOR INVOICING (Exhibit B)

Effective Date: April 2020



§ I.

RATES AND INVOICE CONDITIONS

§ I.III LABOR CONSIDERATIONS

- 1). Work performed under a particular contract that is subject to Federal and State wage and hour laws, prevailing wages, and/or collective bargaining agreements may require negotiated changes to the above stated rates. If necessary, adjustments will be made to the hourly rates and other labor provisions.
- 2). When circumstances beyond our control require BELFOR personnel to stand-by at the job site, a minimum stand-by charge of 6 hours at the regular hourly rate (no overtime) will be charged.
- 3). National holidays recognized by BELFOR for rate (not payroll) purposes are New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
- 4). The hourly Scheduled Labor rates will be charged portal to portal for all BELFOR personnel, labor subcontractors, and subcontractors fulfilling any Labor Classifications.
- 5). If a meeting is requested by the client that involves travel BELFOR will bill for travel expenses at documented cost plus 15%.

§ I.IV CONSULTING EXPENSES

- 1). Reproduction of actual drawings at actual cost
- 2). Automobile mileage at IRS approved rate, tolls at cost with receipts over \$25.00
- 3). Overnight mail is priced at \$14.70/small package, \$29.40/large package
- 4). Photographs at \$1.00 per picture for standard size
- 5). Color copying at \$1.00 per page or actual cost if Kinko's or other service
- 6). Airfare, hotels, rental car rates and other travel expenses are billed at cost + 15%
- 7). Daily per diem rate at \$55.00 a day/based on (8) hour day

Note: *Fees for deposition and trial appearances are for a minimum eight-hour day @ \$300/hr for all consultants

§ II. SCHEDULED EQUIPMENT CHARGES (see § II.I Itemized Scheduled Equipment)

- 1). The Daily Rental Rate is charged for each calendar day equipment is utilized on a project, whether a partial day or complete day.
- 2). Small Tools Charge: Items such as shovels, ladders, demolition carts, extension cords, small hand tools, etc..., which are provided by BELFOR but are not included in the Scheduled Equipment list will be charged at 3% of total labor charges for all hands-on personnel (EO, GL, LF, RT, RS, DTA, DC, DTL, DMT, DT, MT, PT, DP, CR, TN, TS, HT, HLT, HEO). Any specialty items purchased for a project may be charged as per Section IV.
- 3). The Safety Equipment Packages (Personal Protection Equipment - PPE, Personal Fall Protection - PFP, and Personal Respiratory Protection - PRP) are inclusive of the reusable components of each package as well as any training, medical, or certification expenses related to their use. They do not include the disposable items within the Scheduled Consumables list.
- 4). During the course of performance of the work BELFOR may add additional equipment to the schedule.

§ III. SCHEDULED CONSUMABLES (see § III.I Itemized Scheduled Consumables)

- 1). Any scheduled consumables purchased locally where the unit price exceeds 80% of the rate, the item will be invoiced at documented cost plus Contractor's 10% Overhead / 10% Profit (21%).
- 2). During the course of performance of the work BELFOR may add additional consumables to the Rate Schedule.
- 3). BELFOR reserves the right to change the unit rate of scheduled consumables affected by market conditions.
- 4). Scheduled consumables are charged on a "per unit" basis whether consumed by the unit or not.

§ IV. VENDORS, UNSCHEDULED MATERIALS & UNSCHEDULED EQUIPMENT

- 1). Contractor's 10% overhead plus 10% profit (21%) will be added to the total of all documented costs for Unscheduled Materials, Unscheduled Equipment, and Subcontractors / Vendors (including DUCTZ HVAC and BELFOR Environmental Services) who are not fulfilling a scheduled Labor Classification.

§ V. REIMBURSABLES

- 1). Contractor's 15% mark-up will be added to the total of all reimbursables.
- 2). Standard per diem rates are \$55 per person per day (2019 GSA base rate). The 1.35 multiplier will be applied for NYC, Cape Cod, Martha's Vineyard, Nantucket, AK, HI, Latin America, and the Caribbean (\$74.25). The 1.25 multiplier will be applied for CA and WA (\$68.75). Per Diem will be charged for all traveling personnel in § I. Itemized Scheduled Labor Classification. BELFOR charges this daily rate whether the per diem is paid directly to the person, is charged to BELFOR as a separate charge, or is included with other compensation considerations. For multiple jobs on a single day, per diem will be prorated accordingly.
- 3). Per Diem reimbursement is subject to certain limitations regarding deductibility governed by the Internal Revenue Service, Code of 1986, Section 274(n)(1). Please consult your tax advisor on the appropriate treatment of these costs on your project as it is our policy that any deductibility limitation for income tax purposes is the responsibility of the customer.
- 4). BELFOR shall be reimbursed for travel expenses (airfare, lodging, rental cars, per diem) for personnel at documented costs plus markup (see item 5).
- 5). Lodging will be charged in accordance with the published GSA lodging allowance in effect at the time of the stay (<https://www.gsa.gov/travel/plan-book/per-diem-rates/>) plus applicable fees and taxes. As is the case with the Federal Travel Regulations, actual expense reimbursement is allowed when the lodging allowance is insufficient to meet the necessary expenses.
- 6). An optional methodology for lodging charges is to apply a lodging allowance as follows: Lodging may be charged at the average nightly rate of up to three hotels that house project personnel (BELFOR and/or subcontractors). The full average nightly rate will be charged for single occupancy and 50% of the average nightly rate per person will be charged for double occupancy.

§ VI. DOCUMENT DRYING AND RECOVERY SERVICES

Freeze drying charges will range from \$45 to \$85 per cubic foot based on the volume of documents to be dried, the type of document (bound or loose paper), and the moisture saturation.

The above rates represent the charges for freeze drying only. Labor, equipment, materials and other document treatments performed will be billed in accordance with the rates herein and any project specific quotations.

Other recovery service charges will be determined per job, based on the following relevant factors:

* Nature of Damage * Degree of soot/char * Intended Use of Document * Moisture Saturation * Mold Contamination * Odor

Because the type and level of contamination may vary so greatly and thus affect the resultant recovery protocol required, these additional services will be quoted after examining a sample of the affected documents.

§ VII. CAT CONSIDERATIONS (Based on Property Claim Services assigning a CAT Serial Number)

- 1). A 6% fee will be added to the total of each invoice. This fee will cover all of the indirect charges that must be allocated to each job in the CAT. Examples of these charges would be CAT management, CAT office, admin support, warehousing, etc...

§ VIII. BILLING AND PAYMENT

- 1). Invoices generated in accordance with the BELFOR Rate and Materials Schedule will be submitted periodically for work that has been performed. As such, all invoices are due and payable upon receipt and will be considered late 30 days after receipt of the invoice. If there are any disputed charges on any invoice these should be clearly identified in writing within 30 days and an additional 30 days will be allowed to resolve disputed charges. Interest charges will begin to accrue after 30 days for undisputed charges and after 60 days for the disputed charges at the rate of: 1) 1% per month or 2) as specified in the terms and conditions of the applicable contract.

The rates contained in this exhibit are exclusive of federal, state and local sales or use taxes and the costs associated with any applicable federal, state or local approvals, consents, permits, licenses and orders incident to performance of the work.

RATE AND MATERIALS SCHEDULE FOR INVOICING (Exhibit B)

Effective Date: April 2020



ITEMIZED SCHEDULED EQUIPMENT³

EQUIPMENT DESCRIPTION	UNIT	RATE	EQUIPMENT DESCRIPTION	UNIT	RATE
AIR MOVERS/COMPRESSORS/ACCESSORIES			TRUCKS, VEHICLES, TRAILERS (rate does not include fuel)		
Air compressor, gas/electric	Ea / Day	\$ 41.00	BELFOR Command Center	Ea / Day	\$ 550.00
Air compressor, tow behind	Ea / Day	\$ 130.00	Mobile Office	Ea / Day	\$ 72.00
Air movers/carpet blowers	Ea / Day	\$ 33.00	Mobile Warehouse (Trailer Only)	Ea / Day	\$ 171.00
Octidry Bag or Direct It In (attachment)	Ea / Day	\$ 33.00	Trailer, Freezer	Ea / Day	\$ 165.00
Injectidry Unit	Ea / Day	\$ 144.00	Truck, Dump Service (Pickup Truck)	Ea / Day	\$ 105.00
Manometer	Ea / Day	\$ 91.00	Truck, Dump-Trip Charge	Ea / Day	\$ 165.00
BLAST/POWER WASH UNITS			Truck, Moving/Box/Board up	Ea / Day	\$ 171.00
Blasting Unit, Aqr/Soda	Ea / Day	\$ 713.00	Truck (Cab) or Trailer (Flatbed, Transfer, etc)	Ea / Day	\$ 137.00
Dry Ice Blaster w/Accessories	Ea / Day	\$ 1,071.00	Vehicle, Pickup, SUV or Car	Ea / Day	\$ 76.00
Soda Blaster	Ea / Day	\$ 1,063.00	Vehicle, Truck 1 Ton 4x4 Lift gate	Ea / Day	\$ 182.00
Washer, High Pressure (cold)	Ea / Day	\$ 110.00	Vehicle, Van (1 per 10 Passenger or Cargo)	Ea / Day	\$ 124.00
Washer, High Pressure (hot)	Ea / Day	\$ 137.00	DUMPSTERS & STORAGE		
CLEANING/VACUUMS/EXTRACTION			Dumpster, 20 yd (max weight 4 Tons)	Per Load	\$ 605.00
Buffer, Floor	Ea / Day	\$ 41.00	Dumpster, 30 yd (max weight 6 Tons)	Per Load	\$ 770.00
Carpet Cleaning Machine	Ea / Day	\$ 83.00	Dumpster, 40 yd (max weight 8 Tons)	Per Load	\$ 935.00
Dry Cleaning Unit (portable)	Ea / Day	\$ 157.00	BELFOR Pods 8'x7' 12' x 7'	Per Month	\$ 259.00
Extraction Unit (portable)	Ea / Day	\$ 171.00	BELFOR Pods (set up & breakdown)	Per Pod	\$ 330.00
Extraction Unit (Truck or Trailer mount)	Ea / Day	\$ 618.00	Storage Vaults	Per Month	\$ 138.00
Floor cleaning system (walk behind)	Ea / Day	\$ 261.00	ELECTRONICS / MECHANICAL		
HEPA Filtration Unit / Air Scrubber	Ea / Day	\$ 156.00	Cart, Electronic Decontamination	Ea / Day	\$ 69.00
Ion Air Cleaning System	Ea / Day	\$ 52.00	Cleaning Room, HEPA filtered	Ea / Day	\$ 1,076.00
Steam Cleaner (Trailer)	Ea / Day	\$ 267.00	Crane, A-Frame (1 ton)	Ea / Day	\$ 153.00
Upholstery Machine/Lady Vac (steam cleaner)	Ea / Day	\$ 69.00	Crane, Overhead (2 Ton, monorail 38 feet)	Ea / Day	\$ 850.00
Vacuum, HEPA	Ea / Day	\$ 100.00	Decon Room	Per Project	\$ 567.00
Vacuum, Insulation Machine	Ea / Day	\$ 99.00	DI Water System	Ea / Day	\$ 44.00
Vacuum, Upright, Wet/Dry or Canister	Ea / Day	\$ 38.00	Documentation Kit (digital camera/photo printer)	Ea / Day	\$ 76.00
Zip Poles, Set of 6	Ea / Day	\$ 30.00	Electrical Distribution (120 Amp Panel)	Ea / Day	\$ 206.00
LIGHTS			Electrical Test Equipment (Meqeor, Hi-Pot, Grounding Cables)	Ea / Day	\$ 453.00
Light, Balloon	Ea / Day	\$ 121.00	Electronic Dehumidification Unit/Heating (KHT)	Ea / Day	\$ 247.00
Light, Tower Mobile (400 WT diesel)	Ea / Day	\$ 171.00	Gas Detector, ATI PortaSens II	Ea / Day	\$ 337.00
Light, Wobble (37 inches)	Ea / Day	\$ 48.00	HEPA Filtered Hood	Ea / Day	\$ 170.00
MISC.			HEPA Water Displacement Unit	Ea / Day	\$ 103.00
Heat Gun, Shrink Wrap	Ea / Day	\$ 83.00	Oven, Convection Drying (ULT)	Ea / Day	\$ 481.00
Ride on Flooring Stripper (includes blades)	Ea / Day	\$ 1,320.00	Oven, Vacuum Drying	Ea / Day	\$ 685.00
Saw, Demo	Ea / Day	\$ 117.00	Quality Control Kit, (scientific instruments)	Ea / Day	\$ 206.00
Saw, Kett	Ea / Day	\$ 39.00	Reflectoquant Test Device	Ea / Day	\$ 113.00
X-Ray Dryer	Ea / Day	\$ 171.00	Sealer, Vacuum	Ea / Day	\$ 300.00
X-Ray Separation Tank	Ea / Day	\$ 514.00	Soray Booth with 2 slinks (portable)	Ea / Day	\$ 206.00
ODOR CONTROL/DISINFECTION			Sprayer, Airless H.P. (Wagner)	Ea / Day	\$ 90.00
Foqger, Commercial	Ea / Day	\$ 124.00	Tool Handling Charge	Per Project	\$ 510.00
Foqger, ULV / Thermal (electric)	Ea / Day	\$ 44.00	Ultrasonic Bath, Portable	Ea / Day	\$ 357.00
Ozone Generator	Ea / Day	\$ 137.00	Ultrasonic Bath, Bench Top	Ea / Day	\$ 206.00
Smoke Machines (small)	Ea / Day	\$ 110.00	Ultrasonic Dip Line, Industrial Multi-step	Ea / Day	\$ 3,702.00
Vapor Shark	Ea / Day	\$ 44.00	Vacuum, Clean Room	Ea / Day	\$ 170.00
POWER			Wet Bench (portable)	Ea / Day	\$ 207.00
Electrical Distribution (Spider Box)	Ea / Day	\$ 83.00	Workstation (table, chair, lights, ESD)	Ea / Day	\$ 27.00
Generator (portable)	Ea / Day	\$ 137.00	ENVIRONMENTAL		
PUMPS			Cascade Breathing Air System	Ea / Day	\$ 187.00
Pump, Sump / Flood	Ea / Day	\$ 38.00	Chemical Hose, Hazmat	Ea / Day	\$ 249.00
Pump, Trash with Hose, 2"	Ea / Day	\$ 153.00	Confined Space Entry System	Ea / Day	\$ 227.00
DRYING/TEMP/HUMIDITY CONTROL			Decontamination Shower/Filter	Ea / Day	\$ 159.00
Moisture Meter	Ea / Day	\$ 23.00	Jerome Mercury Vapor Analyzer	Ea / Day	\$ 278.00
Camera, IR	Ea / Day	\$ 25.00	Mini-Rae (PID)	Ea / Day	\$ 198.00
Dehumidification, Dehumidifier -100 to 140 AHAM Pints	Ea / Day	\$ 150.00	MSA Passport (O2, LEL, CO, H2S)	Ea / Day	\$ 227.00
Dehumidification, Desiccant -500/600 cfm	Ea / Day	\$ 446.00	Personal Sample Pump	Ea / Day	\$ 32.00
Dehumidification, Desiccant -2000/2250 cfm	Ea / Day	\$ 627.00	Pump, Diaphragm 1", Hazmat	Ea / Day	\$ 227.00
Dehumidification, Desiccant -3500 cfm	Ea / Day	\$ 1,105.00	Pump, Diaphragm 2", Hazmat	Ea / Day	\$ 340.00
Dehumidification, Desiccant -5000-6000 cfm	Ea / Day	\$ 1,497.00	Self-Contained Breathing Apparatuses (SCBA-30Min)	Ea / Day	\$ 159.00
Dehumidification, Desiccant -10000 / 12000 cfm	Ea / Day	\$ 2,352.00	Self-Contained Breathing Apparatuses (SCBA-5Min)	Ea / Day	\$ 125.00
Dehumidification, Desiccant -15000 cfm	Ea / Day	\$ 4,036.00	Trailer, Emergency Response, Hazmat	Ea / Day	\$ 340.00
Dehumidification, Desiccant -25000 cfm	Ea / Day	\$ 6,388.00	HVAC		
Dehumidification/Cooling -1 Ton Spot Cooler	Ea / Day	\$ 178.00	HVAC, High Volume Tornado System	Ea / Day	\$ 105.00
Dehumidification/Cooling -DX Unit -20 / 30 ton	Ea / Day	\$ 1,425.00	HVAC, Mobile Resource Unit	Ea / Day	\$ 171.00
Dehumidification/Cooling -DX Unit -60 / 70 Ton	Ea / Day	\$ 2,246.00	HVAC, Power and Manual Hand Tools	PP/Day	\$ 28.00
Dehumidification/Cooling - Chiller 100 to 400 Ton	Ton / Day	\$ 29.00	HVAC, Rotary Brush Duct Cleaning System	Ea / Day	\$ 50.00
Dehumidification, Heater -20 KW	Ea / Day	\$ 176.00	HVAC, Service Vehicle / Trailer Combo	Ea / Day	\$ 137.00
Dehumidification, Heater -50 KW	Ea / Day	\$ 393.00	HVAC, High CFM HEPA Vacuum Collection System	Ea / Day	\$ 215.00
Dehumidification, Heater -100 KW	Ea / Day	\$ 535.00	HVAC Video / Tool Robotic Inspection System	Ea / Day	\$ 555.00
Dehumidification, Heater -150 KW	Ea / Day	\$ 641.00	HVAC, Viper Duct Cleaning System	Ea / Day	\$ 50.00
Dehumidification, Heater, Indirect Fired up to 500,000btu + fuel	Ea / Day	\$ 1,033.50	SAFETY		
Heater, Electric -1500 watt	Ea / Day	\$ 17.00	Personal Fall Protection (PFP)	PP / Day	\$ 9.00
Heater, Propane/Torpedo-direct fired + fuel	Ea / Day	\$ 61.00	Personal Protection Equipment (PPE)	PP / Day	\$ 5.00
Electrostatic Sprayer	Ea / Day	\$ 150.00	Personal Respiratory Protection (PRP)	PP / Day	\$ 9.00
			Respirator, PAPR	Ea / Day	\$ 91.00

The rates contained in this exhibit are exclusive of federal, state and local sales or use taxes and the costs associated with any applicable federal, state or local approvals, consents, permits, licenses and orders incident to performance of the work.

ITEMIZED SCHEDULED CONSUMABLES ³

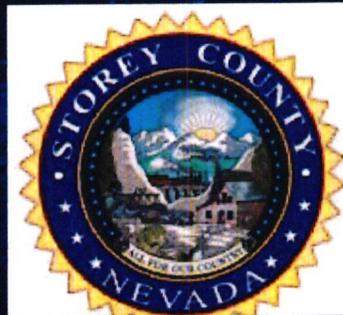
CONSUMABLE DESCRIPTION	UNIT	RATE	CONSUMABLE DESCRIPTION	UNIT	RATE
BAGS			ELECTRONICS / MECHANICAL		
Bags, Environmental Trash Bags	Ea.	\$ 3.30	BELFOR-AC 14 Alkaline Cleaner 14	Gal	\$ 37.00
Bags, Insulation Machine (vacuum)	Ea.	\$ 34.00	BELFOR-AC 12 Alkaline Cleaner 12	Gal	\$ 51.00
Bags, Trash (each)	3 mil \$ 0.90 6 mil \$ 1.80		BELFOR-CD 04-C Complex Deruster 04 C	Gal	\$ 80.00
CLEANING-GENERAL			BELFOR-CD 13 Complex Deruster 13	Gal	\$ 126.00
Disinfectant-Biosque	Gal	\$ 45.00	BELFOR-EC 12 Electronics Cleaner	Gal	\$ 33.00
BELFOR-All Natural Citrus Solvent Cleaner	Gal	\$ 37.00	BELFOR-ESL Label Protection Lacquer	Ounce	\$ 19.00
BELFOR-All Purpose Cleaner	Gal	\$ 12.00	BELFOR-FC 10 Energized Cleaner	Gal	\$ 908.00
BELFOR-All Purpose Spotter	Gal	\$ 25.00	BELFOR-GC General Cleaner	Gal	\$ 31.00
BELFOR-Carpet Rinse & Neutralizer	Gal	\$ 20.00	BELFOR-HD 01 Hand Deruster 01	Gal	\$ 43.00
BELFOR-CIF Citrox Lemon Scent	Ounce	\$ 1.10	BELFOR-LP 40 Light Preserver 40	Gal	\$ 80.00
BELFOR-Concentrated Odor Counteractant & Smoke Elim.	Gal	\$ 34.00	BELFOR-MPP Metal Polishing Paste	Ounce	\$ 17.00
BELFOR-Extra Duty Cleaner Degreaser	Gal	\$ 19.00	BELFOR-NC CR Neutral Cleaner CR	Gal	\$ 135.00
BELFOR-Glass Cleaner	Gal	\$ 9.00	BELFOR-NK One Step Cleaner and Preserver (electrical)	Pint	\$ 14.00
BELFOR-Hand Cleaning Wipes	Tub	\$ 45.00	BELFOR-OC24 Organic Cleaner 24	Gal	\$ 51.00
BELFOR-Multi-Enzyme Spotter-Deodorizer-Protector	Gal	\$ 34.00	BELFOR-OC62 Organic Cleaner 62	Gal	\$ 35.00
BELFOR-Multi-Purpose Restroom Cleaner	Gal	\$ 15.00	BELFOR-O-SW Oil Black (Elect. Contacts Only)	Ounce	\$ 37.00
BELFOR-Oil Preserver	Gal	\$ 51.00	BELFOR-PM Polish Milk	Ounce	\$ 6.00
BELFOR-Quarry & Hard Tile Cleaner	Gal	\$ 19.00	BELFOR-SD 02 Sulfide Defroster	Gal	\$ 58.00
BELFOR-Rug & Upholstery / Traffic & Bonnet Cleaner	Gal	\$ 28.00	BELFOR-WP Wax Preserver	Gal	\$ 86.00
Adhesive, Remover	Can	\$ 16.00	Nitric Acid, Ultra Pure	Quart	\$ 170.00
Alcohol, Isopropyl	Gal	\$ 87.00	Aaron, Chemical	Ea.	\$ 6.00
Blocks, Odor Counteractant	Ea.	\$ 8.00	Arm Sleeves, Chemical	Ea.	\$ 4.40
Boot Covers, Latex	Per Pair	\$ 12.00	Arsenic Test Kit	Per Test	\$ 6.00
Brush, Scrub	Ea.	\$ 13.00	Bags, Anti Static	Ea.	\$ 4.40
Brushes, Pipe	Ea.	\$ 34.00	Brady Cards	Ea.	\$ 8.00
Brushes, Wire	Small \$ 5.50 Large \$ 8.00		Brush, Dispersion (Each)	Small \$ 5.50 Large \$ 15.00	
Cleaner, Stainless Steel	Can	\$ 17.00	Brush, Non Conduct	Ea.	\$ 12.00
Disinfectant, Antimicrobial	Gal	\$ 56.00	Chloride Quick Test Strips	Ea.	\$ 1.40
Fogger, Thermo Deodorizer	Gal	\$ 39.00	Cleaning / Decon Sticks	Ea.	\$ 1.50
Mop Heads	Ea.	\$ 15.00	Non-Conduct Scrubbers, Green (#7447)	Box	\$ 31.00
Pad, Floor Buffer	Ea.	\$ 14.00	Non-Conduct Scrubbers, Maroon (#96)	Box	\$ 86.00
Pad, Foam Scrubbing	Pak	\$ 57.00	Non-Conduct Scrubbers, White (#98)	Box	\$ 52.00
Sponge, Particulate Removal (1.5"x3"x6")	Ea.	\$ 4.40	Tape, Clean Room	Roll	\$ 27.00
Sponge, Particulate Removal (3/4"x3"x6")	Ea.	\$ 2.20	Wipes, Lint Free	Pak	\$ 39.00
Steel wool	Ea.	\$ 1.20	Wipes, Presaturated IPA/DI	Pak	\$ 23.00
Thinner, Paint/Mineral Spirits	Gal	\$ 25.00	Wipes, Standard Clean Room	Pak	\$ 32.00
Vapor Shark Membrane	Ea.	\$ 58.00	Wipes, Ultra Clean Room	Pak	\$ 68.00
Wipes, Cotton Cloth/Workshop Rags	Lb.	\$ 6.00			
Wipes, Wipe All	Pak	\$ 14.00			
CONTENTS/PACK-OUT/STORAGE			ENVIRONMENTAL		
BELFOR-Fabric Protector	Gal	\$ 44.00	Asbestos Glove Bag	Ea.	\$ 37.00
BELFOR-Lemon Oil Furniture Polish	Gal	\$ 6.00	Breathing Air, Type K Bottle	Ea.	\$ 61.00
BELFOR-Liquid Laundry Detergent	Gal	\$ 19.00	Cartridge, MSA Combination	Ea.	\$ 18.00
BELFOR-Premium Dish Detergent	Quart	\$ 7.00	Protective Suits (Acid)	Ea.	\$ 93.00
Boxes, Book	Ea.	\$ 6.00	Protective Suits (Level A, fully encapsulating)	Ea.	\$ 1,728.00
Boxes, Dish Pack	Ea.	\$ 7.00	Protective Suits (PolyPro Asbestos)	Ea.	\$ 9.00
Boxes, Slip Covers	Ea.	\$ 3.30	Protective Suits (Saranex Chemical)	Ea.	\$ 34.00
Boxes, Wardrobe/Specialty	Ea.	\$ 39.00	Sorbent Boom	Ea.	\$ 74.00
Cloths, Masslinn	Ea.	\$ 1.50	Sorbent Pad	Ea. \$ 11.50 Bale \$ 111.00	
Foam Blocks	Ea.	\$ 1.50	Sorbent Pillows	Ea.	\$ 28.00
Inventory Tags	Ea.	\$ 1.50	DRUMS		
Tape, Poly Box	Roll	\$ 3.30	Drum, Poly Closed Top	Ea. \$ 46.00 15g \$ 54.00 30g \$ 77.00 55g \$ 77.00	
Wrap, Bubble/Anti Static	Roll	\$ 93.00	Drum, Poly Open Top	Ea. \$ 50.00 \$ 59.00 \$ 84.00	
Wrap, Stretch	Roll	\$ 65.00	Drum, Steel Closed Top	Ea. \$ 37.00 \$ 44.00 \$ 61.00	
FILTERS			Drum, Steel Open Top	Ea. \$ 40.00 \$ 52.00 \$ 74.00	
Filter, Charcoal (Carbon Activated)	Ea.	\$ 72.00	Drum, Steel Salvage, 85 Gallon	Ea.	\$ 185.00
Filter, HEPA	Ea.	\$ 254.00	Drum, Poly Overpack, 95 Gallon	Ea.	\$ 283.00
Filter, Pleated	Ea.	\$ 23.00	Drum, Steel Overpack, 110 Gallon	Ea.	\$ 555.00
Filter, Poly (Secondary)	Ea.	\$ 8.00			
SHEETING/PLASTIC/FLOOR PROTECTION			HVAC		
Duct, Lay Flat (500') with hog rings	Roll	\$ 514.00	HVAC Air Blast Nozzle, Replacement	Ea.	\$ 55.00
Plastic Sheeting, 1.5 mil (24 x 200)	Roll	\$ 48.00	HVAC Air Whip, Multi Head, Replacement	Ea.	\$ 72.00
Plastic Sheeting, 3 mil (20 x 100)	Roll	\$ 60.00	HVAC BBJ Freshduct / Microbiocide	15oz	\$ 55.00
Plastic Sheeting, 6 mil (20 x 100)	Roll	\$ 90.00	HVAC Cleaner Degreaser	Gal	\$ 19.00
Plastic Sheeting, 6 mil-Fire Retardant / Anti Static (20 x 100)	Roll	\$ 351.00	HVAC Closed Cell Foam Insulation Tape 1/8"x2"x30'	Roll	\$ 27.00
Plastic Sheeting, 6 mil-Fire Retardant-Black (20 x 100)	Roll	\$ 435.00	HVAC Coil Cleaner	Gal	\$ 53.00
Plastic Sheeting, Carpet Protector	Roll	\$ 90.00	HVAC Collection Machine Filters (Pleated & Bag)	Ea.	\$ 64.00
Ram Board, (38" X 100')	Roll	\$ 168.00	HVAC Collection Machine HEPA Filter	Ea.	\$ 374.00
Red Rosin Paper (200 ft. roll)	Roll	\$ 27.00	HVAC Duct Liner 1" - 3"x100'	Roll	\$ 440.00
Scrim-Fire Rated (60"x100')	Roll	\$ 2,716.00	HVAC Duct Mastic	Gal	\$ 32.00
Sticky Mat (26"x32")	Ea.	\$ 96.00	HVAC Encapsulant, Antimicrobial (Resistor)	Gal	\$ 90.00
SHRINK WRAP			HVAC Fiberlock	Gal	\$ 79.00
Strapping, Woven HD	LF	\$ 0.10	HVAC HEPA Vac Collection Bag & Filter Protector	Ea.	\$ 11.00
Tape, Heat Shrink 2"	Roll	\$ 18.00	HVAC HEPA Vac Filters (Dacron Filter Bag & Impaction)	Ea.	\$ 66.00
Tape, Heat Shrink 4"	Roll	\$ 36.00	HVAC HEPA Vac HEPA Filter	Ea.	\$ 314.00
Tape, Heat Shrink 6"	Roll	\$ 54.00	HVAC Propane Fill Charge	Cylinder	\$ 50.00
Wrap, Shrink, 7 mil (45" x 145')	Roll	\$ 897.00	HVAC Rotary Brush Head, Replacement	Ea.	\$ 126.00
Wrap, Shrink, 12 mil (32" x 180')	Roll	\$ 1,667.00	HVAC Rotary Brush System, Replacement Core	Ea.	\$ 44.00
TAPE/ADHESIVE			HVAC Sheetmetal Blank	Ea.	\$ 19.00
Adhesive, Spray	Can	\$ 8.00	HVAC Sheetmetal Screw	Box 100	\$ 24.00
Tape, 2-way (2" x 60')	Roll	\$ 33.00	HVAC Spray Adhesive	Can	\$ 26.00
Tape, Barricade-Banner Guard (Caution, Danger, etc.)	Roll	\$ 31.00	HVAC Unibit	Ea.	\$ 90.00
Tape, Duct (2" x 60')	Roll	\$ 8.00	HVAC Vacuum Brush Head - Replacement	Ea.	\$ 26.00
Tape, Global	Roll	\$ 27.00			
Tape, Painters-blue/red	Roll	\$ 9.00	SAFETY		
MISC			Boots, Chemical PVC	Per Pair	\$ 50.00
Disposable Decontamination Unit	Ea.	\$ 458.00	Dust Mask	Ea.	\$ 2.20
Encapsulant, Antifungal	Gal	\$ 90.00	Gloves, Cotton (includes liners)	Per Pair	\$ 2.50
Encapsulant, Antimicrobial (Zinsser)	Gal	\$ 83.00	Gloves, Latex (Surgical)	Box 100	\$ 26.00
Encapsulant, Soot	Gal	\$ 48.00	Gloves, Leather	Per Pair	\$ 9.00
Fasteners, Misc / Lock & Hasp	Ea.	\$ 33.00	Gloves, Nitrile	Per Pair	\$ 6.00
Floor Dry (40#)	Bag	\$ 17.00	Gloves, Nylon Inspection	Per Pair	\$ 0.55
Lock Box	Ea.	\$ 50.00	Protective Suits (Tyvek)	Ea.	\$ 30.00
Soda, Soda Blaster Material	Bag	\$ 39.00	Respirator, N95	Ea.	\$ 12.00
Zipper (containment)	Ea.	\$ 13.00	Respirator, P100	Ea.	\$ 12.00
			Respirator, HEPA + Particulate Replacement Filter	Ea.	\$ 40.00
			Respirator, HEPA Replacement Pancake Filter	Ea.	\$ 9.00

The rates contained in this exhibit are exclusive of federal, state and local sales or use taxes and the costs associated with any applicable federal, state or local approvals, consents, permits, licenses and orders incident to performance of the work.



**PATHOGEN
RESPONSE & RESOURCE
ALLIANCE**

**COVID 19
Disinfection Protocol for:
Storey County, Nevada**



Contact us: 888.519.7722 | 888.519.PR2A | info@pathogenalliance.com

Disinfection Protocol



Purpose & Intent

This Coronavirus Disinfection Protocol (Protocol) was developed with the intention to be used as a guidance document to assist in the process of performing cleaning and disinfection services with the potential of having viral organisms, particularly those related to SARS-CoV-2 (Coronavirus). This Protocol was prepared in response to information received about the client to reduce the potential exposure to workers, occupants and the public from being infected by COVID-19. This Protocol has been modified to address the subject site and the needs and expectations of the client. Professional judgement will be exercised in each situation by the contractor with input from all interested parties. The client is responsible for the complete understanding of the circumstances surrounding a positive COVID-19 case or outbreak and evaluating the level of response needed. The client understands that after the cleaning and disinfection services are completed, the client will be responsible for maintaining the building at a reasonable level of cleanliness, including the implementation of new internal programs or processes. This protocol was developed based on references from various credible resources with the most recent industry accepted practices, procedures and technology readily available regarding coronavirus/COVID-19. If modifications to this Protocol are made, it is recommended that they are performed under the direction and oversight of a Certified Industrial Hygienist (CIH) or similar credentialed professional to meet their desired outcome and expectations. This Protocol can be used in conjunction with existing site specific documents and plans already established for the client, including but not limited to, OSHA Compliance plans, emergency & safety plans, business continuity and contingency plans, etc.

Background and Exposure

The SARS-CoV-2 or Novel Coronavirus contains a mixture of DNA or RNA and proteins surrounded by a lipid bilayer membrane that is all held together with non-covalent bonds, which is referred to as an enveloped virus. This outer membrane has lipids that extend out from the virus which gives it a crown-like shape (Latin term for crown is corona), which is where the term coronavirus comes from. The virus lipid membrane is sticky or greasy and has a good adhesion factor to surfaces including our skin which also consists of a mixture of proteins from dead skin cells. Therefore, using water alone does not likely remove the virus from our hands and therefore the use of soap during hand washing is necessary for the lipid membrane and non-covalent bonds to destabilize as the soap interacts with the lipids.

It is believed that the coronavirus generally cannot live long on surfaces but is dependent on the type of surface and other factors such as environmental conditions. After the cleaning and disinfection process, it is highly recommended that the client implement a Coronavirus Maintenance Program to address situations such as isolation/quarantine procedures for employees testing positive, implementing good disinfection procedures and sanitation hygiene practices before and after entering the subject. In many cases, it may be acceptable to utilize properly coronavirus-trained custodial/janitorial for certain cleaning and maintenance activities as part of the Maintenance Program. This Protocol is not a Maintenance Program.

Viability of Coronavirus

Currently it is unknown as to the exact length of time that the coronavirus can survive in the air or on various surfaces and still maintain infectious properties. Based on a study from various sources, the following table provides approximate times on several surfaces:

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Surface Type	Ability to survive	Examples
Metal	3-5 days	Door knobs, jewelry, silverware
• Stainless Steel	2-3 days	Appliances, water bottles, sinks
• Copper	4 hours	Pennies, cookware, door knobs
• Aluminum	2-8 hours	Beverage containers, tin foil, water bottles
Wood	~4days	Furniture, decking, cabinets
Cardboard	~24hrs	Food packaging
Paper	Hours – 5 days	Depends on the paper
Plastic	2-3days	Food containers, seat, light switches, buttons, top of soap dispensers
Glass	~5days	Drinking glasses, windows, mirrors, cell phone screen
Ceramics	~5days	Dishes, pottery, mugs
Food	Unknown	Grocery fruits, vegetables
Air	~4hours	Depends on the environment

Source: FDA, CDC, Harvard School of Medicine, Webmd.com

It is believed the ability for the virus to maintain infectious properties will ultimately depend on various factors such as environmental conditions like temperature, humidity, airflow, sunlight, surface cleanliness and biological surface residue.

Transmission and Exposure of the Virus

The primary transmission of the SARS-CoV-2 (Coronavirus) is from mucosal secretions or droplets dispersed from an infected person sneezing, coughing or even exhaling. These infected droplets remain in the air for a period of time (estimated up to 4 hours) where they can infect someone in the general area by dispersing in the nose, mouth or eyes of someone nearby. Once these contaminated droplets deposit onto surfaces (horizontal and vertical), it during this time that the virus sits quietly adherent to these surfaces waiting for a passing host that may unknowingly contact these contaminated surfaces with their hands and then touch their face, eyes or mouth causing them to be COVID-19 positive. At present, there is currently no vaccine to prevent coronavirus disease 2019 (COVID-19) therefore the public has been performing mitigation measures to reduce exposure such as social distancing, isolation and quarantining, practicing good hygiene. The World Health Organization (WHO), Center of Disease Control (CDC), American Industrial Hygiene Association (AIHA) and several other health agencies recommend the following for personal protection:

Public exposure reduction

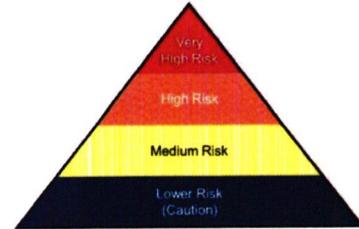
- Avoid close contact with people who are sick, or who appear to have symptoms of a respiratory illness and between people who are in close contact with one another (within about 6 feet).
- Wash your hands frequently with soap and water for at least 20 seconds (sing letter of the alphabet twice). Keeping hands clean through improved hand hygiene is one of the most important steps we can take to avoid getting sick and spreading germs to others. If soap and water are not readily available, use an alcohol-based hand sanitizer with at least 60% alcohol.
- Avoid touching your eyes, nose, and mouth with unwashed hands.

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Training & Certification

Health agencies and countries all over the world have labeled COVID-19 (the coronavirus) as a global pandemic. This novel coronavirus is very different from other hazards identified in the work place and therefore requires special training. In the US, under OSHA Federal Law, employers are required to assess occupational hazards (Hazard Assessment) and potential risk of exposure thru risk assessments and ensure employees are free from recognized hazards that will not cause or likely to cause the death or serious physical harm to its employees, including exposure to COVID-19. Hazard assessments will depend on the type of work being performed and the potential exposure of risk. This includes the interaction of employees with the general public that could be suspected or confirmed positive with COVID19.



Preliminary Assessment or Risk Assessment

A preliminary assessment or risk assessment has been performed for the following locations within Storey County, NV:

- Storey County Courthouse, 26 S B St, Virginia City NV
- Storey County Emergency Management, 10 S B St, Virginia City NV
- Storey District Attorney, 201 S C St, Virginia City NV
- Storey Public Works, 100 E Toll Rd, Virginia City NV
- Storey Community Development, 110 E Toll Rd, Virginia City NV

The following is our Cleaning and Disinfection Matrix and should be used to assist the contractor with various levels of cleaning depending on the subject site.

Risk and Cleaning/Disinfection (C&D) Matrix

Level 1 Cleaning & Disinfecting				
Pro-Active/Low Risk environments; No Known or Suspected Positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 1 Low Risk	General cleaning using approved cleaners Cleaning using approved cleaners & disinfectants	Routine or daily	Employee Staff/Janitorial or custodial	General cleaning process using EPA approved disinfectants and cleaners instead of standard "green" cleaners.
Level 1 C&D – Is intended for properties or areas with a low risk of occupational exposure and would include proactive or pre-cautionary cleaning. Low Risk are those workers that: <ul style="list-style-type: none"> • Do not require contact with known or suspected of being infected with COVID19 or • Minimal contact with the public or coworkers Level 1 may also include properties that have just undergone a deep disinfection from a professional contractor performing Levels 2-5. *Recommend determination by a qualified safety/hygiene professional.				

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Level 2 Cleaning & Disinfecting Low-Medium Risk; Possible or moderately suspected Positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 2 Low – Medium Risk	General Cleaning & Disinfection – Hard Surface High Touch Points (HTPs)	~ 7 days or as needed	Generally trained Janitorial/Custodial staff may be acceptable	Clean & disinfect non porous HTPs. Ensure the appropriate "dwell time" as recommended by the manufacturer, using EPA approved Chemical
<p>Level 2 C&D – Level 2 should involve an increased focus of cleaning and disinfection of hard surface/non porous HTPs within the area. Low – Medium Risk are those workers that:</p> <ul style="list-style-type: none"> Frequent contact with people that travel Those that are in public buildings with moderately high volume <p>Personnel performing this cleaning should include COVID trained and certified professionals including janitorial or custodial staff or professional restoration contractors. *Recommend determination by a qualified safety/hygiene professional.</p>				

Level 3 Cleaning & Disinfecting Medium Risk; Likely suspected positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 3 Medium Risk	General Cleaning & Disinfection of Hard Surface High Touch Points (HTPs) plus non HTPs (walls and floors)	*~ 5 days or as needed	Recommended Professional Restoration Contractors	Clean & Disinfect HTPs plus non HTPs such as walls (emphasis on 6' and below), floors and other large surface areas
<p>Level 3 C&D – Level 3 should involve cleaning and disinfecting HTPs, plus lower 6' of vertical surfaces, floors and other reasonably contaminated surfaces. Medium Risk are those workers that:</p> <ul style="list-style-type: none"> Are in constant contact with the public Are in high volume or are in close proximity to the public <p>*Recommended determination by a qualified safety/hygiene professional.</p>				

Level 4 Cleaning & Disinfecting High Risk; Confirmed positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 4 High Risk	General Cleaning & Disinfection of Hard Surface and Porous High Touch Points (HTPs) plus non HTPs (walls and floors)	*~ 3-4 days	Recommended Professional Restoration Contractors	Emphasis on 6' and below), floors and other large surface areas plus porous items (ie. carpets, chairs, seat cushions, clothing, etc.)
<p>Level 4 C&D – Level 4 should involve cleaning and disinfecting hard surface HTPs, Non HTPs including lower 6' of vertical surfaces, floors and other reasonably contaminated surfaces. It should also include porous items such as carpet, bedding/textiles, fabric office chairs, etc. High Risk are those workers that:</p> <ul style="list-style-type: none"> Contractors performing disinfection services within facilities with known or suspected positive COVID19 people Are in the healthcare industry exposed to known or suspected COVID19 people First responders (ambulance, police, fire fighters, mortuaries). *Recommended determination by a qualified safety/hygiene professional. <p>*Recommended determination by a qualified safety/hygiene professional.</p>				

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Level 5 Cleaning & Disinfecting Very High Risk; Constant contact with positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 5 Very High Risk	General Cleaning & Disinfection of Hard Surface and Porous High Touch Points (HTPs), non HTPs (walls and floors) plus HVAC System	*TBD	Recommended Professional Restoration Contractors	Clean & Disinfect HTPs, non HTPs porous items plus HVAC. Level of HVAC cleaning should be evaluated and performed by appropriate contractors.
<p>Level 5 C&D – Level 5 should involve cleaning and disinfecting all HTPs, Non HTPs including vertical surfaces, ceilings, floors and any potentially contaminated surfaces. It should also include porous items such as carpet, bedding/textiles, fabric office chairs, etc. and the HVAC system. Very High Risk are those workers that:</p> <ul style="list-style-type: none"> • Work in Health care facilities (doctors, nurses, etc.) working directly with people positive with COVID19 • Labs working with specimens of COVID19, cultures from patients, etc. • Morgue workers performing autopsies on bodies confirmed positive COVID19 <p>*Recommended determination by a qualified safety/hygiene professional.</p>				

Cleaning and Disinfection Process (CDP)

Cleaning and Disinfection does not imply that all surfaces will be 100% free of coronavirus and therefore it will be described as a Cleaning and Disinfection Process (CDP). The CDP is an actual strategic process to significantly reduce the hazard and exposure from a surface or environment and it is important that the client and all parties understand this reality. The **cleaning** process is often the first step and is the act of removing soils, debris or residue from a surface before the application of a disinfectant. Some surfaces may require more cleaning than others and should be evaluated prior to the process during the preliminary assessment.

- Cleaning and the use of “cleaners” often requires the application of a detergent, soap, surfactant or similar product designed to loosen or help remove the biological residue or soil from a surface, but is not designed to destroy the virus by itself. Some surfaces might require slight pressure or agitation to the surface to perform proper cleaning effectiveness. If using a liquid/wet cleaning agent, the surfaces will need to be dried prior to applying a disinfectant. Cleaning products need to be compatible and designed for the surfaces they are applied to and used in accordance with the master label and Safety Data Sheet (SDS).
- The application of a disinfectant is the process of destroying, making the viral pathogen inactive or eliminating its infectious properties. There are over 250 approved disinfectants listed on the EPA website for emerging viral pathogens and human coronavirus (SARS-CoV-2). The disinfecting process follows the cleaning process, and should include the use of an EPA-registered disinfectants listed on List N (See <https://www.epa.gov/pesticide-registration/list-n-disinfectants-use-against-sars-cov-2>)



Figure 1; EPA List N Disinfectants

Disinfection Protocol



Each job has unique situations and will need to be evaluated separately to determine how the property is cleaned. It is recommended the CDP (cleaning & disinfection process) commence in the most contaminated areas first. Ideally its best to work your way out of the room to the exit, if possible. Standard cleaning practices typically follow the concept of cleaning vertical surfaces (i.e. walls) from top to bottom. If ceilings are to be part of the CDP, they should be the first surfaces to be cleaned. Floors are generally always cleaned last. Professional judgement will always be used. All steps will be taken to prevent cross contamination of any contaminants from escaping or transferring to unaffected or previously cleaned areas. Isolation of the HVAC system maybe necessary prior to starting, depending on the project and situation. If the project dictates the HVAC system should be part of the CDP, it will likely require turning off the system, sealing off registers, plenums, return ducts, etc, however, this should be performed with approval from the client and/or coordinate with a licensed HVAC contractor. All efforts will be made to avoid aerosolizing pathogens that could get transferred thru the HVAC system to other parts of the building.

High Touch Points (HTPs) - Non-Porous/Hard Surfaces: Examples include the following: door knobs and handles/hand rails, push plates, chairs/arm rests, stair rails, elevator rails/buttons, handicap rails, drinking fountains, vending machine buttons, telephones, keyboards and mouse, desks, trash bins, drawer pulls, pen holders, light switches, printer and computer buttons, kitchen/break room tables and countertops, dirty dishes, restroom facilities and restrooms surfaces including toilet flush handles, soap dispensers, faucet controls, sanitary bins, toilet paper and towel dispensers, and grab bars.

Application techniques of a disinfect:

Two compartments or bucket system, large supply of reusable rectangular microfiber cloths, additional bucket for rinsate, plastic disposal bag for used microfiber cloths

1. Place water with disinfectant in bucket #1, clean water in bucket #2
2. Submerge microfiber cloth and wring excess back into bucket #1. Should be wet but not dripping.
3. Fold microfiber cloth in quarters by folding in half first along the long axis and then a second time along the short axis. This will create 8 clean surfaces that will each be used one time for cleaning. Each surface should be approximately the size of your hand. Folded, the microfiber cloth will now have two exterior surfaces available for immediate use.
4. If a surface is deemed clean, a disinfection cloth should be used approximately 5 times the area of the folded cloth such that the full folded surface area of the cloth can be applied to the surface with the palm of your hand and the folded cloth can be pressed against the surface and slid along the surface from the beginning to the end of the defined area. Press by distributing pressure on the greatest amount of microfiber cloth surface area as possible with your gloved palm to ensure greatest coverage of the surface being cleaned, and with gentle pressure to ensure that contact is made with the surface being cleaned.
5. Lift the folded cloth and verify that contact was made with the full defined area, and that disinfectant has contacted the full surface area. If necessary, adjust the contact area for future cleaning such that full contact can be verified upon lifting the cloth. Do not wipe off wetted surfaces, allow to dry.
6. Turn the folded cloth over, and repeat the procedure for an adjacent surface, slightly overlapping into the previously cleaned area.
7. Fold the cloth in half along the long axis to encapsulate the two spent surfaces, and exposing two new surfaces of the cloth.



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8. Repeat the cleaning procedure using these two folded surfaces on the third, and fourth surface area required to be cleaned (approximately 5 times the area of the cloth).
9. Open the cloth fully and re-fold fully, encapsulating the four surfaces already utilized in the interior of the folds, and exposing four new, unused surfaces for cleaning.
10. Continue cleaning repeating procedures 4 through 8 above, on 8 new surfaces.
11. Place a clean microfiber cloth in the rinse water and conduct a rinse of all 8 surfaces cleaned, using the same technique as utilized for cleaning. If required, utilize the rinsate bucket to remove excess liquid from the microfiber cloth.
12. Move on to the next defined area and repeat procedures 1 - 11 above.

Porous Surfaces (i.e. carpet, fabric chairs, cubicles, etc.):

- Ensure any products used are compatible with the surface to be cleaned and does not cause discoloration or damage to the material.



- For non-attached porous items laundering or professional cleaning should be performed using appropriate detergents, hot water or cleaning solutions. Carpets, fabric chairs, etc. should be cleaned using commercial carpet or upholstery cleaning equipment with a hot water, detergents or cleaning solutions. Some studies have identified a temperature of 140F or 60C or greater as being required for COVID19.



- Ceiling tiles that are porous should be cleaned without saturating the surface.
- HVAC filters should be replaced and exterior components cleaned (i.e. registers, plenums, etc.).

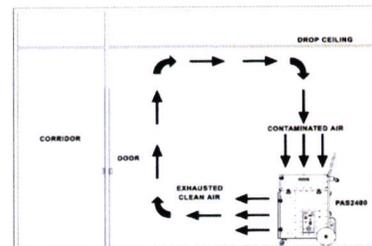
Worker Protection

Contractors should always adhere to OSHA regulations to ensure worker protection and safety. According to OSHA's hierarchy of Controls, Elimination/Substitution of hazards followed by Engineering Controls, Administrative Controls and then PPE. When we clean and apply disinfectants, we are essentially eliminating the hazard (coronavirus). However, all hazard controls are important and will need to be evaluated at each property.



Engineering Controls

In some situations, certain engineering controls may need to be established for prevention of cross contamination. Containment with decontamination chambers, critical barriers and negative pressure, HEPA filtration are common examples of engineering controls. The purpose of engineering controls is to isolate areas of the building to protect unaffected people and/or previously cleaned or sensitive areas. This may include setting up a staging or decontamination area for workers to doff Personal Protective Equipment (PPE). The contractor understands the concept of negative pressure and contaminant pathways during this project. Containments will be established similar to other environmental projects (i.e. mold, asbestos, lead, etc.) using polyethylene sheeting and negative pressure equipment with HEPA filtration. Negative pressure will be attempted to maintain at a minimum of -0.02" WC or -5 Pascals with a minimum of 4 Air Changes per Hour (ACH). Some situations,



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negative pressure containments may not be needed or necessary and therefore HEPA scrubbers are recommended as see in Figure 3.

Administrative Controls

Administrative controls need to be implemented not only for workers providing these services but likely for internal staff and employees of the subject site. This may include the change or modification to routine cleaning and janitorial services and overall improvements in cleanliness and hygiene policies & procedures.



Personal Protective Equipment (PPE)

All personnel performing this work will be properly trained and will be in compliance with local, state and federal regulations, including but not limited to OSHA, CDC & EPA. All containment barriers, PPE (suits, gloves, booties, etc.), waste bags, and spent cleaning items will be placed in heavy duty trash bags. Bags will be gooseneck sealed and the outside of the bags wiped down with a disinfectant and disposed of in accordance with regulations. All restoration equipment (HEPA equipment) will be decontaminated.

Conclusions & Recommendations

Based on our site evaluation, understanding of the County functions and operations with high risk activities and their intention to reduce overall risk of exposure to employees, we are recommending that a Coronavirus Certified Contractor perform the following Cleaning and Disinfection Services.

Level 4; High Risk

Administrative offices, courtrooms, public areas: Due to close proximity of office workers, frequency of interactions with office staff and public, and the quantity of high touch points in an these settings, it is our opinion that these areas be cleaned and disinfected using **Level 4**. The certified contractor shall perform these services using qualified and COVID certified employees and with chemicals approved by EPA, List N for emerging pathogens.

Level 4 Cleaning & Disinfecting High Risk; Confirmed positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 4 High Risk	General Cleaning & Disinfection of Hard Surface and Porous High Touch Points (HTPs) plus non HTPs (walls and floors)	*~ 3-4 days	Recommended Professional Restoration Contractors	Emphasis on 6' and below), floors and other large surface areas plus porous items (ie. carpets, chairs, seat cushions, clothing, etc.)
Level 4 C&D – Level 4 should involve cleaning and disinfecting hard surface HTPs, Non HTPs including lower 6' of vertical surfaces, floors and other reasonably contaminated surfaces. It should also include porous items such as carpet, bedding/textiles, fabric office chairs, etc. High Risk are those workers that: <ul style="list-style-type: none"> Contractors performing disinfection services within facilities with known or suspected positive COVID19 people Are in the healthcare industry exposed to known or suspected COVID19 people First responders (ambulance, police, fire fighters, mortuaries). *Recommended determination by a qualified safety/hygiene professional. 				

Disinfection Protocol



Level 3; Medium Risk

Warehouse, manufacturing, maintenance, facilities, construction: There are some locations within the County that appear to have a lower risk for exposure to exposure to COVID-19 and therefore may consider a medium Risk Level 3 Cleaning and Disinfection for those locations.

Level 3 Cleaning & Disinfecting Medium Risk; Likely suspected positive COVID19				
Risk Level	Description / Definition	Frequency	Personnel Performing Cleaning	Procedures and Engineering Controls
*Risk Level 3 Medium Risk	General Cleaning & Disinfection of Hard Surface High Touch Points (HTPs) plus non HTPs (walls and floors)	*~ 5 days or as needed	Recommended Professional Restoration Contractors	Clean & Disinfect HTPs plus non HTPs such as walls (emphasis on 6' and below), floors and other large surface areas
Level 3 C&D – Level 3 should involve cleaning and disinfecting HTPs, plus lower 6' of vertical surfaces, floors and other reasonably contaminated surfaces. Medium Risk are those workers that: <ul style="list-style-type: none"> • Are in constant contact with the public • Are in high volume or are in close proximity to the public *Recommended determination by a qualified safety/hygiene professional.				

Monitoring & Post Cleaning Verification

Monitoring and Post Cleaning Verification after the completion of the CDP is highly recommended. A visual assessment can be performed to document the compliance of this protocol. Following the visual assessment, surface sampling can be performed to quantify the cleanliness level using an ATP (Adenosine Trisphosphate) meter. An appropriate number of swabs samples will be collected from a composite of various non-porous surfaces within the area of concern. ATP sampling does not give a specific coronavirus result, however it is a useful surrogate to determine the overall cleanliness of the surface in question. All results less than 20RLU from the ATP will be the pass/fail criteria. After a successful verification assessment, it may be necessary to ventilate the space if the intensity of the disinfecting process is still strong prior to the re-occupancy. All efforts need to be taken to avoid exposure to the occupant to cleaning or disinfection products, especially if the occupant stays in the room. A verification report will be developed to document the entire process has been completed.

Infection Control & Prevention Plan (ICPP)

It is highly recommended that the County establish or update their ICPP to help ensure the building is maintained at the highest level of hygiene possible reducing the risks to avoid outbreaks. The ICPP will evaluate the janitorial cleaning services & procedures, frequency, products, locations, disinfection training and certification, insurance coverage, compliance with protocols, etc. It will also include evaluating and documenting the cleaning and disinfection procedures performed by each employee to maintain the cleanliness of their work station/area.

Disinfection Protocol



Disclaimer

This Coronavirus Disinfection Protocol (Protocol) was developed with the intention to be used as a guidance document to assist the contractor in the process of performing cleaning and disinfection services with the potential of having viral organisms, particularly those related to SARS-CoV-2 (Coronavirus/COVID-19). This Protocol was prepared in response to our understanding to address the needs of the Client which is to: 1) ensure the best available procedures are being used at the subject site and 2) to reduce the potential exposure to workers and occupants infected by COVID-19. Professional judgement should be exercised in each situation by the contractor and other interested parties. The client and contractor are responsible for the complete understanding of the circumstances surrounding COVID-19 and communicating their respective expectations as to the level of response needed. The client understands that after the cleaning and disinfection services are completed, the client will be responsible for maintaining the building at a reasonable level of cleanliness, including the potential need to implement new internal programs or processes. At the time and date this Protocol was developed, it was done so using references from various credible resources with the most recent industry accepted practices, procedures and technology readily available regarding coronavirus/COVID-19. The client should be aware that contamination or re-contamination of the space may occur at any time if COVID infected employees or members of the public enter the space after completion of the disinfection and cleaning procedures. If re-contamination or re-occupancy of a positively tested person occurs, the space should be disinfected by a professional with Level 4 or 5 procedures.

The data collected during this assessment and any resulting recommendations shall be used only by the client for the site described in this report. Any use or reliance of this report, including any of its information or recommendations by a third party without the explicit authorization of PR²A or the client shall be strictly at the risk of the third party.

Currently there are no federal or state standards for the assessment or abatement of microbiological contaminated sites. No acceptable thresholds or health standards have been implemented for exposure or are deemed acceptable, with the exception of zero pathogens present. Biological pollutants found at elevated concentrations have the potential to cause impacts to human health. Symptoms or responses will differ greatly between individuals depending on a number of factors, such as the sensitivity of the individual to a particular biological pollutant and their pre-existing health conditions. We cannot and will not provide medical advice or opinions as to the associated health problems encountered from exposure to biological pollutants. If individuals are experiencing symptoms they should consult their personal physician or an appropriate medical care provider. If you have any questions, please don't hesitate to contact us.

Respectfully submitted,

Pathogen Response & Resource Alliance (PR²A)

A handwritten signature in blue ink, appearing to read 'Nate', is written over a horizontal line.

Nate Seward, PE, CIH
Professional Engineer (M31978)
Certified Industrial Hygienist (9582CP)
Certified Asbestos Abatement Consultant (IM 1923)
Certified Radon Tester (#108180RT)
EPA & IICRC Instructor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 21, 2020

Estimate of time required: 15 minutes

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

1. **Title: FOR POSSIBLE ACTION:** Consideration and possible approval of amendment to lease of a portion of the County property on Peru Drive to provide internet service at market rate to the TRI GID.
2. **Recommended motion:** I _____ (Commissioner) move to approve an amendment of the lease with TRI GID by which the County will provide internet service at a market rate to the GID.
3. **Prepared by:** Keith Loomis
4. **Department:** District Attorney's Office **Telephone:** 847-0964
5. **Staff summary:** See attached summary
6. **Supporting materials:** Proposed amended lease
7. **Fiscal impact:**
Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:**
 District Attorney
8. **Reviewed by:**
____ Department Head Department Name:
____ County Manager Other agency review: _____
9. **Board action:**
 Approved Approved with Modifications
 Denied Continued

Agenda Item No. 13

SUMMARY

The lease between County and TRI GID of County property at Peru Avenue in TRI Center presently requires TRI GID to obtain its own internet service. TRI GID has attempted to obtain internet service from a private provider, but has been unable to obtain such service. The NHP also has a lease from the County for a portion of the Peru property and obtains its internet service from the County and reimburses the County for the costs of that service. It is proposed that the County also provide internet service to the GID at a market rate.

AMENDED LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between Storey County, a political subdivision of the State of Nevada ("Lessor") and the TRI General Improvement District, (TRIGID) a political subdivision of the State of Nevada ("Lessee").

RECITALS

WHEREAS, LESSOR is the owner of property which it desires to lease to LESSEE, and;

WHEREAS, LESSEE desires to lease from LESSOR certain real property as more fully described below for the purposes and on the terms stated herein, and;

WHEREAS, the property to be leased consists of approximately 640 square feet of area within a building as well as an additional area for parking within the parking lot both owned by LESSOR, and;

WHEREAS, The Board of County Commissioners has adopted a resolution declaring its intention to lease the property, has published notice of its intent to lease the property and held a public hearing to hear any objections to the proposed lease and has determined to proceed with the lease.

NOW THEREFORE, the parties hereto incorporating the above recitals as part of their agreement and in consideration of the mutual covenants, terms and conditions, do hereby agree as follows:

ARTICLE I LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means space in the building located at 1705 Peru Drive, Suite 104, McCarran, Nevada located in the Tahoe-Reno Industrial Center and associated parking area owned by LESSOR. The space within the building to be occupied by LESSEE is depicted in yellow in Exhibit A attached hereto and incorporated by reference herein. Also leased is an additional 180 square feet of area within the parking lot associated with the building which area is depicted in green on the attached Exhibit A

Section 1.02. Demise of Leased Premises. LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, the Leased Premises, on the terms and conditions set forth in this Lease.

ARTICLE II TERM

Section 2.01. Effective Date. The effective date of the Lease ("Effective Date") will be the date both parties to this lease sign the lease.

Section 2.02. Term. The initial term of this lease shall be for 24 months. TRIGID may request an extension of the lease for up to an additional 12 months. Such request must be made in writing at least thirty days prior to the end of the initial term of the lease.

ARTICLE III RENT

Section 3.01. Rent. LESSEE shall pay to LESSOR as rent for the Leased Premises, the sum of zero dollars (\$0.00) per month during the initial fourteen months of the lease. Thereafter TRIGID shall pay a monthly rental of Nine Hundred Dollars (\$900.00). If TRIGID requests an extension of the lease, the monthly rental amount during the extended portion of the lease shall be Nine Hundred Dollars (\$900.00) per month.

ARTICLE IV CONSTRUCTION OF IMPROVEMENTS AND ADDITIONS THERETO

Section 4.01. Construction of Improvements. In lieu of the payment of rent during the first fourteen months of the lease, LESSEE shall make improvements to the leased premises acceptable to LESSOR as are set out in the attached Exhibit B. Said improvements are to remain with the premises upon LESSEE'S ending its occupancy of the premises and become the property of LESSOR without compensation to LESSEE. LESSOR will bear the cost of any permits needed to construct the improvements set out in Exhibit B.

LESSEE may make any other alterations, additions, or improvements to the Leased Premises which LESSEE deems appropriate as long as such alterations, additions or improvements do not materially degrade the Leased Premises. LESSEE shall acquire from appropriate governmental agencies every permit required to make such alterations, additions, or improvements. LESSEE shall furnish a copy of each and every permit to LESSOR prior to beginning any such work and shall complete said work according to applicable building codes in a workmanlike and expeditious manner. Upon notice of termination of the occupancy of the premises, LESSEE shall have fifteen (15) days within which time LESSEE shall be permitted to enter upon the Leased Premises for the purpose of removing any of the alterations, additions or improvements other than those set out in Exhibit B. On that date which is fifteen (15) days after notice of termination of the occupancy of the premises, all such alterations, additions, and improvements shall immediately become LESSOR's property and shall remain on the Leased Premises

without compensation to LESSEE.

Section 4.02. Premises Security. LESSOR will deliver keys to the existing locks on the premises upon LESSEE'S request. LESSEE must not change the locks during the course of its tenancy.

Section 4.03. Tenant Improvements. LESSEE shall be responsible for payment and installation of all tenant improvements and furniture deemed necessary to facilitate functionality. This includes but is not limited to lighting, parking and exit signage, fire extinguishers, desks, work stations and carpeting as needed.

Section 4.04. Liens. LESSEE shall keep the Leased Premises free from, and shall indemnify, defend and hold LESSOR harmless from any claims or liens arising out of any work performed, materials furnished, or obligations incurred by, to, or for LESSEE. Such indemnification shall include attorney's fees and all costs. If LESSEE shall, in good faith, contest the validity of any such lien, then LESSEE shall at its sole expense defend itself and LESSOR against the same and shall pay and satisfy any adverse determination or judgment that may be rendered thereon before the enforcement thereof against LESSOR or the Leased Premises.

Section 4.05. Entry by LESSOR. LESSOR and its agents and employees may enter the Leased Premises during normal working hours, Monday through Friday, after giving LESSEE advance notice to (a) inspect the Leased Premises; (b) exhibit the Leased Premises to prospective purchasers, tenants, or lenders; (c) supply any service to be provided by LESSOR to LESSEE; (d) post notices of non-responsibility; or (e) repair improvements on the Leased Premises. LESSOR's entry onto the Premise under this Section shall be conducted so as to cause as little interference to LESSEE's normal operations as is reasonably possible.

ARTICLE V USE OF LEASED PREMISES

Section 5.01. Use of Leased Premises. LESSEE shall use the Leased Premises as an office for administering TRIGID. LESSOR warrants and represents to LESSEE that the Leased Premises are zoned and are suitable for the purposes of using it for an administrative office. LESSEE's use of the premises also includes the right to utilize up to five parking spaces associated with the leased premises. LESSEE shall also be entitled to utilize the space within the room previously occupied by Switch in LESSOR'S building for conferences and meetings on a reserved basis. LESSEE is also entitled to use of the restrooms and the break room within LESSOR'S building.

ARTICLE VI UTILITIES AND SERVICES

Section 6.01. Utilities. LESSOR shall pay for water, gas, heat, light, power, telephone service, office trash, and all other services supplied to the Leased Premises for LESSEE's use.

Section 6.02. Internet Service. COUNTY will provide internet service to LESSEE at a market rate as determined by the Storey County Information Technology Department

Section 6.03. Interruption of Service. In no event shall LESSOR be liable for an interruption or failure in the supply of any utilities or services to the Leased Premises, not within the control of LESSOR.

ARTICLE VII CONDITION AND MAINTENANCE OF LEASED PREMISES

Section 7.01. Maintenance. LESSEE shall, at its sole cost and expense, keep and maintain the Leased Premises and all improvements thereon including, without limitation, parking areas and utility pipes associated with the leased premises (whether or not of like nature to the structures now or hereafter on the Leased Premises) in good order, condition, and repair, ordinary wear and damage by the elements excepted.

Section 7.02. Hazardous Wastes LESSOR warrants that no hazardous or toxic materials exist on the Leased Premises. LESSEE agrees to comply with applicable federal, state and local law dealing with hazardous or toxic material during its tenancy. LESSEE's obligation to LESSOR, however, shall be limited to containing and disposing of such materials as a result of LESSEE's operations during its use and occupancy of the Leased Premises. LESSEE shall not be responsible to LESSOR for containment, cleanup, or disposal of hazardous or toxic waste existing on the property prior to LESSEE's Lease thereof or subsequent thereto if not resulting from LESSEE's operation. LESSOR will indemnify, defend and hold LESSEE harmless from claims made against it by Third parties for cleanup and remediation costs. These indemnities are intended to operate as agreements pursuant to §107(e) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). LESSEE will indemnify, defend and hold LESSOR harmless from claims for and cost of remediation and cleanup resulting from LESSEE's operations.

Section 7.03. Governmental Regulations. LESSEE shall, at LESSEE's sole cost and expense, comply with all of the requirements of all federal, state, county, municipal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the Leased Premises and shall faithfully observe in the use of the Leased Premises all statutes, laws, ordinances, rules and regulations, whether federal, state, county, or municipal.

ARTICLE VIII
LIABILITY FOR DAMAGE, TAXES AND ASSESSMENTS

Section 8.01. Loss and Damage. LESSOR shall not be liable for any damage to property of LESSEE or others located on the Leased Premises or in any building, nor for the loss of or damage to any property of LESSEE or others by theft or otherwise. LESSOR shall not be liable for any injury or damage to persons or property resulting from any casualty or cause whatsoever, save and except for damage caused by LESSOR's negligence or intentional acts or any damage which may be suffered as a result of hazardous or toxic materials existing on the Leased Premises prior to the Effective Date of this Lease. LESSOR shall not be liable for any such damage caused by other persons on the Leased Premises, occupants of adjacent property, or the public. All property of LESSEE kept or stored on the Leased Premises shall be so kept or stored at the risk of LESSEE only, and LESSEE shall hold LESSOR harmless from and hereby waives any claims arising out of damage to the same or damage to LESSEE's business, including subrogation claims by LESSEE's insurance carrier, unless such damage shall be caused by the willful act or gross neglect of LESSOR.

Section 8.02. Taxes and Assessments. LESSOR will be responsible for Real Property Taxes and any assessments on the property.

ARTICLE IX
INSURANCE

Section 9.01. Comprehensive Liability Insurance. Throughout the term of this Lease, LESSEE shall, at its sole cost and expense, maintain in full force a policy or policies of comprehensive liability insurance, including property damage insurance that will insure LESSEE against liability for injury to persons and property and for the death of any person occurring on or about the Leased premises. The liability under such insurance shall not be less than One Million Dollars (\$1,000,000.00) for any one person injured or killed, not less than One Million Dollars (\$1,000,000.00) for any one accident, and not less than One Million Dollars (\$1,000,000.00) for property damage sustained in any one occurrence. LESSEE's insurance coverage shall be primary insurance in respect to LESSOR its officers, officials, employees or volunteers. Any insurance maintained or self-insurance maintained by LESSOR its officers, officials, employees or volunteers shall be excess of the LESSEE's insurance and shall not contribute to it. The insurance required under this Section may be furnished through general policies covering all of LESSEE's operations, wherever located. Any failure to comply with reporting requirements of the policies shall not affect coverage provided to LESSOR, its officers, officials, employees or volunteers. Coverage shall state that the LESSEE'S insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. LESSEE shall provide LESSOR with endorsements or certificates evidencing such policies.

Section 9.02. Worker's Compensation Insurance. LESSEE shall make

adequate provision for accident or injury to LESSEE's employees and shall at all times during the Term and thereafter hold LESSOR harmless from all claims made by any person by reason of any injury, disability, or death of any employee of LESSEE resulting from LESSEE's operations. The insurer shall agree to waive all rights of subrogation against LESSOR, its officers, officials, employees or volunteers for losses arising from the leased premises

Section 9.03. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by LESSOR. At the option of LESSOR, either: the insurer shall reduce or eliminate deductibles or self-insured retentions as respects LESSOR, its officers, officials, employees or volunteers which LESSOR finds objectionable; or LESSEE shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Section 9.04. Term of Coverage. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to LESSOR. For failure of LESSEE to comply with the insurance requirements, LESSOR may terminate this Agreement

ARTICLE X INDEMNIFICATION

Section 10.01. LESSOR Held Harmless for Damages. LESSEE hereby waives any and all claims against LESSOR its officers, officials, employees and volunteers for damage to any property or injury or death of any person on or about the Leased Premises arising out of, connected with, or otherwise related to the use or occupancy of the Leased Premises, by LESSEE, its agents, employees, or invitees, and from any cause other than LESSOR's misconduct or negligence. LESSEE hereby agrees to indemnify, defend, and hold LESSOR it officers, officials, employees and volunteers harmless from and against all losses, liabilities, obligations, costs, expenses, and damages resulting from any claim, demand, or cause of action resulting from the use or occupancy of the Leased Premises by LESSEE, its agents, employees, or invitees. LESSEE's indemnity obligation shall include reasonable attorneys' fees, investigation costs and all other reasonable costs and expenses incurred by LESSOR. The parties shall make every reasonable effort to agree upon common counsel. However, if the interests of the parties diverge such that common counsel cannot reasonably represent both parties fully and fairly, then LESSEE shall not be obligated to pay for LESSOR's separate counsel. The provisions of this Section shall survive the termination of this Lease with respect to any claim, demand, or cause of action that is based on events occurring or circumstances existing during the term of this Lease.

**ARTICLE XI
SURRENDER**

Section 11.01. Surrender of Leased Premises. At the termination of this Lease, or any renewal hereof, LESSEE shall surrender the Leased Premises in good condition, reasonable wear and tear excepted, and shall surrender all keys for the Leased Premises to LESSOR and shall inform LESSOR of all combinations on locks, safes, and/or vaults, if any, on the Leased Premises. LESSEE during the last sixty (60) days of such term, may remove all trade fixtures and any other installations, alterations, or improvements made pursuant to Article V hereof, with the exception of the tenant improvements required by Exhibit B, before surrendering the Leased Premises as aforesaid, and if such fixtures are removed, shall repair any damage to the Leased Premises caused thereby. LESSEE's obligation to observe and perform this covenant shall survive the expiration or other termination of the Lease Term.

**ARTICLE XII
DESTRUCTION OF THE LEASED PREMISES**

Section 12.01. Fire, Explosion or Other Casualty. In the event the Leased Premises are damaged by fire, explosion or other casualty LESSOR and LESSEE shall meet to determine whether to continue the lease. If either party desires to end the occupancy of the premises, the lease shall terminate immediately.

Section 12.02. Notice by LESSEE. LESSEE shall give immediate telephone or personal notice to LESSOR in case of fire, casualty or accidents in the Leased Premises or of any defects therein or in any fixtures or equipment and, within twenty-four (24) hours, shall confirm such notice in writing.

**ARTICLE XIII
DEFAULT**

Section 13.01. Events of Default. The occurrence of any of the following shall constitute a material default and breach of this Lease:

1. Any failure by LESSEE to pay rent during any extension of the lease or to make any other payment required to be made by LESSEE hereunder, where such failure continues for sixty (60) days after written notice thereof by LESSOR to LESSEE; provided, however, that any such notice shall be in lieu of, and not in addition to, any notice required under NRS Chapter 40, or any corresponding succeeding law(s).
2. The abandonment or vacation of the Leased Premises by LESSEE.

3. Any failure by LESSOR or LESSEE to observe and perform any other provision of this Lease, where such failure continues for sixty (60) days (except where a different period of time is specified in this Lease) after written notice by the nonbreaching party to the other, provided, however that any such notice shall be in lieu of, and not in addition to, any notice required under NRS Chapter 40 or any corresponding succeeding law(s). If the nature of such default is such that the same cannot reasonably be cured within such sixty (60) day period, LESSOR or LESSEE shall not be deemed to be in default if, within such period, the breaching party shall commence such cure and thereafter diligently prosecute the same to completion.

4. (a) The making by LESSEE of any general assignment for the benefit of creditors; (b) subject to the rights of a trustee or court in bankruptcy under Federal Bankruptcy Laws, the filing by or against LESSEE of a petition to have LESSEE adjudged a bankrupt or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against LESSEE, the same is dismissed within sixty (60) days); (c) the appointment of a trustee or receiver to take possession of substantially all of LESSEE's assets located at the Leased Premises or of LESSEE's interest in this Lease, where possession is not restored to LESSEE within thirty (30) days; or (d) the attachment, execution or other judicial seizure of substantially all of LESSEE's assets located at the Leased Premises or of LESSEE's interest in this Lease, where such seizure is not discharged within thirty (30) days.

Section 13.02 Right of Termination. In the event of any such default by either party, then, in addition to any other remedies available to the non-breaching party at law or in equity, the non-breaching party shall have the immediate option to terminate this Lease and all rights of the non-breaching party hereunder by giving written notice of such intention to terminate. Such termination shall be in addition to any legal or equitable rights of the parties.

Section 13.03. Right of Re-entry. In the event of any such default by LESSEE, LESSOR shall also have the right, with or without terminating this Lease, to reenter the Leased Premises and remove all persons and property from the Leased Premises. Such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of LESSEE and LESSEE's obligation hereunder.

ARTICLE XIV WAIVER

Section 14.01. No Continuing Waivers. The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a continuing waiver of such term, covenant, or condition or any subsequent breach of the same or any term, covenant, or condition herein contained, nor shall any custom, practice, or course of dealing that may develop between LESSOR and LESSEE in the

administration of this Lease be construed to waive the right of either to insist upon performance by the other in strict accordance with said terms.

ARTICLE XV SUCCESSORS

Section 15.01. Successors. This Lease shall bind and inure to the benefit of the parties and their respective successors, assigns, legatees, designees, legal representative, , but neither LESSEE nor LESSOR shall assign or delegate this Lease or any of their or its rights, interests or obligations hereunder without the prior written consent of the other party and any attempted or purported assignment or delegation without such consent shall be void. This Lease is not intended, nor shall it be construed, to confer any enforceable rights on any person who is not a party hereto.

Section 15.02. Transfer by LESSOR--Release. LESSOR, at any time and from time to time, may make an assignment of its interest in this Lease and, in the event of such assignment and the assumption by the assignee of the covenants and agreements to be performed by LESSOR herein, LESSOR and its successors and assigns (other than the assignee of this Lease) shall be released from all liability hereunder.

ARTICLE XVI REMEDIES CUMULATIVE

Section 16.01. Remedies Cumulative. The rights and remedies given to the parties in this Lease herein are distinct, separate and cumulative; and, unless specifically provided otherwise herein, no one such remedy, whether or not exercised, shall be deemed to be to the exclusion of others herein granted or given by law or in equity.

ARTICLE XVII HOLDING OVER

Section 17.01. Holding Over. If, without prior written approval by LESSOR, LESSEE holds possession of the Leased Premises after expiration of the extended term of this Lease, LESSEE shall become a Tenant from month-to-month upon the terms herein specified and at a rental amount of NINE HUNDRED DOLLARS (\$900.00) per month. Said rent may be changed by LESSOR giving to LESSEE a Sixty (60) day notice changing said rent. Each party shall give the other notice at least (60) days prior to the date of termination of such monthly tenancy of its intention to terminate such tenancy.

ARTICLE XVIII MISCELLANEOUS

Section 18.01. Amendments. No provision of this Lease may be changed, modified, waived, discharged, or terminated, except by a written instrument executed and

delivered by the parties.

Section 18.02. Applicable Law; Jurisdiction. This Lease and all questions of validity, construction, interpretation, performance and enforcement of the terms and conditions of this Lease and any other obligation secured hereby shall be governed by the applicable statutory and common law of the State of Nevada and the parties agree that any proceedings with respect to the performance or enforcement of this Lease shall be brought in a court of competent jurisdiction within the First Judicial District in the State of Nevada.

Section 18.03. Brokers. The parties acknowledge that neither party has retained a broker to assist in bringing about the transactions provided for hereunder. The parties agree to indemnify, defend and hold one another harmless from and against all claims for brokerage commissions and finder fees arising by reason of this Lease.

Section 18.04. Captions. The captions, titles, headings and Section numbers appearing in this Lease are for reference proposes only and shall in no way limit, define, or otherwise affect the construction of this Lease.

Section 18.05. Complete Agreement. Except instruments incorporated herein by reference and documents executed simultaneously herewith there are no written and/or oral agreements between LESSOR and LESSEE additional to or different from this Lease, and this Lease supersedes and cancels any and all previous negotiations, arrangements, agreements, letters and understandings between LESSOR (or its agents, or representative) and LESSEE with respect to the subject matter of this Lease. There are no representations between LESSOR and LESSEE other than those contained in this Lease, and all reliance with respect to any representation is solely upon the representations contained in this Lease. This Lease shall be construed in a fair and equitable manner and shall not be construed against the party by whom it was drafted.

Section 18.06. Counterparts. This Lease may be executed in any number of counterparts, or by different parties in different counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and in making proof hereof, it shall not be necessary to produce or account for more than one such counterpart.

Section 18.07. Covenants. Whenever in this Lease any words of obligation or duty are used in connection with either LESSOR or LESSEE, such words shall have the same force and effect as though framed in the form of express covenants on the part of the party obligated.

Section 18.08. Effectiveness. Submission of this instrument for examination or execution by LESSEE does not constitute a reservation of or option to lease, and it is not effective as a lease or otherwise until it has been executed and delivered by both LESSOR and LESSEE.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LESSOR

LESSEE

By: Austin Osborne
Its: County Manager

By:
Its:



Storey County Board of County Commissioners Agenda Action Report

Meeting Date: July 21, 2020

Estimate of time required: 15 Minutes

Agenda: Consent Regular agenda Public hearing required

1. **Title:** Discussion/Possible Action: Consideration and possible approval of USDA Amendment #2 to the Letter of Conditions for the Hillside Tanks Replacement Project for additional USDA Loan amount of \$344,000. Funds are needed to make up the required shortfall to complete the project in its entirety. The amendment also requires the Water Enterprise Fund be responsible for any project cost overruns (project contingency) at an estimate amount of \$212,815.
2. **Recommended Motion:**
Motion to approve and sign by Chairman McBride authorization of USDA Amendment #2 to the Letter of Conditions for the Hillside Tanks Replacement Project for additional USDA Loan amount of \$344,000. And the additional requirement that the Water Enterprise Fund be responsible for any project cost overruns (project contingency) at an estimate amount of \$212,815.
3. **Prepared By:** Lara Mather
Department: Community Relations **Telephone:** 847-0986
4. **Staff summary:** Please see attached.
5. **Supporting materials:**
6. **Fiscal impact:**
Funds Available: X Fund: _____ Comptroller
7. **Legal review required:** _____ District Attorney
8. **Reviewed by:**
____ Department Head Department Name: _____
____ County Manager Other agency review: _____
9. **Board action:**
 Approved Approved with Modifications
 Denied Continued

Agenda Item No. 14

Staff Summary:

Storey County Water System must replace two aging potable water tanks commonly referred to as the Hillside Tanks. These tanks have outlived their useful life and are showing significant structural issues that must be adequately addressed prior to a catastrophic failure and a threat to the health and safety of the communities served by the Storey County Water System. Since the structural integrity of these existing tanks are in a state of condition that are considered beyond repair, all options previously considered, they must be replaced. The tanks will be replaced with two 500,000-gallon welded steel tanks. Once replaced they will provide significant benefit for the water system well into the future and also provide for the required storage of potable water for fire flows required by the ISO (Insurance Services Office). The aged water line from these storage tanks to the point of tie-in to the system near Ophir Grade and SR342 (approximately 1400 lineal feet) will also be replaced with upgraded piping.

USDA will provide the additional loan funds required for the project at an interest rate of 1.125% and also lower the interest rate on two other prior approved USDA obligated loans for water system (Five Mile Water Line and Hillside Tanks Replacement Project, loan #9 at 1.375%, Loan #10 at 2.5% and wastewater loan at 2.5%) improvements to the 1.125% rate with the condition that the County close all obligated loans prior to September 25, 2020. Bond Counsel has been contacted and advised that all loans, water and wastewater, will be able to be closed before the USDA deadline date. With the new lower rate, the county will save approximately \$371,000 in interest over the term of the loans with a slight payment reduction of about \$42.00.

July 10, 2020

Storey County
Attn: Marshall McBride, Chairman
PO Box 176
Virginia City, NV 89440

SUBJECT: Amendment #2 to the Letter of Conditions

Project Name: Story County 5 Mile Water Line Project & Hillside Tank Replacement
CFDA NUMBER – 10.760 Water and Waste Disposal System for Rural Communities.

Loan #09: \$2,126,000
Subsequent Loan #10: \$701,000
Grant #11: \$737,000
Subsequent Loan #14: \$344,000

Dear Chairman McBride:

This letter amends the Letter of Conditions dated December 22, 2016 and Amendment #1 dated May 3, 2019 as follows. Text in *italics* indicates a change:

Page 2, Item 2. **Project Funding** *is amended to include subsequent loan #14 in the amount of \$344,000. The bids that were received and opened on June 25, 2020 to construct the two new water tanks came in higher than what was previously budgeted. This has increased the total project cost to \$3,908,000 resulting in a need for additional funding.*

2. Project Funding – The Agency is offering the following funding for your project:

Agency Loan #09	\$2,126,000
Subsequent Loan #10	\$701,000
Subsequent Agency Grant #11	\$737,000
<i>Subsequent Loan #14</i>	<i>\$344,000</i>
TOTAL PROJECT FUNDING:	\$3,908,000

Page 2, Item 3. **Project Budget, Project Costs** – The project costs have been revised to reflect the engineering fees based on the signed engineering agreement and amendments 1-3 to the engineering agreement. Construction costs have been revised to reflect the actual construction cost of the 5-mile water line and the the base bid and alternatives for tank construction. Cultural monitoring has been eliminated from the budget as it will not be required.

3. **Project Budget** – Funding from all sources has been budgeted for the estimated expenditures as follows:

<u>Project Costs:</u>	<u>Total Budgeted:</u>
Construction – 5-Mile water line	\$1,278,288
Tank #1 & Tank #2 – Base Bid & Bid Alternatives	\$2,128,149
Contingency	\$817
Engineering Fees – includes the following:	
Basic Services (per agreement & amendments)	\$343,964
Resident Project Representation (Inspection – 5-mil & tank)	\$111,770
Additional Services	\$8,708
Legal Fees - Bond Counsel	\$16,304
Legal Fees – Bond Counsel -Tank Project	\$20,000
Cultural Monitoring	\$0.0
TOTAL	\$3,908,000

*There is \$817 available in the project budget for construction contingency. As discussed with Storey County staff, **Storey County must provide a letter of commitment** to provide funds to the project in the event there are any change orders or increases in cost to the project budget. Additionally, the Legal/Bond Counsel fees are estimated at this time, if there is an increase to these fees, it will be the responsibility of Storey County to fund any difference between the budgeted and actual billed amount.*

SECTION II – LOAN TERMS Items 4 and 5 and Item 9 are amended as follows:

4. **Repayment** – The interest rate will be the lower of the rate in effect at the time of loan approval or the time of loan closing, unless you request otherwise. Should the interest rate be reduced, the payment will be recalculated to the lower amount. *The repayments shown below are based on all loans closing no later than September 30, 2020. If for some reason closing is delayed, the interest rates named in the original LOC and the first amendment will be in effect.*

For Loan 09 obligated in the amount of \$2,126,000, the loan will be scheduled for repayment over a period of 40 years. Payments will be equal monthly amortized installments, beginning one month after closing. For planning purposes, use a 1.125% interest rate and an amortization factor of 2.59 which provides for a monthly payment of \$5,507.00. The precise payment amount will be based on the interest rate at which the loan is closed and may be different than the one above.

For planning purposes for subsequent loan #10 of \$701,000, use *1.125% interest rate* and an amortization factor of 2.59 which provides for a *monthly payment of \$1,816.00*. For planning purposes for the subsequent loan #14 of \$344,000,000, use a *1.125% interest rate* and an amortization factor of 2.59 which provides for a *monthly payment of \$891.00*.

The payment due date will be established as the day that the loan closes. Due dates falling on the 29th, 30th, and 31st day of the month will be avoided.

5. **Security** – The loan(s) will be secured by Revenue bond(s) with *parity lien* position in the amount of \$2,126,000, \$701,000 and \$344,000. The bond(s) will be fully registered as to both principal and interest in the name of the United States of America, Acting through the United States Department of Agriculture.

The bond(s) and any ordinance(s) or resolution(s) relating thereto must not contain any provision in conflict with the Agency Loan Resolution(s), applicable regulations, or its authorizing law. In particular, there must be no defeasance or refinancing clause in conflict with the graduation requirements of 7 U.S.C. 1983.

Additional security requirements are contained in RUS Bulletin 1780-27, “Loan Resolution (Public Bodies).” A draft of all security instruments, including draft bond resolution(s), must be reviewed and concurred in by the Agency prior to advertising for bids. The bond resolution(s) and Loan Resolution(s) must be duly adopted and executed prior to loan closing.

9. **Reserves** – is amended as follows:

Debt Service Reserve – As a part of this Agency loan proposal, you must establish a restricted debt service reserve fund equal to at least one annual loan installment. It should be funded at the rate of 10% of one annual payment per year for ten years or until the balance is equal to one annual loan payment.

Ten percent of the proposed loan installment for Loan 09 of \$2,126,000 would *equal \$551 per month; this amount should be deposited monthly until a total of \$66,084 has accumulated.*

Ten percent of the proposed loan installment for the \$701,000 loan would *equal \$182 per month; this amount should be deposited monthly until a total of \$21,792 has accumulated.*

Ten percent of the proposed loan #14 installment for the \$344,000 loan would equal \$89.10 per month; this amount should be deposited monthly until a total of \$10,692 has accumulated.

The reserve amounts described above are based on all loans closing no later than September 30, 2020. If for some reason closing is delayed, the reserve amounts will be as described in the original LOC and the first amendment.

The restricted Debt Service Reserve Account must be individually tracked in the annual financial records/audits of your organization and identified as the restricted Debt Service Reserve Account for this specific RD funded project. Prior written concurrence from the Agency must be obtained before funds may be withdrawn from this account during the life of the loan. When funds are withdrawn during the life of the loan, deposits will continue as designated above until the fully-funded amount is reached.

All other conditions of the original Letter of Conditions and amendments must be met. If you have any questions, please contact Maria J. Murillo, Community Programs Specialist at 775-738-8468, ext. 107 or by e-mail at Maria.Murillo@usda.gov.

Sincerely,



Cheryl Couch
Community Programs Director
USDA Rural Development, Nevada

cc: Phil Cowee, State Director, via email: Philip.cowee@usda.gov
Austin Osborne, County Manager, via email – aosborne@storeycounty.org
Jennifer McCain, Comptroller, via email – jmccain@storeycounty.org
Lara Mather, Storey County, via email – lmather@storeycounty.org
Keith Loomis, Deputy District Attorney, via email - kloomis@storeycounty.org
Kendra Follet, bond counsel, via email – kfollett@shermanhoward.com
Joe Costanza, CPA, Dipietro-Thornton, CPAs – via email, joe@dipietro-thornton.com

REQUEST FOR OBLIGATION OF FUNDS

INSTRUCTIONS-TYPE IN CAPITALIZED ELITE TYPE IN SPACES MARKED () Complete Items 1 through 29 and applicable Items 30 through 34. See FMI.			
1. CASE NUMBER ST CO BORROWER ID 33-015-*****0134		LOAN NUMBER 14	FISCAL YEAR 2020
2. BORROWER NAME Storey County		3. NUMBER NAME FIELDS (1, 2, or 3 from Item 2)	
		4. STATE NAME Nevada	
		5. COUNTY NAME Storey	
GENERAL BORROWER/LOAN INFORMATION			
6. RACE/ETHNIC CLASSIFICATION 1 - WHITE 2 - BLACK 3 - AI/AN 4 - HISPANIC 5 - API	7. TYPE OF APPLICANT 1 - INDIVIDUAL 2 - PARTNERSHIP 3 - CORPORATION 4 - PUBLIC BODY 5 - ASSOC. OF FARMERS 6 - ORG. OF FARMERS 7 - NONPROFIT-SECULAR 8 - NONPROFIT-FAITH BASED 9 - INDIAN TRIBE 10-PUBLIC COLLEGE/UNIVERSITY 11-OTHER	8. COLLATERAL CODE 1- REAL ESTATE SECURED 2-REAL ESTATE AND CHATTEL 3 - NOTE ONLY OR CHATTEL ONLY 4 - MACHINERY ONLY 5 - LIVESTOCK ONLY 6 - CROPS ONLY 7 - SECURED BY BONDS 8 - RLF ACCT	9. EMPLOYEE RELATIONSHIP CODE 1 - EMPLOYEE 2 - MEMBER OF FAMILY 3 - CLOSE RELATIVE 4 - ASSOC.
10. SEX CODE 1 - MALE 2 - FEMALE 3 - FAMILY UNIT 4 - ORGAN MALE OWNED 5 - ORGAN FEMALE OWNED 6 - PUBLIC BODY	11. MARITAL STATUS 1 - MARRIED 2 - SEPARATED 3 - UNMARRIED (INCLUDES WIDOWED/DIVORCED)	12. VETERAN CODE 1 - YES 2 - NO	13. CREDIT REPORT 1 - YES 2 - NO
14. DIRECT PAYMENT 2 (See FMI)	15. TYPE OF PAYMENT 1 - MONTHLY 2 - ANNUALLY 3 - SEMI-ANNUALLY 4 - QUARTERLY	16. FEE INSPECTION 2 - NO	
17. COMMUNITY SIZE 1 - 10 000 OR LESS (FOR SFH AND HPG ONLY) 2 - OVER 10,000		18. USE OF FUNDS CODE (See FMI)	
COMPLETE FOR OBLIGATION OF FUNDS			
19. TYPE OF ASSISTANCE 061 (See FMI)	20. PURPOSE CODE	21. SOURCE OF FUNDS	22. TYPE OF ACTION 1 - OBLIGATION ONLY 2 - OBLIGATION/CHECK REQUEST 3 - CORRECTION OF OBLIGATION
23. TYPE OF SUBMISSION 2 - SUBSEQUENT	24. AMOUNT OF LOAN \$344,000.00	25. AMOUNT OF GRANT	
26. AMOUNT OF IMMEDIATE ADVANCE	27. DATE OF APPROVAL MO DAY YR	28. INTEREST RATE 1.1250 %	29. REPAYMENT TERMS 40
COMPLETE FOR COMMUNITY PROGRAM AND CERTAIN MULTIPLE-FAMILY HOUSING LOANS			
30. PROFIT TYPE 1 - FULL PROFIT 2 - LIMITED PROFIT 3 - NONPROFIT			
COMPLETE FOR EM LOANS ONLY		COMPLETE FOR CREDIT SALE-ASSUMPTION	
31. DISASTER DESIGNATION NUMBER (See FMI)	32. TYPE OF SALE 1 - CREDIT SALE ONLY 2 - ASSUMPTION ONLY 3 - CREDIT SALE WITH SUBSEQUENT LOAN 4 - ASSUMPTION WITH SUBSEQUENT LOAN		
FINANCE OFFICE USE ONLY		COMPLETE FOR FP LOANS ONLY	
33. OBLIGATION DATE MO DA YR		34. BEGINNING FARMER/RANCHER (See FMI)	

If the decision contained above in this form results in denial, reduction or cancellation of USDA assistance, you may appeal this decision and have a hearing or you may request a review in lieu of a hearing. Please use the form we have included for this purpose.

Position 2

ORIGINAL - Borrower's Case Folder COPY 1 - Finance Office COPY 2 - Applicant/Lender COPY 3 - State Office

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0570-0062. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

CERTIFICATION APPROVAL

For All Farmers Programs

EM, OL, FO, and SW Loans

This loan is approved subject to the availability of funds. If this loan does not close for any reason within 90 days from the date of approval on this document, the approval official will request updated eligibility information. The undersigned loan applicant agrees that the approval official will have 14 working days to review any updated information prior to submitting this document for obligation of funds. If there have been significant changes that may affect eligibility, a decision as to eligibility and feasibility will be made within 30 days from the time the applicant provides the necessary information.

If this is a loan approval for which a lien and/or title search is necessary, the undersigned applicant agrees that the 15-working-day loan closing requirement may be exceeded for the purposes of the applicant's legal representative completing title work and completing loan closing.

35. COMMENTS AND REQUIREMENTS OF CERTIFYING OFFICIAL

Subject to the conditions stated in the Amended Letter of Conditions dated 07/10/2020.

36. I HEREBY CERTIFY that I am unable to obtain sufficient credit elsewhere to finance my actual needs at reasonable rates and terms, taking into consideration prevailing private and cooperative rates and terms in or near my community for loans for similar purposes and periods of time. I agree to use the sum specified herein, subject to and in accordance with regulations applicable to the type of assistance indicated above, and request payment of such sum. I agree to report to USDA any material adverse changes, financial or otherwise, that occur prior to loan closing. I certify that no part of the sum specified herein has been received. I have reviewed the loan approval requirements and comments associated with this loan request and agree to comply with these provisions.

(For FP loans at eligible terms only) If this loan is approved, I elect the interest rate to be charged on my loan to be the lower of the interest rate in effect at the time of loan approval or loan closing. If I check "NO", the interest rate charged on my loan will be the rate specified in Item 28 of this form. YES NO

WARNING: Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."

Date _____, 20 ____ Marshall McBride, Chairman (Signature of Applicant)

Date _____, 20 ____ (Signature of Co-Applicant)

37. I HEREBY CERTIFY that all of the committee and administrative determinations and certifications required by regulations prerequisite to providing assistance of the type indicated above have been made and that evidence thereof is in the docket, and that all requirements of pertinent regulations have been complied with. I hereby approve the above-described assistance in the amount set forth above, and by this document, subject to the availability of funds, the Government agrees to advance such amount to the applicant for the purpose of and subject to the availability prescribed by regulations applicable to this type of assistance.

(Signature of Approving Official)

Typed or Printed Name: Cheryl Couch

Date Approved: _____ Title: Community Program Director

38. TO THE APPLICANT: As of this date _____, this is notice that your application for financial assistance from the USDA has been approved, as indicated above, subject to the availability of funds and other conditions required by the USDA. If you have any questions contact the appropriate USDA Servicing Office.

LOAN RESOLUTION
(Public Bodies)

A RESOLUTION OF THE Board of County Commissioners

OF THE Storey County

AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

To serve as the governing body of Storey County NV

FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the Storey County

(Public Body)

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

Three Hundred Forty-Four Thousand & 00/100

pursuant to the provisions of NRS 244 A; and

WHEREAS, the Association intends to obtain assistance from the United States Department of Agriculture, (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association:

NOW THEREFORE, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal ly permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

- 11. To acquire and maintain such insurance and fidelity bond coverage as may be required by the Government.
- 12. To establish and maintain such books and records relating to the operation of the facility and its financial affairs and to provide for required audit thereof as required by the Government, to provide the Government a copy of each such audit without its request, and to forward to the Government such additional information and reports as it may from time to time require.
- 13. To provide the Government at all reasonable times access to all books and records relating to the facility and access to the property of the system so that the Government may ascertain that the Association is complying with the provisions hereof and of the instruments incident to the making or insuring of the loan.
- 14. That if the Government requires that a reserve account be established, disbursements from that account(s) may be used when necessary for payments due on the bond if sufficient funds are not otherwise available and prior approval of the Government is obtained. Also, with the prior written approval of the Government, funds may be withdrawn and used for such things as emergency maintenance, extensions to facilities and replacement of short lived assets.
- 15. To provide adequate service to all persons within the service area who can feasibly and legally be served and to obtain USDA's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the Association or public body.
- 16. To comply with the measures identified in the Government's environmental impact analysis for this facility for the purpose of avoiding or reducing the adverse environmental impacts of the facility's construction or operation.
- 17. To accept a grant in an amount not to exceed \$ _____

under the terms offered by the Government; that the Chairman

and _____ of the Association are hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant; and to operate the facility under the terms offered in said grant agreement(s).

The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instrument, shall be binding upon the Association as long as the bonds are held or insured by the Government or assignee. The provisions of sections 6 through 17 hereof may be provided for in more specific detail in the bond resolution or ordinance; to the extent that the provisions contained in such bond resolution or ordinance should be found to be inconsistent with the provisions hereof, these provisions shall be construed as controlling between the Association and the Government or assignee.

The vote was: Yeas _____ Nays _____ Absent _____

IN WITNESS WHEREOF, the Board of County Commissioners _____ of the

Storey County _____ has duly adopted this resolution and caused it

to be executed by the officers below in duplicate on this _____, _____ day of _____

(SEAL)

By Marshall McBride

Attest:

Title Chairman

Vanessa Stephens

Title County Clerk

CERTIFICATION TO BE EXECUTED AT LOAN CLOSING

I, the undersigned, as Clerk of the Storey County
 hereby certify that the Board of County Commissioners of such Association is composed of
3 members, of whom, _____ constituting a quorum, were present at a meeting thereof duly called and
 held on the 21st day of July; and that the foregoing resolution was adopted at such meeting
 by the vote shown above, I further certify that as of _____,
 the date of closing of the loan from the United States Department of Agriculture, said resolution remains in effect and has not been
 rescinded or amended in any way.

Dated, this _____ day of _____

Vanessa Stephens
 Title County Clerk



Storey County Board of County Commissioners

Agenda Action Report

Meeting Date: July 21, 2020

Estimate of time required: 15 Minutes

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

1. **Title:**

Discussion/Possible Action: Consideration and possible approval of award of contract to low bidder, Farr Construction dba Resource Development Corporation for the Hillside Tank Project. This contract is for the low bid in the amount of \$2,128,149.00 for the completion of the entire Hillside Tank Project.

2. **Recommended motion:**

Move to approve and sign by Chairman McBride, the contract award for the Hillside Tank Project in the amount of \$2,128,149.00 to Farr Construction dba Resource Development Corporation.

3. **Prepared by:** Lara Mather

Department: Community Relations

Telephone: 847-0986

4. **Staff summary:** Please see attached.

5. **Supporting materials:** Please see attached.

6. **Fiscal impact:**

Funds Available: X

Fund: _____

_____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 15

Staff Summary:

On Thursday June 25, 2020, Farr West Engineering held a bid opening for the Virginia City Hillside Tanks Project on behalf of Storey County. Bid information was compiled and Farr Construction dba Resource Development Corp. is the apparent low bidder with a Base Bid plus Bid Alternate #1 and #2 price of \$2,128,149.

Farr West has evaluated the Resource Development Corp.'s Bid and found that it complies with the prescribed requirements of the Bid Form, and therefore is considered "responsive". Farr West has also performed a due diligence check on the company by checking provided references, System for Award Management, Nevada State Contractor's Board, Secretary of State, and the Labor Commissioner. The references were all positive; the consensus is that Resource Development Corp. is qualified to perform and complete the work associated with this project. A search with the Contractor's Board showed no disciplinary action against them and they are within their licensed limits. A search of the Secretary of State shows that they are in good standing. Lastly, a search of the Labor Commissioner shows no actions, pending or filed, against them.

Farr Construction dba Resource Development Corp. has over 15 years of experience in the construction industry and has performed similar projects in the past. Based on a review of their bid and background check, Farr West found Resource Development Corp as being a "responsible" Bidder and recommends awarding them the Construction Contract.

Supporting materials:

Hillside Tanks Bid Acceptance Letter

Hillside Tank Bid

Link to entire bid packet:

https://farrwestengineering-my.sharepoint.com/personal/cwantulok_farrwestengineering_com/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fwantulok%5Ffarrwestengineering%5Fcom%2FDocuments%2FVirginia%20City%20Hillside%20Tanks%20Project%20Bids&originalPath=aHR0cHM6Ly9mYXJyd2VzdGVuZ2luZWVyaW5nLW15LnNoYXJlcG9pbmQuY29tLzpmOi9wL2N3YW50dWxvay9FaWJEYk0xMHBpcER0VGdRRWU3cGI0TUJKdnJzZlBnSXZUNUVOTVp5dU85d253P3J0aW1lPTVCRlpuLVVrMkVn

FARR WEST
ENGINEERING

July 7, 2020

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

Re: Bid Acceptance of Virginia City Hillside Tanks

Dear Mr. Wierzbicki:

On Thursday June 25, 2020, Farr West Engineering held a bid opening for the Virginia City Hillside Tanks Project on behalf of Storey County. Bid information was compiled and Farr Construction dba Resource Development Corp. is the apparent low bidder with a Base Bid plus Bid Alternate #1 and #2 price of \$2,128,149.

Farr West has evaluated the Resource Development Corp.'s Bid and finds that it complies with the prescribed requirements of the Bid Form, and therefore is considered "responsive". We have also performed a due diligence check on the company by checking provided references, System for Award Management, Nevada State Contractor's Board, Secretary of State, and the Labor Commissioner. The references were all positive; the consensus is that Resource Development Corp. is qualified to perform and complete the work associated with this project. A search with the Contractor's Board shows no disciplinary action against them and they are within their licensed limits. A search of the Secretary of State shows that they are in good standing. Lastly, a search of the Labor Commissioner shows no actions, pending or filed, against them.

Farr Construction dba Resource Development Corp. has over 15 years of experience in the construction industry and has performed similar projects in the past. Based on a review of their bid and background check, Farr West finds Resource Development Corp as being a "responsible" Bidder and we recommend awarding them the Construction Contract.

I have attached the bid tab for your reference.

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

Regards,



Keith Karpstein, P.E.

Attached: Bid Tabulation



Storey County Board of County Commissioners

Agenda Action Report

Meeting Date: Tuesday, July 21, 2020

Estimate of Time required: 5 minutes

Agenda: Consent Regular Public Hearing Required

1. Title: DISCUSSION/POSSIBLE ACTION: Approval and acceptance of the Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$14,901.60. Project Total is \$21,288.00. Match of \$6,386.40 to be provided by the Virginia Township Justice Court. This will be used for a baggage scanner and hand-held metal detector for the entrance of the new court facility.

2. Recommended Motion: I move to approve the Trial Court Improvement (TCI) Grant from the Nevada Administrative Office of the Courts in the amount of \$14,901.60 (Total \$21,288 with match of \$6,386.40) for a baggage scanner and hand held metal detector for the new justice court facility. Initial quotes/descriptions for the baggage scanner were provided to the comptroller during the FY21 budget process. This grant money will help with the costs facing the county in the construction of the new justice court facility.

3. Prepared By: E.F. Herrington, Justice of the Peace *[Signature]*
 Department: Justice Court 775-847-0962

4. Staff Summary: The Virginia Township Justice Court is submitting an application for a Trial Court Improvement (TCI) Grant from the Nevada Administrative Office of the Courts with a total project cost of \$21,288.00. There's a \$6,386.40 (30%) match which will be provided by the court. It is also requested that authorization be given to Judge Herrington to sign all associated grant documentation. Your approval of this grant award, grant agreement, and associated documentation will allow staff to move forward with implementing this project.

5. Supporting Materials: Grant Award and associated documentation

6. Fiscal Impact: Funds Available: Yes Fund: 206-206-53300-121 Comptroller

7. Legal Review Required: District Attorney

8. Reviewed By:

Department Head Department Name: Commissioners' Office

County Manager Other Agency Review

9. Board Action:

Approve Approved with Modifications
 Denied Continued

Agenda Item No. 116

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

Applicant Court: VIRGINIA TOWNSHIP JUSTICE COURT

Contact Person: Eileen F. Herrington, Justice of the Peace

Address: 26 South B Street, P.O. Box 674

Phone: (775) 847-0964 Fax: (775) 847-0915

E-mail: eherrington@storeycounty.org

Project Title: Grant for X-ray Baggage Scanner and Held-Hand Metal Detector for new Virginia Township Justice Court Building

Grant Applied for: USJR TCI

Project Start Date: January 2021

Project Completion Date: May 2021

Project Total:	\$21,288.00
Requested Amount:	\$14,901.60
Applicant Match:	\$6,386.40

Application Checklist

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

Authorized Signature: _____ Date: _____

Name: Eileen F. Herrington Title: Justice of the Peace

STATEMENT OF THE PROBLEM

The new Virginia Township Justice Court (VTJC) facility needs grant funding to provide security for the public and staff. After several years of borrowing space from the First Judicial District Court, the VTJC in Storey County will have its own court facility. Estimated completion date is May 2021. The timing; however, could not be worse. The county's budget for a justice court facility was already limited, and with the COVID-caused revenue shortfalls, the reigns on spending just got tighter. Court security costs money, and funding requests for security will directly compete with the other needs in the construction of our facility.

Courthouse security is a combination of people, technology, and space. We have the people, we'll have the space, and now we need the technology. Funding will allow us to purchase a hand-held metal detector and baggage scanner, thus protecting the lives of every person entering our court facility.

Providing a safe environment for the public, judges, and staff to conduct official daily courthouse business is critical, especially at a time when security threats and incidents are rising in courts across the country. Visitors walking through the front door of our court facility include people facing criminal charges, victims of crime, people applying for and/or challenging protection orders against domestic violence, stalking/harassing, and people who are engaged in landlord/tenant disputes or small claims disputes. This is a population that is at high risk for violence. Without funding through this grant, security screening at the courthouse entrance will be severely limited and our court will be unable to adequately protect the public and our staff from firearms and weapons entering our facility.

PROJECT DESIGN AND IMPLEMENTATION

The Astrophysics XIS 6040 (M) X-Ray System and Garrett Hand-Held Metal Detector Model Super Scanner will operate in concert with the Garrett Door Scanner that we purchased through a FY 2016 TCI Grant. The Garrett Hand-Held Metal Detector will pin-point areas on a person that are generally indicated by the door scanner. The Astrophysics XIS 6040 (M) X-Ray will enable us to scan purses, briefcases, and other items for firearms and other weapons that might otherwise be carried into our court facility.

The Astrophysics XIS 6040 (M) X-Ray System and Garrett Hand-Hel Metal Detector Model Super Scanner will be installed and in use by our Court by our predicted move-in month of May 2021. Training will take place at or near the time of installation.

CAPABILITIES/COMPETENCIES

Security Detection is a GSA-certified business. It is well-established throughout the country and is the regional distributor for Garrett products. We purchased a Garrett Walk-Thru Door Scanner with a FY 16 Trial Court Improvement Grant and have been very satisfied with its performance. Security Detection also provides a wide assortment of baggage scanners from which we were able to choose a scanner that's just the right size for our entrance which will be situated in a relatively

small courtroom lobby. Since the county does not provide security, our bailiff and sheriff's office personnel will be trained in operation of the baggage scanner. These are all trained law-enforcement officers with POST (Police Officer Standard Training) certification who are already familiar with the scanning equipment in the district courtroom. I don't see any challenges to training on the new baggage scanner as it appears, after reviewing videos and talking to representatives from Security Detection, to be a user-friendly piece of equipment. We'll be taking the existing walk-thru door scanner with us to the new building, but will be leaving the hand-held metal detector with the district court.

<u>BUDGET</u>	
ITEM	COST
1 Garrett Hand Held Metal Detector Model Super Scanner V (1165190)	129.00
1 Astrophysics XIS 6040 (M) X-Ray system	18,500.00
XIS 0.5 Entry Roller Table	555.00
XIS 1.0 M Exit Roller Table	654.00
Travel, Setup, Calibrate, Training and Return	1,450.00
Subtotal:	21,288.00
<i>Justice Court Contribution for Match 30%</i>	<i>(6,386.40)</i>
Total Grant Request:	14,901.60

BUDGET NARRATIVE

The total cost for the Garrett Hand Held Metal Detector and the Astrophysics XIS 6040 X-Ray System with roller tables is \$21,288.00. The 30% required match will be provided by the Virginia Township Justice Court in the amount of \$6,386.

IMPACT/OUTCOMES AND EVALUATION

If awarded the grant funding, the Virginia Township Justice Court will contract with Security Detection to purchase and install the requested equipment and provide training. The expected impact of our court being able to have this equipment is to fulfill one of our highest obligations to the public—safety in our courthouse. Proper training and maintenance will ensure that the equipment is working properly. The ultimate evaluation of success, however, will be prevention of a tragedy which, with our culture's increasing violence, will inevitably be a visitor at our courthouse door.

I, Eileen F. Herrington, will have the overall responsibility to ensure that the installation of the Garrett Hand Held Metal Detector Model Super Scanner and the Astrophysics XIS 6040 with entry and exit rollers, travel, setup, calibration, training, and return at the new Virginia Township Justice Court, is performed in an efficient and professional manner.

Dated this ____ day of July, 2020.

E.F. Herrington, Justice of the Peace
Virginia Township Justice Court



Security Detection

2517 S. Memorial Drive
Tulsa, OK 74129

2517 S. Memorial Drive
Tulsa, OK 74129

Estimate

Date	Estimate #
7/7/2020	2062

Name / Address
Virginia Township Justice Court P.O.Box 675 Virginia City, NV 89440

Project

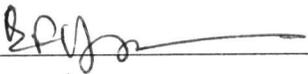
Description	Qty	Cost	Total
Garrett" Hand Held Metal Detector Model Super Scanner V (1165190)	1	129.00	129.00
Astrophysics XIS 6040 (M) X Ray system (160kV) Includes Mobility kit and comes with a 1 year parts and labor warranty	1	18,500.00	18,500.00
XIS 0.5M Entry Roller table for XIS6040	1	555.00	555.00
XIS 1.0M Exit Roller Table for XIS6040	1	654.00	654.00
Travel, Setup, Calibrate, Training and Return	1	1,450.00	1,450.00
Please allow 6 weeks lead time from order date.			
Thank you for your business.		Total	\$21,288.00

Nevada Supreme Court, Administrative Office of the Courts

Grant Assurances

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

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

Authorized Signature:  Date: 7/13/2020
Name: EILEEN F HERRINGTON Title: JUSTICE OF THE PEACE



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 21, 2020

Estimate of time required: 15 min.

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

1. **Title: Discussion/For Possible Action:** First Reading of Bill 118, Ordinance 20-307, text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

2. **Recommended motion:** I [county commissioner] motion to approve the First Reading of Bill 118, Ordinance No. 20-307 , text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** This item was continued at the March 19, 2020, Planning Commission meeting and discussed at the July 16, 2020, Planning Commission meeting.

6. **Supporting materials.** Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org, or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

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

Funds Available:

Fund:

_____ Comptroller

8. **Legal review required:**

_____ District Attorney

9. **Reviewed by:**

_____ Department Head

Department Name: Planning

 County Manager

Other agency review: _____

10. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 17

Bill No. 118**Ordinance No. 20-307**Summary

An Ordinance amending Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

Title

An Ordinance amending Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

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

Chapter 17.16

R1 Residential Zones

Sections:

- 17.16.015 Purpose and intent
- 17.16.020 Allowed uses
- 17.16.030 Uses subject to special use permit
- 17.16.040 Minimum floor area
- 17.16.050 Minimum parcel area and width requirements
- 17.16.060 Setback requirements
- 17.15.065 Height of buildings and structures
- 17.60.070 Home enterprises
- ~~17.16.080 Distance between buildings on the same lot~~

17.16.015 Purpose and Intent

The R1 residential zone is established to provide for the development of single-family residential uses and to prohibit the development of uses that are incompatible and detrimental to the residential environment.

17.16.020 Allowed Uses

In an R1 residential zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. One single-family detached dwelling of permanent character in a permanent location.
- B. Accessory uses, buildings, and structures when they are incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and comply with the regulations under section 17.12.045-046.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. These uses also include community gardens.

~~D. Childcare where 4 or less children are cared for.~~

E.D. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by the occupant of the onsite principal residence, provided that such items are stored entirely on private property.

17.16.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- B. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000

square feet of lot area. There must be a minimum of 400 square feet per animal of penned land area, which must be on less than 10 percent slope grade.

- C. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each sleeping room.
- E. Short-term vacation rental of a single-family detached residential dwelling. This provision does not apply to long-term rental and lease arrangements
- ~~F. Child care facilities where 5 or more children will be cared for. Child care must not exceed 15 children.~~
- ~~G. Natural resources river restoration regulated under section 17.12.100~~
- ~~H.~~ F. Civic uses including:
 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 - ~~3. Crisis care use, temporary.~~
 - ~~4.~~ 3 Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial, but not including student residential accommodations.
 - ~~5.~~ 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 5. *Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.*

17.16.040 Minimum Floor Area

~~In the R1 residential zone, no detached~~ No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

17.16.050 Minimum Parcel Area and Width Requirements

R1 shall have a minimum parcel size of 5,000 square feet, with an exception for civic uses listed above in consideration with the special use permit.

~~Each R1 residential zone must have a minimum parcel area limit. The minimum parcel area limit number is the suffix for the respective zone (e.g., "R1-5" is an R1 zone with 5,000 square feet minimum parcel area) A parcel zoned R1 must be at least 5,000 square feet~~ The area contained within the R1 zone parcel must include all easements, including easements for access to an adjacent parcel. The minimum ~~area and~~ width for each R1

Residential parcel is 50-feet. ~~zone is indicated in the following table:~~

Zone and Suffix	Minimum Lot Area (square feet)	Minimum Width From Street (feet)
R1-5	5,000	50
R1-6	6,000	50
R1-8	8,000	60
R1-10	10,000	60
R1-15	15,000	80
R1-20	20,000	100

17.16.060 Setback Requirements

The required distances between the building and the property line ~~is~~ are 20-foot front yard, 5-foot side yard and 10-foot rear yard. For corner lots, the side yard adjacent to the street shall have an 8-foot setback. ~~shown in the following table.~~ Setback requirements for accessory structures must comply with section 17.12.045.

Zone and Suffix and Lot Configuration	Front Setback	Side Setback	Rear Setback
R1-5, R1-6, and R1-8	20 feet	8 <u>5</u> feet	20 <u>10</u> feet
R1-10 and R1-15	30 <u>20</u> feet	8 <u>5</u> feet	20 <u>10</u> feet
R1-20	40 <u>20</u> feet	8 <u>5</u> feet	20 <u>10</u> feet
Corner lot facing two streets	Same as above	10 <u>8</u> feet street side; 8 <u>5</u> feet non-street side	Same as above

17.15.065 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a ~~variance~~ special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

17.60.070 Home Enterprises

Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.

~~17.16.080—Distance Between Buildings on the Same Lot~~

~~There must be a minimum distance of 10 feet between a building used for dwelling purposes and an accessory building. There must be a minimum distance of 6 feet between accessory buildings.~~

Chapter 17.20

R2 Multi-Family Residential Zone

Sections:

- 17.20.010 Applicability
- 17.20.015 Purpose and intent
- 17.20.020 Allowed uses
- 17.20.025 Uses subject to special use permit
- 17.20.030 Minimum parcel area
- 17.20.035 Home enterprises
- 17.20.040 Setback requirements
- 17.20.050 Height of buildings and structures
- 17.20.060 ~~Signs~~ Manufactured and Mobile Home Parks

17.20.070 Minimum Floor Area

17.20.015 Purpose and Intent

The R2 multi-family residential zone is established to provide for the development of medium or higher density multi-family residential uses and to prohibit the development of incompatible uses which are detrimental to the residential environment.

17.20.020 Allowed uses

In an R2 multi-family residential zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. Residential uses and buildings of permanent character and permanent location including the following.
 1. One single-family dwelling, ~~detached~~. The parcel containing this use must be at least 5,000 square feet.
 2. ~~One~~ Two or more single-family dwellings, ~~attached per parcel~~. This use includes townhouses, rowhouses, twinhomes, and condominiums. ~~Only one principal building is allowed per lot~~. Only one dwelling unit is allowed for every 2,000 square feet of gross lot area. ~~A special use permit may be granted for increased dwelling units per square feet of gross lot area when the use is located within the Virginia City Downtown District boundaries (see Chapter 17.30 Appendix A). Findings for approval of the special use permit for increased density must, at a minimum, cite no significant adverse impacts to area vehicular parking, circulation, and egress, and public health, safety,~~

~~comfort, convenience, and general welfare.~~

3. Multi-family dwellings. This use includes apartment buildings, apartment complexes, ~~duplexes, triplexes,~~ and other configurations of multi-family uses. Only one dwelling unit is allowed for every 2,000 square feet of gross lot area. ~~A special use permit may be granted for increased dwelling units per square feet of gross lot area when the use is located within the Virginia City Downtown District boundaries (see Chapter 17.30 Appendix A). Findings for approval of the special use permit for increased density shall, at a minimum, cite no significant adverse impacts to area vehicular parking, circulation, and egress, and public health, safety, comfort, convenience, and general welfare.~~
4. ~~Accessory uses, buildings, and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and comply with the regulations of section (B) below and section 17.12.045~~
~~Accessory buildings.~~

~~5. Manufactured and mobile home parks are prohibited.~~

- B. Accessory uses, buildings, and structures when they are incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and comply with the regulations under section 17.12.045. Examples of accessory uses incidental to the uses allowed in the R2 zone include self-service or coin-operated laundry facilities, manager's office, swimming pool and related uses, recreation facilities and buildings, community center, and other uses which customarily serve residents within the multi-family dwelling property.
~~Accessory uses may be permitted by the director but are subject to special use permit requirement.~~
- ~~C. Childcare where 4 or less children are cared for. A special use permit is required for more than 4 children.~~
- ~~D.~~C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- ~~E.~~D. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.

E. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by an occupant of the onsite residence, provided that such items are stored entirely on private property.

17.20.025 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Boarding accommodations including ~~extended stay hotels,~~ dormitories, rooming and boarding houses, bed-and-breakfast inns, time-shares, and short-term vacation rentals. A special use permit is not required for long-term rental and lease arrangements. Hotels, motels, hostels and other transient lodging uses are

prohibited.

- B. Congregational uses including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.

~~C. Home enterprise child care facilities where 5 or more children will be cared for. Child care must not exceed 15 children.~~

~~D.C.~~ Temporary real-estate tract offices not located within a permanent structure.

~~E.D.~~ Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.

~~3. Crisis care uses, temporary.~~

~~4.3.~~ Libraries, governmental offices, post offices, and community centers

~~54.~~ Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

~~F.E.~~ Education facilities that include student residential accommodations.

~~G.F. Natural resources river restoration regulated under section 17.12.100.~~

~~H.G.~~ Multi-family and attached single-family dwellings with density exceeding 1 unit for every 2,000 square feet of gross lot area. ~~(see Section 17.20.020).~~

H. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000 square feet of lot area. There must be a minimum of 400 square feet per animal of penned land area, which must be on less than 10 percent slope grade.

I. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

17.20.030 Minimum Parcel Area

The lot or parcel must have a minimum area of ~~8,000~~ 5,000 square feet with an exception for civic uses listed above in consideration with the special use permit. The minimum gross lot area per dwelling unit ~~or suite~~ is 2,000 square feet, and the maximum number of units allowed on any one lot or parcel is determined by dividing the total parcel area by 2,000.

17.20.035 Home Enterprises

Home enterprises, including in-home child care, are regulated pursuant to chapter 17.12 General provisions.

17.20.040 Setback Requirements

Setbacks for R2 zoning are 20-foot for the front yard setback, 5-foot for side yard (8-foot

if side yard is adjacent to a street or public roadway access) and 10-foot rear yard setback. ~~The minimum distance between a building and the property line is indicated in the following table.~~ Setback requirements for accessory structures must comply with the regulations under section 17.12.045.

Lot Configuration	Front Setback	Side Setback	Rear Setback
Regular lot	20 feet	5 8 feet	10 20 feet
Corner lot facing two streets	20 feet	8 20 feet street side; 5 8 feet non-street side	10 20 feet

17.20.050 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a ~~variance~~ *special use permit*. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044. ; ~~Height of buildings and structures.~~

17.20.060—*Signs Manufactured and Mobile Home Parks*

~~Signs associated with multi-family residential uses must comply with the regulations under chapter 17.84 Signs and billboards.~~

Manufactured and mobile home parks are prohibited in the R2 zoning district.

17.20.070 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

Chapter 17.24

A - Agricultural Zone

Sections:

- 17.24.015 Purpose and intent
- 17.24.020 Allowed uses
- 17.24.020~~5~~ Uses subject to special use permit
- 17.24.030 Minimal parcel area
- 17.24.040 Setback requirements
- 17.24.050 Height of buildings and structures

17.24.060 Home Enterprises

17.24.070 Minimum Floor Area

17.24.015 Purpose and Intent

The A agricultural zone is intended to protect and preserve areas of prime agricultural soils for continued agricultural and agriculturally oriented uses. These areas consist of the most agriculturally productive soils. Their loss cannot be readily compensated, since these soils are relatively scarce, particularly on the natural level, and poorer soils require more capital energy and nutrients to provide equal productivity.

17.24.020 Allowed uses

The following uses are allowed in the A agricultural zone:

- A. One single-family detached dwelling of a permanent nature in a permanent location.
- B. General ~~agricultural uses~~ agriculture.
- C. Agricultural animal production.
- D. Custom animal processing.
- E. Agricultural entertainment and commercial uses.
- F. The growing or production of trees, shrubs, bushes, sod, and other plants for nursery stock, off-site milling and processing, off-site commercial sale, and other uses.
- G. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- H. Seasonal stands, holiday sales and uses.
- I. Harvesting, curing, processing, packaging and storage incidental to the principal permitted uses on the premises and shipping of agricultural products produced on the premises.
- J. Beekeeping. ~~The keeping of bees for agricultural purposes when beehives are setback at minimum of 200 feet from CR, E, R, and SPR zones and occupied residential uses within the premises, and 50 feet from any shared access easement or public right of way.~~
- K. Veterinary services, indoor and outdoor ~~and shelters for large and small animal~~.
- L. Equestrian establishments, ~~including stables and riding academies, rodeos and equestrian events~~.
- M. Farm machinery equipment sales and services associated with ~~incidental to~~ the permitted onsite agriculture use.
- N. Animal Boarding and Grooming Facilities, indoor and outdoor
- O. Agriculture buildings such as barns, grain silos, water towers, and storage facilities for products, machinery and equipment directly related to the agricultural uses taking place on the premises.

P. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

~~N. Childcare of 4 or less children. (up to 6 children).~~

~~O. Home enterprises are regulated pursuant to chapter 17.12 General provisions: occupation (also see chapter 17.12).~~

~~P. Two signs of 32 square feet each used only to advertise the agricultural products produced or sold on the premises or identifying the premises or the occupants. ((Per Ordinance 18.275))~~

~~Q. The use of up to one shipping container per gross acre of land as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises. Additional shipping containers may be used incidentally for shipping agricultural products to and from the permitted principal agriculture use when the containers remain on the premises for no longer than 90 days.~~

~~R. Accessory use, buildings, and structures incidental to allowed agriculture uses, placed upon the same lot or parcel with the allowed agriculture uses, and compliant with section 17.12.045-046. A special use permit is required for accessory dwellings. Accessory dwellings may include those listed in section 17.12.046, and may include those used to house or provide boarding accommodations to laborers and other persons directly associated with the permitted agricultural use. A principal building is not required for accessory structures incidental to allowed agriculture uses on the premises; however, a principal single family residential dwelling is required for an accessory dwelling to be approved. The following uses are found to be customary to the allowed agriculture uses:~~

~~1. Uses accessory to the principal residence, including private garages, garden houses, playhouses, greenhouses, enclosed swimming pools, tool sheds, storage sheds, well houses, hobby shops, and similar buildings.~~

~~2. Uses accessory to the general agricultural use including barns, grain silos, water towers, and storage facilities for products, machinery and equipment directly related to the agricultural uses taking place on the premises.~~

~~3. Buildings used for the confinement or protection of animals, animal feed, and agricultural commodities.~~

~~4. Private equestrian riding arenas and stables.~~

~~5. Temporary stands for selling goods and products produced on-site, provided that the stands are temporary, 200 square feet or less, located on the premises in which the products sold were raised or grown, no less than 20 feet from a~~

~~public right of way, and are placed with the premises no more than 30 days within a 1-year period.~~

17.24.025 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Wild Animal keeping.
- B. Recreation, outdoor passive.
- C. Boarding accommodations for laborers and other persons directly associated with the permitted agricultural use. A principal building is not required for accessory structures incidental to allowed agriculture uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwellings to be approved.
- D. Boarding accommodations including bed and breakfast inns, dude ranches, and other transient lodging associated with an allowed agricultural use.
- E. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.
- F. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

17.24.030 Minimal Parcel Area

Parcels zoned "A" agricultural must be at least 3 acres, except for the public utility use listed above in consideration with the special use permit.

17.24.040 Setback Requirements

Required setbacks for the principal residential dwelling are the minimum setbacks of the abutting zone, but no less than 10 feet. Accessory buildings, including laborer boarding accommodations, must be setback a minimum of 100 feet from any property line. The required setback for other rooming and boarding accommodations, such as bed and breakfast inns and dude ranches allowable by this chapter, are the minimum setbacks of the abutting zone, but no less than 20 feet, unless more stringent setback requirements are imposed as a condition of the special use permit. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

17.24.050 Height of Buildings and Structures

~~A building, manufactured home, or structure may not~~ No building may exceed a height of three stories or 35 feet, whichever is higher, except as may be allowed by a ~~variance~~ special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.24.060 Home Enterprises

Home enterprises, including in-home child care, are regulated pursuant to chapter 17.12 General provisions.

17.24.070 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

Chapter 17.28

C Commercial Zone

Sections:

- 17.28.010 Applicability
- 17.28.015 Purpose and intent
- 17.30.020 Allowed uses
- 17.28.030 Uses subject to special use permit
- 17.28.040 Height and width of buildings and structure
- 17.28.050 Setback requirements

17.28.010 Applicability

The provisions under this chapter apply to the C commercial zone. Uses in the CR commercial-residential zone are regulated by chapter 17.30 Commercial-~~R~~Residential zone and uses in the IC Industrial-~~e~~CCommercial zone are regulated by chapter 17.39 Industrial-CCommercial zone.

17.28.015 Purpose and Intent

The purpose of the C commercial zone is to provide suitable areas within the county where commercial uses and activities may be established and maintained to promote efficiency by grouping compatible land uses, and to protect the residential areas from adverse impacts that may be associated with commercial uses.

17.28.020 Allowed Uses

The following uses are allowed in the C commercial zone unless stated otherwise:

- A. Retail sales and shopping centers including:
 1. General stores, shopping centers, convenience stores, principal grocery stores, neighborhood stores and shopping centers, regional stores and shopping centers, and super regional stores and shopping centers.
 2. Seasonal holiday sales and uses.
 3. Seasonal farmers markets.
- B. Commercial offices and financial institutions:
 1. Real-estate permanent office, banks and credit unions, accountants,

insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.

2. Building maintenance and services.
3. Business offices and professional buildings.
4. Convention and meeting facilities.

C. Personal services:

1. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
2. Wedding chapels and travel agencies.
3. Childcare facilities, ~~where 4 or less children are cared for. A special use permit is required for more than 4 children.~~
4. Laundromats, personal dry cleaning, and laundry services.

D. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, time shares, and vacation rentals, and other transient lodging.

E. Tourist and visitor services:

1. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops, coffee houses, and soda-fountains; and saloons, taverns, brew-pubs, micro-breweries, and micro-wineries with on- and off-site sales. A special use permit is required for micro-distilleries.
2. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
3. ~~Equestrian facilities and uses including riding arenas, stables, horse and pony rides, and carriage and stagecoach rides.~~

F. Recreation. Bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, permanent indoor and seasonal or temporary outdoor theatres, and other similar recreational uses and activities.

G. Civic uses:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
3. Crisis care use, temporary and permanent.
4. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.
5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.
6. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and

information kiosks.

7. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
8. Indoor veterinarian services ~~and shelters for large and small animals.~~

H. General services:

1. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, manufactured home sales and service, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities.
2. Uses involving the indoor discharge of firearms.
3. Uses involving indoor archery.

I. Automotive services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (but not body repair and painting), sales, and rental.

J. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.

K. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.

~~L. Signs as regulated by chapter 17.84 Signs and billboards.~~

M. Private garages, no outdoor storage.

~~M.N.~~ Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in conformance with section 17.12.045.

~~N. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.~~

O. Animal Boarding and Grooming, indoor facilities

P. Beekeeping

17.28.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit pursuant to chapter 17.03 Administrative provisions.

- A. Automobile paint shops and body repair shops.
- B. Buildings and structures constructed for permitted uses as listed in section 17.28.020 that will exceed ~~45-55~~ feet in height, or that will be less than 25 feet in width.
- C. Casinos and gaming establishments ~~of more than 5,000 square feet of total floor area where slots and/or video machines are located, where there are more than 15 slots and/or video machines, and where other forms of gambling such as poker, craps, blackjack, keno, sports book and other similar activities may take place. (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail~~

establishment).

- D. Manufactured home sales lots.
- E. Propane sales and storage.
- F. Firewood sales and storage.
- G. Fortune tellers, astrology parlors, clairvoyance and palmistry. Additionally, uses under this subsection must comply with the regulations under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.

~~H. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.~~ *Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.*

~~I.H.~~ Recreational vehicle (RV) parks.

~~J. Billboards as regulated pursuant to Chapter 17.84 Signs and billboards.~~

~~K.I.~~ The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

~~L. Commercial kennel. A minimum of 10 acres is required.~~

~~M.J.~~ Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.

~~N.K.~~ Healthcare facilities including hospital services, medical services, convalescent services, civic convalescent and group care service, continuum of care facilities for seniors, and group care services.

~~O.L. Crisis care uses and facilities, permanent.~~

~~P.M.~~ Open-air markets, flea-markets, and similar outdoor venues for the sale of goods, not including farmers markets featuring exclusively the sale of edible and items made from edible products.

~~Q.N.~~ Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, monument works, and similar uses.

~~R.O. Outdoor veterinarian services and shelters for small and large animals.~~ *Veterinary Services with outdoor facilities*

~~S.P.~~ Permanent outdoor skateboard parks and related facilities.

~~T.Q.~~ Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.

~~U.R. The use of up to one shipping container as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active~~

~~building permit for the principal use on the premises.~~

~~V.S.~~ Uses involving the outdoor discharge of firearms.

~~W.T.~~ Uses involving outdoor archery.

~~X.U.~~ Fairgrounds, ~~rodeo arenas, horse and other animal~~ competition tracks and arenas, and similar uses.

~~Y.V.~~ Amusement parks. involving various devices for entertainment such as thrill and theme rides, roller-coasters, water slides, and games and concession booths.

~~Z.W.~~ Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.

~~AA.X.~~ Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.

~~BB.Y.~~ Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.

~~CC.~~ ~~Child care of more than 4-6 children.~~

~~DD.Z.~~ Education facilities that include student residential and boarding accommodations.

~~EE.AA.~~ Temporary real-estate tract offices not located within a permanent structure.

~~FF.BB.~~ Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.

~~GG.CC.~~ Permanent outdoor theatres and other uses involving the outdoor discharge of firearms

~~HH.DD.~~ Micro-distilleries

~~H.EE.~~ Open storage not directly associated with an active construction project on the premises.

~~JJ.~~ ~~The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.~~

~~KK.~~ ~~Zoos, animal theme and amusement parks, and other maintenance, display, or possession of one or more wild animals.~~

~~JJ.FF.~~ ~~Zoos, wildlife parks, game farms, and the keeping, maintenance, display, or possession of 1 or more wild animals.—Wild Animal Keeping~~

~~LL.GG.~~ Adult retail, ~~adult bookstore~~, and adult motion picture theatre. The adult use may not exceed 20 percent or 500 square-feet, whichever is less, of the building. When allowed by a granted special use permit, the use must be located within a fully enclosed room which is entirely segregated from the remaining floor area of the business and the room's entrance must be screened from view of the remaining floor area. Establishments featuring the above material in excess of the allowable retail floor area are prohibited.

~~MM.~~ Natural resources river restoration regulated under section 17.12.100.

~~HH.~~ Animal Boarding and Grooming with outdoor facilities, a minimum 10 acres

is required.

II. Equestrian Establishments.

JJ. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.28.040 Height and Width of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of ~~three stories or~~ **35** ~~55~~ feet, whichever is higher, except as may be allowed by a ~~variance~~ special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.28.050 Setback Requirements

Front and side setbacks for commercial uses are 0 (zero) feet unless the use abuts an E or R zone or a permitted detached single-family residential use in other zones. When the commercial building abuts an E or R zone or a detached single-family residential use in other zones, the abutting side minimum setback distance is 8 feet, and the front minimum setback is 20 feet. The minimum rear setback is 10 feet. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Chapter 17.30

CR Commercial Residential Zone

Sections:

- 17.30.010 Applicability
- 17.30.015 Purpose and intent
- 17.30.020 Allowed uses
- 17.30.030 Uses subject to special use permit
- 17.30.040 Height and width of buildings and structures
- 17.30.050 Setback requirements
- 17.30.060 Use density and parcel width
- 17.30.070 Manufactured and Mobile Home Parks
- 17.30.080 Home Enterprises
- 17.30.090 Minimum Floor Area

Appendix A – Virginia City Downtown District boundaries

17.30.010 Applicability

The provisions under this chapter apply to the CR commercial-residential zone. Uses in the C commercial zone are regulated by chapter 17.28 commercial zone, and uses in the IC industrial-commercial zone are regulated by chapter 17.39 industrial-commercial zone.

17.30.015 Purpose and Intent

The commercial-residential zone is intended to serve as a walkable, pedestrian-friendly, live-work community providing a three dimensional center of vertical and horizontal mixed uses including single-family and multi-family residences which are stand-alone and/or integrated with commercial, cultural, and civic uses. It is also intended to become a transportation center in the form of a destination for vehicular, public transit, and rail traffic supporting all allowable uses.

In general, the zone provides for centers and uses of regional importance and provides an integrated and attractive environment for visitors and residents. It is intended to be an area of high intensity uses in which a full range of public facilities (including water, sewer, schools, law enforcement, fire protection, etc.) will generally be focused in accordance with the county master plan and connected to the immediate surrounding residential uses.

17.30.020 Allowed uses

The following uses are allowed in the CR commercial-residential zone unless stated otherwise:

- A. Retail uses and shopping centers:
 1. General stores, shopping centers, convenience stores, principal grocery stores; and neighborhood stores and shopping centers.
 2. Seasonal holiday sales and use.
 3. Seasonal farmers markets.
 4. The display, sale, lease, or rental of “adult” material is prohibited. Adult material includes books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing, or relating to “specific sexual activities” and “specific anatomical areas”.
- B. Commercial offices and financial institutions:
 1. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.
 2. Building maintenance and services.
 3. Business offices and professional buildings.
 4. Convention and meeting facilities.
- C. Personal Services:
 1. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
 2. Wedding chapels and travel agencies. A special use permit is required for cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
 - ~~3. Childcare where 4 or less children are cared for. A special use permit is required for more than 4 children.~~
 - ~~4.3.~~ Laundromats.

~~5.4~~ Laundry and dry cleaning pick-up service. A special use permit is required for personal dry cleaning services.

~~6.5. Indoor~~ Veterinary services, ~~indoor~~: ~~for small animals~~.

~~6. Childcare facilities.~~

D. Tourist and visitor services:

1. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops, coffee houses, and soda-fountains; and saloons, taverns, brew-pubs, micro-breweries, and micro-wineries with on- and off-site sales. A special use permit is required for micro-distilleries.
2. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
3. Equestrian Establishments ~~Equestrian facilities and uses including riding arenas, stables, horse and pony rides, and carriage and stagecoach rides.~~

E. Recreation including bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, permanent indoor and seasonal or temporary outdoor theatres, and other similar recreational uses and activities.

F. Civic uses:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
3. Crisis care ~~facility~~, temporary ~~and permanent~~.
4. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.
5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential and boarding accommodations.
6. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
7. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, transportation garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.

8. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

G. General services:

1. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities. Businesses featuring "adult material" are prohibited.
2. Uses involving the indoor discharge of firearms.
3. Uses involving indoor and outdoor archery.

H. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.

I. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.

J. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, short-term vacation rentals, time shares, and other transient lodging.

K. Residential uses and buildings of permanent character and permanent location including the following.

~~1. One single-family dwelling, detached.~~

~~1.2. One or more single-family dwellings, attached.~~

~~2.3. Multi-family dwellings.~~

~~3.4. Mixed-uses. This includes any commercial-residential combined uses on a single lot or within a building on a single lot.~~

~~4.5. Accessory uses, buildings, and structures if they are clearly incidental to a permitted residential use, placed upon the same lot or parcel with a permitted use, and comply with the regulations of section 17.12.045-046.~~

~~6. Manufactured and mobile home parks are prohibited.~~

~~L. Private garages, no outdoor storage.~~

~~L. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.~~

~~M. Animal Grooming and Boarding, all indoor facility.~~

~~N. Beekeeping~~

17.30.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Buildings and structures exceeding 45 feet in height or less than 25 feet in width.
- B. Recreational vehicle (RV) parks.
- C. Regional stores and shopping centers and super regional stores and shopping centers.
- D. Automotive washing and detailing using coin-operated and production line methods.
- E. Automotive services including service and fueling stations, repair, sales, and rentals.
- F. Casinos and gaming establishments ~~of more than 5,000 square feet of total floor area where slots and/or video machines are located, where there are more than 15 slots or video machines, and where other forms of gambling such as poker, craps, blackjack, keno, sports book and other similar activities may take place.~~ *(this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment).*
- G. Golf courses.
- H. Fairgrounds, rodeo arenas, ~~horse and other animal~~ competition tracks and arenas, and similar uses.
- I. ~~Outdoor veterinary service for small animals.~~ *Veterinary Services with outdoor facilities, a minimum of 10 acres is required.*
- J. Amusement parks. ~~involving various devices for entertainment such as thrill and theme rides, roller coasters, water slides, and games and concession booths.~~
- K. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
- L. Fortune teller, astrology parlor, clairvoyance and palmistry. Uses under this subsection must comply with the requirements under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.
- M. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
- N. Facilities for the use of radio-controlled (RC) cars, vehicles, watercraft, and aircraft.
- O. Healthcare facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- ~~P. Crisis care uses and facilities, permanent.~~
- ~~Q.~~ P. Education facilities which include student residential and boarding accommodations.

- ~~R.~~ Q. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- ~~S.~~ R. ~~Commercial kennels when entirely indoors. A minimum of 10 acres is required.~~ Animal Boarding and Grooming with outdoor facilities. A minimum of 10 acres is required.
- ~~T.~~ S. Mini-warehouses and storage facilities for rent, including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- ~~U.~~ T. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
- ~~V.~~ U. Open-air markets, flea-markets, and similar outdoor venues for the sale of goods. A special use permit is not required for farmers markets featuring the sale of edible and items made of edible products.
- ~~W.~~ V. Permanent outdoor skateboard parks and related facilities.
- ~~X.~~ W. Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.
- ~~Y.~~ X. Personal dry cleaning.
- ~~Z.~~ Y. Micro-distilleries.
- ~~AA.~~ Z. Childcare facilities (in-home child care regulated by Chapter 17.12) ~~where five 5 or more children will be cared for. Childcare must not exceed 15 children.~~
- ~~BB.~~ AA. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- ~~CC.~~ BB. Temporary real-estate tract offices not located within a permanent structure.
- ~~DD.~~ CC. Uses involving the outdoor discharge of firearms.
- ~~EE.~~ ~~Open Storage not directly associated with an active construction project on the premises.~~
- ~~FF.~~ ~~The use of a shipping container as an accessory building exceeding 90 days or the period of an active building permit for the principal use on the premises.~~
- ~~GG.~~ DD. ~~Zoos, animal theme and amusement parks, and other maintenance, display, or possession of one or more wild animals. wildlife parks, game farms, and the possession of 1 or more wild animals. Wild Animal Keeping~~
- ~~HH.~~ EE. Multi-family and attached single-family dwellings with density exceeding

1 unit for every 2,000 square feet of gross lot area (see Section 17.30.020).

H FF. Single-family detached dwellings less than 800 square-feet.

~~**JJ**. Natural resources river restoration regulated under section 17.12.100.~~

GG. Equestrian Establishments.

HH. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.30.040 Height and Width of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 45 feet, whichever is higher, except as may be allowed by a **variance** special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12.044 Height of buildings and structures.

17.30.050 Setback Requirements

The following are the required setback distances for uses in the CR zone. For the purposes of this section, the Virginia City Downtown District means all parcels delineated in Appendix A. Setback distances must also comply with section 17.12.050 Visibility at intersections. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

<u>Downtown District</u>	<u>Land Use</u>	<u>Front Setback (feet)</u>	<u>Side Setback (feet)</u>	<u>Rear Setback (feet)</u>
<u>No</u>	<u>Commercial Use Or mixed commercial residential use</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>No</u>	<u>Multi-Family Use</u>	<u>20</u>	<u>5</u>	<u>10</u>
<u>No</u>	<u>Single-Family and Two-Family Residential Use</u>	<u>20</u>	<u>5</u>	<u>10</u>
<u>Yes</u>	<u>Commercial Use or mixed commercial residential use</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Yes</u>	<u>Multi-Family Use</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Yes</u>	<u>Single-Family and Two-Family Residential Use</u>	<u>0</u>	<u>0</u>	<u>0</u>

Notes: No primary emergency egress doors or windows may be placed on the building side walls unless the subject side walls, doors, and windows are setback a minimum of 5 feet from the side lot line. Exception to the 5 foot setback may be made by the recording of an access easement on the abutting parcel (with the abutting lot owner's consent) for the purpose of establishing and maintaining emergency egress for the abutting building. Primary emergency egress doors and windows are those which provide the only required emergency egress pursuant to currently adopted International Fire Codes (with amendments); National Fire Protection Association (NFPA); or specific agencies having jurisdictional requirements.

In addition, required vehicle parking must be provided.

A. Commercial uses

- ~~1. Virginia City Downtown District. Setbacks are: front, 0 feet; side, 0 feet; and rear, 10 feet. However, if the use abuts an E or R zone, or a permitted detached single family residential use in other non-CR zones, the abutting minimum side setback is 8 feet, and the front minimum setback is 20 feet. The required rear setback is 10 feet.~~
- ~~2. Other areas zoned CR. Setbacks are: front, 0 feet; side, 0 feet; and rear, 10 feet. However, if the parcel in which a new commercial building is to be developed abuts on one or both side(s) a parcel(s) containing an existing permitted detached single family dwelling, the front setback for the new commercial building shall be 20 or more feet, or shall be the average distance~~

~~between the front outside wall (excluding porches and awnings) of the existing detached single family residential dwelling(s) and the front property line (see Figure 30.1), or otherwise beyond that average distance. If the existing neighboring single family residential dwelling is setback more than 20 feet from the front property line, the required 20 foot setback, not the actual structure distance, shall be the determining point for establishing the average for the new commercial structure.~~

~~3. State Route 342 Setbacks in Gold Hill. Except under the following circumstances, setback distances must meet the requirements in subsections 1 and 2 above:~~

~~a. For buildings located between the Virginia City/Gold Hill city limits line and Sky Lane in Gold Hill, the minimum setback distance between the building and State Route 342 is 5 feet. This requirement applies to all properties abutting State Route 342.~~

~~b. For buildings located between Sky Lane and the Storey/Lyon County boundary, the minimum setback distance between the building and State Route 342 is 20 feet. This requirement applies to all properties abutting State Route 342.~~

~~B. Residential uses~~

~~1. Virginia City Downtown District~~

~~a. Single Family Dwelling, Detached. Setbacks are: front, 0 feet; side, 0 feet; and rear, 10 feet. No primary emergency egress doors or windows may be placed on the building side walls, unless the subject side walls, doors, and windows are setback a minimum of 5 feet from the side lot line.*~~

~~b. Single Family and Multi-Family Dwelling, Attached. Setback distances are: front, 0 feet; side, 0 feet (between each dwelling unit and between the building and property line); and rear, 10 feet. No primary emergency egress doors or windows may be placed on the building side walls, unless the subject side walls, doors, and windows are setback a minimum of 5 feet from the side lot line.*~~

~~*Note: Primary emergency egress doors and windows are those which provide the only required emergency egress pursuant to currently adopted International Fire Codes (with amendments); National Fire Protection Association (NFPA); or specific agencies having jurisdictional requirements. Nothing in this ordinance may replace, amend, or supersede the currently adopted fire codes.~~

~~2. Other areas zoned CR~~

~~Except for parcels described in section (1) above, the required setback distances for single family attached, single family detached, and multi-family residential buildings not combined within a commercial use are: front, 20 feet; side, 8 feet (except 0 feet between each attached dwelling unit); and rear, 20 feet. A corner lot abutting two streets shall have a 10 foot side~~

~~setback for the side abutting the street.~~

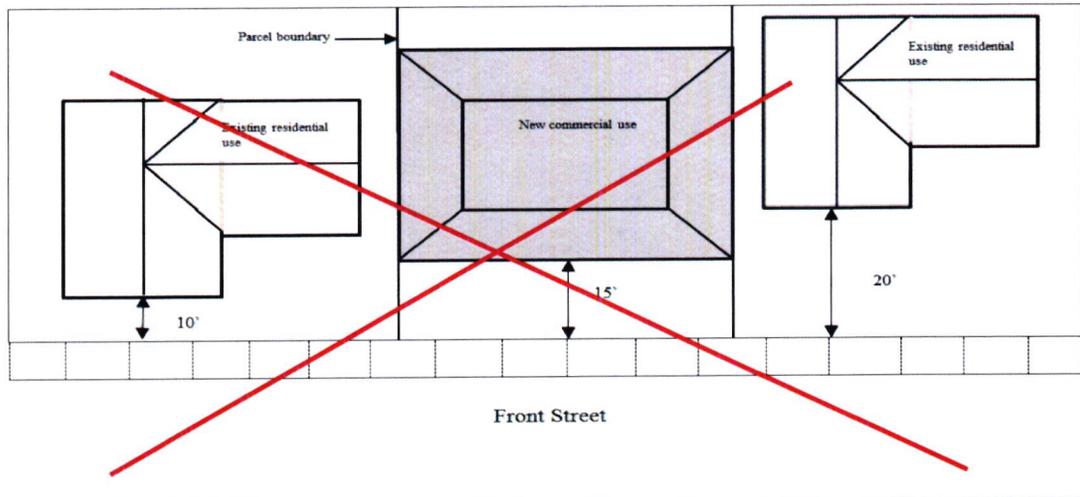


Figure 30.1: The figure shows the front setback distance for the new use abutting existing uses to be the average of the front setback distance of the existing uses.

17.30.060 Use Density, Minimum Dwelling Area, and Parcel Width

The density for commercial, residential, and mixed uses is regulated as follows. Uses must also comply with setback and minimum parking area requirements in this chapter and chapter 17.12 General provisions.

A. Commercial use, residential use, and mixed-use.

1. The parcel must be at least 2,000 square feet and at least 25 feet in width (the side facing the street).
2. There is no minimum *building* square-foot requirement for a commercial use except as may be required by the International Building Code (IBC).
3. Single-family detached residential dwellings must be at least 800 square-feet unless a special use permit is granted pursuant to section 17.30.030.
- ~~4. Only one single family detached dwelling is allowed on a lot.~~
- ~~5.4. For single family attached and multifamily dwellings, one *One* dwelling unit is allowed for every 2,000 square feet of gross lot area except when a special use permit is provided to exceed this density pursuant to subsection ~~(5)~~ (6) below.~~
- 5. There may be one or more separate detached dwellings on the lot.*
6. Except for detached single-family residential uses, a special use permit may be granted for increased dwelling units per square feet of gross lot area when the use is located within the Virginia City Downtown District boundaries (see Appendix A of this chapter). Findings for approval of the special use permit for increased density shall, at a minimum, cite no significant adverse

impacts to area vehicular parking, circulation, and egress, and public health, safety, comfort, convenience, and general welfare.

17.30.070 Manufactured and Mobile Home Parks

Manufactured and mobile home parks are prohibited.

17.30.080 Home Enterprises

Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.

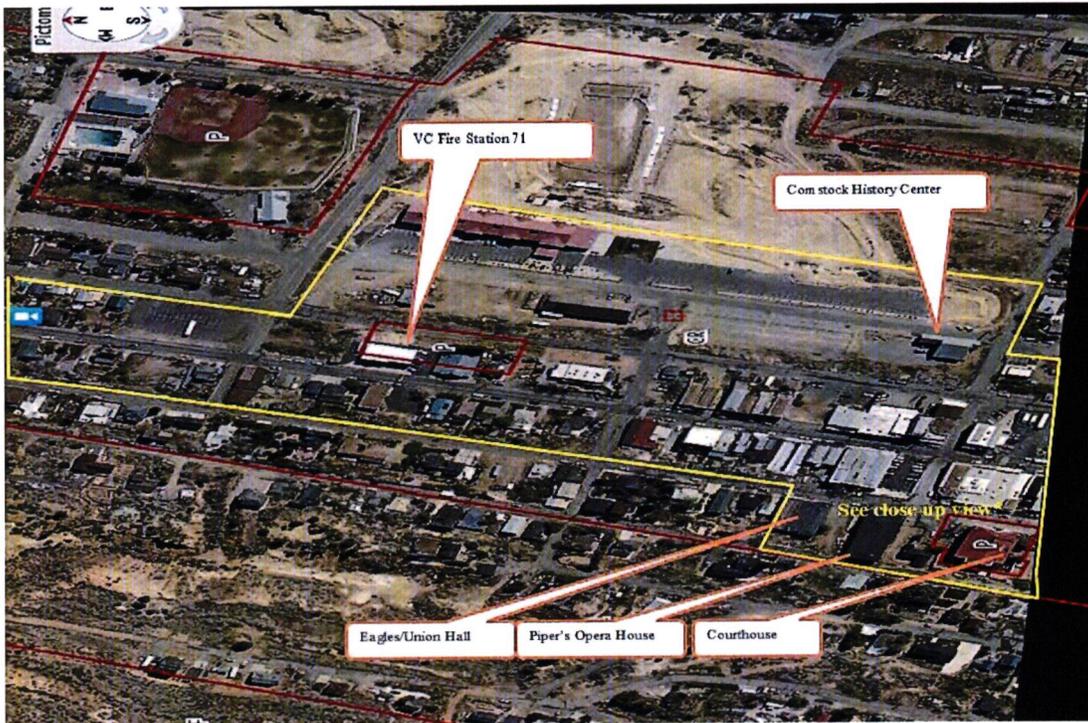
17.30.090 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence, unless a special use permit has been obtained.

Appendix A: Virginia City Downtown District Boundaries

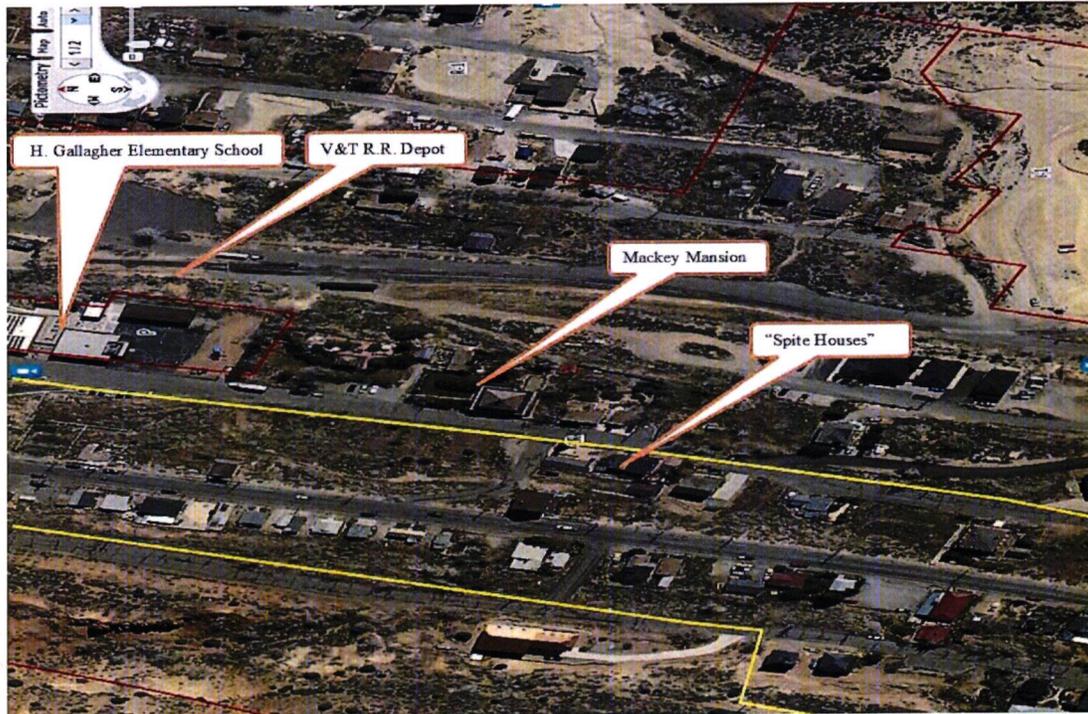
(The “Virginia City Downtown District” (area inside yellow boundary line shown below) includes all parcels shown below, in which a pattern of historic higher-density and mixed-uses are found. The information shown below is approximate and does not represent survey delineation and should not be construed as a replacement of authoritative sources, zone maps, plat maps, deeds, resurveys, etc.)





*Close-up view around Courthouse, Piper's Opera House, and Eagles/Union Hall.







Chapter 17.32

F Forestry Zone

Sections:

17.32.015 Purpose and intent

17.32.017 Allowed uses

17.32.020 Uses subject to special use permit

17.22.025 Accessory uses and structures

17.32.030 Minimum parcel area requirements

17.32.040 Off-street parking

17.32.041 Setback requirements

17.32.050 Height of buildings and structures

17.32.060 Generator restrictions

17.32.070 Home Enterprises

17.32.080 – Minimum Floor Area

17.32.015 Purpose and Intent

The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

17.32.017 Allowed Uses

In a Forestry (F) zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. One single-family detached dwelling of permanent character in a permanent location.
- B. Equestrian Establishments
- C. Beekeeping
- D. General agricultural uses, agricultural animal production, agricultural entertainment, and custom animal processing.
- E. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.

17.32.020 Uses Subject to Special Use Permit

The following uses may be permitted subject to securing a special use permit as provided for in Chapter 17.03 Administrative provisions.

- ~~A. One single family detached dwelling of permanent character and location.~~

- ~~B. General agricultural uses, agricultural animal production, agricultural entertainment, accessory structures related to the agricultural use, and custom animal processing.~~
- ~~C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.~~
- ~~A.D.~~ The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- ~~B.E. Animal Boarding and Grooming, Board Commercial kennel.~~ A a minimum of 10 acres is required.
- ~~C.F.~~ Civic uses including:
1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. Any other use is prohibited.
 3. Primary, secondary, and post-secondary schools, private or public. ~~Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. Student~~ (Residential and boarding accommodations are prohibited).
 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- ~~D.G.~~ Buildings for the sale and display of products grown or raised on-site.
- ~~E.H.~~ Recreational uses and buildings, including dude or guest ranches, tennis, golf courses, driving ranges, miniature golf, and country clubs.
- ~~F.I.~~ Cemeteries.
- ~~G.J.~~ Congregational establishments. ~~including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.~~
- ~~H.K.~~ Highway and public utility maintenance camps;
- ~~L.~~ Home enterprises as regulated by chapter 17.12 General provisions.
- ~~I.M.~~ Mining and extraction, as regulated by chapter 17.92 Mineral exploration, mining, and extraction, and aggregate facilities.
- ~~J.N.~~ Milling and processing related to mining.
- ~~K.O.~~ Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.

~~P. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.~~

L. Wild Animal Keeping.

~~M.Q. Concrete or asphalt batch plant, temporary and incidental to on-site project. Temporary (less than 1 year) concrete plants and asphalt batch plants when clearly incidental to an on-site construction project.~~

~~R. Natural resources river restoration regulated under section 17.12.100.~~

N.S. Growing and preservation of trees and nursery stock.

O. Veterinary Services, indoor and outdoor.

~~T. Hunting, fishing and skiing lodges wildlife refuges, game farms and public campgrounds.~~

~~U. The keeping of bees for agricultural purposes when beehives are setback at minimum of 200 feet from CR, E, R, and SPR zones and occupied residential uses within the premises, and 50 feet from any shared access easement or public right-of-way.~~

~~V. The use of a shipping container as an accessory building exceeding 90 days or the period of an active building permit for the principal use on the premises.~~

17.32.025 Accessory Uses and Structures

Accessory uses, buildings, and structures are considered a permitted use if they are clearly incidental to another permitted use, that being a use which has been approved by a special use permit or otherwise by right. The provisions of section 17.12.045-046 also apply to accessory structures. A principal building is not required for an accessory structure incidental to the allowed uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwelling to be approved.

17.32.030 Minimum Parcel Area Requirements

A minimum area of 40 acres is required for a parcel of land, with an exception for civic uses listed above in consideration with the special use permit. Legally non-conforming parcels with less than the minimum 40 acres in size may be developed with allowed uses, but the size of the parcel will be a consideration in the processing of any use subject to a Special Use Permit.

17.32.040 Off-street parking

Off-street parking must be sufficient to handle the automobile and other vehicular parking demands of the use.

17.32.041 Setback Requirements

Minimum setbacks for a principal building and accessory building in the F zone are: front, 30 feet; rear, 40 feet; and side, 30 feet.

17.32.050 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of three stories or 35 feet, whichever is higher, except as may be allowed by a ~~variance~~ special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes,

chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.32.060 Generator Restrictions

Installation of a generator as a power source is not permitted unless the generator is muffled and installed in a sound-insulated building sufficient in design to maintain compliance with noise regulations in chapter 8.04 of the county code. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

17.32.070 Home Enterprises

Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.

17.32.080 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

Chapter 17.34

I1 Light Industrial Zone

Sections:

- 17.34.015 Purpose and intent
- 17.34.020 Allowed uses
- 17.34.030 Uses subject to special use permit
- 17.34.040 Minimum parcel area
- 17.34.050 Setback requirements
- 17.34.060 Loading area
- 17.34.070 Height of buildings and structures

17.34.015 Purpose and Intent

The I1 light industrial zone is intended to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses.

17.34.020 Allowed Uses

The following uses are allowed in the I1 light industrial zone:

- A. Ten percent of the total area in the light industrial zone as designated in the county master plan may be utilized for commercial use. A site plan must be approved by the building department. No special use permit is required for commercial uses in the I1 zone, but the provisions under chapter 17.28 apply to commercial uses in an I1 zone.
- B. Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts, but not including such operations as paper, sawmills, milling, steel, iron or other metal works, rolling mills, or any manufacturing uses involving primary production of commodities of raw material.
- C. Trade and craftsman industries, including furniture and carpentry, manufacturing and refining, upholstery shops, monument works, welding shops, and similar uses.
- D. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
- E. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- F. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. These uses also include community gardens.
- G. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 - 3. Libraries, governmental offices, post offices, community centers, and courts of law.
 - 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for student residential and boarding accommodations.
 - 5. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 - 6. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 - 7. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
 - ~~Veterinarian services and animal shelters.~~
- H. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- I. Storage and distribution of paints, shellac, turpentine, varnishes, and similar materials within a warehouse facility.

- J. Storage and distribution of petroleum products within a warehouse facility.
- K. Temporary (less than 1 year) concrete and asphalt batch plants when incidental to an on-site construction project.
- L. Laundromats and personal dry-cleaning.
- M. Laboratory and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- N. Retail sales and shopping centers including:
 - 1. Stores; shopping centers; convenience stores; principal grocery stores; neighborhood stores and shopping centers; regional stores and shopping centers; super regional store and shopping centers; seasonal holiday sales and use; and seasonal farmers markets.
- O. Mini-warehouses and storage facilities for rent including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- P. Gaming when incidental to a primary use and limited to no more than 15 slot or video machines.
- Q. Heavy equipment sales and service.
- ~~R. The use of up to one shipping container as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises. Additional shipping containers may be used incidentally for shipping products to and from the permitted principal use when the containers remain on the premises for no longer than 90 days.~~
- S.R. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- T.S. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with section 17.12.045.

U. Animal Boarding and Grooming, indoor facilities

V. Veterinary Services, indoor.

17.34.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Casinos and gaming establishments ~~over 5,000 square feet, where more than 15 slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities.~~ (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment.)
- B. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- C. ~~Buildings and structures constructed for uses listed in sections 17.34.020 and 17.34.030 that will exceed 50 feet in height.~~

- D. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- E. ~~Commercial kennel.~~ *Animal Grooming and Boarding, outdoor facilities.* A minimum of 10 acres is required.
- F. Health care facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- G. ~~Billboards as regulated by chapter 17.84 Signs and billboards.~~
- H. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.
- I. Hunting, fishing, and skiing facilities and lodges ~~wildlife refuges, and game farms.~~
- J. Truck stops.
- K. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- L. Solid waste recycling collection center.
- M. Solid waste recycling center.
- N. Solid waste transfer station.
- O. Solid waste collection center.
- P. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or located within 2,500 feet of a CR, E, R, or SPR zone. Permanent batch plants are prohibited.
- Q. Education facilities which include student residential and boarding accommodations.
- ~~R. Natural resources river restoration regulated under section 17.12.100.~~
- ~~S.R.~~ Open storage not directly associated with an active construction project on the premises.
- ~~T.S.~~ Auction facilities involving open storage.
- ~~U.T.~~ Public utility service yards, buildings, ~~electric substations, gas transmission substations,~~ and ancillary uses.
- U. Wild Animal keeping*
- V. Equestrian Establishments ~~centers; commercial and private corrals and stables; rodeo arenas; and carriage/coach rides.~~*
- W. Veterinary Services, outdoor facilities*
- X. Animal Boarding and Grooming, outdoor facilities*
- ~~V. The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.~~
- W. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.34.040 Minimum Parcel Area

The minimum parcel area required in the I1 zone is 1 acre, except for commercial uses in the I1 zone area for which there is a 15,000 square feet area minimum and with the exception for civic uses.

17.34.050 Setback Requirements

The required distance between the building and the property line is ~~20~~ 0 feet. The principal building must be setback at least 20 feet from an abutting CR, E, R1, R2, and SPR zone and existing residential uses. Building setbacks must also conform to section 17.34.060 and building and fire codes.

Setback requirements for accessory structures must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

17.34.060 Loading Area

Loading area must have adequate room for truck, trailer, and vehicle ~~an~~ circulation, egress, and staging. All truck and trailer parking and docking areas must be designed so that right-of-ways and travelled ways are not adversely impacted.

17.34.070 Height of Buildings and Structures

~~A building, manufactured home, or structure may~~ No building may not exceed a height of ~~three~~ 6 stories or ~~35 feet~~ 75 feet whichever is higher, except as may be allowed by a ~~variance~~ special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

Chapter 17.35 I2 Heavy Industrial Zone

Sections:

- 17.35.010 Purpose and intent
- 17.35.020 Allowed uses
- 17.35.030 Uses subject to special use permit
- 17.35.040 Minimum parcel area
- 17.35.050 Setback requirements
- 17.35.060 Loading area
- 17.35.070 Height of buildings and structures

17.35.010 Purpose and Intent

The I2 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses that, by nature of their intensity, may be incompatible with other types of land use activities.

17.35.020 Allowed Uses

The uses listed in this section are allowed in the I2 heavy industrial zone. They include all uses allowed in the I1 light industrial zone if they are compatible with the surrounding heavy industrial uses. I1 light industrial uses in the I2 zone are governed by the provisions of chapter 17.34 Light industrial zone, except that a special use permit pursuant to section 17.34.030 is not required unless the use is expressly listed in section 17.35.030 as requiring a special use permit. The following heavy industrial uses are allowed:

- A. Ten percent of the total area in the heavy industrial zone as designated in the county master plan may be utilized for commercial use. A site plan must be approved by the building department. No special use permit is required for commercial uses, but the provisions under chapter 17.28 apply to commercial uses in an I2 zone.
- B. Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those uses listed in section 17.35.040 as requiring a special use permit.
- C. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, blacksmithing, monument works, ornamental ironworks, and similar uses.
- D. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
- E. Civic uses including:
 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Libraries, governmental offices, post offices, community centers, and courts of law.
 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for student residential and boarding accommodations.
 5. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 6. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.

- F. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- G. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- H. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- I. Bottling and canning plants.
- J. Building material manufacturing.
- K. Breweries, distilleries, wineries.
- L. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- M. Mini-warehouses and storage facilities for rent including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- N. Storage and distribution of paint, shellac, turpentine, varnishes, and similar materials within a warehouse facility.
- O. Storage and distribution of liquid petroleum products within a warehouse facility.
- P. Laundromats and personal dry cleaning.
- Q. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- R. Truck stops.
- S. Indoor and outdoor archery uses.
- T. Uses involving the indoor discharge of firearms.
- U. Recovery of methane and other combustible gasses emitted from a permitted solid waste landfill and used for the generation of energy.
- V. Temporary (less than one year) concrete and asphalt batch plants when incidental to an on-site construction project.
- W. Solid waste recycling collection center.
- X. Solid waste recycling center.
- Y. Healthcare facilities including medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- Z. Seasonal farmers markets.
- AA. Public utility service yards, buildings, ~~electric substations, gas transmission substations, and ancillary uses~~ utility and transmission substations, water storage

facilities and storm water drainage, detention, retention and storage.

BB. Veterinary services ~~for small and large animals~~, *indoor and outdoor facilities.*

CC. *Animal Boarding and Grooming, indoor and outdoor facilities.*

~~CC. The use of up to one shipping container as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises. Additional shipping containers may be used incidentally for shipping products to and from the permitted principal use when the container(s) remain on the premises for no longer than 90 days.~~

~~EE.~~DD. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with the regulations of section 17.12.045-046.

~~EE.~~ *Equestrian Establishments*

~~FF. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent and compatible with the other uses permitted within the zone.~~

17.35.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and livestock auction facilities. Industrial agricultural uses must be located no closer than 500 feet to any CR, E, or R zone and 50 feet from a parcel or lot boundary.
- B. Manufacturing of paint, shellac, turpentine, varnishes, and similar materials.
- C. Manufacturing, reclaiming, and refining of liquid petroleum products.
- D. Storage and distribution of liquid petroleum products, except from within a warehouse facility.
- F. Manufacturing, reclaiming, refining, storage, distribution, and use of hazardous material.
- G. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone, and 1,000 feet of an IC zone.
- H. Permanent (1 year or more) concrete and asphalt batch plants.
- I. Junk, salvage, reclamation, or auto wrecking and dismantling yards.
- J. Brick, tile or terra cotta products manufacturing.
- K. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.

- L. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- M. Uses involving the outdoor discharge of firearms.
- N. Race tracks and arenas involving the use of automobiles, trucks, motorcycles (e.g., motocross), tractors, and other motorized vehicles.
- O. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
- P. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
- Q. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction, and aggregate facilities.
- R. Milling and processing related to mining and extraction.
- S. Dry cleaning plants and laundry services.
- ~~T. Natural resources river restoration regulated under section 17.12.100.~~
- ~~T.~~ T. Paper manufacturing.
- ~~V.~~ U. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
- ~~W.~~ V. Saw mills.
- ~~X.~~ W. Temporary real-estate tract offices not located within a permanent structure
- ~~Y.~~ X. Manufacturing, reclaiming, refining, storage, distribution, and use of explosives or propellants.

- ~~Z.~~ Y. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes, bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- ~~AA.~~ Z. Facilities and recycling facilities involving use, recovery, or residue of hazardous materials and/or wastes.
- ~~BB.~~ AA. The keeping of 5 or more dogs or 3 or more potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- ~~CC.~~ BB. ~~Commercial kennel. A minimum of 10 acres is required~~
- ~~DD.~~ CC. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes.
- ~~EE.~~ DD. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
- ~~FF.~~ EE. Blast furnaces and incinerators, of any type and used for any purpose.
- ~~GG.~~ FF. ~~Crisis care facility, permanent.~~

- ~~HH~~ FF. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- ~~H~~ GG. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
- ~~J~~ HH. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
- ~~KK~~ II. Education facilities which include student residential and boarding accommodations.
- ~~LL~~ JJ. Open storage not directly associated with an active construction project on the premises.
- ~~MM~~. ~~The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.~~
- ~~NN~~ KK. Auction facilities involving open storage.
- ~~OO~~ LL. Healthcare facilities including hospital services.
- ~~PP~~ MM. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowable within the boundaries of the Tahoe-Reno Industrial Center which is zoned I2 Heavy Industrial. They are prohibited within 1,500 feet of a public or private school or religious institution, and another permitted tattoo, permanent cosmetics, and invasive piercing facility.
- ~~RR~~. ~~Billboards as regulated by chapter 17.68 Signs and billboards.~~
- ~~SS~~ NN. ~~Wildlife parks and the possession of 1 or more wild animals.~~ Wild Animal Keeping.
- ~~RR~~ OO. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.35.040 Minimum Parcel Area

The minimum parcel areas required in the I2 zone is 3 acres, with the exception for civic uses and except for commercial uses in a heavy industrial zone area for which there is a 15,000 square foot minimum. For II light industrial uses in a heavy industrial zone area, there is a 1 acre minimum.

17.35.050 Setback Requirements

The required distance between the building and the property line is ~~50-0~~ feet. The principal building must be setback at least 50 feet from an abutting CR, E, R and SPR zone and existing residential uses. Building setbacks must also conform to section 17.35.060 and building and fire codes. Setback requirements for accessory structures must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

17.35.060 Loading Area

Loading area must have adequate room for truck, trailer, and vehicle~~ar~~ circulation, egress, and staging. All truck and trailer parking and docking areas must be designed so that right-of-ways and travelled ways are not adversely impacted.

17.35.070 Height of Buildings and Structures

~~A building or structure may not~~ No building may exceed 6 stories or 75 feet, whichever is higher, except as may be allowed by a ~~variance~~ special use permit. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

Chapter 17.36

I3 HEAVY INDUSTRIAL ZONE

Sections:

- 17.36.010 Purpose and intent
- 17.36.020 Permitted uses
- 17.36.030 Minimum parcel area
- 17.36.040 Required criteria for permitted uses
- 17.36.050 Special zoning limitations to assure separation of incompatible uses
- 17.36.060 Height of buildings and structures

17.36.010 Purpose and Intent.

The I3 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses which, by nature of their intensity, may be incompatible with other types of land uses. Permitted uses in the I3 zone may be more intensive than those allowable in the I1 and I2 zone. The remote location of the I3 zone is suitable for the allowable uses under this chapter.

17.36.020 Permitted Uses.

The following uses are permitted in the I3 zone and include all uses allowed in the I1 light industrial zone if they are compatible with the surrounding heavy industrial uses. I1 light industrial uses in the I3 zone are governed by the provisions in 17.34, except that a special use permit pursuant to section 17.34.030 is not required. The following uses are permitted in the I3 zone:

- A. Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution.
- B. Commercial uses listed as permitted under chapter 17.28 Commercial zone. Uses listed as requiring a special use permit under section 17.28.040 are permitted in the I3 zone without a special use permit. The provisions under 17.28 otherwise apply to the regulation of commercial uses in the I3 zone.

- C. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- D. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and auction facilities.
- E. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes, bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- F. Ammunition and explosives manufacturing, reclaiming, refining, storage, distribution, and use.
- G. Paints, shellac, turpentine, varnishes, and other chemical manufacturing.
- H. Storage and distribution of paints, shellac, turpentine, varnishes, and other chemicals within a warehouse facility.
- I. Petroleum and liquid petroleum products manufacturing, reclaiming, and refining.
- J. Storage and distribution of petroleum and liquid petroleum products.
- K. Fertilizer products storage, distribution, manufacturing, reclaiming, and refining.
- L. Air bag and other supplementary restraint system manufacturing, testing, storage, and use.
- M. Explosive, propellant, and pyrotechnic manufacturing, testing, storage, and use.
- N. Lithium and other volatile or unstable fuels and materials manufacturing, testing, storage, and use.
- O. Hazardous waste management facilities involving the use, recovery, recycling, storage, treatment, and management of hazardous materials for hazardous materials produced or use on the site.
- P. Rocket fuel manufacturing, testing, and storage.
- Q. Blast furnaces and incinerators of any type and for any purpose.
- R. Rock and gravel excavating, crushing, processing, and distribution.
- S. Mineral exploration, mining, and extraction. A special use permit for large operations is required pursuant to chapter 17.92 Exploration and mining.
- T. Environmental testing facilities such as simulation of temperature, vibration, fire, explosion, or high-altitude conditions.
- U. Open air testing of materials developed for any of the uses described in this section, including testing to obtain design criteria for building construction, personnel safety, shipping requirements, and anything useful for those purposes.
- V. Igniter and ignition systems manufacturing, testing and storage and use.
- W. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
- X. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes.
- Y. Cyanide and other hazardous chemicals and materials manufacturing, reclaiming, refining, storage, distribution, and use.
- Z. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.

- AA. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
- BB. Uses that include the testing, manufacturing, research, development, and storage of lasers, pharmaceuticals, drones, military and civilian devices, chemicals, and products that require special treatment, buffering, and high levels of security.
- CC. Milling and processing related to mining and extraction.
- DD. Civic uses including:
1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Governmental offices and courts of law.
 4. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
- EE. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- FF. Bottling plants.
- GG. Building material manufacturing.
- HH. Breweries, distilleries, wineries.
- II. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- JJ. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- KK. Laundromats and personal dry cleaning.
- LL. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- MM. Manufacturing of signs and billboards.
- NN. Dumps and refuse disposal areas. (These uses are subject to existing franchise agreement(s) in Storey County).
- OO. Truck stops.
- PP. Truck terminals.
- QQ. Uses involving the indoor discharge of firearms.
- RR. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
- SS. Veterinary services for small and large animals.
- TT. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with the regulations of section 17.12.045.
- UU. Temporary (less than 1 year) and permanent (1 year or more) concrete and asphalt batch plants.
- VV. Cement and lime manufacturing.
- WW. Building materials sales and storage yards.

- XX. Junk, salvage, reclamation, or auto wrecking and dismantling yards.
- YY. Brick, tile or terra cotta products manufacturing.
- ZZ. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- AAA. Uses involving the outdoor discharge of firearms.
- BBB. Mining, extraction, and mineral exploration as regulated by chapter 17.92
Exploration, mining, and extraction. A special use permit is required for large operations as defined under chapter 17.92.
- CCC. Dry cleaning plants and laundry services.
- DDD. Natural resources restoration regulated under section 17.12.100.
- EEE. Paper manufacturing.
- FFF. Saw mills.
- GGG. Temporary real-estate tract offices not located within a permanent structure.
- HHH. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age.
- III. Commercial kennel.
- JJJ. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
- KKK. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- LLL. Research and development activities related to any of the uses described in this section.

- MMM. Other commercial and industrial uses that are not specifically listed but are similar to the existing permitted uses when they are found by the board of commissioners with action by the planning commission to be compatible with abutting land uses and other uses in the zone and consistent with the county master plan.

17.36.030 Minimum Parcel Area.

The minimum parcel areas required in the I3 zone is 3 acres, except for commercial uses in the I3 zone area for which there is a 15,000 square foot minimum. For I1 light industrial uses in the I3 zone area, there is a 1 acre minimum.

17.36.040 Required Criteria for Permitted Uses.

Any use listed in section 17.38.020 which can be demonstrated by the applicant to meet the following criteria is a permitted use in the I3 zone. Any use listed in section 17.36.020 which does not meet all of the following criteria may be permitted by special use permit pursuant to chapter 17.03 Administrative provisions.

- A. No use or building except structures used for office or employee service facilities may be located closer than 500 feet from the boundary of the site unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses.
- B. In lieu of subsection A, the boundaries of the site may be surrounded by a buffer area of the same distance. The buffer area may not contain any uses or buildings except that a use or building permitted in the I3 zone may be allowed provided such use or building is not less than 500 feet from the boundaries of

the property making the application unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses. The buffer area may consist of property restricted by fee ownership, lease, easement, license or other manner which the applicant demonstrates will assure the existence of the buffer area for as long as the permitted use remains. The buffer area may be provided by open space areas, wilderness land or land restricted in use by a governmental agency or private entity, if the applicant demonstrates that the buffer area requirements will be met and retained for the life of the permitted use.

- C. The boundaries of the property may not be located closer than 1 mile to property which permits a residential use, except for those boundaries permitting a residential use at the time of the passage of this title.
- D. The boundaries of the property may not be closer than 2 miles from a permitted city or town.
- E. Posting, marking and fencing of the property must comply with the requirements of agencies having regulatory jurisdiction of the activity.
- F. Weaponry, ammunition or explosives testing may not include the intentional flight of any missile, aircraft or projectile outside of the area zoned I3 heavy industrial or I-S special industrial owned or leased by the applicant.

17.36.050 Special Zoning Limitations to Assure Separation of Incompatible Uses.

The purpose of these special limitations is to prohibit the encroachment of incompatible uses into areas adjacent to lands zoned for I3 heavy industrial use. Such limitations are intended to preserve the continued usability of those areas zoned I3 for permitted uses and to protect other uses from the impacts and hazards which could result if such uses were established near areas zoned I3.

All properties zoned within 1 mile of any area zoned I3 must be zoned and maintained in one or more of the following zones: F, forestry; I3 heavy industrial; I-4 heavy industrial; or IS special industrial.

In addition, no high explosives structures may be constructed on the property within one 1,320 feet of the boundary of the I3 zone, except for portions abutting an IS special industrial zone owned or leased by the applicant.

17.36.060 Height of Buildings and Structures.

No building or structure may exceed 6 stories or 75 feet, whichever is higher, except as may be allowed by a variance. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

Chapter 17.40

E Estate Zone

Sections:

- 17.40.010 Purpose and intent
- 17.40.020 Allowed uses
- 17.40.025 Uses subject to special use permit
- 17.40.030 Minimum lot size
- 17.40.040 Lot dimensions
- 17.40.045 Height of buildings and structures
- 17.40.050 Setback *and Minimum Floor Area* requirements
- 17.40.060 Home enterprises
- 17.40.070 Generator restrictions
- 17.40.080 Easements and rights-of-way
- 17.40.090 Effect of covenants, conditions, and restrictions

17.40.010 Purpose and Intent.

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

17.40.020 Allowed Uses.

The following uses are allowed in the E estates zone:

- A. One single-family detached dwelling of permanent character in a permanent location. ~~The minimum floor area requirement for residences is 800 square feet for a one bedroom structure, 1,000 square feet for a two bedroom structure, and 1,200 square feet for a three bedroom structure.~~
- B. Accessory uses customarily incidental to a permitted use, located on the same lot or parcel with a permitted use, and in compliance with the provisions under section 17.12.048, Accessory uses
- C. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by the occupant of the permitted principal use, provided that such items are stored entirely within the private property.
- D. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Use also includes community gardens.
- ~~E. Childcare where 4 or less children are cared for.~~
- ~~F. The use of up to one shipping container as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises.~~
- ~~G.~~ E. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed the following:

See section 17.40.030 for minimum lot size requirements.	
E-1	4 or less large domestic animals

E-2.5	4 or less large domestic animals
E-5	6 or less large domestic animals
E-10	8 or less large domestic animals
E-40	16 or less large domestic animals
E-1-VCH	4 or less large domestic animals
E-10-HR	8 or less large domestic animals
E-40-VR	16 or less large domestic animals

1. A special use permit is required to exceed the above maximums for large domestic animals.
2. Sanitary conditions must be maintained at all times in order to prevent a nuisance or health hazard from occurring.
3. There must be a minimum of 400 square feet per penned land area per large domestic animal, which must be on less than 10 percent slope grade.

17.40.025 Uses Subject to Special Use Permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

~~A. Child care facilities where more than 4 children are cared for. Child care must not exceed 15 children.~~

~~B. A.~~ The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks old, but not a commercial kennel. A minimum of 10 acres is required.

~~C. B.~~ The keeping of large domestic animals exceeding the maximum number allowed pursuant to section 17.40.020.

~~D. The keeping, maintenance, display, or possession of 1 or more wild animals.~~

C. Wild animal keeping.

D. E. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.

~~3. Crisis care use, temporary.~~

~~2.3.~~ Libraries, governmental offices, post offices, and community centers.

4. Education including Elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. Student residential and boarding accommodations are prohibited).

~~5.6.~~ Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

6. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

~~F. Natural resources river restoration regulated under section 17.12.100.~~

~~G. One attached or detached accessory dwelling unit (i.e., mother-in-law quarters) as regulated by section 17.12.046, Accessory dwelling, location and placement.~~

~~H. The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.~~

E. Equestrian Establishments, 10 acre minimum requirement

F. Animal Boarding and Grooming, 10 acre minimum

17.40.030 Minimum Lot Size.

Each E estate zone must have a minimum acreage limit with an exception for civic uses listed above in consideration with the special use permit. The minimum acreage limit number must be the suffix for the respective zone (e.g., “E-1” represents the E estate zone with 1 acre minimum parcel area). A parcel zoned E must be at least 1 acre. The area contained within the E estate parcel must be inclusive of all easements, including easements for access to an adjacent parcel. The acreage in each E estate zone is shown in the following table:

Zone and Suffix	Minimum Acreage
E-1	1 acre
E-2.5	2.5 acres
E-5	5 acres
E-10	10 acres
E-40	40 acres
E-1-VCH	1 acre located in Virginia City Highlands
E-10-HR	10 acres located in Highland Ranches
E-40-VR	40 acres located in Virginia Ranches
Other suffix	E estate zones with minimum acreage between the above numbers or larger than 40 acres may be permitted so long as the minimum acreage limitation in the zone existing at the time of adoption of this title is met.

17.40.040 Lot Dimensions

For the creation of new parcels subject to a Parcel or Subdivision map, the average dimension of a lot in one direction (front to rear or side to side) may not exceed 4 times the average dimension in the other direction.

17.40.045 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a ~~variance~~ special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

17.40.050 Setback and Minimum Floor Area Requirements

Unless stated otherwise in this section, the minimum square feet for a residence, and the distance between the principal building and the property line must be as shown in the following table. Setback requirements for accessory buildings must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Estates Zone	<u>Minimum Floor Area (square-feet)</u>			Front Setback	Rear Setback	Side Setback
	<u>1 bdrm.</u>	<u>2 bdrm.</u>	<u>3 bdrm.</u>			
E-1	<u>800</u>	<u>1,000</u>	<u>1,200</u>	20 ft.	12 ft.	12 ft.
E-2.5	<u>800</u>	<u>1,000</u>	<u>1,200</u>	30 ft.	50 40 ft.	30 15 ft.
E-5	<u>800</u>	<u>1,000</u>	<u>1,200</u>	30 ft.	50 40 ft.	30 15 ft.
E-10	<u>800</u>	<u>1,000</u>	<u>1,200</u>	50 30 ft.	80 40 ft.	50 15 ft.
E-40	<u>800</u>	<u>1,000</u>	<u>1,200</u>	80 30 ft.	50 40 ft.	80 30 ft.
E-I-VCH	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	30 ft.	40 ft.	15 ft.
E-10-HR	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	30 ft.	40 ft.	15 ft.
E-40-VR	<u>800</u>	<u>1,000</u>	<u>1,200</u>	30 ft.	40 ft.	15 ft.

17.40.060 Home-enterprises

Home enterprises, including in-home childcare, are regulated pursuant to chapter 17.12 General provisions.

17.40.070 Generator Restrictions.

Installation of a generator as a power source is not permitted unless the generator is muffled and installed in a sound-insulated building sufficient in design to maintain compliance with noise regulations in chapter 8.04 Health and safety. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

17.40.080 Easements and Rights-of-Ways.

All land zoned E estate is subject to existing easements and right-of-ways, including those described in chapter 17.12 General provisions.

17.40.090 Effect of Covenants, Conditions, and Restrictions.

Where covenants conditions, and restrictions (CC and R's) have been, or will be filed in the official records of the county as a condition of approval for the subdivision of a parcel of land within an E estate zone classification, the more restrictive of the two documents (this title or the CC and R's) will apply in all cases pertaining to use or development of the subject property.

Chapter 17.44

SPR Special Planning Review Zone

Sections:

- 17.44.010 Purpose and intent
- 17.44.020 Allowed uses
- 17.44.030 Uses subject to special use permit
- 17.44.040 Minimum floor area
- 17.44.050 Minimum parcel area and width requirements
- 17.44.060 Setback requirements
- 17.44.065 Building height
- 17.44.070 Home ~~occupations~~ *Enterprises*
- 17.44.080 ~~Distance between buildings on the same lot~~ *Minimum Floor Area*

17.44.010 Purpose and Intent

The SPR special planning review zone is intended to provide protections to current mining and milling and the historical remnants within American Flat, Gold Hill, and Virginia City. It provides mechanisms by which remnants of historical mining and milling are preserved. It provides for an environment that remains suitable for current and future mining and milling practices when findings of fact show no substantial impact to surrounding uses and the community. Preserving remnants of historical mining and milling extends to permanent historic structures, cemeteries, mine dumps, and other artifacts existing at or predating the year 1942, and remaining cultural landscapes that are identified in the county master plan as needing special attention when land use are proposed.

17.44.020 Allowed Uses

All allowed uses in the SPR special planning review zone must comply with the applicable provisions of chapter 17.12 General provisions, and must be reviewed and approved by the board with action by the planning commission. The allowed uses are as follows:

- A. One single-family dwelling of permanent character in a permanent location
- B. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in compliance with section 17.12.045-046.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses included community gardens.
- D. *Equestrian Establishments*. ~~Private and commercial equestrian facilities and uses, including riding arenas, rodeos and equestrian events, stables, horse and pony rides, and carriage and stagecoach rides.~~
- ~~E. Childcare where 4 or less children are cared for.~~
- ~~F. E.~~ Museums including those related to history, natural resources, mining, milling, trains, railroads, and other subjects.
- ~~G. F.~~ Library and cultural services.

~~H.G. Signs as regulated by chapter 17.84 Signs and billboards.~~

~~I. H. Any material or site improvement to enhance and promote the V&T Railroad and/or V&T Railway.~~

~~J. I. Civic uses including:~~

- ~~1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.~~
- ~~2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.~~
- ~~3. **Crisis care facilities use, temporary.** Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.~~
- ~~4. Libraries, governmental offices, post offices, and community centers.~~
- ~~5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required student residential and boarding accommodations.~~
- ~~6. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.~~

~~K. The use of up to one shipping container as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises.~~

17.44.030 Uses Subject to Special Use Permit

A special use permit will be required for following uses or development which is determined by the board with action by the planning commission to be potentially incompatible or detrimental to the purpose and intent of the SPR special planning review zone.

- A. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction.
- B. Milling and processing associated with mining and extraction.
- C. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet of a CR, E, R, or SPR zone.
- D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each additional 10,000 square feet of lot area.
- E. Education facilities that include student residential and boarding accommodations.
- F. Indoor and outdoor archery clubs and indoor gun club for the sport of shooting at moving or stationary targets or education related to the use and safety of firearms and archery.
- G. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks

of age. A minimum of 10 acres is required.

- H. ~~Commercial kennel.~~ *Animal Boarding and Grooming. Outside facilities require a* A minimum of 10 acres ~~is required.~~
- I. Cemeteries, but not columbariums, crematories, mausoleums, mortuaries, or funeral parlors.
- J. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs
- K. ~~Maintenance, display, or possession of one or more wild animals.~~ *Wild Animal Keeping*
- L. Open storage.
- M. ~~Natural resources river restoration regulated under section 17.12.100.~~
- N. *Bee keeping.*
- O. *Child Care Facilities.*
- P. *Single family dwellings less than 800 square feet*

~~N~~ Q. Other similar uses to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.44.050 Minimum Parcel Area and Width Requirements

The SPR special planning review zone must have a minimum acreage limit. The minimum acreage limit number is the suffix for the respective zone (e.g., “SPR-5” is an SPR Zone with 5,000 square feet minimum parcel area). A parcel zoned SPR must be at least 5,000 square feet. The area contained within the SPR zoned parcel includes all easements, including easements for access to an adjacent parcel. SPR zones have the following designated minimum parcel area and minimum parcel width: The minimum area and width for each SPR zone is indicated in the following table:

Zone and Suffix	Minimum Lot Area (square feet)	Minimum Width From Street (feet)
SPR-5	5,000	50
SPR-6	6,000	50
SPR-8	8,000	60
SPR10	10,000	60
SPR15	15,000	80
SPR20	20,000	100

17.44.060 Setback Requirements

The required distance between the building and the property line is indicated in the following table. Setback requirements for accessory structures must comply with section 17.12.045.

Zone and Suffix and Lot Configuration	Front Setback	Side Setback	Rear Setback
SPR-5, SPR-6, SPR-8, and SPR10	20 feet	8 feet	20 feet
SPR15	30 feet	8 feet	20 feet
SPR20	40 feet	8 feet	20 feet
Corner lot facing two streets	Same as above	10 feet street side; 8 feet non-street side	Same as above

17.44.065 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a ~~variance~~ [special use permit](#). The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12, General provisions.

17.44.070 Home Enterprises

Home enterprises, [including in-home childcare](#), are regulated under chapter 17.12 General provisions.

~~17.44.080—Distance Between Buildings on the Same Lot~~

~~A minimum distance of 6 feet is required between buildings. Setbacks and distances for accessory structures is regulated by section 17.12.045.~~

17.44.080 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence, unless a special use permit has been obtained.

Chapter 17.76

NR Natural Resources Zone

Sections:

17.76.010 Purpose

[17.76.015 Allowed Uses](#)

[17.76.020 Uses subject to a special use permit](#)

- 17.76.030 Accessory Uses and Structures
- 17.76.040 Minimum Parcel Area Requirements
- 17.76.050 Setback Requirements
- 17.76.060 Height of Buildings and Structures
- 17.76.070 Generator Restrictions
- 17.76.080 Home Enterprises
- ~~17.76.030—Uses subject to a special use permit~~

~~17.76.040—Accessory uses and structures~~

~~17.76.050—Minimum parcel area requirements~~

~~17.76.060—Setback requirements~~

~~17.76.070—Height of buildings and structures~~

~~17.76.080—Generator restrictions~~

17.76.010 Purpose

The purpose of this chapter is to promote the preservation of land to conserve and enhance natural and scenic resources, archaeological, and cultural sites, primitive areas, watersheds, flood-prone areas from unreasonable impairment.

17.76.015 Allowed Uses. The following uses are allowed in the NR natural resources zone:

- A. One single-family detached dwelling of permanent character and location. A minimum of 40 acres is required.
- B. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses include community gardens.
- C. Beekeeping
- D. General agriculture, agricultural animal production, agricultural entertainment, accessory structures related to the agricultural use, and custom animal processing.

17.76.020 Uses Subject to a Special Use Permit

The following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- ~~A. One single-family detached dwelling of permanent character and location. A minimum of 40 acres is required.~~
- ~~B. General agricultural uses agriculture, agricultural animal production, agricultural entertainment, accessory structures related to the agricultural use, and custom animal processing.~~

~~C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses include community gardens.~~

~~A.D.~~ The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

~~F. The keeping of bees for agricultural purposes when beehives are setback at minimum of 200 feet from CR, E, R, and SPR zones and occupied residential uses within the premises, and 50 feet from any shared access easement or public right-of-way.~~

~~B.G.~~ Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. Any other use is prohibited.
3. Primary, secondary, and post-secondary schools, private or public. ~~Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. Student residential and boarding accommodations are prohibited.~~
4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

~~C. H.~~ Cemeteries.

~~D. I.~~ Natural resources river restoration regulated under section 17.12.100.

~~E. J.~~ Archeological discovery and research sites.

~~F. K.~~ Growing and preservation of trees and nursery stock.

~~G. L.~~ Hunting, fishing and skiing lodges wildlife refuges; game farms and public campgrounds;

H. Wild animal keeping.

~~I. M.~~ Accessory use, buildings, and structures incidental to allowed uses in this section, placed upon the same lot or parcel with the allowed uses, and compliant with section 17.12.045. Accessory dwelling units must conform to section 17.12.046. A principal building may not be required for an accessory structure incidental to the allowed uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwelling to be approved.

17.76.030 Accessory Uses and Structures

Accessory uses, buildings, and structures are considered a permitted use if they are clearly incidental to another permitted use listed in section 17.76.020. The provisions of section 17.12.045 also apply to accessory structures.

17.76.040 Minimum Parcel Area Requirements

No parcel may be less than 1 acre. A minimum of 40 acres is required for a residential use. feet with an exception for civic uses listed above in consideration with the special use permit.

17.76.050 Setback Requirements

Minimum building setbacks in the NR zone are: front, 30 feet; rear, 40 feet; and side, 15 feet.

17.76.060 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a variance-special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

17.76.070 Generator Restrictions

Installation of a generator as a power source is not permitted unless the generator is muffled and installed in a sound-insulated building sufficient in design to maintain compliance with noise regulations in chapter 8.04 Health and safety. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

17.76.080 Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07/21/2020

Estimate of time required: 15 min.

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

1. **Title:** Discussion/Possible Action. Resolution No. 20585, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2020-2021 fiscal year. This resolution removes the budgeted position of Assistant Comptroller and unbudgeted position title of Assistant County Manager and adds budgeted position titles of Fire Marshal/Community Development Director, Dispatch Manager, Information Technology officer, HR Director, HR Generalist and Planning Manager.

2. **Recommended motion.** I [commissioner] move to approve Resolution No. _____, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2020-2021 fiscal year. This resolution removes the budgeted position of Assistant Comptroller and unbudgeted position title of Assistant County Manager and adds budgeted position titles of Fire Marshal/Community Development Director, Dispatch Manager, Information Technology officer, HR Director, HR Generalist and Planning Manager.

3. **Prepared by:** Jen Chapman

Department: Human Resources

Telephone: 775.847.0968

4. **Staff summary:** NRS 245.045 states that the board has authority to fix the salaries of all appointive officers and employees by the enactment of ordinances or the adoption of resolutions. The proposed resolution conforms to the NRS requirement and the board approved final budget for the 2020-2021 fiscal year.

5. **Supporting materials:** Draft Resolution No. _____

6. **Fiscal impact:**

Funds Available: yes Fund: per department budget yes Comptroller

7. **Legal review required:**

 yes District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

RESOLUTION NO. ____

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 245.045 FOR APPOINTED OFFICIALS.

BE IT HEREBY RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, STOREY COUNTY, NEVADA:

WHEREAS, for the purposes of NRS 245.045, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed and non-represented County employees by the enactment of a resolution.

WHEREAS, the salaries of all appointed officials and non-represented county employees, except certain Sheriff's Office employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule (Attachment A) for appointed officials and non-represented employees of the county.

WHEREAS, the salary grade range of appointed officials and non-represented employees shall be as follows for the 2020-2021 fiscal period:

Position	Salary Grade
Public Works Director	Grade 152
Assistant Public Works Director	Grade 144
Automotive/Equipment Manager	Grade 133
County Manager	Grade 157
Assistant County Manager	Grade 144
Fire Marshal	Grade 144
Building Official	Grade 144
Community Development Director	Grade 152
<i>Fire Marshal/Community Development Director</i>	<i>Grade 152</i>
Chief Deputy District Attorney	Grade 153
Deputy District Attorney	Grade 152
Chief Deputy Sheriff	Grade 136
Communications Director	Grade 144
<i>Dispatch Manager</i>	<i>Grade 140</i>
Information Technology Director	Grade 152
<i>Information Technology Officer</i>	<i>Grade 140</i>
Comptroller	Grade 152
Assistant Comptroller	Grade 144
Senior Services Director	Grade 133
Management Analyst I	Grade 129
Management Analyst II	Grade 131
Management Analyst III	Grade 133
<i>HR Director</i>	<i>Grade 144</i>
Administrative Officer	Grade 144
<i>HR Generalist</i>	<i>Grade 124</i>
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116

Administrative Assistant III	Grade 119
Community Relations Coordinator	Grade 140
Senior Planner	Grade 140
<i>Planning Manager</i>	<i>Grade 140</i>
Tourism Director	Grade 152
Tourism Marketing Manager	Grade 135
Corrections Officer	Grade 117
Bailiff/Court Services Officer	Grade 124
Bailiff/Director of Security	Grade 140
Event and Site Manager	Grade 124
Senior Center Site Manager	Grade 119

WHEREAS, the salary grade and step range of casual intermittent part-time positions in the General Salary Schedule (Attachment A) shall be as follows for the 2020-2021 fiscal period:

IPT Administrative Assistant I	Grade 110
IPT Administrative Assistant II	Grade 116
IPT Facilities Maintenance Worker	Grade 110
IPT Tourism Assistant	Grade 110
IPT Visitor Liaison	Grade 110
IPT Lifeguard	Grade 97
IPT Pool Supervisor	Grade 105
IPT Park Maintenance Worker	Grade 105
IPT Road Worker	Grade 110
IPT Pool Maintenance Worker	Grade 110
IPT Maintenance Worker/Heavy Equipment Operator	Grade 118

WHEREAS, each employee who is capped in the ten-step General Salary Schedule shall receive a Cost of Living increase equal to fifty (50%) percent of any PERS increase for that year, if there is no PERS increase (every other year) each employee who is capped in the ten-step General Salary Schedule shall receive a two (2%) percent Cost of Living increase July 1. Each employee who is not capped in the ten-step General Salary Schedule shall receive a Cost of Living increase equal to fifty (50%) percent of any PERS increase for that year, if there is no PERS increase (every other year) no Cost of Living increase will be granted.

WHEREAS, the flat-rate salaries for the positions below shall be set by the Storey County Board of Commissioners as follows:

Emergency Management Director	\$21,678
Government Affairs Director	\$30,000 (salary split 50/50 with SCSD)
Justice of the Peace	\$71,361

WHEREAS, salaries are set by the Nevada Legislature and County Commissioners for elected positions as follows:

Assessor	\$71,361
Commissioners	\$30,806.31
Clerk/Treasurer	\$71,361
District Attorney	\$122,678
Recorder	\$71,361
Sheriff	\$96,937

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, to adopt Resolution _____ providing for the setting of salaries for the appointed officials and non-represented employees.

This resolution shall be effective on the 1st day of July, 2020.

PROPOSED AND ADOPTED this 21th day of July, 2020.

THOSE VOTING AYE:

THOSE VOTING NAY:

STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS

Marshall McBride, Chairman

ATTEST:

CLERK TO THE BOARD

Resolution No. _____

**STOREY COUNTY
GENERAL SALARY SCHEDULE
Step and Grade (Appointed Official and Non-Represented)
2020-2021**

140	\$	76,049.76	\$	78,711.50	\$	81,466.40	\$	84,317.73	\$	87,268.85	\$	90,323.26	\$	93,484.57	\$	96,756.53	\$	100,143.01	\$	103,648.02
141	\$	77,950.99	\$	80,679.28	\$	83,503.05	\$	86,425.66	\$	89,450.56	\$	92,581.33	\$	95,821.72	\$	99,175.43	\$	102,646.57	\$	106,239.20
142	\$	79,899.77	\$	82,696.26	\$	85,590.63	\$	88,586.30	\$	91,686.83	\$	94,895.86	\$	98,217.22	\$	101,654.82	\$	105,212.74	\$	108,895.19
143	\$	81,897.27	\$	84,763.67	\$	87,730.40	\$	90,800.97	\$	93,979.00	\$	97,268.26	\$	100,672.65	\$	104,196.20	\$	107,843.06	\$	111,617.57
144	\$	83,944.71	\$	86,882.77	\$	89,923.67	\$	93,071.00	\$	96,328.48	\$	99,699.98	\$	103,189.48	\$	106,801.11	\$	110,539.15	\$	114,408.02
145	\$	86,043.31	\$	89,054.83	\$	92,171.75	\$	95,397.76	\$	98,736.68	\$	102,192.47	\$	105,769.20	\$	109,471.12	\$	113,302.61	\$	117,268.21
146	\$	88,194.40	\$	91,281.20	\$	94,476.05	\$	97,782.71	\$	101,205.10	\$	104,747.28	\$	108,413.44	\$	112,207.31	\$	116,135.18	\$	120,199.91
147	\$	90,399.26	\$	93,563.23	\$	96,837.94	\$	100,227.27	\$	103,735.23	\$	107,365.96	\$	111,123.77	\$	115,013.10	\$	119,038.56	\$	123,204.91
148	\$	92,659.23	\$	95,902.31	\$	99,258.89	\$	102,732.95	\$	106,328.60	\$	110,050.10	\$	113,901.86	\$	117,888.42	\$	122,014.52	\$	126,285.03
149	\$	94,975.73	\$	98,299.88	\$	101,740.37	\$	105,301.28	\$	108,986.83	\$	112,801.37	\$	116,749.42	\$	120,835.65	\$	125,064.89	\$	129,442.17
150	\$	97,350.11	\$	100,757.37	\$	104,283.88	\$	107,933.81	\$	111,711.50	\$	115,621.40	\$	119,668.15	\$	123,856.53	\$	128,191.51	\$	132,678.21
151	\$	99,783.87	\$	103,276.31	\$	106,890.98	\$	110,632.17	\$	114,504.29	\$	118,511.94	\$	122,659.86	\$	126,952.95	\$	131,396.31	\$	135,995.05
152	\$	102,278.47	\$	105,858.21	\$	109,563.25	\$	113,397.97	\$	117,366.90	\$	121,474.74	\$	125,726.35	\$	130,126.77	\$	134,681.21	\$	139,379.93
153	\$	104,835.43	\$	108,504.67	\$	112,302.33	\$	116,232.91	\$	120,301.07	\$	124,511.60	\$	128,869.51	\$	133,379.94	\$	138,048.24	\$	142,879.93
154	\$	107,456.31	\$	111,217.28	\$	115,109.88	\$	119,138.73	\$	123,308.59	\$	127,624.39	\$	132,097.24	\$	136,714.43	\$	141,499.44	\$	146,451.92
155	\$	110,142.72	\$	113,997.72	\$	117,987.64	\$	122,117.20	\$	126,391.30	\$	130,815.00	\$	135,393.53	\$	140,132.30	\$	145,036.93	\$	150,113.22
156	\$	112,896.30	\$	116,847.67	\$	120,937.34	\$	125,170.14	\$	129,551.10	\$	134,085.39	\$	138,778.37	\$	143,635.62	\$	148,662.86	\$	153,866.06
157	\$	115,718.70	\$	119,768.85	\$	123,960.76	\$	128,299.39	\$	132,789.87	\$	137,437.51	\$	142,247.82	\$	147,226.50	\$	152,379.43	\$	157,712.71
158	\$	118,611.66	\$	122,763.07	\$	127,059.77	\$	131,506.86	\$	136,109.60	\$	140,873.44	\$	145,804.01	\$	150,907.15	\$	156,188.90	\$	161,655.51
159	\$	121,576.96	\$	125,832.15	\$	130,236.28	\$	134,794.55	\$	139,512.36	\$	144,395.29	\$	149,449.13	\$	154,679.85	\$	160,093.64	\$	165,696.92
160	\$	124,616.39	\$	128,977.96	\$	133,492.19	\$	138,164.42	\$	143,000.17	\$	148,005.18	\$	153,185.36	\$	158,546.85	\$	164,095.99	\$	169,839.35
161	\$	127,731.79	\$	132,202.41	\$	136,829.49	\$	141,618.52	\$	146,575.17	\$	151,705.30	\$	157,014.99	\$	162,510.51	\$	168,198.38	\$	174,085.32
162	\$	130,925.09	\$	135,507.46	\$	140,250.22	\$	145,158.98	\$	150,239.55	\$	155,497.93	\$	160,940.36	\$	166,573.27	\$	172,403.34	\$	178,437.45
163	\$	134,198.22	\$	138,895.15	\$	143,756.49	\$	148,787.96	\$	153,995.54	\$	159,385.38	\$	164,963.87	\$	170,737.61	\$	176,713.43	\$	182,898.39
164	\$	137,553.17	\$	142,367.53	\$	147,350.39	\$	152,507.65	\$	157,845.42	\$	163,370.01	\$	169,087.96	\$	175,006.04	\$	181,131.25	\$	187,470.85
165	\$	140,992.00	\$	145,926.72	\$	151,034.16	\$	156,320.35	\$	161,791.56	\$	167,454.27	\$	173,315.17	\$	179,381.20	\$	185,659.54	\$	192,157.62

*Note: There are no longer 35-hour employees working in Storey County. The column, however, is included for retroactive reference. All employees henceforth are purusant to the 40-hour workweek schedule.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: July 21, 2020

Estimate of time required: 15 min.

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

1. **Title: Discussion/Possible Action:** Special Use Permit 2020-021 request by the applicant Stericycle, Inc., to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.

2. **Recommended motion.** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve of Special Use Permit 2020-021, to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2020-021

6. **Supporting materials:** Enclosed Staff Report No. 2020-021

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

Funds Available:

Fund:

___ Comptroller

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

9. **Reviewed by:**

___ Department Head

HC Department Name: Planning

Q County Manager

___ Other agency review: _____

10. **Board action:**

Approved

Denied

Approved with Modifications

Continued

Agenda Item No.

19

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: July 21, 2020 at 10:00 a.m.

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: Special Use Permit File 2020-021

Applicant: Stericycle, Inc.

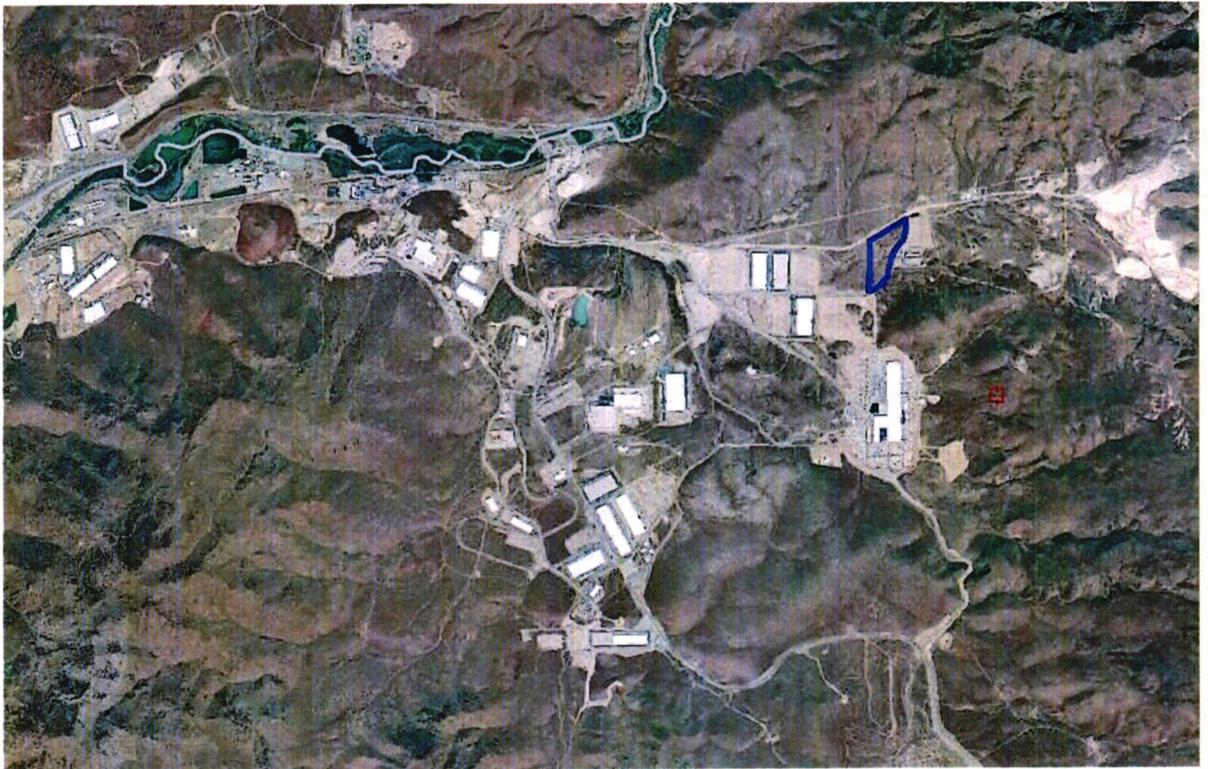
Property Owner: Tahoe-Reno Industrial Center, LLC

Property Location: 1655 Milan Drive, McCarran, Storey County, Nevada, APN 005-111-73

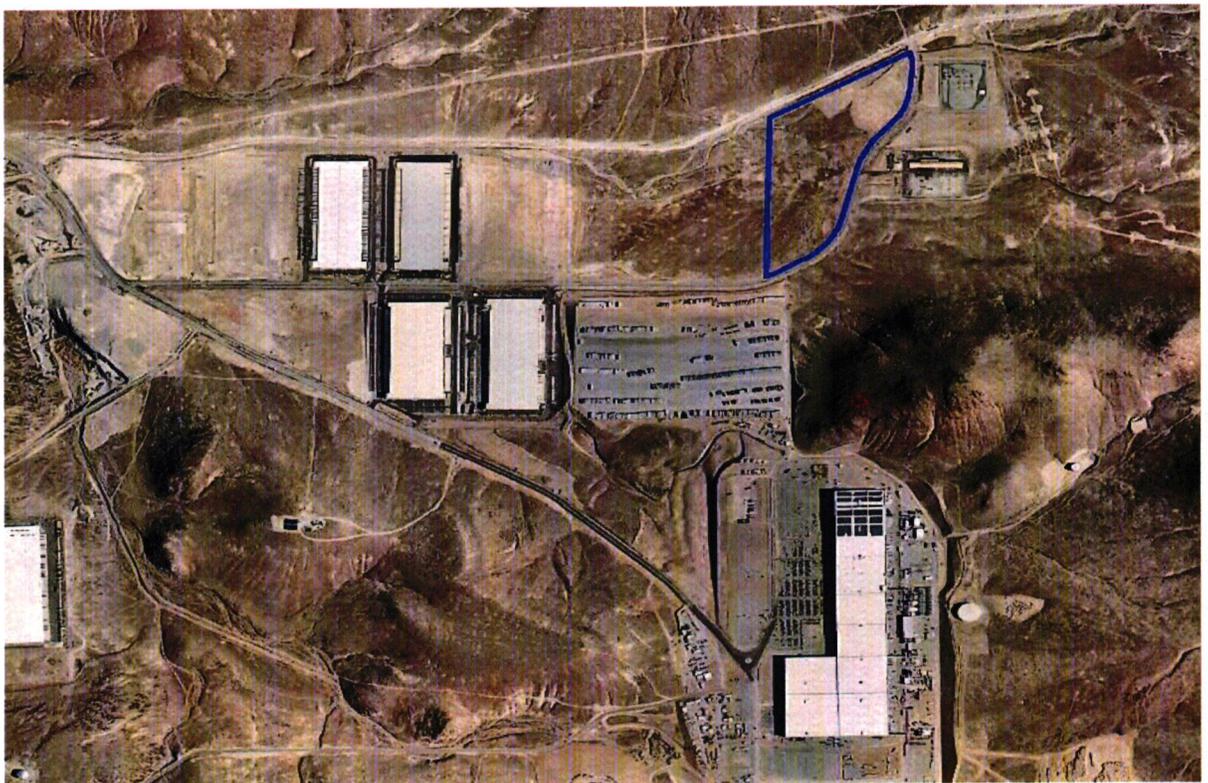
Request: Special Use Permit 2020-021 request by the applicant Stericycle, Inc., to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an "electric or gas power generating plant" which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor's Parcel Number (APN) 005-111-73.

1. Background & Analysis

- A. Site Location and Characteristics.** The property is located within the Tahoe-Reno Industrial Center in McCarran, Storey County, Nevada. The property is located at the southwest corner of Milan Drive and Clark Station Road. The site is zoned I-2, Heavy Industrial with the I-S (Special Industrial Zone) overlay and is an undeveloped parcel. The parcel is approximately 45 acres in size and is proposed to be divided so that the facility will occupy approximately 20 acres of the parcel. Surrounding land uses include vacant land to the north and west, NV Energy substation and AZZ Incorporated (a galvanizing facility) to the east, and a mixture of vacant land and warehousing to the south.



Vicinity Map



Property Location

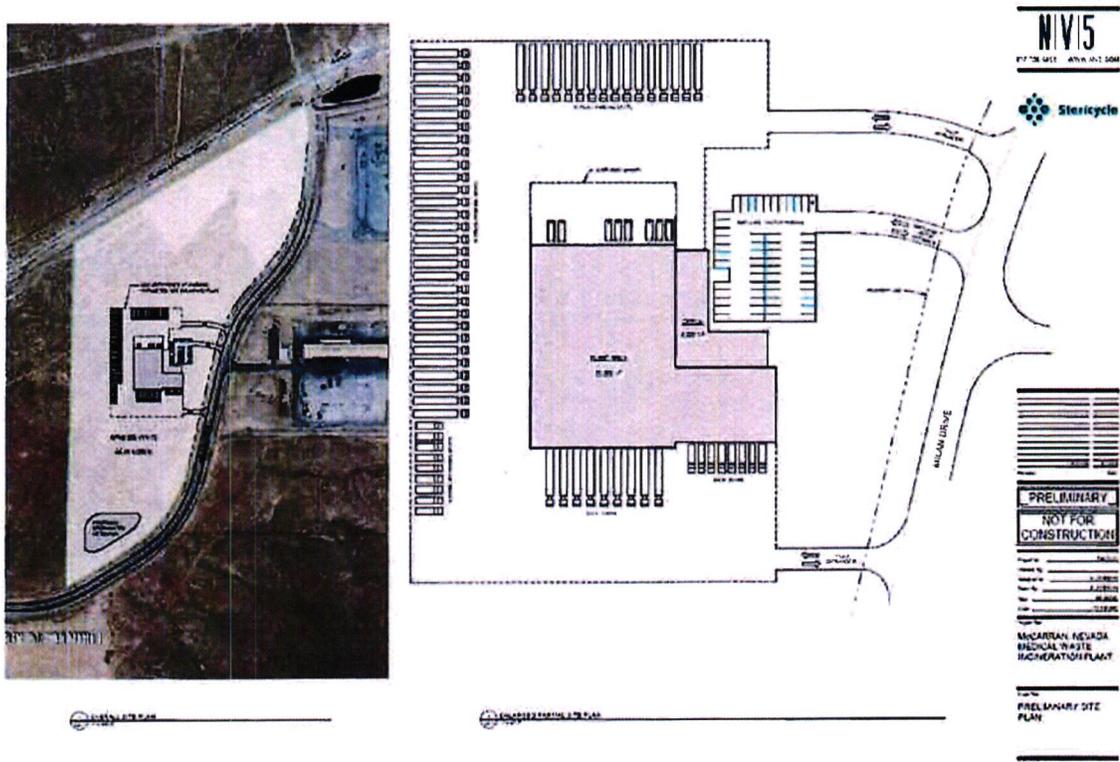


Existing Development

- B. Proposed Use.** The applicant, Stericycle Inc., is proposing to construct and operate a medical waste and other specialty waste incinerator facility. The construction is anticipated to consist of a single 50,000+ square foot building which includes both the incinerator/processing activities, warehousing, and office space. The site will include parking for the approximate 30+ onsite employees along with truck parking. The Stericycle company has a document destruction subsidiary which may also be included at the site. The site has been designed to allow for expansion in the future. With the construction of the proposed facility, Stericycle will be able to service a large regional area processing waste from Nevada, the Western United States and Canada. An average of 10-15 trailers per day will generally be received at this facility. All loading, unloading storage and processing areas are housed inside of the building. The facility will operate 7 days a week, 24 hours a day.

It should be noted that the submitted site plan design is conceptual only. This Special Use Permit addresses the use on the property. The applicant has provided a site plan to convey their current ideas for the site, but the overall layout, parking, access and building(s) pattern may change upon submittal of construction permits.

The site will contain two rotary Kiln Thermal Reduction/Destruction units (incinerators) which allows for not only future expansion, but for operations to continue while maintenance work occurs on one or the other of the devices. Stericycle is also focused on innovative ways to reuse energy that is generated at the site. As part of the on-going design, Stericycle is evaluating the use of self-generated steam to power internal operations, as well as future potential for commercial sale to neighboring properties.



Conceptual Site Layout

- C. **Special Use Permit.** This property is subject to the provisions of the 1999 Zoning Ordinance of Storey County. The property is zoned I-2, Heavy Industrial and as stated in Section 17.37.040, "Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes" and "incinerators, of any type and used for any purpose". The project has the potential to provide generation of excess power, which is considered an "electric or gas power generating plant" which is also subject to a special use permit.
- D. **Biohazardous Waste.** The waste streams that the facility will process are considered biohazardous as they potentially can be contaminated with infectious agents that may be a threat to public health if not handled and disposed of properly. These wastes include:
- Regulated Medical Waste as a special category of solid waste as defined by the State of Nevada, the County, OSHA or USDOT, sharps waste, APHIS waster or Regulated Garbage as regulated under USDA
 - Other healthcare products (used, unused or expired specified by manufacture for destruction
 - Partially used or unused pharmaceuticals (hazardous or nonhazardous) for destruction
 - Other special solid wastes for destruction as requested by generator for incineration (for witness destruction)

- Document or product destruction (i.e. for HIPAA or other privacy related matters)
- Special wastes from law enforcement (as requested such as controlled witness destruction) or DEA related controlled substances and waste from healthcare facilities
- Outdated, off-specification or unused consumer commodities
- Recalled or outdated disposable medical equipment or supplies
- Confidential records/proprietary packaging and products

All other RCRA (Resource Conservation and Recovery Act) defined hazardous wastes or radioactive wastes will not be treated at this facility. Stericycle has a waste acceptance protocol (WAP) as part of all contracts with customers for which customers are responsible to adhere to, for which Stericycle periodically monitors; specifically, all wastes are monitored for radioactivity prior to processing.

Waste material is delivered to the facility by truck in Department of Transportation (DOT) compliant single-use fiberboard and plastic containers, and reusable containers, which are unloaded and either placed in a designated storage area for later processing, transfer or are staged for immediate processing. All trailers containing waste will be unloaded at a dock. Most single use and reusable bins are opened, the contents emptied into the feed apron loading bin for processing. The reusable containers are rinsed out, recovered and placed in the return load-out area.

All of the above referenced medical wastes are not considered or regulated by the U.S. Environmental Protection Agency (EPA) Resource and Conservation Recovery Act (RCRA) as hazardous waste and under Nevada Division of Environmental Protection (NDEP) regulations can be disposed of in a standard landfill without treatment. Some jurisdictions have adopted more stringent requirements for disposal, including the State of California and both Washoe and Clark Counties in Nevada. Regardless of where a waste is ultimately disposed, the local regulations at the point of generation apply to the disposal.

- E. **Facility Process Overview.** The medical waste arrives at the site by truck in single use fiberboard or plastic containers, or reusable containers. The trucks unload directly into the facility at the loading docks. At no time are the boxes or containers exposed or stored outdoors. Once inside the facility, the boxes or the reusable container content are emptied into a feed apron loading bin for processing.

In some instances, storage of the medical waste in the delivery trucks may be required due to adverse weather conditions, facility breakdowns or maintenance, or high receipt volume. All trailers will remain closed and locked and all waste will be secure.

A two-stage process first thermally sanitizes and reduces the waste in a Controlled Air Rotary Kiln, Primary Combustion Chamber, which is followed by a Secondary Combustion Chamber, to fully combust the resulting off-gas containing volatile organic compounds at temperatures of approximately 1800 to 2000 degrees Fahrenheit. This thermal reduction/destruction process reduces the waste volume by over 80% on a

weight basis (over 95% on a volume basis) to ash residual. Resultant ash residual generated at the site is collected and secured and taken to the landfill.

- F. **Safety Issues.** In the event of a spill or release of the medical waste, properly trained facility personnel will clean up the released materials. The wastes do not represent an airborne threat. A “portal of entry” (a site where an infectious agent enters the body such as ingestion, break in the skin, etc.) is needed for the waste to represent a threat to humans. The medical waste is a solid product and cannot “flow” out of the facility. A cleanup of any released materials is essentially the same as cleaning up garbage that has spilled with the difference being the training and personal protective equipment (gloves, face shields, protective garments) is required to ensure no direct body contact with the medical waste occurs. Similarly, if one of the delivery trucks is involved in an accident the vehicle and waste containers would be properly labeled such that responders would be aware of the contents and proper cleanup would occur.

Stericycle employees receive training upon hiring and annually as required by all Federal and State regulations. Stericycle conducts over thirty training programs including Bloodborne Pathogens, Spill Response, Waste Acceptance Protocol, Confined Space, Emergency Action Plans, DOT Hazardous Materials, First Aid and Incinerator Specific Training. Stericycle employs specialized and trained maintenance personnel.

As stated in Section 1.D, above, all of the above referenced medical wastes are not considered or regulated by the U.S Environmental Protection Agency (EPA) Resource and Conservation Recovery Act (RCRA) as hazardous waste and under Nevada Division of Environmental Protection (NDEP) regulations can be disposed of in a standard landfill without treatment.

All permitting and reporting will be performed per federal, State of Nevada and Storey County requirements. The facility will be subject to Title 40 of Federal regulations (*40 CFR Part 60 – Standards of Performance for New Stationary Sources, Subpart Ec, Standards of Performance for Hospital/Medical/infectious Waste incinerators for Which Construction is Commenced After June 20, 1996*) which provides federally enforceable standards of performance for facilities of this type. These standards include limits on emitted air pollutants, air quality compliance testing and monitoring and reporting requirements. The Nevada Division of Environmental Protection – Bureau of Air Pollution Control, will be the regulatory authority responsible for issuing and enforcing the air quality operating permit for the proposed facility.

2. **Compatibility and Compliance**

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classifications and master plan designations for the land at and surrounding the proposed project.

	Land Use	Master Plan Designation	1999 Zoning Code for TRI Center
Applicant's Land	vacant	Industrial	I-2 Heavy Industrial
Land to the North	vacant	Industrial	I-2 Heavy Industrial
Land to the East	NV Energy Substation, Industrial Galvanizing Facility	Industrial	I-2 Heavy Industrial
Land to the South	Vacant, truck storage	Industrial	I-2 Heavy Industrial
Land to the West	Vacant, warehousing	Industrial	I-2 Heavy Industrial

This property is located within the IS Overlay (Special Industrial Zone) area within the TRI Center. This project does not require or utilize any of the incentives provided for the IS Overlay and is consistent, as conditioned, with the I2 Heavy Industrial as identified in Chapter 17.37 of the 1999 Storey County Zoning Code.

- B. **Compliance with required height limitations.** The 1999 Storey County Zoning Ordinance Section 17.37.080 states: "No building shall have a height greater than six (6) stories or seventy-five (75) feet, not including silos, stacks, or equipment." Based on the submitted application, the applicant has stated the maximum height proposed for the building will not exceed the 75-foot height limitation. It is anticipated the height for the stacks will be between 75-feet and 150-feet and will depend largely on the NDEP requirements related to air quality. The additional height for the stacks and associated equipment are exempted as stated above from the 75-foot height limitation.
- C. **Compliance with required setbacks.** The 1999 Storey County Zoning Ordinance Section 17.37.080 states: No building shall be located closer than fifty (50) feet to any property line. The property will be approximately 20 acres in size and is of such a configuration that this requirement can be met. As a condition of the building permit, the applicant will be required to demonstrate that no structure will encroach into the required 50 foot setback or demonstrate that a Waiver from the Building Official as identified in the Development Agreement for the TRI Center has been granted to allow encroachment into the setback.
- D. **General use allowances and restrictions.** The 1999 Storey County Code Section 17.62, Special Uses (which refers to Section 17.60) identifies the administration for the Board and Planning Commission for allowing special use permits. The use of "recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes", incinerators and electric or gas power generating plants" are uses subject to a Special Use Permit. Approval of a Special Use Permit "may only be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any ordinance or resolution and under such conditions as the board may deem necessary to assure that the general purpose and intent of this ordinance will be observed, public safety and welfare secured and substantial justice done." The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed in Section 3 of this staff report are the minimum to be cited in an approval.

- E. **Conformance with the 2016 Storey County Master Plan.** This project is located within the Tahoe-Reno Industrial Center which the Master Plan states “provides for light industrial, heavy industrial, commercial, and industrial commercial uses and zones pursuant to the Development Agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.” The property and the Tahoe-Reno Industrial Center are located in the McCarran Area Plan which the Master Plan states “depicts a homogenous planned industrial center located toward the north-central part of Storey County nine miles east of Lockwood. It is home to the Tahoe-Reno Industrial Center and is dedicated solely to manufacturing, utility power production, warehousing and distribution, and other heavy- and light-industrial, and commercial uses. The industrial center has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries.” The proposed use of “recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes” is consistent with the heavy industrial use statements for the Tahoe-Reno Industrial Center.

3. Findings of Fact

- A. **Motion for approval.** The following Findings of Fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.
- (1) This approval is for Special Use Permit 2020-021, a request by the applicant Stericycle, Inc., to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.
 - (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
 - (3) The subject property is located within an existing industrial neighborhood in the McCarran area of Storey County. The zoning is based on the 1999 Storey County Zoning Ordinance which identifies this property as I-2 Heavy Industrial. The proposed facility is defined as a “recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes” and has an incinerator and has the potential to provide an “electric or gas power generating plant” and requires a Special Use Permit.
 - (4) Granting of the Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood of the subject property. The project is expected to meet the

safety and health requirements for the subject area. The use will also be subject to building and fire plan review in order to ensure compliance with federal, state and other codes.

- (5) The Special Use Permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations.
- (6) The conditions under the Special Use Permit do not conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial and 17.62 Special Uses.
- (7) Granting of the Special Use Permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit 2020-021, a request by the applicant Stericycle, Inc., to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial, 17.62 Special Uses.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. **Recommended Conditions of Approval**

- A. **Special Use Permit.** This approval is for Special Use Permit 2020-021, to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.
- B. **Requirements.** The Permit Holder shall apply for all required permits and licenses, including building and fire permits, for the project within 24 months from the date of

final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This permit shall remain valid as long as the Permit Holder, its heirs, assigns, or successors remain in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.

- C. **Permit Contents.** This permit incorporates by reference the standards, objectives, conditions, terms and requirements of all plans, including the operating plan, safety plan, training plan, and closure plan, to be submitted separately from this permit. The requirements of all submitted plan, along with support material submitted with the application, become part of this Special Use Permit.
- D. **Allowed Modes of Transport.** The facility may receive and distribute medical waste and the resultant ash/paste via truck and rail. All loading and unloading of materials must occur within an enclosed structure. The structure must meet the requirements of this special use permit with regard to emergency spill and containment. The Storey County Community Development Department and Fire Protection District plan review are required for any proposed rail spur facilities.
- E. **Storage.** This permit does not authorize any outdoor storage at the site. All storage of all materials transported to the site and the byproduct created at the site shall be contained within the proposed building or within an enclosed truck trailer while awaiting unloading or delivery.
- F. **Taxes.** Before obtaining a building permit, the Permit Holder must show the building department valid evidence that all property taxes on the land are paid-to-date.
- G. **Emergency Management Plan.** The Permit Holder must submit an emergency plan to the Storey County Fire Protection District, Community Development, Emergency Management and Planning Departments for review and approval at the time of construction plan submittal. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS), and environmental protection. This plan shall include industry best practices implementation in addition to local, state and federal requirements. Specific items to be included in the plan are as follows. The following list is not exhaustive; the County may impose additional requirements as necessary. Requirements of State and federal agencies which fulfill the following may suffice when documentation thereof is submitted to the governing body and to Storey County.
- Basic company, owner, site, and emergency contact information
 - Plot Plan (detailed drawings) of the site and access points
 - Site evacuation, gathering points and emergency procedure
 - Area evacuation and emergency procedure for each applicable emergency situation
 - Initial and ongoing training and education of county and fire district emergency response personnel applicable to the subject use, and at the permit holder's expense

- Emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services
- Facility shut-down and startup procedure
- Special training and identification of any funding for the Fire District and Emergency Management to address site specific hazards
- Emergency vehicle access, circulation, and staging
- Documenting and reporting of emergency situations, including spills and gassing-off of any product.
- Post disaster management, cleanup, and material disposal
- Documenting and reporting of NDEP and other environmental permits and notices
- Stormwater drainage and detention will be submitted for review and approval during the plan review and permitting processes
- Facility Closure Plan
- Risk Management Plan
- Industry Best Practices shall be utilized when developing any plans for the facility
- Complete index of MSDS/SDS shall be provided to the Storey County Fire Protection District, Storey County Community Development Department, Storey County Local Emergency Planning Committee, Storey County Emergency Management and Storey County Planning Department
- Community Right to Know Plan and Information shall be maintained and provided at all times within the facility.
- Copy of all Fire Marshall Permits for Hazardous Materials shall be maintained onsite and available upon request to Storey County.
- Dates, time and attendees of all drills held at facility shall be maintained on site and available upon request to Storey County

H. **Transfer of Rights.** This Special Use Permit shall inure to the record owner of the Subject Property and to the Permit Holder and shall run with the land defined herein. This Special Use Permit, subject to its terms and conditions, may be transferred by the Permit Holder, its successors, heirs or assigns. Any/all transfers of Special Use Permit 2020-021 shall be advised in writing to Storey County Planning Department 180 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of the Special Use Permit 2020-021. The operators of the facility must within 90 days of this notice contact Storey County in order to schedule a consultation with the Storey County Fire District, Emergency Management Department, and all other applicable federal, state, and local emergency response agencies, and demonstrate the ability to maintain the level of security, safety, and conformance with the requirements of this special use permit, including the codes and regulations of the applicable agencies during and after the transition to new ownership.

I. **Abandonment.** In the event that the use authorized by this Special Use Permit is abandoned for a period of more than twenty-four (24) calendar months from the date of last producing operations, this permit shall become null and void and a new Special Use Permit shall be required. In the event of a force Majeure such as and not limited to

a flood, damage or destruction of the access to the site, earthquake, or other events beyond the control of Storey County or the Permit Holder, the period of abandonment shall not be deemed to commence until such time as the permit holder may be found to once again have reasonable access to the site. In this connection, the permit holder shall reasonably attempt to establish access to the site.

- J. **Closure.** The Permit Holder shall be responsible for the cost for the closure of this facility as permitted under Special Use Permit 2020-021. Complete closure shall consist of providing reclamation that would eliminate any hazardous materials or environmental damage to the existing site or adjacent areas proven to be contaminated by the Applicant's processes.
- K. **Post-Closure Monitoring.** In the event that the permit lapses or the use is discontinued or abandoned, the Permit Holder, its heirs, assigns or successors shall remain responsible for environmental monitoring and post-closure maintenance. Under no circumstances shall Storey County, its officers, or representatives bare any cost or responsibility for the deconstruction, disassembly, or removal of equipment or environmental monitoring or clean-up.
- L. **Nuisances.** As stated in Section 17.12.100(A) of the Storey County Zoning Code, noise, smoke, odor, gases, or other noxious nuisances shall be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and shall not be detrimental to the public health, safety and welfare.
- M. **Separate Permits Required.** This Special Use Permit shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required. Any required state or federal air quality control permit must be obtained for the project. A copy of any NDEP (Nevada Department of Environmental Protection) approval shall be forwarded to Storey County Planning Department for inclusion with the Special Use Permit. If there is a violation of NDEP permit, Storey County shall be notified of the violation, corrective action to be taken and date to be completed.
- N. **Legal Responsibility.** Issuance of this permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
- O. **Indemnification.** The Permit Holder warrants that the future use of land will conform to the requirements of the County of Storey, State of Nevada, and applicable federal regulatory and legal requirements for the production, refining, purification, processing, dilution, blending, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this special use permit.
- P. **Liability Insurance.** The Permit Holder, as well as its assigns, heirs or successors, shall

provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under Special Use Permit 2020-021 for a minimum amount of \$5,000,000.00 (five million dollars).

- Q. **Operations Safety.** The facility/site design and layout must meet all Storey County adopted model codes and amendments, as well as Federal, State and County environmental, best practices and health/safety requirements.

Emergency response plans and protocols must be established, documented and practiced prior to operations commencing on site. All operators must be trained and certified, and plant management will be trained in incident command. Drills must be practiced annually and jointly with the local emergency responders (at the discretion of the emergency responders).

All loading and unloading of materials, along with storage of materials must occur within the structure.

- R. **Safety.** The following security measures must be implemented at a minimum.

- All staff shall be trained for spill containment and cleanup. A copy of the training shall be submitted to Storey County.
- All medical waste shall be double contained.
- The property shall be enclosed with a minimum 6-foot high fence and entrances shall be gated.
- The premises must be well lit in order to maintain property security. The lighting plan shall be designed to provide necessary operation, but not be over obtrusive to avoid safety hazard(s) for adjacent right-of-ways and/or light pollution, and shall comply with Chapter 8.02 of the Storey County Code.
- No outside storage of materials is permitted or proposed with this application. All materials will be housed either in the main building or in separate accessory buildings, or temporarily within enclosed trucks waiting for unloading into the facility, designed to meet the requirements of this special use permit and any federal, state, and local regulations.

- S. **State/Federal Taxes.** Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project should be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued. Additionally, when applicable, the Permit Holder shall be responsible for reporting and paying all Federal Motor Fuels and Lubricants taxes.

- T. **Emergency Training.** The Permit Holder shall provide and/or pay for any and all special training and/or equipment needed for the Storey County personnel that is required due to the operation of the facility. This may include plugging, diking, air monitoring, Level A response suits or any other item required to properly and safely respond to the facility. This may also include medical equipment specifically needed for exposure to specific

products, including body substance isolation (BSI) personal protective equipment (PPE) as needed when operating within the facility.

- U. **Emergency Response Training.** The facility shall be an active member of the Storey County Local Emergency Planning Committee. This includes participation as requested for drills.
- V. **Water and Sewer Connection.** The Permit Holder shall provide a 'Will Serve' letter from Tahoe-Reno Industrial Center General Improvement District to the Storey County Building Department for the necessary water and sewer to operate the facility prior to any construction permits being granted for the property.
- W. **Environmental Monitoring.** Before operations commence, the Permit Holder shall submit to Storey County a copy of the environmental monitoring requirements applicable to the facility under the environmental permits issued for the facility. The Permit Holder shall include storm water management measures on its site plan which shall be submitted to Storey County Community Development Department for approval. Community Development.
- X. **Incident Reporting.** Any uncontrolled release of hazardous materials shall be required to be reported immediately to Storey County Emergency Dispatch via 9-1-1. The incident shall be immediately reported to Storey County Community Development and Planning Departments and the Nevada Division of Environmental Protection (NDEP). The Permit Holder shall comply with the NDEP's clean-up requirements and provide Storey County Emergency Management and Fire District a copy of NDEP's completion of remediation. All hazardous materials incident clean-up and response costs shall be borne by the permit holder as part of the issuance of this special use permit. Incidents exceeding a standard first alarm response will be billed to the company. If mutual aid is warranted to suppress an incident, those costs shall also be funded by the company.
- Y. **Fluid Containment.** The Permit Holder shall construct containment systems in areas where fuels and other types of hazardous materials are being stored or processed to prevent spills, if any, from entering the environment. The containment system shall be designed and installed to the satisfaction of the Storey County Community Development Department and in accordance with model codes.
- Z. **Air Emissions.** Air emissions from the facility shall meet the Nevada Division of Environmental Protection permit requirements. Copies of the annual reports of environmental quality, necessary to comply with the requirements of the permit issued by the Bureau of Air Pollution Control, Nevada Division of Environmental Protection (NDEP) shall be submitted to Storey County Planning Department. In the event that there is an air discharge in excess of the standards approved by NDEP under the construction or operating permit, the permit holder shall provide Storey County Planning Department a copy of any notice of the event or plan to remediate the event submitted to NDEP. If the Permit Holder is required by the Bureau of Air Pollution Control, Nevada Division of Environmental Protection to prepare a report on the event, the permit holder shall submit a copy of the report to Storey County Planning Development. There shall be no obnoxious odors released into the air that are a

nuisance to abutting properties. The facility will be subject to Title 40 of Federal regulations (*40 CFR Part 60 – Standards of Performance for New Stationary Sources, Subpart Ec, Standards of Performance for Hospital/Medical/infectious Waste incinerators for Which Construction is Commenced After June 20, 1996*) which provides federally enforceable standards of performance for facilities of this type. Although the proposed facility is not considered an incinerator, based on meetings with regulatory authorities, the facility will be subject to these same standards and requirements.

- AA. Drainage Protection.** All process drains around each unit and site drainage shall be designed to prevent the discharge of oils to the sewer or septic system and or storm drain systems. All site drainage shall be designed as not to adversely impact surrounding property owners.
- BB. Nevada Division of Environmental Protection (NDEP).** The Permit Holder shall demonstrate all required permits from the NDEP have been obtained prior to commencing the project.
- CC. Power Generation.** This permit acknowledges the potential for generation of excess power. Any proposed power purchase agreement or connection to a power facility is a private agreement and Storey County is not a part of any discussions or negotiations between other parties. Any proposed physical connections (such as power lines) may require future Storey County review and/or permitting.
- DD. Compliance.** The use on the subject property, along with the medical waste materials transported to the site, must comply with all applicable federal, state, and county codes and regulations and the submitted plans and reports, as approved. The Permit Holder must provide the community development department plans drawn to scale prior to obtaining a building permit. The Permit Holder shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by this Special Use Permit and all other federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Permit Holder by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Permit Holder's compliance with all conditions and stipulations of the Special Use Permit. In the event of a life safety issue, standard stop work orders and red tags will be issued as approved within the fire and building codes.

Storey County may refer this Special Use Permit to the Board of County Commissioners for show-cause hearing for revocation based on reasons listed in this section. The procedures for show-cause will be pursuant to Storey County Code. The continuation of uses of a revoked Special Use Permit is a violation of SCC Title 17 (Zoning) and will be punishable as provided for therein or other applicable codes. The Special Use Permit may be referred to show-cause for the following reasons:

- Failure to comply with the SUP conditions, or federal, state, and county regulations, without appropriate remedy;
- Any misrepresentation made in the application for the SUP or in other official

documents, or amendments thereof, submitted to a federal, state, or local agency;

- Failure to provide notice to the county on violations, disasters, notice of decisions, and other such correspondence from federal, state, and local agencies as required in this SUP.

EE. **Fire.** The applicant shall meet all regulations identified by the Storey County Fire Protection District for development of this property. The project shall be evaluated to determine if there are any applicable elements of the proposed project that may require inclusion in the respiratory consortium, the hose and nozzle consortium, ladder reimbursement consortium and/or foam consortium at the time of construction plan submittal. The Fire Protection District shall have the final authority on participation.

5. Public Comment

As of July 7, 2020, Staff has not received any comments from the public.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff and the Planning Commission in accordance with the Findings of Fact under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve of Special Use Permit 2020-021, to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an "electric or gas power generating plant" which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor's Parcel Number (APN) 005-111-73.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Special Use Permit 2020-021, to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 07-21-2020

Estimate of time required: 0 - 5

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

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

2. **Recommended motion:** Approval

3. **Prepared by:** Ashley Mead

Department: Community Development

Telephone: 847-0966

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

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

6. **Fiscal impact:**

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

X Department Head
Ashley Mead
___ County Manager

Department Name: Community Development

Other agency review: _____

9. **Board action:**

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. 20

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: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

July 13, 2020
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **July 21, 2020**

COMMISSIONERS Consent Agenda:

LICENSING BOARD SECOND READINGS:

- A. Ashman Company Auctioneers & Appraisals** – Out of County / 1415 Oakland Blvd. Ste 200 ~ Walnut Creek, CA
- B. Aspen Engineering LLC** – Professional / 4600 Kietzke Ln, # 0-264 ~ Reno, NV
- C. Best Buy Stores LP** – Contractor / 7601 Penn Ave ~ S. Richfield, MN
- D. Drillrite LLC** – Contractor / 233 Springfield Pkwy ~ Spring Creek, NV
- E. Fly Right LLC** – Contractor / 822 Wyoming Avenue ~ Reno, NV
- F. Holistic 20/20** – Home Business / 326 Rue De La Janue ~ Sparks NV
- G. Hotwire Electric LLC** – Contractor / 310 W. Williams Ave. Ste B. ~ Fallon, NV
- H. Mercury Clean Up, LLC** – Mining / 2443 Fair Oaks Blvd., PMB 516 ~ Sacramento, CA
- I. Pinyon Mountain Studios** – Home Business / 21535 Dortort Dr. ~ Reno, NV
- J. Servpro of Lyon and Storey Counties** – Contractor / 193 Shady Lane ~ Stateline, NV
- K. Shcalo Group Corporation** – Out of County / 58555 Winnowing Cir. ~ N. South Lyon, MI
- L. Siddons Martin Emergency Group, LLC** – General / 3033 Waltham Way ~ McCarran, NV
- M. Cal-Sierra Technologies, Inc.** – Out of County / 39055 Hastings St. Ste. 103 ~ Fremont, CA
- N. CWX Architects Inc** – Out of County / 1680 Montclair Ave. Ste A ~ Reno, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

LIQUOR BOARD

Meeting date: 7/21/20

Estimate of time required:

Agenda: Consent Regular agenda Public hearing required

1. **Title:** 1st reading for approval of a On-Sale Liquor License for the Tahoe House Hotel and Bar; 162 South C Street. Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

2. **Recommended motion:** I recommend approval of a On-Sale Liquor License for the Tahoe House Hotel and Bar; 162 South C Street. Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant

Department: SCSO

Telephone: 775-847-0959

4. **Staff summary:** 1st reading for approval of a On-Sale Liquor License for the Tahoe House Hotel and Bar; 162 South C Street. Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

Department Head

Department Name: Gerald Antinoro

___ County Manager

Other agency review: _____

9. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued



STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

July 7, 2020

To: Vanessa Stephens, Clerk's Office
Austin Osborne, County Manager

Fr: Brandy Gavenda

A handwritten signature in black ink, appearing to be "BG", is written over the name Brandy Gavenda.

Please add the following item(s) to the July 21, 2020 Commissioners Agenda:

LIQUOR BOARD

- A. 1st reading for approval of an On-Sale Liquor License for Tahoe House Hotel and Bar, 162 S C St., Virginia City, NV 89440.

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