



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/17/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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

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

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health Board, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to three minutes per individual.

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

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT (No Action)** Public comment will be allowed at the beginning and end of each meeting. These comments are limited to matters not on today's agenda. Public comment will also be allowed during each agenda item upon which action will be taken. These comments must be limited to the item on the agenda. Public comment is limited to three minutes per individual, with discretion of the board chair.

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

Consideration and possible approval of the agenda for the December 17, 2024, meeting.

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

Consideration and possible approval of the minutes from the November 5, 2024, meeting.

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

Consideration and possible approval of the minutes from the November 13, 2024, Special Meeting.

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

Consideration and possible approval of the minutes from the November 19, 2024, meeting.

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

Consideration and possible approval of the minutes from the December 3, 2024, meeting.

10. **CONSENT AGENDA FOR POSSIBLE ACTION:**

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

- A. A.C. Moate Industries, Inc - Contractor / 180 Gentry Way ~ Reno, NV
- B. ARCO DB Companies, Inc. - Contractor / 325 S. Alabama St. Ste 200 ~ Indianapolis, IN
- C. Bighorn Roofing LTD - Contractor / 2090 Rabbit Dr. ~ Washoe Valley, NV
- D. Budget Blinds of Reno - Out of County / 6550 Longley Ln. #115 ~ Reno, NV
- E. Deluxe Step and Rail Inc. - Contractor / 1995 Tampa St. ~ Reno, NV
- F. Diamond G Construction Inc. - Contractor / 340 W. Wickenburg Way Ste. A34 ~ Wickenburg, AZ
- G. Highline Electric LLC - Contractor / 8030 Monterey Shores Dr. ~ Reno, NV
- H. Mason Valley Janitorial - Out of County / 8 Van Fleet Dr. ~ Yerington, NV

- I. NGK Electronics USA, Inc. - Out of County / 5975 Home Gardens Dr. ~ Reno, NV
- J. Precision Firearms Training - Home Based / 4682 Hanaupah Rd. ~ Reno, NV
- K. Pure Water Systems of NV - Contractor / 245 Vine St. ~ Reno, NV
- L. SOKAB LLC - Home Based / 1700 Main St. ~ Gold Hill, NV
- M. WSP USA INC - Professional / 4139 Oregon Pike ~ Ephrata, PA

II Consideration and possible approval of modifications to Personnel Policy 506 to establish bilingual pay and eliminate Field Training Officer pay for county employees.

III Consideration and possible approval of the revision of Administration Policy 018: Surveillance in the Workplace effective 07/03/2018, revised 12/06/2024.

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

12. DISCUSSION/FOR POSSIBLE ACTION:

Badge pinning ceremony for Battalion Chief Bryce Montoya following successful completion of promotional probationary period.

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

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

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

16. 10:30 A.M. PUBLIC HEARING:

Public Hearing on proposed Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.

<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.

<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>

18. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the Storey County Audited Financial Statements for year ending June 30,2024, completed by DiPietro and Thornton.

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI). CCI will continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building, located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI.

20. RECESS TO RECONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

21. DISCUSSION/FOR POSSIBLE ACTION:

Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2023, through December 20, 2024.

The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

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

23. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.

24. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.

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

26. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not exceeding \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters.

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

Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following, and other properly related matters: SB69 Storey County bill adjusting tax abatement programming; sales and use, property, and other tax abatement categories; county boundary line adjustments; historic district considerations; health and human services; and other BDRs and bills potentially affecting Storey County.

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

Discussion and possible consideration setting the gross billing franchise fee to a percentage pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc.

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

Discussion and consideration for approval Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County. This is a budgeted expense.

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

Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

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

For consideration and possible approval of business license second readings:

- A. All Points Electric LLC - Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC - Contractor /
1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC - Contractor /
18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC - Contractor / 4310 Cameron St. # 7 ~
Las Vegas, NV
- E. Corestates Construction Services Inc. - Contractor /
3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc. - Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emiliooo's Plumbing & Water Heaters - Contractor /
1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC - Out of County / 50 Corporate Dr. ~
Auburn Hills, MI

- I. Graywolf Integrated Construction Company – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc. – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc. – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management – Contractor / 135 Shadycrest Dr. ~ Verdi, NV
- M. Shootin Trouble Electrical Servicing LLC – Contractor / 198 Shady Grove Ln. ~ Dayton, NV
- N. Sierra Summit Landscaping, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- O. Sunbelt Rentals Inc. – General / 1121 USA Parkway ~ McCarran, NV
- P. T J I Plumbing & Heating – Contractor / 2590 Baxter Way ~ Sparks, NV
- Q. Virginia City Mercantile – General / 85 S. C St. ~ Virginia City, NV

33. **PUBLIC COMMENT (No Action)** Public comment will be allowed at the beginning and end of each meeting. These comments are limited to matters not on today’s agenda. Public comment will also be allowed during each agenda item upon which action will be taken. These comments must be limited to the item on the agenda. Public comment is limited to three minutes per individual, with discretion of the board chair.

34. **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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA’s TARGET Center at (202) 720-2600 (voice and TTY) or

contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

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

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

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

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

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

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 12/12/2024; 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. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By *Drema Smith*
Drema Smith
Administrative Assistant II



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the December 17, 2024, meeting.

- **Recommended motion:** Approve or amend as necessary.

- **Prepared by:** Drema S Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** See attached.

- **Supporting Materials:** No Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the November 5, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

11/5/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK-TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman,

□ District Attorney Anne Langer, √ Deputy District Attorney Brian Brown

√ Clerk & Treasurer Jim Hindle, √ County Manager Austin Osborne,

Total Attendance: 37

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

Commission Chairman Jay Carmona declared a quorum present and called the meeting to order at 10:03 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the November 5, 2024, meeting.

County Manager Austin Osborne requested that Item 31 be moved to just before Item 21. He also requested that Items #16, 17, 18, 19 be continued to the Nov. 19 or Dec. 3 meeting, so they could be publicly noticed.

Commissioner Mitchell asked Deputy District Attorney Brian Brown if the motion could be an either/or motion regarding Items #16-19. Mr. Brown said “either/or” was appropriate, so long as it complies with the postings.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today’s agenda with the noted changes as discussed on the record. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the October 1, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our Oct. 1, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the October 15, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our Oct. 15, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

8. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Aztec’s Concrete LLC – Contractor / 20906 White Rock Dr. ~ Reno, NV
- B. Blue Moon Estate Sales – Out of County / 5684 Leon Dr. ~ Sun Valley, NV
- C. CAD Pest Control – Out of County / 3545 Airway Dr. Ste. 106 ~ Reno, NV
- D. Carson Home Improvement – Contractor / 4318 Hidden Meadow Dr. ~ Carson City, NV
- E. CC’s Designer Magnets & More – Home Based / 116 Martin Ln. ~ Dayton, NV
- F. C & C Facility Services LLC – Out of County / 307 Madison Ave. ~ Memphis, TN
- G. Central Power Systems & Services – General / 132 Megabyte Dr. ~ McCarran, NV
- H. Concrete Solutions, Inc. – Contractor / 4515 Balsam St. ~ Las Vegas, NV
- I. Fred L Johnson Construction – Contractor / 3000 Alcorn Rd. ~ Fallon, NV
- J. Galdarisi Heating & Air Conditioning LLC – Contractor / 4477 Reno Hwy ~ Fallon, NV
- K. Mann Built Construction LLC – Contractor / 33 N. Rainbow Dr. ~ Dayton, NV
- L. Mars Home of Northern Nevada – Out of County / 616 Westwinds Dr. ~ Dayton, NV

- M. R & J Painting LLC – Contractor / 445 Vista Grande Dr. ~ Sparks, NV
- N. RC Hunt Electric Inc. – Contractor / 1863 West Alexander St. ~ Salt Lake City, UT
- O. Redwood Electric Group – Contractor / 2775 Northwestern Pkwy ~ Santa Clara, CA
- P. Renewal by Andersen of Greater Nevada – Contractor / 5175 W. Diablo Dr. #110 ~ Las Vegas, NV
- Q. Sawdust Corner Steakhouse & Bakery – General / 18 S. C St. ~ Virginia City, NV
- R. Valeo North America, Inc. – General / 2625 USA Parkway ~ McCarran, NV

II. Approval of claims in the amount of \$3,643,135.64.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today’s agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Fire District

- Fire Chief Jeremy Loncar said the district found a used ladder truck to replace the older truck currently in service. Purchasing used will save \$900,000.
- A program to hand out fireplace ash cans to residents begins on Nov. 13. Storey County residents can obtain one at the Fire Protection District office at Station 71 in Virginia City.
- The district has been approved to purchase a new Type-1 engine. Lead-time to delivery is currently 49-50 months.

Public Works

- Director Jason Wierzbicki said the department is gearing up for winter.

Operations and Projects Coordinator

- Mike Northan said the Lockwood Senior Center has footings and electrical ready for inspections and footings will be poured next week.
- On the Fairgrounds Project, DOWL has been working with the Nevada Department of Environmental Protection on soils testing and a work plan in case of contaminated soil. Some contaminants were found below the surface and the department will work with NDEP on testing as the project progresses.
- The bid documents for the Fuel Tank and Pump Replacement Project have cleared legal review and bids will go out soon.

Administrative Officer

- Lisa Maciel said the lot adjacent to the jail was closed and on record today.

VCTC

- Assistant Tourism Director Leah Kruse said “Hauntober” was a huge success this year with the Haunted Hayride, Horseless Carriage, Haunted House, a special comedy show at Piper’s, and the Haunted Parade on C Street.
- The Statehood Ball at Piper’s was very successful.
- Virginia City was represented at the Nevada Day Parade.
- Director Todd Tuttle attended the Governor’s Office on Tourism meeting in Las Vegas.
- The Veteran’s Day Parade is on Nov. 11 at 11 a.m. with more than 40 entries.
- The annual town Christmas Tree Lighting will be Dec. 1.
- The Grinch Made Me Do It Saloon Crawl, the Parade of Lights and fireworks will be on Dec. 7. The following Saturday, Dec. 14, will see another Parade of Lights and a drone show.
- Christmas plays at Piper’s Opera House will be announced soon.
- Santa will be at the Visitor’s Center for the month of December. Specific dates will be announced soon.
- Director Tuttle will be at the National Tour Association conference Nov. 17-19, and Ms. Kruse will attend the American Bus Association conference in February.

Health and Community Services

- Director Stacy York said information and applications for assistance were available on the Health and Community Services page of the Storey County website.
- There will be a Spaghetti Feed after the Veterans Day Parade at the Masonic Hall on C St.

County Manager

- County Manager Austin Osborne said, on behalf of the IT Department, fiber installation to the Virginia City Highlands is nearing completion.
- He also said a letter came in from Carson City Fire District, thanking Storey County Emergency Management staff for all the support they offered to Carson City this week in preparation for Nevada Day 2024. The letter said, among other things, that Storey County delivered a mass casualty trailer to the Carson station #51 for the weekend and supported a no-notice training operation involving a simulated vehicle ramming during the parade causing mass casualties. It was an example of what emergency management does. Carson City and Douglas County are committed to assisting Storey County in the future.

Clerk-Treasurer’s Office

- Clerk-Treasurer Jim Hindle reported that today is Election Day. All polls are open and up and running. Through Early Voting, 65 percent of Storey active voters have turned-out, with 1,081 early voting in person, 1,044 mail ballots received. Since opening of polls this morning at 7am, nearly 300 more people have voted. A strong turnout is expected. Mail ballots must be postmarked today or turned in by the close of polls today. Final tabulation will be completed next Tuesday, November 12th and the results canvassed by the Board on the 13th.

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

Commissioner Mitchell went to the Governor's Conference on Tourism with Tourism Director Todd Tuttle.

11. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF HEALTH (10:30 A.M.)

Board of Health member Dr. Scott Shepherd joined the commissioners.

12. PUBLIC COMMENT (No Action): None

13. DISCUSSION ONLY: Update from Health and Community Services Director Stacy York. This item will include an update of flu and COVID vaccines administered during flu clinics and Quad-County Public Health Preparedness information including respiratory illness surveillance.

Director York reported information from Quad County Public Health indicates there had been 119 influenza-like illnesses in the Quad Counties (three hospitalizations and zero deaths) and 221 COVID-like illnesses (eight hospitalizations and zero deaths). There have been zero RSV cases in the Quad Counties. During the 6 vaccine clinics held in the County in October, 80 flu shots and 15 COVID boosters were provided.

Ms. York further reported said she plans to attend the National Health Care Preparedness Conference in December.

14. DISCUSSION ONLY: Health Officer update from Dr. Shepherd. This item will include an update of what Dr. Shepherd is experiencing in the hospitals and a general update for Storey County.

County Health Officer Dr. Scott Shepherd said there is a minor uptick in colds and flu illnesses. One major manufacturer of vaccines was damaged in Hurricanes Helene and Milton, so availability is about 60 percent of normal. Non-essential procedures will be postponed. The manufacturer should be back online by mid-December.

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

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to rescind the July 18, 2023, approved agreement between Storey County and Ponderosa Saloon, LLC (Old Corner Bar) pertaining to monthly payments of back utility payments.

This item was postponed to a future date.

17. 10:30 A.M. PUBLIC HEARING: 10:30 a.m. public hearing to consider public comments on proposed lease of that portion of Pipers Opera House known as the Old Comer Bar to VC Ponderosa Saloon LLC for a monthly rental amount of \$1,800.00 until December 31, 2025, with a two-year renewal term. Changes to the lease that was approved on January 2, 2024, include the removal of the requirement that the Ponderosa Saloon pay 35% of the monthly electric billing.

This item was postponed to a future date.

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to approve a revised lease for the Old Corner Bar located in Piper’s Opera House with Ponderosa Saloon LLC. The proposed revision includes the removal of the electrical payment requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.

This item was postponed to a future date.

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to approve a refund of electrical payments, past and current made by Ponderosa Saloon, LLC (Old Corner Bar) with the updated lease and rescinding of the past due agreement in the amount of \$4,677.53.

This item was postponed to a future date.

20. DISCUSSION/FOR POSSIBLE ACTION: Storey County Proclamation for Flood Awareness Week, November 10 - 16, 2024.

Planning Manager Kathy Canfield said this proclamation is being proposed as the County is joining with the State and surrounding jurisdictions to make residents aware of flood risks in the area. Ms. Canfield read the proclamation as included in the meeting packet.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Storey County, Nevada, Proclamation for recognizing Flood Awareness Week November 10 - 16, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

31. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration of the board’s position responding to the Nevada Governor’s Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding an application to GOED by Vantage Data Centers NV12, LLC for partial Sales and Use Tax Abatement and Personal Property Tax Abatement for a data center planned to operate in Storey County. No real property tax abatements are proposed. The tax abatements are subject

to GOED approval per NRS 360 as a “standard partial abatement” for expansion and recycling.

County Manager Austin Osborne said this is an off-the-shelf abatement for Vantage Data Centers 2; we have gone through these in the past. Their proposal qualifies for the abatement as they will invest \$254 million in capital investment which is expected to have a 10-year total economic impact of approximately \$119 million. The new tax revenue over 10 years is estimated to be about \$123 million. GOED estimates that sales and use tax abatements will be about \$28 million over that 10-year time, and there will be about \$10 million over the 10-year time of real property tax abatement. GOED assures us there will be no real property abatement for the building or the property on which it sits. Notes from Business Development Officer Lara Mather indicate several errors in the application that were corrected with GOED. With Board approval, a letter will be sent to GOED acknowledging the project.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff to submit a letter to GOED acknowledging an application to GOED by Vantage Data Centers NV12, LLC for the specified Data Center Sales and Use Tax Abatement and Personal Property Tax Abatement for a data center planned to operate in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to declare November 4th through 11th, 2024, in support of Operation Green Light for Veterans.

Administrative Officer Lisa Maciel said The National Association of Counties (NACo) is encouraging counties to show their support for veterans by lighting county buildings green from November 4th through November 11th, 2024. There are more than 460 veterans in Storey County. They also invite businesses and residents to light their buildings and homes green for those dates to show their support. Ms. Maciel read the proclamation that was included in the meeting packet.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the declaration of November 4th through 11th, 2024, in support of Operation Green Light for Veterans. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the County Manager to approve and sign a contract amendment between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply the Storey County School District & Community Chest with

Automatic External Defibrillators, along with related products and services, at a monthly rate of \$504/month for Community Chest and \$1,008/month for the School District, totaling no more than \$18,144 per year for three years, in addition to the \$18,144 contract previously approved to supply county offices and buildings.

Ms. Maciel said this is an amendment to the previously approved contract on Oct. 1, involving eight additional AED machines for the school district and four for the Community Chest. This will be less than half of what it would do to replace them outright. The School District and Community Chest will be responsible for the payments of the AEDs leased from their respective budgets.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign an addendum to the contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety, for the Storey County School District and Community Chest. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

24. CONSENT AGENDA FOR POSSIBLE ACTION: To approve revisions to policy P504 Rates of Pay, to reflect hourly compensation, leave accruals, and holidays when adjusting a 56-hour employee to a 40-hour schedule.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Fire Consent agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of the following purchases, utilizing available funds from the Capital Projects Fund that were not budgeted for in the FY 2024 budget:

- Holmatro electric extrication tools: not to exceed \$140,000.
- A replacement command vehicle: not to exceed \$75,000.
- An enclosed tandem axle trailer for UTV transport: not to exceed \$17,500.

Chief Jeremy Loncar said as per direction after the last meeting we identified items that were in our CIP, that were not budgeted in this fiscal year, except for the enclosed tandem axle trailer which was not in the CIP. The command vehicle will replace an old one, and the

extrication equipment does have some mention in the budget, but the Fire District was unable to obtain a grant for it. He said these items were necessary to get the district complete. With savings on the ladder truck, we are ahead by \$667,000.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the purchase of the following items, utilizing available funds within the Capital Projects Fund that were not budgeted for in the FY 2024 budget: Holmatro electric extrication tools not to exceed \$140,000; • A replacement command vehicle, not to exceed \$75,000; • An enclosed tandem axle trailer for UTV transport, not to exceed \$17,500. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

27. DISCUSSION/FOR POSSIBLE ACTION: Report of Public Works Department regarding roads and highways throughout Storey County.

Public Works Director Jason Wierzbicki said:

- Engineering for the 2025 Road Rehab project is full steam ahead. There are drainage issues along B Street as well as other streets.
- Lousetown project was successfully completed.
- We were able to get some extra slurry work done around town than was planned.
- We are improving the Cartwright Road shoulders.
- In response to a question from Commissioner Mitchell, Mr. Wierzbicki said he would get the word out for future projects.

Public Comment: None

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

29. DISCUSSION/FOR POSSIBLE ACTION: Possible approval of a proposal from Lumos and Associates for repair of the B Street Rockery Wall at B Street and Sutton Street. This project proposal is revised to include cultural (historical preservation and environmental) consulting as required by FEMA. The amount of the original proposal for structural design services is \$33,225.00 and the proposal for cultural resource consulting is \$54,100.00 for a total contract amount of \$87,325.00. As this is a FEMA project from the April 2023 storm event, FEMA is expected to reimburse 75% of the total project cost.

Operations and Projects Manager Mike Northan said this FEMA proposal amends the original Lumos proposal for design and repairs of the B Street rockery wall adding the cultural resource consulting that was required by FEMA.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the proposal for structural design and cultural resource consulting as required by FEMA for the design for the repair of the B Street rockery wall, in an amount not to exceed \$87,325.00, with the expectation that FEMA will reimburse the county for all project costs at a rate of 75%. **Seconded by:** Lance Gilman.

Vote: Motion passed unanimously.

- 30. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve amendments to Exhibit B of the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. regarding traffic management, signalized intersection development, and vehicle charging stations. This amendment causes no other modifications to the GSA which shall remain in effect.

County Manager Austin Osborne said in 2023 we approved a Government Services Agreement for Tesla Factory 2. Part of the agreement restricted Milan Drive for semi-trucks to and from the Gigafactory. Tesla has asked us to eliminate that restriction. In return Tesla will provide the County the traffic signal at Milan and Electric. The company will also provide, at no-cost to the County, replacement of existing Tesla charging stations at the Storey County Courthouse as well as additional new charging stations at other locations around the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve amendments to Exhibit B of the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. regarding traffic management, signalized intersection development, and vehicle charging stations. This amendment causes no other modifications to the GSA which shall remain in effect. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 32. DISCUSSION/FOR POSSIBLE ACTION:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

Mr. Osborne said he gave a worksheet to the BOC for the Strategic Plan update. This public workshop will provide an opportunity to review the current FY2024-2025 Storey County Strategic Plan and update and amend it as necessary.

He described the worksheet and what would be considered, including the vision and mission statements, perspectives and goals, results, accomplishments, details, objectives, strategies

and tactics. Mr. Osborne said the board needed to decide on any changes. The Commissioners indicated they saw no need for changes in these areas.

Mr. Osborne pointed out County priorities and focuses, and actions needed to protect the communities' health and resiliency. Key areas of focus will be to work with the fire district, to enhance emergency services, as well as projects to provide safe roadways and drainages. Other goals include providing a good living environment, protecting seniors, support infrastructure, encouraging public participation, and support historic preservation.

Commissioner Mitchell asked about veterans' programs as mentioned in a prior item. Mr. Osborne said that issue could be looked at in the next round.

Mr. Osborne said providing an environment for businesses to grow and develop, and supporting tourism development through the VCTC is also a strategic priority, as well as encouraging public participation and providing accurate and timely information to the public. He also listed anticipating, evaluating and planning for public service needs, and maximizing the efficient use of County resources.

Mr. Osborne, Commissioners Carmona and Mitchell, Business Development Officer Lara Mather, and Planning Manager Kathy Canfield discussed the county's strengths and weaknesses in the areas highlighted.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct staff to amend the Storey County Strategic Plan mission statement, vision statement, and other elements as discussed at today's workshop and to bring a draft of these amendments to the board at a future meeting for further review and consideration. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Bonanno Concrete Inc. – Contractor / 589 London Dr. ~ McCarran, NV
- B. Crown Painting Inc. – Contractor / 5309 Riggins Ct. #A ~ Reno, NV
- C. Freedom Espresso LLC -Food Truck / 800 E. Main St. ~ Fernley, NV
- D. High Country Commercial Refrigeration – Contractor / 9555 Benedict Dr. ~ Sparks, NV
- E. JWC/Justin Wilson Construction – Contractor / 1071 Haskell St. ~ Reno, NV
- F. Malaya Eats – Food Truck / 11535 Desert Bloom Dr. ~ Reno, NV
- G. MDB Trucking LLC – General / 589 London Dr. ~ McCarran, NV
- H. National Storage Tank, Inc. – Contractor / 4137 Santa Rosa Ave ~ Santa Rosa, CA
- I. New Life Industries, LLC – Contractor / 7 Lynlee Ln. ~ Yerington, NV
- J. Plastic Welding and Fabrication LTD – Out of County / 1601 McCowen St. ~ Snyder, TX
- K. Premier Performance, LLC – General / 675 Waltham Way ~ McCarran, NV

L. S&S Roofing of America Inc. – Contractor / 2 Self Blvd ~ Carteret, NJ
M. Sunstate Companies LLC – Contractor / 3101 E. Craig Rd. ~ N. Las Vegas, NV
N. T&D Power Inc. – Contractor / 800 S. Douglas Rd. # 200 ~ Coral Gables, FL
O. T F P Inc. – Contractor / 1696 Ghettis Way ~ Reno, NV

Public Comment: None

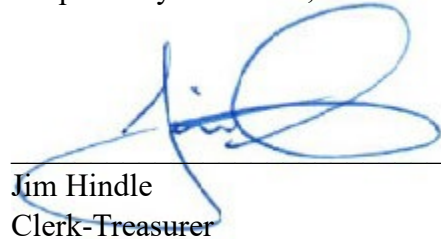
Motion: I, Commissioner Mitchell, move to approve second readings of business licenses listed under Item #33 listed as A-O. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

34. PUBLIC COMMENT (No Action):

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

Commission Chairman Carmona adjourned the meeting at 12:09 p.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the November 13, 2024, Special Meeting.

- **Recommended motion:** Approve or amend as necessary.

- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

11/13/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

SPECIAL MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman,

□ District Attorney Anne Langer, √ Deputy District Attorney Brian Brown

√ Clerk & Treasurer Jim Hindle, √ County Manager Austin Osborne,

Total Attendance: 9

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

Commissioner Carmona called the meeting to order at 10:02 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the November 13, 2024, special meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the final canvass of the results of the November 5, 2024, General Election held in and for Storey County.

Clerk/Treasurer Jim Hindle said two documents completed Tuesday evening with the final vote tally were given to the commissioners, along with the abstract of the vote. The info will be on the website today, on the Clerk's Page under Elections.

He said races did not change considerably from the unofficial results published on election night. There were no abnormalities in the vote.

Elections Analyst Mark Allen said the County mailed out 3,800 mail ballots, and 300 were returned undeliverable. Notices were sent, which were also returned. About 280 voters were listed as inactive. He read the percentages of the local candidates' results. Mr. Allen said there was an 83% total turnout. Large portion were early voters, then mail, then election day votes.

Mr. Hindle said there were 88 same-day registrations during the combination of early voting and election day, with a larger number of new voters. There were 13 Military/Overseas or ADA eligible voters that used the online EASE voting tool.

In a review of trends in voting, 2024 is the third election cycle in which "universal" mail ballots have been employed but, counter to promotion and publicity, it has not led to an increase of voter participation. The office has been tracking to see if mail ballots were cannibalizing early voting and, while there may be some slight impact of this switch, it may be too early to determine a permanent trend. This cycle it did seem that Mail and Early Voting eroded Election Day turnout.

Regarding voters' use of mail ballots, Mr. Hindle noted that the ballots of a significant number of residents either never got delivered to the voter, or once voted, their ballot got lost in the post and never arrived at the Office. When highlighted with adequate lead-time before Election Day, this problem can be remedied, but if discovered late to the close of polls on Election Day, voters' options are very limited. Mr. Hindle strongly recommended people with mail ballots bring them to the office or drop them in the boxes at the polling centers as this is the most secure way to make sure ballots are not lost in the mail or received late to the postmark deadline.

Mr. Hindle thanked all poll workers and ballot board volunteers as the election could not be managed if not for their participation. Also, conducting an election takes the combined effort

of all county offices and departments and Mr. Hindle and Mr. Allen expressed their gratitude for the cooperation and support received.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the final canvass of November 5, 2024, General Election held in and for Storey County and that the County Clerk make a copy of the abstract and make a mechanical report of the abstract to the Secretary of State. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- Capt. Fritz Klingler announced a course for succession planning and leadership.
- The Ash Can Program is going on, and residents can obtain one at Station 71.

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

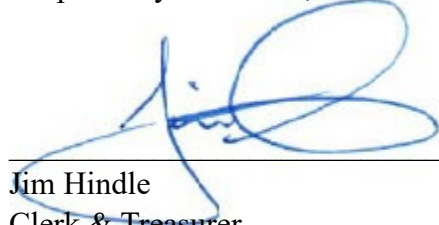
- Commissioner Mitchell echoed thanks on election work.

9. PUBLIC COMMENT (No Action): None

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

Commission Chairman Carmona adjourned the meeting at 10:23 a.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer

ADDENDUM

MEETING HANDOUTS

**ABSTRACT OF THE VOTE OF
STOREY COUNTY, STATE OF NEVADA
POLLED AT THE
GENERAL ELECTION
HELD NOVEMBER 5TH, 2024**

Relating to votes cast for General Election.

Filed November 13, 2024

STATE OF NEVADA)
) SS.
COUNTY OF STOREY)

I, D. James Hindle III, County Clerk of said County, do hereby certify the attached to be a full and correct Statement of the votes cast of said County, polled at the General Election held November 5, 2024. I hereby certify that the whole number of votes cast in said County, and the whole number of votes for the election is set forth as the total of each of the respective columns, as said statements appear entered in the Record of the Proceedings of the Board of County Commissioners of said County, now in my custody.

Witness by my hand and Official Seal this 13th day of November 2024.



D. James Hindle III
Storey County Clerk



STOREY COUNTY

ABSTRACT OF THE VOTE

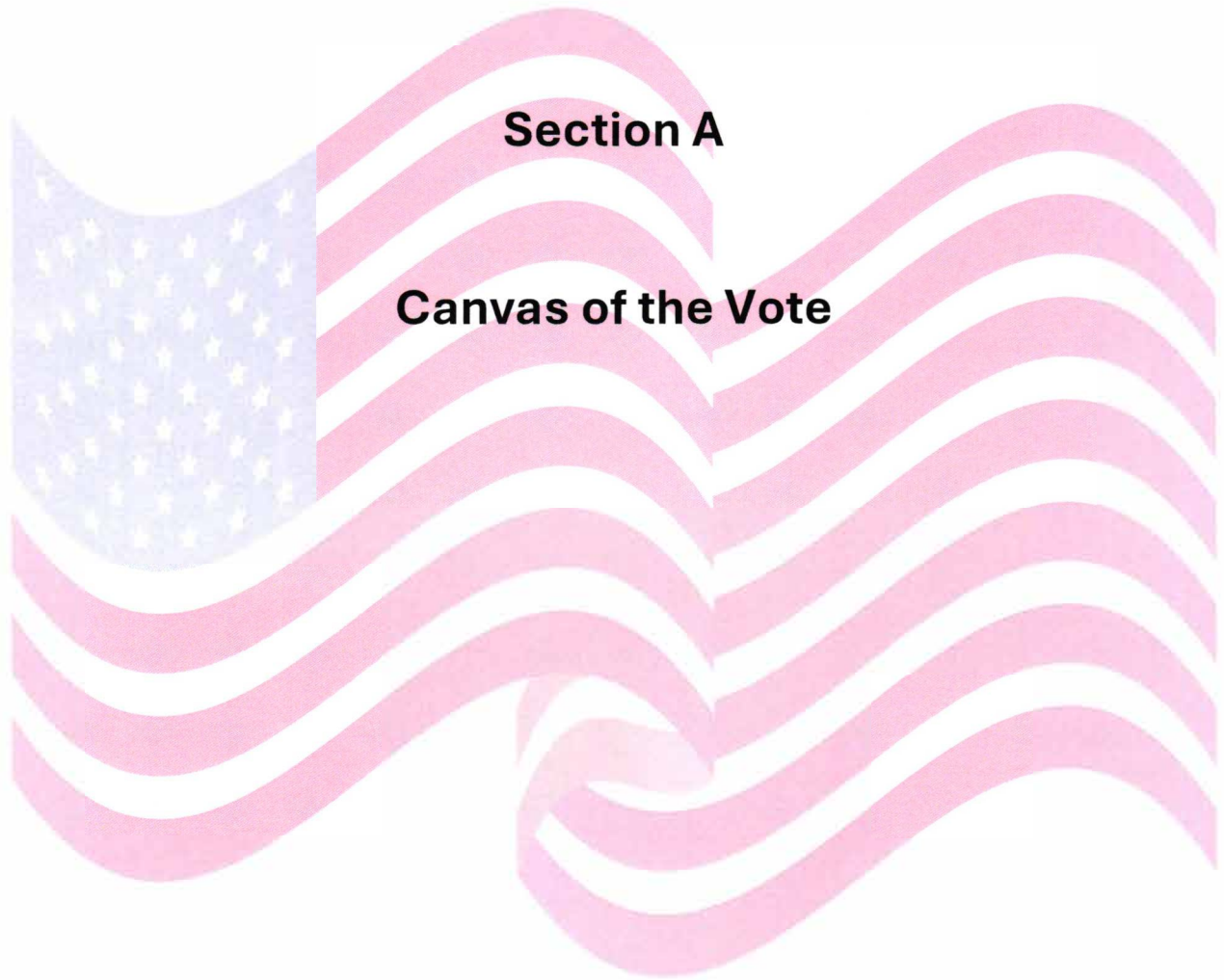
2024 GENERAL ELECTION

November 5th, 2024

AS CANVASED BY

THE STOREY COUNTY BOARD OF COMMISSIONERS

November 13, 2024



Section A

Canvas of the Vote



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/13/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

SPECIAL MEETING AGENDA

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

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

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health Board, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to 3 minutes per individual.

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

1. **CALL TO ORDER SPECIAL MEETING AT 10:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**

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

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

Consideration and possible approval of the agenda for the November 13, 2024, special meeting.

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

Consideration and possible approval of the final canvass of the results of the November 5, 2024, General Election held in and for Storey County.

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

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

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

10. **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.

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

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

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

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

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

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

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

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 11/08/2024; 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. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By *Drema Smith*
Drema Smith
Administrative Assistant II



Board of Storey County Commissioners Agenda Action Report

Meeting date: 11/13/2024 10:00 AM -
Special BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the November 13, 2024, special meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Drema Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** See attached.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 11/13/2024 10:00 AM -
Special BOCC Meeting

Estimate of Time Required: 15 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the final canvass of the results of the November 5, 2024, General Election held in and for Storey County.
- **Recommended motion:** I, Commissioner _____, move to approve the final canvass of the November 5, 2024, General Election held in and for Storey County and that the County Clerk make a copy of the abstract and make a mechanical report of the abstract to the Secretary of State.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

- **Staff Summary:** Unofficial summary results will be posted on the Clerk's "Elections" page on the County Website by November 13, 2024, and the Proposed Report of the Canvass of the Vote will be provided at the meeting.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

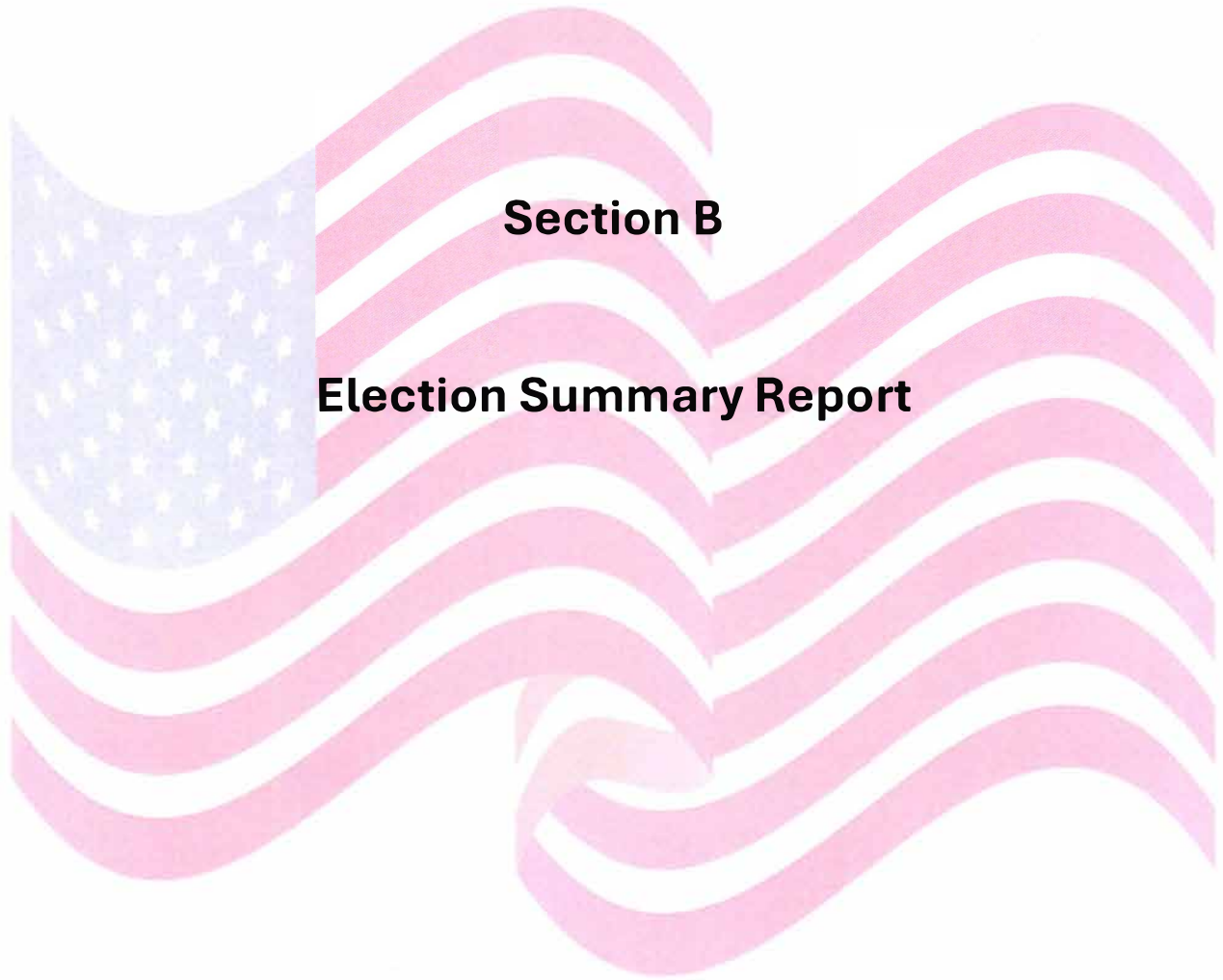
Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Section B

Election Summary Report

Election Summary Report

General Election STOREY COUNTY

November 05, 2024

Summary for: All Contests, All Districts, All Tabulators, All Counting Groups

Official Results - 11-12-2024 5:51 PM

Elector Group	Counting Group	Voters Cast	Registered Voters	Turnout
Total	Election Day	866	3,702	23.39%
	Early Vote	1,109		29.96%
	Mail In	1,107		29.90%
	Total	3,082		83.25%

Voters Cast: 3,082 of 3,702 (83.25%)

PRESIDENT AND VICE PRESIDENT OF THE UNITED STATES (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	1	4	2	7	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Harris, Kamala D. and Walz, Tim	DEM	221	228	464	913	29.69%
Oliver, Chase and ter Maat, Michael	LPN	7	4	7	18	0.59%
Skousen, Joel and Combs, Rik	IAP	2	2	2	6	0.20%
Trump, Donald J. and Vance, JD	REP	628	864	616	2,108	68.55%
None of These Candidates		7	7	16	30	0.98%
Total Votes		865	1,105	1,105	3,075	

UNITED STATES SENATOR (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	8	8	8	24	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Brown, Sam	REP	565	840	559	1,964	64.22%
Cunningham, Chris	LPN	24	7	33	64	2.09%
Hansen, Janine	IAP	18	12	20	50	1.64%
Rosen, Jacky S.	DEM	223	232	464	919	30.05%
None of These Candidates		28	10	23	61	1.99%
Total Votes		858	1,101	1,099	3,058	

REPRESENTATIVE IN CONGRESS, DISTRICT 2 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	31	24	50	105	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Amodei, Mark E.	REP	581	807	587	1,975	66.34%
Chapman, Lynn	IAP	28	34	81	143	4.80%
Kidd, Greg	NPP	198	221	357	776	26.07%
Tachiquin, Javi "Trujillo"	LPN	28	23	32	83	2.79%
Total Votes		835	1,085	1,057	2,977	

STATE ASSEMBLY, DISTRICT 40 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	36	25	55	116	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
O'Neill, Philip "PK"	REP	615	871	620	2,106	71.00%
Ramsey, Katherine	DEM	215	213	432	860	29.00%
Total Votes		830	1,084	1,052	2,966	

COMMISSIONER DISTRICT 1 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	22	18	31	71	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Gallagher, Hugh J.	DEM	261	288	412	961	31.92%
Mitchell, Clay	REP	583	803	664	2,050	68.08%
Total Votes		844	1,091	1,076	3,011	

COMMISSIONER DISTRICT 3 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	138	198	319	655	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Gilman, Donald	REP	728	911	788	2,427	100.00%
Total Votes		728	911	788	2,427	

JUSTICE OF THE SUPREME COURT, SEAT C (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	73	116	170	359	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Cadish, Elissa	NP	545	660	685	1,890	69.41%
None of These Candidates		248	333	252	833	30.59%
Total Votes		793	993	937	2,723	

JUSTICE OF THE SUPREME COURT, SEAT F (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	73	125	165	363	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Lee, Patty	NP	554	650	712	1,916	70.47%
None of These Candidates		239	334	230	803	29.53%
Total Votes		793	984	942	2,719	

JUSTICE OF THE SUPREME COURT, SEAT G (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	75	123	172	370	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Stiglich, Lidia	NP	560	677	708	1,945	71.72%
None of These Candidates		231	309	227	767	28.28%
Total Votes		791	986	935	2,712	

MEMBER, STATE BOARD OF EDUCATION, DISTRICT 2 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	127	199	226	552	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Davis, Paul "Doc"	NP	434	531	405	1,370	54.15%
Orr, Angela	NP	305	379	476	1,160	45.85%
Total Votes		739	910	881	2,530	

DISTRICT COURT JUDGE, DISTRICT 1, DEPARTMENT 2 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	127	151	223	501	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Krueger, Mark	NP	397	497	387	1,281	49.63%
Luis, Kristin	NP	342	461	497	1,300	50.37%
Total Votes		739	958	884	2,581	

STATEWIDE QUESTION 1 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	40	43	93	176	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		280	257	334	871	29.97%
No		546	809	680	2,035	70.03%
Total Votes		826	1,066	1,014	2,906	

STATEWIDE QUESTION 2 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	36	40	74	150	
Overvotes	0	0	1	1	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		408	497	615	1,520	51.86%
No		422	572	417	1,411	48.14%
Total Votes		830	1,069	1,032	2,931	

STATEWIDE QUESTION 3 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	12	16	30	58	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		361	303	415	1,079	35.68%
No		493	790	662	1,945	64.32%
Total Votes		854	1,093	1,077	3,024	

STATEWIDE QUESTION 4 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	25	31	50	106	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		396	506	597	1,499	50.37%
No		445	572	460	1,477	49.63%
Total Votes		841	1,078	1,057	2,976	

STATEWIDE QUESTION 5 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	34	33	58	125	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		495	620	687	1,802	60.94%
No		337	456	362	1,155	39.06%
Total Votes		832	1,076	1,049	2,957	

STATEWIDE QUESTION 6 (Vote for 1)

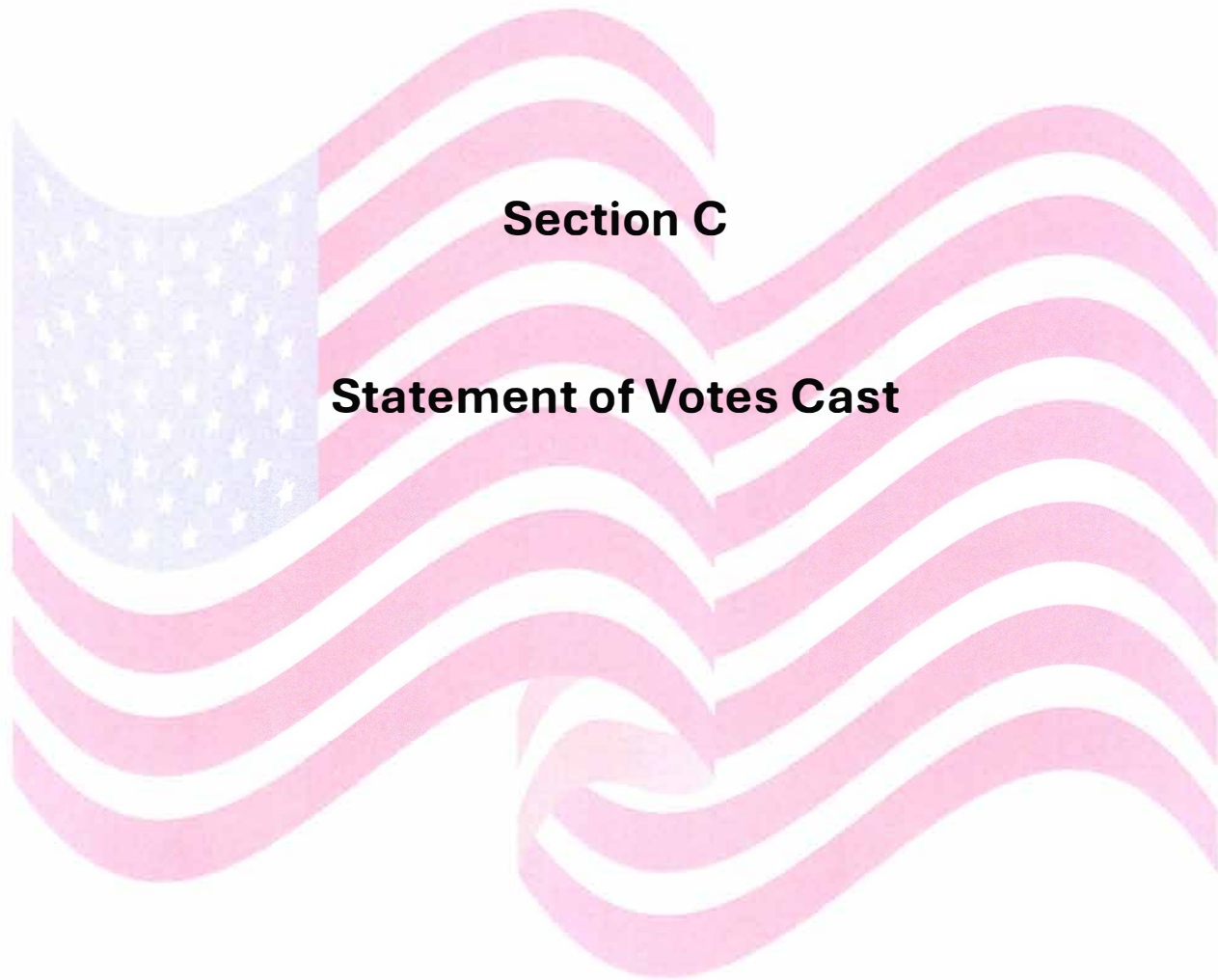
	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	31	26	35	92	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		456	412	692	1,560	52.17%
No		379	671	380	1,430	47.83%
Total Votes		835	1,083	1,072	2,990	

STATEWIDE QUESTION 7 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	22	18	31	71	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Yes		714	912	772	2,398	79.64%
No		130	179	304	613	20.36%
Total Votes		844	1,091	1,076	3,011	



Section C

Statement of Votes Cast

Statement of Votes Cast

General Election

STOREY COUNTY

November 05, 2024

SOVC for: All Contests, All Districts, All Counting Groups

Storey County 2024 General Election Statement of Vost Cast - FINAL

Precinct	Registered Voters	Voters Cast	% Turnout
County			
Storey County			
01	473	406	85.84%
02	440	356	80.91%
03	28	16	57.14%
04	597	498	83.42%
05	1,265	1,092	86.32%
06	845	674	79.76%
07	0	0	N/A
08	19	12	63.16%
09	0	0	N/A
11	10	6	60.00%
12	2	1	50.00%
13	0	1	N/A
15	23	20	86.96%
99	0	0	N/A
88	0	0	N/A
Storey County - Total	3,702	3,082	83.25%
Cumulative			
Cumulative	0	0	N/A
Cumulative - Total	0	0	N/A
County - Total	3,702	3,082	83.25%

PRESIDENT AND VICE PRESIDENT OF THE UNITED STATES (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	1	0
02	356	440	0	0
03	16	28	0	0
04	498	597	2	0
05	1,092	1,265	3	0
06	674	845	1	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
99	0	0	0	0
88	0	0	0	0
Storey County - Total	3,082	3,702	7	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	7	0

Precinct	Harris, Kamala D. and Walz, Tim (DEM)	Oliver, Chase and ter Maat, Michael (LPN)
County		
Storey County		
01	99 24.44%	3 0.74%
02	115 32.30%	3 0.84%
03	4 25.00%	0 0.00%
04	121 24.40%	2 0.40%
05	312 28.65%	5 0.46%
06	253 37.59%	5 0.74%
07	0	0
08	6 50.00%	0 0.00%
09	0	0
11	**** ****	**** ****
12	**** ****	**** ****
13	**** ****	**** ****
15	3 15.00%	0 0.00%
99	0	0
88	0	0
Storey County - Total	913 29.69%	18 0.59%
Cumulative		
Cumulative	0	0
Cumulative - Total	0	0
County - Total	913 29.69%	18 0.59%

Precinct	Skousen, Joel and Combs, Rik (IAP)		Trump, Donald J. and Vance, JD (REP)		None of These Candidates		Total Votes
County							
Storey County							
01	0	0.00%	298	73.58%	5	1.23%	405
02	2	0.56%	236	66.29%	0	0.00%	356
03	0	0.00%	12	75.00%	0	0.00%	16
04	1	0.20%	369	74.40%	3	0.60%	496
05	3	0.28%	756	69.42%	13	1.19%	1,089
06	0	0.00%	406	60.33%	9	1.34%	673
07	0		0		0		0
08	0	0.00%	6	50.00%	0	0.00%	12
09	0		0		0		0
11	****	****	****	****	****	****	****
12	****	****	****	****	****	****	****
13	****	****	****	****	****	****	****
15	0	0.00%	17	85.00%	0	0.00%	20
99	0		0		0		0
88	0		0		0		0
Storey County - Total	6	0.20%	2,108	68.55%	30	0.98%	3,075
Cumulative							
Cumulative	0		0		0		0
Cumulative - Total	0		0		0		0
County - Total	6	0.20%	2,108	68.55%	30	0.98%	3,075

UNITED STATES SENATOR (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	4	0
02	356	440	1	0
03	16	28	0	0
04	498	597	4	0
05	1,092	1,265	7	0
06	674	845	7	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	24	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	24	0

Precinct	Brown, Sam (REP)	Cunningham, Chris (LPN)
County		
Storey County		
01	271 67.41%	11 2.74%
02	224 63.10%	2 0.56%
03	12 75.00%	0 0.00%
04	332 67.21%	12 2.43%
05	729 67.19%	19 1.75%
06	368 55.17%	19 2.85%
07	0	0
08	4 33.33%	1 8.33%
09	0	0
11	**** ****	**** ****
12	**** ****	**** ****
13	**** ****	**** ****
15	16 84.21%	0 0.00%
Storey County - Total	1,964 64.22%	64 2.09%
Cumulative		
Cumulative	0	0
Cumulative - Total	0	0
County - Total	1,964 64.22%	64 2.09%

Precinct	Hansen, Janine (IAP)		Rosen, Jacky S. (DEM)		None of These Candidates		Total Votes
County							
Storey County							
01	4	1.00%	109	27.11%	7	1.74%	402
02	8	2.25%	115	32.39%	6	1.69%	355
03	0	0.00%	4	25.00%	0	0.00%	16
04	11	2.23%	122	24.70%	17	3.44%	494
05	17	1.57%	313	28.85%	7	0.65%	1,085
06	9	1.35%	249	37.33%	22	3.30%	667
07	0		0		0		0
08	1	8.33%	5	41.67%	1	8.33%	12
09	0		0		0		0
11	****	****	****	****	****	****	****
12	****	****	****	****	****	****	****
13	****	****	****	****	****	****	****
15	0	0.00%	2	10.53%	1	5.26%	19
Storey County - Total	50	1.64%	919	30.05%	61	1.99%	3,058
Cumulative							
Cumulative	0		0		0		0
Cumulative - Total	0		0		0		0
County - Total	50	1.64%	919	30.05%	61	1.99%	3,058

REPRESENTATIVE IN CONGRESS, DISTRICT 2 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	11	0
02	356	440	15	0
03	16	28	0	0
04	498	597	23	0
05	1,092	1,265	28	0
06	674	845	26	0
07	0	0	0	0
08	12	19	2	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
Storey County - Total	3,082	3,702	105	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	105	0

Precinct	Amodei, Mark E. (REP)		Chapman, Lynn (IAP)	
County				
Storey County				
01	290	73.42%	16	4.05%
02	226	66.28%	22	6.45%
03	12	75.00%	0	0.00%
04	318	66.95%	30	6.32%
05	725	68.14%	42	3.95%
06	375	57.87%	32	4.94%
07	0		0	
08	3	30.00%	1	10.00%
09	0		0	
11	****	****	****	****
12	****	****	****	****
13	****	****	****	****
15	19	95.00%	0	0.00%
Storey County - Total	1,975	66.34%	143	4.80%
Cumulative				
Cumulative	0		0	
Cumulative - Total	0		0	
County - Total	1,975	66.34%	143	4.80%

Precinct	Kidd, Greg (NPP)		Tachiquin, Javi "Trujillo" (LPN)		Total Votes
County					
Storey County					
01	82	20.76%	7	1.77%	395
02	85	24.93%	8	2.35%	341
03	3	18.75%	1	6.25%	16
04	117	24.63%	10	2.11%	475
05	272	25.56%	25	2.35%	1,064
06	211	32.56%	30	4.63%	648
07	0		0		0
08	4	40.00%	2	20.00%	10
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	1	5.00%	0	0.00%	20
Storey County - Total	776	26.07%	83	2.79%	2,977
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	776	26.07%	83	2.79%	2,977

STATE ASSEMBLY, DISTRICT 40 (Vote for 1)

**** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	17	0
02	356	440	13	0
03	16	28	0	0
04	498	597	18	0
05	1,092	1,265	40	0
06	674	845	26	0
07	0	0	0	0
08	12	19	1	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	116	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	116	0

Precinct	O'Neill, Philip "PK" (REP)		Ramsey, Katherine (DEM)		Total Votes
County					
Storey County					
01	298	76.61%	91	23.39%	389
02	236	68.80%	107	31.20%	343
03	12	75.00%	4	25.00%	16
04	354	73.75%	126	26.25%	480
05	765	72.72%	287	27.28%	1,052
06	409	63.12%	239	36.88%	648
07	0		0		0
08	6	54.55%	5	45.45%	11
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	19	100.00%	0	0.00%	19
Storey County - Total	2,106	71.00%	860	29.00%	2,966
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	2,106	71.00%	860	29.00%	2,966

COMMISSIONER DISTRICT 1 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	7	0
02	356	440	8	0
03	16	28	0	0
04	498	597	13	0
05	1,092	1,265	20	0
06	674	845	22	0
07	0	0	0	0
08	12	19	1	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
Storey County - Total	3,082	3,702	71	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	71	0

Precinct	Gallagher, Hugh J. (DEM)		Mitchell, Clay (REP)		Total Votes
County					
Storey County					
01	168	42.11%	231	57.89%	399
02	151	43.39%	197	56.61%	348
03	4	25.00%	12	75.00%	16
04	130	26.80%	355	73.20%	485
05	280	26.12%	792	73.88%	1,072
06	222	34.05%	430	65.95%	652
07	0		0		0
08	6	54.55%	5	45.45%	11
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	0	0.00%	20	100.00%	20
Storey County - Total	961	31.92%	2,050	68.08%	3,011
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	961	31.92%	2,050	68.08%	3,011

COMMISSIONER DISTRICT 3 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	96	0
02	356	440	79	0
03	16	28	5	0
04	498	597	93	0
05	1,092	1,265	241	0
06	674	845	136	0
07	0	0	0	0
08	12	19	5	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
Storey County - Total	3,082	3,702	655	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	655	0

Precinct	Gilman, Donald (REP)	Total Votes
County		
Storey County		
01	310 100.00%	310
02	277 100.00%	277
03	11 100.00%	11
04	405 100.00%	405
05	851 100.00%	851
06	538 100.00%	538
07	0	0
08	7 100.00%	7
09	0	0
11	**** ****	****
12	**** ****	****
13	**** ****	****
15	20 100.00%	20
Storey County - Total	2,427 100.00%	2,427
Cumulative		
Cumulative	0	0
Cumulative - Total	0	0
County - Total	2,427 100.00%	2,427

JUSTICE OF THE SUPREME COURT, SEAT C (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	38	0
02	356	440	39	0
03	16	28	1	0
04	498	597	46	0
05	1,092	1,265	159	0
06	674	845	72	0
07	0	0	0	0
08	12	19	1	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	359	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	359	0

Precinct	Cadish, Elissa (NP)		None of These Candidates		Total Votes
County					
Storey County					
01	246	66.85%	122	33.15%	368
02	212	66.88%	105	33.12%	317
03	10	66.67%	5	33.33%	15
04	332	73.45%	120	26.55%	452
05	640	68.60%	293	31.40%	933
06	429	71.26%	173	28.74%	602
07	0		0		0
08	6	54.55%	5	45.45%	11
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	13	68.42%	6	31.58%	19
Storey County - Total	1,890	69.41%	833	30.59%	2,723
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,890	69.41%	833	30.59%	2,723

JUSTICE OF THE SUPREME COURT, SEAT F (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	34	0
02	356	440	41	0
03	16	28	1	0
04	498	597	48	0
05	1,092	1,265	168	0
06	674	845	68	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	363	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	363	0

Precinct	Lee, Patty (NP)	None of These Candidates	Total Votes
County			
Storey County			
01	247 66.40%	125 33.60%	372
02	212 67.30%	103 32.70%	315
03	10 66.67%	5 33.33%	15
04	336 74.67%	114 25.33%	450
05	640 69.26%	284 30.74%	924
06	444 73.27%	162 26.73%	606
07	0	0	0
08	8 66.67%	4 33.33%	12
09	0	0	0
11	**** ****	**** ****	****
12	**** ****	**** ****	****
13	**** ****	**** ****	****
15	16 84.21%	3 15.79%	19
Storey County - Total	1,916 70.47%	803 29.53%	2,719
Cumulative			
Cumulative	0	0	0
Cumulative - Total	0	0	0
County - Total	1,916 70.47%	803 29.53%	2,719

JUSTICE OF THE SUPREME COURT, SEAT G (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	34	0
02	356	440	43	0
03	16	28	1	0
04	498	597	51	0
05	1,092	1,265	166	0
06	674	845	71	0
07	0	0	0	0
08	12	19	1	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	370	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	370	0

Precinct	Stiglich, Lidia (NP)	None of These Candidates	Total Votes
County			
Storey County			
01	244 65.59%	128 34.41%	372
02	207 66.13%	106 33.87%	313
03	9 60.00%	6 40.00%	15
04	338 75.62%	109 24.38%	447
05	667 72.03%	259 27.97%	926
06	454 75.29%	149 24.71%	603
07	0	0	0
08	7 63.64%	4 36.36%	11
09	0	0	0
11	**** ****	**** ****	****
12	**** ****	**** ****	****
13	**** ****	**** ****	****
15	15 78.95%	4 21.05%	19
Storey County - Total	1,945 71.72%	767 28.28%	2,712
Cumulative			
Cumulative	0	0	0
Cumulative - Total	0	0	0
County - Total	1,945 71.72%	767 28.28%	2,712

MEMBER, STATE BOARD OF EDUCATION, DISTRICT 2 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	61	0
02	356	440	75	0
03	16	28	1	0
04	498	597	67	0
05	1,092	1,265	233	0
06	674	845	109	0
07	0	0	0	0
08	12	19	3	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	552	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	552	0

Precinct	Davis, Paul "Doc" (NP)		Orr, Angela (NP)		Total Votes
County					
Storey County					
01	185	53.62%	160	46.38%	345
02	161	57.30%	120	42.70%	281
03	11	73.33%	4	26.67%	15
04	237	54.99%	194	45.01%	431
05	444	51.69%	415	48.31%	859
06	305	53.98%	260	46.02%	565
07	0		0		0
08	7	77.78%	2	22.22%	9
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	15	78.95%	4	21.05%	19
Storey County - Total	1,370	54.15%	1,160	45.85%	2,530
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,370	54.15%	1,160	45.85%	2,530

DISTRICT COURT JUDGE, DISTRICT 1, DEPARTMENT 2 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	54	0
02	356	440	55	0
03	16	28	1	0
04	498	597	72	0
05	1,092	1,265	209	0
06	674	845	103	0
07	0	0	0	0
08	12	19	4	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	2	0
Storey County - Total	3,082	3,702	501	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	501	0

Precinct	Krueger, Mark (NP)		Luis, Kristin (NP)		Total Votes
County					
Storey County					
01	178	50.57%	174	49.43%	352
02	139	46.18%	162	53.82%	301
03	8	53.33%	7	46.67%	15
04	254	59.62%	172	40.38%	426
05	379	42.92%	504	57.08%	883
06	302	52.89%	269	47.11%	571
07	0		0		0
08	4	50.00%	4	50.00%	8
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	11	61.11%	7	38.89%	18
Storey County - Total	1,281	49.63%	1,300	50.37%	2,581
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,281	49.63%	1,300	50.37%	2,581

STATEWIDE QUESTION 1 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	23	0
02	356	440	19	0
03	16	28	1	0
04	498	597	27	0
05	1,092	1,265	63	0
06	674	845	42	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	176	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	176	0

Precinct	Yes		No		Total Votes
County					
Storey County					
01	119	31.07%	264	68.93%	383
02	98	29.08%	239	70.92%	337
03	3	20.00%	12	80.00%	15
04	139	29.51%	332	70.49%	471
05	269	26.14%	760	73.86%	1,029
06	232	36.71%	400	63.29%	632
07	0		0		0
08	6	50.00%	6	50.00%	12
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	5	26.32%	14	73.68%	19
Storey County - Total	871	29.97%	2,035	70.03%	2,906
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	871	29.97%	2,035	70.03%	2,906

STATEWIDE QUESTION 2 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	19	1
02	356	440	17	0
03	16	28	1	0
04	498	597	29	0
05	1,092	1,265	50	0
06	674	845	32	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	2	0
Storey County - Total	3,082	3,702	150	1
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	150	1

Precinct	Yes		No		Total Votes
County					
Storey County					
01	192	49.74%	194	50.26%	386
02	182	53.69%	157	46.31%	339
03	12	80.00%	3	20.00%	15
04	225	47.97%	244	52.03%	469
05	506	48.56%	536	51.44%	1,042
06	386	60.12%	256	39.88%	642
07	0		0		0
08	9	75.00%	3	25.00%	12
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	8	44.44%	10	55.56%	18
Storey County - Total	1,520	51.86%	1,411	48.14%	2,931
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,520	51.86%	1,411	48.14%	2,931

STATEWIDE QUESTION 3 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	6	0
02	356	440	9	0
03	16	28	0	0
04	498	597	17	0
05	1,092	1,265	13	0
06	674	845	12	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	58	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	58	0

Precinct	Yes	No	Total Votes
County			
Storey County			
01	142 35.50%	258 64.50%	400
02	134 38.62%	213 61.38%	347
03	8 50.00%	8 50.00%	16
04	165 34.30%	316 65.70%	481
05	318 29.47%	761 70.53%	1,079
06	299 45.17%	363 54.83%	662
07	0	0	0
08	9 75.00%	3 25.00%	12
09	0	0	0
11	**** ****	**** ****	****
12	**** ****	**** ****	****
13	**** ****	**** ****	****
15	3 15.79%	16 84.21%	19
Storey County - Total	1,079 35.68%	1,945 64.32%	3,024
Cumulative			
Cumulative	0	0	0
Cumulative - Total	0	0	0
County - Total	1,079 35.68%	1,945 64.32%	3,024

STATEWIDE QUESTION 4 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	12	0
02	356	440	12	0
03	16	28	1	0
04	498	597	26	0
05	1,092	1,265	36	0
06	674	845	18	0
07	0	0	0	0
08	12	19	1	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
Storey County - Total	3,082	3,702	106	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	106	0

Precinct	Yes		No		Total Votes
County					
Storey County					
01	194	49.24%	200	50.76%	394
02	181	52.62%	163	47.38%	344
03	9	60.00%	6	40.00%	15
04	208	44.07%	264	55.93%	472
05	519	49.15%	537	50.85%	1,056
06	378	57.62%	278	42.38%	656
07	0		0		0
08	6	54.55%	5	45.45%	11
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	2	10.00%	18	90.00%	20
Storey County - Total	1,499	50.37%	1,477	49.63%	2,976
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,499	50.37%	1,477	49.63%	2,976

STATEWIDE QUESTION 5 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	11	0
02	356	440	12	0
03	16	28	0	0
04	498	597	30	0
05	1,092	1,265	45	0
06	674	845	27	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
Storey County - Total	3,082	3,702	125	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	125	0

Precinct	Yes		No		Total Votes
County					
Storey County					
01	223	56.46%	172	43.54%	395
02	204	59.30%	140	40.70%	344
03	12	75.00%	4	25.00%	16
04	287	61.32%	181	38.68%	468
05	628	59.98%	419	40.02%	1,047
06	432	66.77%	215	33.23%	647
07	0		0		0
08	8	66.67%	4	33.33%	12
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	6	30.00%	14	70.00%	20
Storey County - Total	1,802	60.94%	1,155	39.06%	2,957
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,802	60.94%	1,155	39.06%	2,957

STATEWIDE QUESTION 6 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	11	0
02	356	440	6	0
03	16	28	0	0
04	498	597	24	0
05	1,092	1,265	28	0
06	674	845	22	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	1	0
Storey County - Total	3,082	3,702	92	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	92	0

Precinct	Yes		No		Total Votes
County					
Storey County					
01	208	52.66%	187	47.34%	395
02	185	52.86%	165	47.14%	350
03	6	37.50%	10	62.50%	16
04	239	50.42%	235	49.58%	474
05	504	47.37%	560	52.63%	1,064
06	398	61.04%	254	38.96%	652
07	0		0		0
08	8	66.67%	4	33.33%	12
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	12	63.16%	7	36.84%	19
Storey County - Total	1,560	52.17%	1,430	47.83%	2,990
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	1,560	52.17%	1,430	47.83%	2,990

STATEWIDE QUESTION 7 (Vote for 1) **** - Insufficient Turnout to Protect Voter Privacy

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Storey County				
01	406	473	10	0
02	356	440	7	0
03	16	28	0	0
04	498	597	20	0
05	1,092	1,265	15	0
06	674	845	19	0
07	0	0	0	0
08	12	19	0	0
09	0	0	0	0
11	6	10	****	****
12	1	2	****	****
13	1	0	****	****
15	20	23	0	0
Storey County - Total	3,082	3,702	71	0
Cumulative				
Cumulative	0	0	0	0
Cumulative - Total	0	0	0	0
County - Total	3,082	3,702	71	0

Precinct	Yes		No		Total Votes
County					
Storey County					
01	315	79.55%	81	20.45%	396
02	280	80.23%	69	19.77%	349
03	13	81.25%	3	18.75%	16
04	383	80.13%	95	19.87%	478
05	846	78.55%	231	21.45%	1,077
06	526	80.31%	129	19.69%	655
07	0		0		0
08	8	66.67%	4	33.33%	12
09	0		0		0
11	****	****	****	****	****
12	****	****	****	****	****
13	****	****	****	****	****
15	20	100.00%	0	0.00%	20
Storey County - Total	2,398	79.64%	613	20.36%	3,011
Cumulative					
Cumulative	0		0		0
Cumulative - Total	0		0		0
County - Total	2,398	79.64%	613	20.36%	3,011



Canvass of the Vote 2024 GENERAL ELECTION

Storey County Clerk & Treasurer – Elections Office

November 13, 2024

ELECTION RESULT

COUNTY OFFICES

COMMISSIONER DISTRICT 1 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	22	18	31	71	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Gallagher, Hugh J.	DEM	261	288	412	961	31.92%
Mitchell, Clay	REP	583	803	664	2,050	68.08%
Total Votes		844	1,091	1,076	3,011	

COMMISSIONER DISTRICT 3 (Vote for 1)

	Election Day	Early Vote	Mail In	Total	
Times Cast	866	1,109	1,107	3,082 / 3,702	83.25%
Undervotes	138	198	319	655	
Overvotes	0	0	0	0	

Candidate	Party	Election Day	Early Vote	Mail In	Total	
Gilman, Donald	REP	728	911	788	2,427	100.00%
Total Votes		728	911	788	2,427	

Election Summary Report

General Election

STOREY COUNTY

November 05, 2024

Summary for: All Contests, All Districts, All Tabulators, All Counting Groups

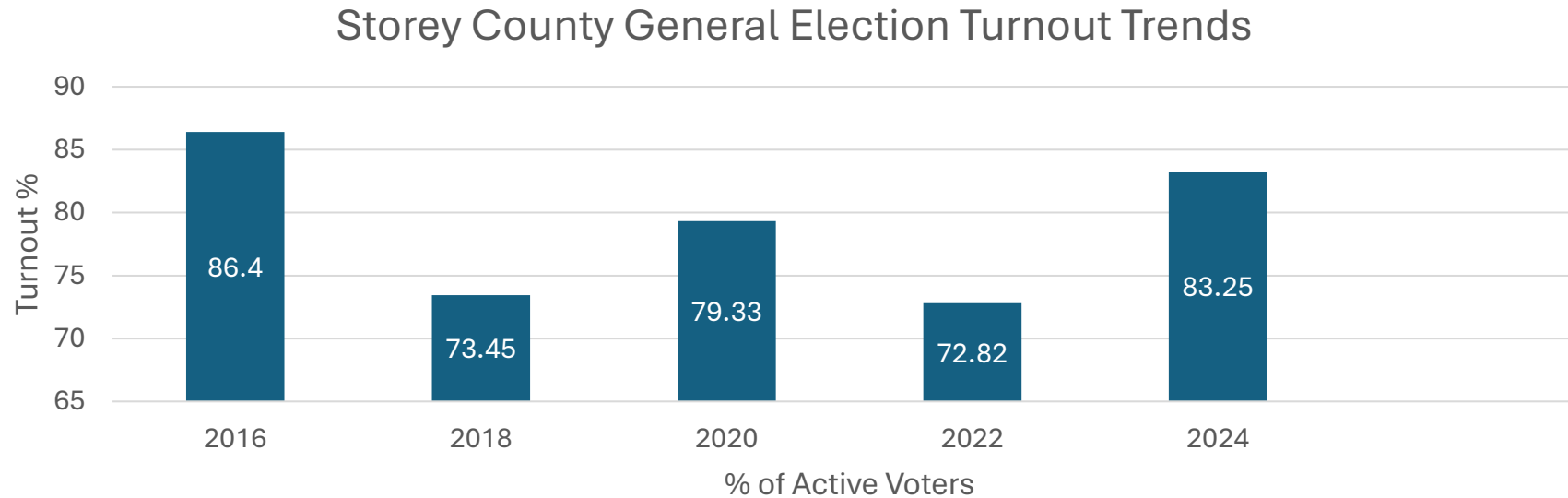
Official Results - 11-12-2024 5:51 PM

Elector Group	Counting Group	Voters Cast	Registered Voters	Turnout
Total	Election Day	866	3,702	23.39%
	Early Vote	1,109		29.96%
	Mail In	1,107		29.90%
	Total	3,082		83.25%

OVERALL TURNOUT

- **2024 General Election**

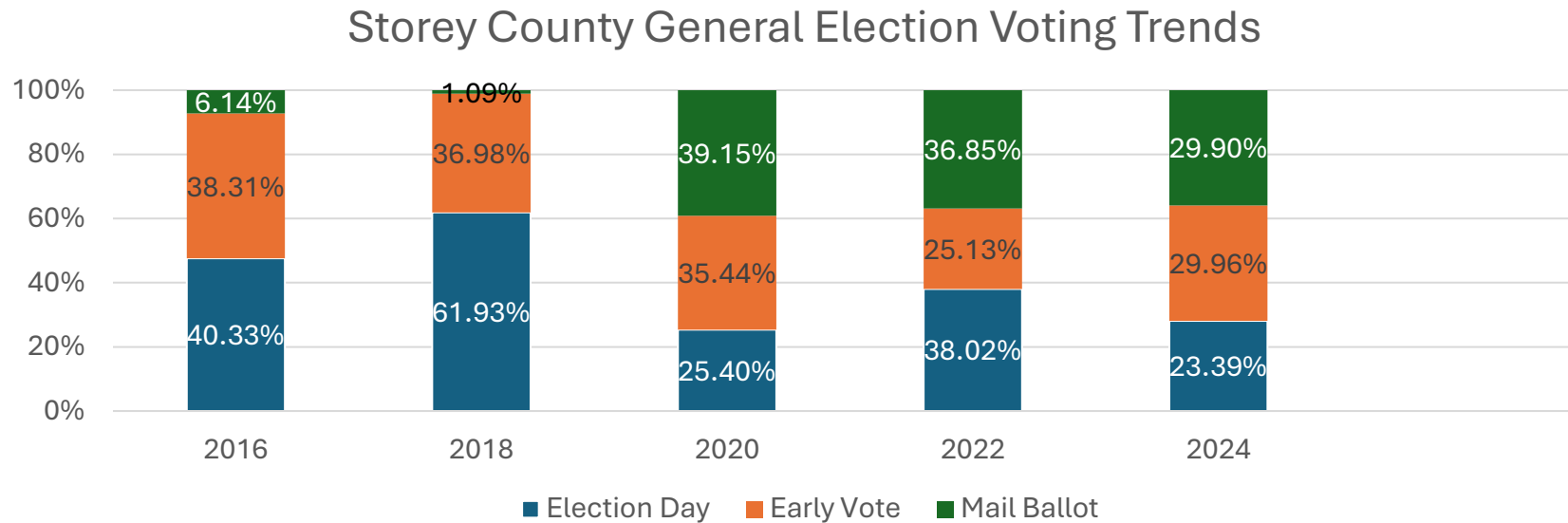
- 3,702 Total **Active** Registered Voters Eligible to Participate in this Election
- Total Votes Cast
- % Turnout



GENERAL ELECTION VOTING TRENDS

- **2024 General Election**

- % of Cast Votes Voted In-Person on Election Day
- % Voted Early
- % Voted by Mail Ballot



STOREY COUNTY

THANK YOU!

- **POLL WORKERS**
- **VOLUNTEER BALLOT BOARD**
- **SHERIFF & DEPUTIES**
- **PUBLIC WORKS**
- **COMMISSIONERS' OFFICE & COUNTY MANAGER**
- **IT**
- **JUSTICE COURT**

TRUTH CONQUERS ALL THINGS

NOVEMBER 13, 2024



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the November 19, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

11/19/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman,

□ District Attorney Anne Langer, √ Deputy District Attorney Brian Brown

√ Clerk & Treasurer Jim Hindle, √ County Manager Austin Osborne,

Total Attendance: 25

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

Commission Chairman Jay Carmona declared a quorum present and called the meeting to order at 10:03 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the November 19, 2024, meeting.

County Manager Austin Osborne asked to remove Item #7 from the agenda.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the one noted change. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Carson Tahoe Electric – Contractor / 1985 E. Valley Rd. ~ Minden, NV
- B. Food Cartel LLC – Food Truck / 1377 Jenny's Ln ~ Fernley, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of proposed settlement agreement in the Mediation of Jerry Najera.

This item was removed from the agenda.

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

Sheriff's Office

- Sheriff Mike Cullen said 3 officers graduated from POST. The Sheriff's Office welcomes a new Administrative Assistant who will be in training the next couple of weeks. This is to backfill the opening created as Dore Fate transitioned to the Clerk & Treasurer's Office.

Fire District

- Chief Loncar said the purchase of the property next to the fire station was finalized and is being cleaned up.

Operations and Projects

- Coordinator Mike Northan said the Lockwood Senior Center is on schedule and under budget.
- TRI Restrooms and Mark Twain Community Center projects are in the design phase.
- Virginia City Highlands Community Center is getting a second proposal, to try and move it along more quickly.
- Station 71 environmental impact report is nearing completion.
- Fuel Tank and Pump Replacement Project just went out to bid.
- The Fairgrounds Project is almost ready to out to bid after new items were placed in the project by engineers and environmentalists.

- Snow removal plans for Virginia City are being looked at again. The Courthouse Parking lot will have signs regarding snow placement and any inoperable vehicles in the lot must be moved.

Business Development

- Grants Manager Sara Sturtz thanked EdgeCore Digital Infrastructure for a \$400,000 donation to Storey County's Sheriff's Office and Health and Community Services Department.
- Each department head is involved in C-PACE development and they are reviewing Clark County's program guide, and then they will give their input to Business Development Officer Lara Mather, and she will forward it to the District Attorney's Office.

Health and Community Services

- Assistant Director Bob Hastings said we have a new Meals on Wheels Loves Pets grant to assist low-income seniors. Applications to participate in this program are available at the Virginia City Senior Center; contact Sarah Cannon at 775-847-0957.
- The Holiday Craft Fair and Bake Sale will be on Dec 7 from 10 a.m. to 4 p.m., and Dec. 8 from 10 a.m. to 3 p.m. Other craft fairs are at St. Mary's Art Center and in Silver City. Tables are \$20 per day.
- The annual Thanksgiving lunches will have two seatings on Nov. 27, one at 11 a.m. and one at 12:30 p.m. There will be space for 40 people for each. Please sign up in advance.

Community Development

- Director Pete Renaud said the Code Enforcement Officer position has been filled.

County Manager

- County Manager Austin Osborne said department heads are working on the Strategic Plan.
- The County had another meeting with the applicant to manage Piper's Opera House including a walk-through of the building.

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

- Chairman Jay Carmona said that Dawn Grant, part owner of the Union Brewery, passed away.
- Commissioner Gilman will be celebrating his 80th birthday this week: *Happy Birthday!*

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to sign and approve the contract for UES to assist the County in closing out an open contamination case relating to the removal of the heating oil underground storage tank at Fire Station 71 with the Nevada Division of Environmental Protection (NDEP). Work under this contract will not exceed \$3,500.

Grants Manager Sara Sturtz said the heating oil underground storage tank at Fire Station 71 was removed in May, so that Universal Engineer Sciences can continue with their Geotech plans, with soil samples submitted to the Nevada Division of Environmental Protection. DOWL has since identified the need for further soil analyses, to close the case with NDEP.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign and approve the contract for UES to assist the County in closing out an open contamination case relating to the removal of the heating oil underground storage tank at Fire Station 71 with the Nevada Division of Environmental Protection (NDEP). Work under this contract will not exceed \$3,500. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible action regarding a declaration of support, ratification, and/or the submission of a revised bill draft request ("BDR") concerning the Nevada Commission for the Reconstruction of the V&T Railway Act of 1993, as amended, to the Legislative Counsel Bureau on behalf of, and/or by, Carson City for the 83rd (2025) Session of the Nevada Legislature, to direct the Nevada Legislature's Interim Committee on Growth and Infrastructure to conduct a comprehensive evaluation of the Nevada Commission for the Reconstruction of the V&T Railway.

Commissioner Clay Mitchell, who sits on the NCRV&TR Commission, said for the past year they have looked to make the commission sustainable, including asking for state support. There is no provision for staffing or funding, even though it is a state commission. Carson City presented a Bill Draft Request and are asking us to support the initiative.

Cameron Gresh, of Carson City - Government Affairs, said this initiative has two main elements: 1) have the Nevada Legislature's Interim Committee on Growth and Infrastructure conduct an evaluation of the Commission as it currently operates to its mission: and, 2) for the Interim Committee on Growth and Infrastructure to recommendation legislation for the 2027 Legislative Session that either reorganizes the Commission to improve long-term viability, or terminates the Commission with a plan to dispose of the Commission's assets.

Commissioner Mitchell said Carson City has kept Storey County apprised of these actions. He said requesting a study is rare but appropriate in this case. Carson City is asking for a declaration of support from Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to provide this declaration of support regarding ratification and the submission of a revised bill draft request ("BDR") concerning the Nevada Commission for the Reconstruction of the V&T Railway Act of 1993, as amended, to the Legislative Counsel Bureau on behalf of, and/or by, Carson City for the 83rd (2025) Session

of the Nevada Legislature, to direct the Nevada Legislature's Interim Committee on Growth and Infrastructure to conduct a comprehensive evaluation of the Nevada Commission for the Reconstruction of the V&T Railway. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible direction to county staff and lobbyists regarding Storey County and Washoe County cooperating in a legislative bill enabling the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive, situated approximately between Lockwood/Rainbow Bend and Interstate-80, for the primary purpose of residential development, and potentially the adjacent public park at 981 Lockwood Drive for the purpose of public recreation and floodwater capacity, from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan.

County Manager Austin Osborne said this initiative concerns a piece of property north of Lockwood that was discussed at a town hall meeting with residents, and the possibility of moving it from Washoe to Storey County. County staff has discussed this with the property owner, Washoe County officials, and potential sponsors in the Legislature. Silver State Government Relations has done the same. There is no official position by Washoe County as the property owner is still working with Washoe on some issues. The owner has expressed an interest in moving the property to Storey County. We need to proceed forward as we are approaching deadlines for the Legislature to consider this transfer. Mr. Osborne is at this time requesting board direction for writing the bill, proceeding with submission of the BDR, and continuing cooperation with all the involved parties for development compatible with the Rainbow Bend Community.

Will Adler of Silver State Government Relations said Storey County has gone through a long and deliberate process on this initiative which is good and appropriate for the desired objective. Mr. Osborne said, per the mention by a Washoe County Planner, we could also be willing to take over the adjacent land to the west of the area in question as well.

Commissioner Carmona asked if the area west would be an area for housing. Mr. Osborne said the land to the west has not been fully investigated. It is a substantial amount of land. We could come back to this board for issues involving the land to the west. This must be done by early December.

Commissioner Gilman said he supports the issue and recommends we look at the larger opportunity. Commissioner Mitchell said he is open to hearing all aspects of this. Mr. Osborne said it could be industrial, but Washoe County may require it be residential.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to continue conversations, seek a legislative sponsor, and to draft and submit to the Legislative Counsel

Bureau a bill enabling the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive, situated approximately between Lockwood/Rainbow Bend and Interstate-80, for the primary purpose of residential development, and potentially the adjacent public park at 981 Lockwood Drive for the purpose of public recreation and floodwater capacity, from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan. I further move to authorize staff and our lobbyists to explore possibilities with the western parcels as discussed on the record. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

14. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading for Off-Sale/On-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.

Deputy Frank Valdez said he found no criminal, civil or financial issues, with no disqualifiers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First reading for Off-Sale/On-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading for Off-Sale/On-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.

Deputy Frank Valdez said he found no criminal, civil or financial issues, with no disqualifiers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First reading for Off-Sale/On-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

17. DISCUSSION ONLY: Discussion of Master Plan proposed updates and amendments to Chapter 1 Introduction and Framework, Chapter 2 Themes and Principles, Chapter 3 Land

Use, Chapter 4 Public Lands, Chapter 5 Population, Chapter 6 Housing, Chapter 7 Economic Development, Chapter 8 Transportation, Chapter 9 Public Services and Facilities, Chapter 10 Water and Natural Resources, and Chapter 11 Cultural and Historic Resources of the Storey County Master Plan, Master Plan maps and other related matters. Public Comment is encouraged and can be made in person at the meeting, by email to planning@storeycounty.org or by phone at 775.847.1144. Drafts of these chapters are posted at this link <https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>.

Planning Manager Kathy Canfield said this process was started by looking at the Master Plan in 2023. Staff has met with all communities and discussed the current Master Plan, collecting residents feedback. She said people felt the Master Plan adequately addresses their concerns and the document was still relevant. The department decided to update the document rather than re-write it. Items added include:

- Secondary access to Lockwood.
- Conservation of wildlife in the Virginia City Highlands.
- Drainage for the Mark Twain Estates.
- More housing in Mark Twain east toward the Basalite mine. Ms. Canfield is calling this area “The Flowery Range”.
- Zip code issues for Lockwood, Mark Twain and the Virginia City Highlands.
- Virginia City parking, with a study already planned
- Interconnectivity between communities.
- Continued water monitoring by the USGS in the Virginia City Highlands.
- Gold Hill updated area for school district and use of vacant buildings.
- A hazard mitigation plan for Lockwood, including land across the river and east of the community. They discussed not only the land across the river but land to the east of the community as well.
- A second Lands Bill for Mark Twain, the Gold Hill Cemetery and area around the high school’s property.
- An assessment of housing and development to include Painted Rock, the Flowery Range and other areas for possible PUD development.

Ms. Canfield said the Department still used Census numbers, but may use more detailed numbers from other studies. She said the Department incorporated the White Paper in the updates. She said some items already in the Master Plan were moved to other sections,

Commissioners Gilman and Mitchell thanked staff for their efforts. Commissioner Mitchell asked about an item in the Master Plan involving disturbance of the land, and Mr. Osborne said the purpose was to try to preserve mine tailings, rock outcroppings and relics of the past.

Ms. Canfield said any changes that are made to the plan as presented to the Board would require the Master Plan update to go back to the Planning Commission for approval.

Public Comment: None

18. DISCUSSION/FOR POSSIBLE ACTION: Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

Mr. Osborne said Administrative Officer Lisa Maciel participated in the latest work on the Strategic Plan, increasing the focus on veterans' needs.

Ms. Maciel said she was interested in encouraging the communities as well as nonprofits to consider adding veteran service officers to their agencies, to help with things such as disability claims encouraging residents to attend Veteran's Day at the Legislature.

Commissioner Jay Carmona requested to postpone the item so that commissioners can have time to study the issue of the FY2024-2025 Strategic Plan.

Public Comment:

Motion: I, Commissioner Mitchell, move to continue item to next regularly scheduled meeting Dec. 3 at the courthouse. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Aztec's Concrete LLC – Contractor / 20906 White Rock Dr. ~ Reno, NV
- B. Blue Moon Estate Sales – Out of County / 5684 Leon Dr. ~ Sun Valley, NV
- C. CAD Pest Control – Out of County / 3545 Airway Dr. Ste. 106 ~ Reno, NV
- D. Carson Home Improvement – Contractor / 4318 Hidden Meadow Dr. ~ Carson City, NV
- E. CC's Designer Magnets & More – Home Based / 116 Martin Ln. ~ Dayton, NV
- F. C & C Facility Services LLC – Out of County / 307 Madison Ave. ~ Memphis, TN
- G. Central Power Systems & Services – General / 132 Megabyte Dr. ~ McCarran, NV
- H. Concrete Solutions, Inc. – Contractor / 4515 Balsam St. ~ Las Vegas, NV
- I. Fred L Johnson Construction – Contractor / 3000 Alcorn Rd. ~ Fallon, NV
- J. Galdarisi Heating & Air Conditioning LLC – Contractor / 4477 Reno Hwy ~ Fallon, NV
- K. Mann Built Construction LLC – Contractor / 33 N. Rainbow Dr. ~ Dayton, NV
- L. Mars Home of Northern Nevada – Out of County / 616 Westwinds Dr. ~ Dayton, NV
- M. R & J Painting LLC – Contractor / 445 Vista Grande Dr. ~ Sparks, NV
- N. RC Hunt Electric Inc. – Contractor / 1863 West Alexander St. ~ Salt Lake City, UT
- O. Redwood Electric Group – Contractor / 2775 Northwestern Pkwy ~ Santa Clara, CA
- P. Renewal by Andersen of Greater Nevada – Contractor / 5175 W. Diablo Dr. #110 ~ Las Vegas, NV
- Q. Sawdust Corner Steakhouse & Bakery – General / 18 S. C St. ~ Virginia City, NV
- R. Valeo North America, Inc. – General / 2625 USA Parkway ~ McCarran, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve second readings of business licenses under Item #19, listed as A-R. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

20. PUBLIC COMMENT (No Action): None

21. CORRESPONDENCE/NO ACTION: Correspondence.

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

Commission Chairman Carmona adjourned the meeting at 11:14 a.m.

Respectfully submitted,



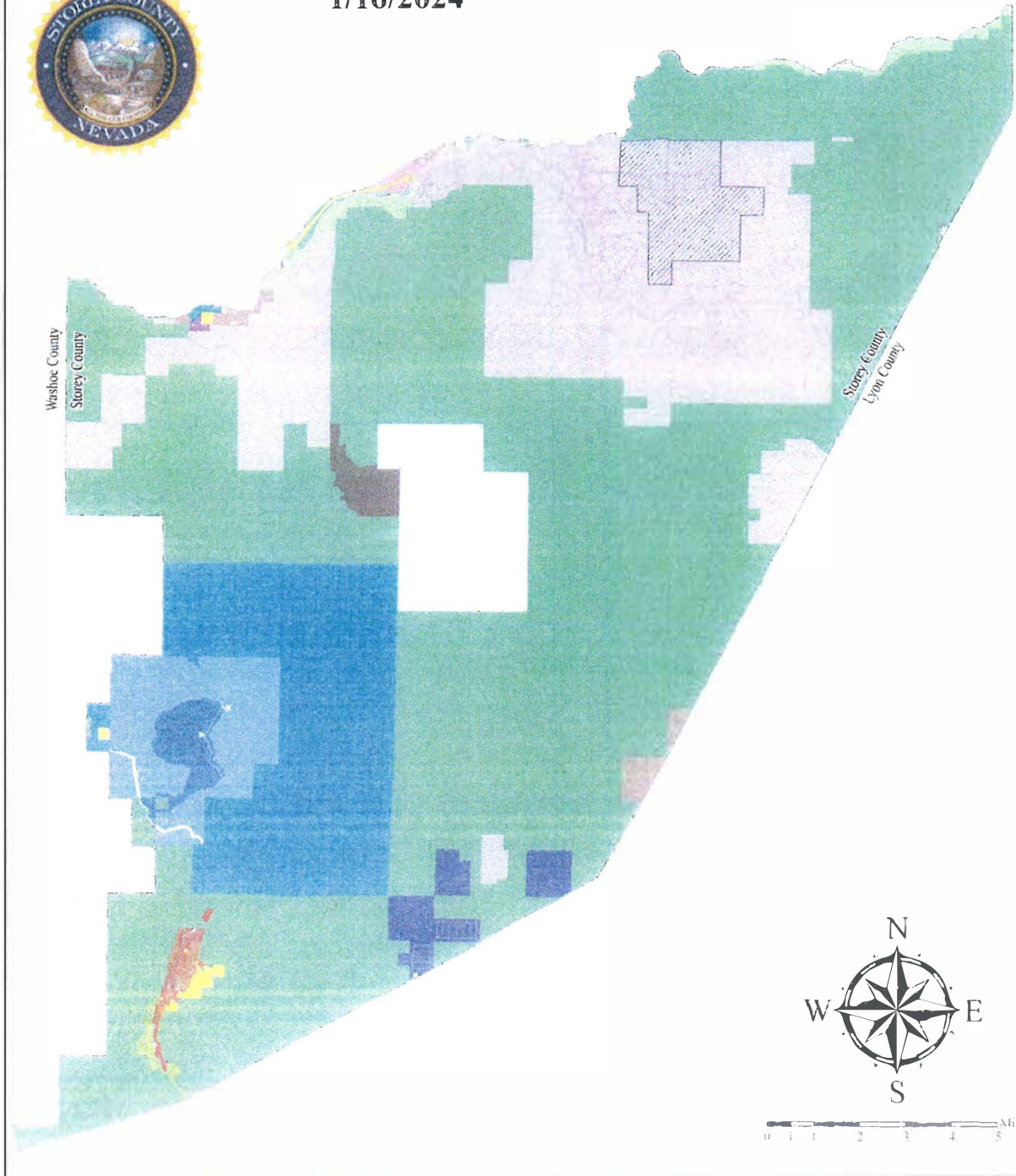
Jim Hindle
Clerk & Treasurer

ADDENDUM

MEETING HANDOUTS

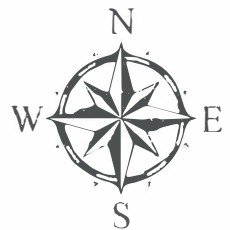
Official Storey County Zoning Map

1/16/2024



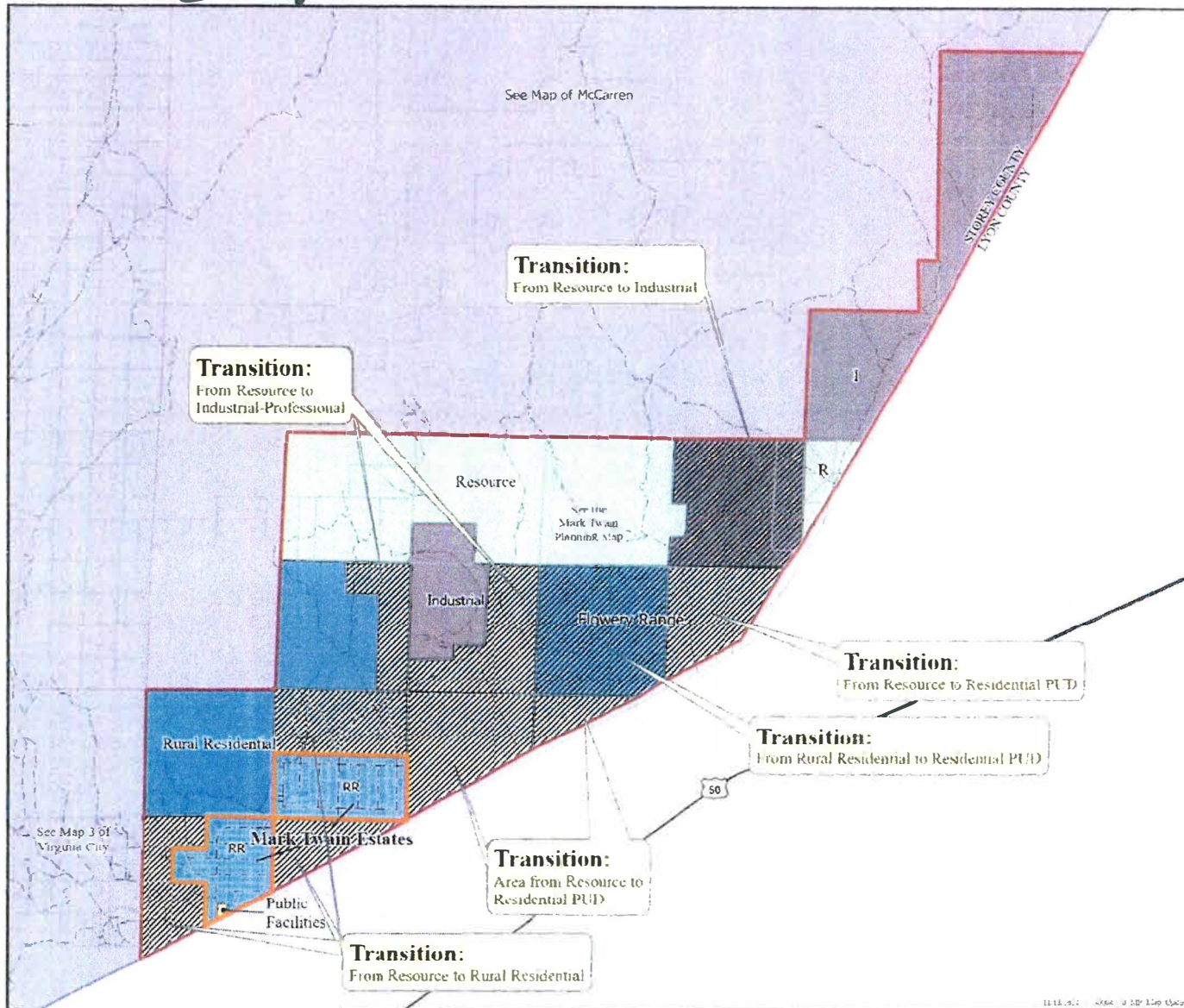
Washoe County
Storey County

Storey County
Lyon County



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DRAFT



Official Master Plan Map of Storey County Mark Twain - Flowerly Range

Adopted by Planning Commission
December 2024



Master Plan - Land Use

- Industrial - I
- Public Facilities - PF
- Resource - R
- Rural Residential - RR
- Transition



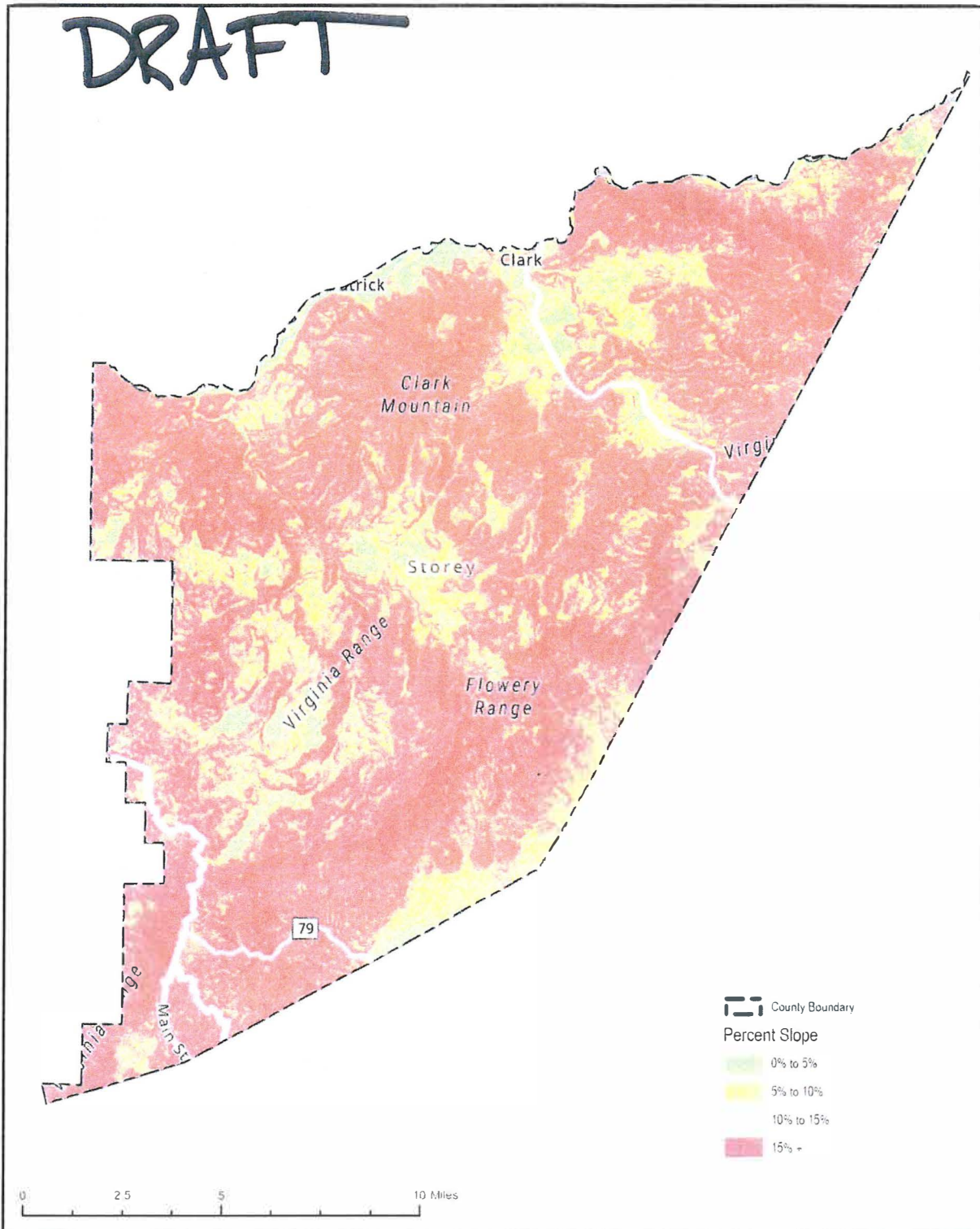
This map is intended to provide information and is not a warranty, representation, or guarantee of any kind. The user assumes all responsibility for the accuracy of the information and the use of the information. The user shall indemnify and hold the County harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this map.

This is to certify that this is the Official Master Plan Map of Storey County.

Jim Umbach
Storey County Planning Commission Representative

Lyndi Reusud
Storey County Planning Commission Representative

DRAFT



DOWL
5510 Longley Lane
Reno, NV 89511
775.351.4788
www.dowl.com



Storey County Master Plan Slope Map

The data contained herein does not represent survey delineation and should not be construed as a replacement for the authoritative source. No liability is assumed by DOWL as to the sufficiency or accuracy of the data.

Q:\Client\Storey\County Projects\Federal\Owned Lands\Map\Federal Lands\Federal Lands.aprx, Editor: jsmith, Printed: 9/17/2024

existing in the Mark Twain area, the south banks of the River District, and within the interior of the county's



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the December 3, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS MEETING

12/3/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Brian Brown

□ Assessor Jana Seddon
□ Justice of the Peace Eileen Herrington
√ Recorder Dru McPherson
√ Sheriff Mike Cullen
□ Business Development Manager Lara Mather
√ Comptroller Jennifer McCain
√ Community Development Director Pete Renaud
√ County Administrative Officer Lisa Maciel
√ Emergency Management Director Adam Wilson
√ Fire Chief Jeremy Loncar

√ Grants Manager Sara Sturtz
√ Health & Community Services Director Stacy York
√ Human Resources Director Brandie Lopez
□ IT Director James Deane
√ Operations and Project Manager Mike Northan
√ Planning Manager Kathy Canfield
□ Public Works Director Jason Wierzbicki
√ Public Relations Officer Julia Moreno-Fritz
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 24

In-Person: 21

Zoom: 3

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

Commission Chair Jay Carmona declared a quorum present and called the meeting to order at 10:02 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the December 3, 2024, meeting.

County Manager Austin Osborne asked that Items #s 12 & 13 be moved to just before Item #18, and that Item #7 be moved to after the newly resequenced item #s 12 & 13. Mr. Osborne also asked that Item #9 be continued to the next meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the noted changes.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. All Points Electric LLC – Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC – Contractor / 1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC – Contractor / 4310 Cameron St. # 7 ~ Las Vegas, NV
- E. Corestates Construction Services Inc. – Contractor / 3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc. – Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emiliooo's Plumbing & Water Heaters – Contractor / 1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC – Out of County / 50 Corporate Dr. ~ Auburn Hills, MI
- I. Graywolf Integrated Construction Company – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc. – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc. – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management – Contractor / 135 Shadycrest Dr. ~ Verdi, NV
- M. Shootin Trouble Electrical Servicing LLC – Contractor / 198 Shady Grove Ln. ~ Dayton, NV
- N. Sierra Summit Landscaping, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- O. Sunbelt Rentals Inc. – General / 1121 USA Parkway ~ McCarran, NV
- P. T J I Plumbing & Heating – Contractor / 2590 Baxter Way ~ Sparks, NV
- Q. Virginia City Mercantile – General / 85 S. C St. ~ Virginia City, NV

II. Consideration and possible approval of the revision of Personnel policies 100 Employer Personnel Policies and Acknowledgement; 101 Personnel Administrative Directive; 102 Computing Time for Notice/Failure to Receive Notices; 103 Employee Change of Address; 104 Personnel Files – Contents; 105 Personnel File & Confidential Information; and 106 Disposal of Personnel Records.

III. Approval of claims in the amount of \$13,852,497.95.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent Agenda as presented.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

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

Commissioner Jay Carmona noted that Tammy Lynn of Lockwood passed away.

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to postpone the public hearing for the proposed revised Old Corner Bar lease to VC Ponderosa Saloon LLC and related agenda items to the December 17, 2024, Storey County Board of Commissioners meeting to allow for legal postings.

This was continued to a future meeting.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-753, 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 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Project Manager at grade 133 and Accounting/Payroll Specialist at grade 122.

Human Resources Director Brandie Lopez said this resolution was for the re-classification of the Accounting/Payroll Specialist position and the addition of a Project Manager position and also for an Accounting /Payroll Specialist. This resolution has been budgeted, and the grades are in line with other positions in the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-753, 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 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Project Manager at grade 133 and Accounting/Payroll Specialist at grade 122. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to sign and approve the amended contract between Department of Health and Human Services Division of Health Care Financing and Policy due to the increase in medical care costs from \$10,357.36 to \$41,120.88.

Health and Community Services Director Stacy York said this item is an amendment to an existing inter-local agreement that provides for indigent medical care and is necessary due to the increase in medical care costs.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign and approve the amended contract between Department of Health and Human Services Division of Health Care Financing and Policy due to the increase in medical care costs from \$10,357.36 to \$41,120.88. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration approving the Storey County Safety Manual as approved by the Safety Committee.

Emergency Management Director Adam Wilson said this manual was developed and approved by the Safety Committee and was reviewed without issue by the District Attorney's Office.

Public Comment: None

Motion: I, Commissioner Mitchell, move to proceed with approval and adoption of the Storey County Safety Manual. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

County Manager Austin Osborne said that in consideration of time today, he requested this item be postponed to the Dec. 17, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue this item to the next regularly scheduled meeting on Dec. 17 at the Courthouse. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Carson Tahoe Electric – Contractor / 1985 E. Valley Rd. ~ Minden, NV
- B. Food Cartel LLC – Food Truck / 1377 Jenny's Ln ~ Fernley, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses listed under Item #17 as A-B. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

13. DISCUSSION ONLY: Report of the Public Works Department regarding roads and highways throughout Storey County.

County Manager Austin Osborne, speaking for Public Works Director Jason Wierzbicki, said there were two full-time Public Works positions in the Roads Department, and two part-time positions for plow operators. He also said the department was working on the Road Capital Improvement Plans and the B Street Drainage Project.

Public Comment: None

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

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

Fire District

- Fire Chief Jeremy Loncar said the new truck has arrived and is being painted.
- A new bathroom has been installed at Station 74.
- The district is getting quotes for an exhaust removal system for the Highlands fire station.

Operations and Projects

- Manager Mike Northan said the Lockwood Senior Center project was on schedule, with the slab pour for this week, and HVAC installation next week.

Planning Department

- Planning Manager Kathy Canfield, said the Planning Commission will meet on Thursday at 6 p.m. at the Courthouse, and a recommendation on the Master Plan is expected.
- The department is recruiting planning commissioners now, with two at-large positions, one for the River District and another for the Virginia City Highlands open for application of interest.

Administrative Office

- Administrative Officer Lisa Maciel said a Toys for Tots bin is downstairs and new toys should be donated by Dec. 22.

Emergency Management

- Director Adam Wilson said the new chief at the State Emergency Management Division has restructured his agency and streamlined processes.
- The Taylor Street project is still in-process with the Federal Emergency Management Association.
- His department is working with Storey County Schools on coordinated drills.

- He attended the International Emergency Management Conference in Colorado last week.
- He is working with the Quad Counties so that all counties have each other's playbook for better coordination.

VCTC

- Tourism Director Todd Tuttle attended the National Travel Association meeting in Nashville.
- He will do a Christmas on Comstock show with Channel 8 on Dec. 6.
- The decorating contest has already started. The winner will be announced on Dec. 15.
- The Christmas Shopping Cheer is open to anyone making a purchase in Virginia City this holiday season. People can bring their local receipts to the Visitor's Center, where they will be entered in a drawing for a free 1-night stay on the Comstock.
- The Christmas tree lighting on Dec. 1 was a success.
- The 601 Christmas concert will be at 7 p.m. Dec. 6 at Piper's Opera House.
- The Grinch Made Me Do It Saloon Crawl will be from 1-5 p.m. on Dec. 7.
- The Parade of Lights will be at 5 p.m. and fireworks will be launched afterward from behind the Silverland Inn.
- There will be music on C Street during Christmas on the Comstock event.
- Dec. 14th will be the opening for The Nutcracker vs. the Tommyknockers at Piper's Opera House, with shows at noon and 4 p.m.
- The second Parade of Lights will be at 5 p.m. Dec. 14 followed by a drone show.
- The VCTC is working with Reno's Pioneer Theater to bring up a show on Dec. 17.
- Staff will attend the American Bus Association Convention in Philadelphia in January.

Comptroller's Office

- Comptroller Jennifer McCain said the audit will be on the agenda for the next meeting.
- The County Christmas party will be on Friday, Dec. 13th at St. Mary's Art Center. All are welcome.

County Manager

- County Manager Austin Osborne said staff were still working with the respondent for management of Piper's Opera House. Updates are being given to the VCTC, but it will still be a few months until completion.
- The Strategic Plan update is ongoing, as there will be meetings with each department.

18. PUBLIC COMMENT (No Action): None

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

Commissioner Carmona adjourned the meeting at 10:32 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of business license first readings:
- A. A.C. Moate Industries, Inc – Contractor / 180 Gentry Way ~ Reno, NV
- B. ARCO DB Companies, Inc. - Contractor / 325 S. Alabama St. Ste 200 ~ Indianapolis, IN
- C. Bighorn Roofing LTD – Contractor / 2090 Rabbit Dr. ~ Washoe Valley, NV
- D. Budget Blinds of Reno – Out of County / 6550 Longley Ln. #115 ~ Reno, NV
- E. Deluxe Step and Rail Inc. – Contractor / 1995 Tampa St. ~ Reno, NV
- F. Diamond G Construction Inc. – Contractor / 340 W. Wickenburg Way Ste. A34 ~ Wickenburg, AZ
- G. Highline Electric LLC – Contractor / 8030 Monterey Shores Dr. ~ Reno, NV
- H. Mason Valley Janitorial – Out of County / 8 Van Fleet Dr. ~ Yerington, NV
- I. NGK Electronics USA, Inc. – Out of County / 5975 Home Gardens Dr. ~ Reno, NV
- J. Precision Firearms Training – Home Based / 4682 Hanaupah Rd. ~ Reno, NV
- K. Pure Water Systems of NV – Contractor / 245 Vine St. ~ Reno, NV
- L. SOKAB LLC – Home Based / 1700 Main St. ~ Gold Hill, NV
- M. WSP USA INC – Professional / 4139 Oregon Pike ~ Ephrata, PA

- **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).
- **Prepared by:** Ashley Mead

Department: Community Development

Contact Number: 7758470966

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

• **Board Action:**

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

Storey County Community Development



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

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

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

December 9, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **December 17, 2024**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. A.C. Moate Industries, Inc** – Contractor / 180 Gentry Way ~ Reno, NV
- B. ARCO DB Companies, Inc.** - Contractor / 325 S. Alabama St. Ste 200 ~ Indianapolis, IN
- C. Bighorn Roofing LTD** – Contractor / 2090 Rabbit Dr. ~ Washoe Valley, NV
- D. Budget Blinds of Reno** – Out of County / 6550 Longley Ln. #115 ~ Reno, NV
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- M. WSP USA INC** – Professional / 4139 Oregon Pike ~ Ephrata, PA

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 mins

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of modifications to Personnel Policy 506 to establish bilingual pay and eliminate Field Training Officer pay for county employees.
- **Recommended motion:** In accordance with the staff recommendation, I (commissioner) move to approve the modifications to Policy 506, which will establish bilingual pay and eliminate Field Training Officer pay for county employees.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** The proposed modifications to Policy 506 aim to implement bilingual pay for non-represented county employees and remove the Field Training Officer (FTO) pay. FTO pay was originally established for Corrections Officers and Communication Specialists. Since the County no longer employs Corrections Officers and Communication Specialists are represented and covered by their union contract, FTO pay is no longer applicable.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 506
EFFECTIVE DATE: 11-10-08
REVISED: 05/05/15;12/15/15;
05/17/16; 01/02/18
7/18/23; 12/17/24
AUTHORITY: BOC
COUNTY MANAGER: AO

PAW

SUBJECT: Acting Pay, ~~Field Training Officer Pay~~ Bilingual Pay, and Footwear Allowance

PURPOSE: To establish criteria for paying employees for temporarily performing work beyond the assigned duties of their current job class, for temporarily assigned to the duties of a management or administrative position, for specified extra duties performed, and to reimburse non-represented employees for footwear where required by the County, and for temporarily performing the duties of a field training officer.

POLICY: Employees may occasionally be asked to perform duties beyond the scope of their normal position or asked to temporarily assume the duties of a higher-level budgeted position ~~or a field training officer~~ for a short period. Employees performing work in a higher classification for 10 or more days, ~~or performing field training officer duties for one or more days~~, are entitled to premium pay for these duties.

A. Acting Pay

1. Assignments

- a. Employees may be temporarily assigned the duties and responsibilities of a budgeted, higher-level position provided the position is currently vacant, or the employee normally filling the position is on authorized leave or has been temporarily relieved of all regular duties to complete a special project approved by the employer, or because of temporarily increased workload requirements.
- b. The same employee shall not be assigned to the higher-level duties for more than 6 consecutive months unless specifically approved by the Personnel HR Director ~~and/or Administrative Officer~~, who may extend the assignment for not more than an additional 6 months.

2. Employee Eligibility

- a. Employees must be formally assigned and actually performing the duties of the higher job class.
- b. The salary range for the higher paid class must be at least 5 percent above the range for the employee's current job class.
- c. Beginning on the 10th consecutive workday of performing the duties of the higher level position, employees will be paid at a rate 5 percent above their current rate of

pay, or at the entry rate of the higher job class, whichever is greater, but not to exceed the top step of the higher classification.

- d. The provisions of this section shall not be used to authorize additional pay to provide additional compensation pending action on a request for reclassification of a position or approval of a recommendation to reclassify a position, or to reward an employee neither for outstanding service, nor for any purpose other than those stated in this policy.

B. Bilingual Pay

Upon recommendation of the department head and approval by the HR Director, employees are eligible to receive bilingual pay in the amount of 2.5 percent of their base pay provided that the following criteria in this subsection are met. The employee may make the request directly to the HR Director if s/he demonstrates valid evidence that such a request was made to the department head.

- i. The employee's assigned duties must require them to communicate in a second language at least approximately 15 percent of their work time; and
- ii. As a prerequisite to receiving bilingual pay, the employees must demonstrate written and verbal fluency in the second language. If there is uncertainty as to whether the employee is fluent in the second language, the employer may, at the discretion of the HR Director, require an employee to demonstrate fluency in the second language by successfully passing a qualified bilingual proficiency exam. The examination will be chosen by the HR Director.

~~Field Training Officer Pay~~

~~1. Corrections Officers and Communications series employees who are designated by the department head or supervisor to perform field training officer (FTO) duties shall receive an additional one dollar (\$1.00) per hour for all hours actually spent functioning as an FTO. The employee is determined to be functioning as an FTO when s/he is assigned to and actively engaged in training another employee to perform specific duties applicable to the job and is recording the progress of that trainee for reporting to the department head or supervisor (e.g., completion of a "Daily Observation Report [DOR]"). Subject to approval of the Administrative Officer and/or Personnel Director, the department head or supervisor shall have the discretion to make the FTO assignment and to remove someone from such assignment.~~

C. Footwear Allowance

1. Where steel-toed/reinforced toed or safety footwear is required for County duty, including requirements by OSHA or MSHA, the Employer will provide a footwear reimbursement to the Employee of up to \$187.50 every year based upon receipts or other documentation. The period will be calculated from the date the Employee last received a footwear reimbursement of the full \$187.50 or received that amount cumulatively; provided that the Employee will receive up to the full reimbursement at any time his/her steel-toed/reinforced-toed or safety footwear is damaged by work-related duty so as to render the footwear unserviceable (excluding normal wear and tear as determined by the Department Head). The Department Head shall identify the positions which are eligible for reimbursement. Footwear purchased under this Section must comply with applicable

safety standards established by the County or with OSHA or MSHA standards. The Footwear allowance is not applicable to Department Heads or Elected Officials.

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 Minutes

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of the revision of Administration Policy 018: Surveillance in the Workplace effective 07/03/2018, revised 12/06/2024.
- **Recommended motion:** I (commissioner) move to the revision of Administration Policy 018: Surveillance in the Workplace effective July 3rd, 2018, revised 12/06/2024.
- **Prepared by:** Lisa Maciel

Department: Commissioners

Contact Number: (775) 847-0968

- **Staff Summary:** This policy has been revised to clarify some terms and acronyms that were not previously spelled out, updated grammar and punctuation, and updated formatting.
- The most significant changes include the addition of para. III, 3: “Any unauthorized person accessing; viewing; recording, including by secondary means (e.g., phone camera recording surveillance video); or distributing footage may be subject to discipline up to and including termination in accordance with policy. And deletion of para. VI, A, a.-c. and replaced with para. VI, 1.a.i.: “The request will be handled by the Sheriff’s Office in consultation with the District Attorney’s Office as appropriate to each case.”, regarding viewing requests. A copy of all changes has been provided with the agenda.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 018
EFFECTIVE DATE: 07/03/18
REVISED: 12/06/24
AUTHORITY: BOCC
COUNTY MANAGER: AO

SUBJECT: SURVEILLANCE IN THE WORKPLACE

I. Purpose:

Storey County recognizes that maintaining the safety and security of employees, customers, and county property is best implemented with a multi-faceted approach. To the extent that modern technology provides tools to maintain safety and security, the use of technology such as video surveillance is supported by the Board of Storey County Commissioners.

Surveillance systems may be used around buildings; public areas; on County property, vehicles, and equipment; and on peace officers as allowed and regulated by Nevada Revised Statutes (NRS). Video surveillance and data management and retention will be conducted in accordance with applicable state laws.

Managing and communicating the allowed use of video and audio recording devices by employees, members of the public, and others is important to ensure the protection of certain public rights.

II. Placement and Notification:

1. Video surveillance systems may cover publicly accessible places on County property; including buildings, hallways, lobbies, areas within offices where public access exists, cafeterias, libraries, meeting rooms, County roads, sidewalks, parking lots, parks, pools, and indoor and outdoor public places.
2. Video surveillance is prohibited in areas where there is a reasonable expectation of privacy, including but not limited to restrooms, locker rooms, bedrooms, and clothes changing and sleeping areas.
3. Video cameras will be placed in conspicuous locations to encourage high visibility and promote deterrence of criminal activity. Use of hidden video surveillance devices is prohibited.
4. Use of video surveillance within employee office areas may be used to monitor specific areas where public access exists (e.g., front counter area), where valuable or highly sensitive property or materials are located (e.g., vault, safe, server room, equipment station, vehicle fueling station, cash drawer, etc.), or where there is a need for enhanced security and safety (e.g., public utilities, water treatment, chemical storage, etc.).

5. Placement of video cameras will avoid, to the extent feasible or to the extent that the device fails to fulfill a direct safety purpose, direct view over employee office workstations and employee office computer monitors. In such case that an employee's office workstation and/or office computer screen may be visible from the video surveillance device, the department head shall approve or deny its placement at that location, subject to approval by the County Manager. Video surveillance within the Sheriff's Office, its substations, the jail facility, and other buildings thereof are subject only to the Sheriff's approval.
6. Law enforcement "body-camera" use will conform to the applicable NRS and Sheriff's Office policies and is not subject to this policy.
7. Unless written consent is provided by an affected property owner and their tenants, video cameras must not be situated so that they cover or monitor neighboring properties or buildings not owned by the County; including but not limited to, neighboring buildings, yards, garages, and windows. A camera's resolution capability and ability to zoom and pan must be taken into consideration for this purpose. Such systems are not prohibited from covering or monitoring adjacent streets, sidewalks, parks, vehicle parking lots, and public places. The affected property owner and tenants may revoke their consent at any time; at which point the County must within two business days make necessary corrections to the video cameras to comply with this section.
8. The location, placement, function (e.g., zoom, pan, etc.), view span, and type for each video surveillance device are subject to approval by the County Manager.
9. Surveillance systems may operate continuously, 24 hours per day, year-round, during business and non-business hours.
10. Surveillance system display monitors must be placed in areas not accessible for public viewing.
11. The County will notify employees of the potential use of video cameras on County premises by making this policy available on the County website.
12. Any exterior video camera placed on a building within the Comstock Historic District (CHD) must receive a Certificate of Appropriateness from the CHD. Extra care must be taken to ensure that video surveillance devices do not cause detriment to the aesthetic authenticity and character of any historic building, with special care toward public areas in and near the historic buildings.

III. Systems Use:

1. The use of video surveillance equipment on County property requires the knowledge and consent of the County Manager or their designee(s) and may involve the Emergency Management Director when appropriate.

2. The County Manager will designate employee(s) with authorization to view and access surveillance equipment. This authorization may be revoked by the County Manager at any time for any reason. However, this restriction does not apply to Sheriff's Office law enforcement agents conducting investigations within their jurisdiction.
3. Any unauthorized person accessing; viewing; recording, including by secondary means (e.g., phone camera recording surveillance video); or distributing footage may be subject to discipline up to and including termination in accordance with policy.
4. Employees and members of the public are prohibited from unauthorized use, tampering, destruction, copying, distribution, or other interference with surveillance equipment and recordings. Employees who violate this policy may face disciplinary action up to and including termination in accordance with the Storey County administrative policies. Members of the public may be subject to investigation by the Sheriff's Office for such violations.
5. The County Manager or their designee and/or the Human Resources Director, may periodically audit the surveillance system to ensure that its use and access are in compliance with this policy.
6. Surveillance recordings may be used as evidence that an employee, vendor, member of the public, or other person(s) has engaged in behavior that violates County policies or state/federal laws.
7. Surveillance systems may not be used for the purpose of performing employee performance evaluations, monitoring employee compliance with dress code policies, monitoring employee attendance or timeliness, or monitoring general employee performance. Surveillance systems may be used in any investigation by the Human Resources Director, including the aforementioned in this subsection, to confirm violations of County policies.
8. Surveillance systems and recordings may not be used to bully, harass, embarrass, or publicly tarnish the reputation of, or unethically treat, any person.
9. Video surveillance recordings may show clear video; time, date, and year; and location of the associated device; may employ infrared and other night vision; and may zoom, pan, and track individuals, vehicles, or other movement within the field of vision. The system may employ vehicle and vehicle license plate recognition and other recognition capabilities when the Sheriff's Office has approved a department policy related to their placement and use, and the management and security of collected data from the devices.
10. Security video surveillance footage may not be displayed on any website, social media, or other media of the County. Special exceptions may be made by the County Manager on a case-by-case basis. The restrictions in this section do not apply to webcams, weather cams, wildlife cams, and other similar video footage meant to be released or accessed by the public.
11. Court proceedings, video arraignments, and court and detention facility conference recordings may not be displayed on any website, social media, or other media of the County.

12. No person will operate, monitor, or access archived footage of the surveillance system until they have read and demonstrated in writing their understanding of this policy.

IV. Audio Surveillance:

1. Except as otherwise provided by this section, audio surveillance systems are subject to the provisions of this policy governing video surveillance systems.
2. Audio surveillance may take place in vaults, safes, information technology server rooms, equipment stations, hazardous material storage areas, and other areas where valuable or highly sensitive property or materials are located. The County Manager may authorize audio surveillance to be installed and used in other locations upon request. Such areas include, but are not limited to, Sheriff's offices, substations, jail facilities, and other Sheriff's facilities; areas designated by the Emergency Management Director as high security or highly sensitive to exterior threat; and other areas where the County determines that there is a clear need for enhanced security.
3. Audio surveillance is prohibited where there is reasonable expectation of privacy including but not limited to, restrooms, locker rooms, employee break rooms, clothes changing areas, and sleeping areas. Audio surveillance is prohibited in employee offices and at employee workstations, except as may be appropriate under section (IV)(B) above.
4. A prominent sign(s) must be displayed in the area under audio surveillance. The locations must include, but are not limited to, the entrance of the area subject to audio surveillance. Signs must clearly advise that the subject area is under audio surveillance.
5. Audio recordings by the County, County employees, and members of the public, not associated with this section, will conform to the applicable provisions of this policy and the NRS.

V. Data Storage and Security

1. Surveillance recording systems must be maintained in a secure location within a county facility. The entrance to the room or area containing the surveillance recording system must be located so that it is not readily accessible by employees or the public, and it must be locked at all times except during maintenance or repairs or when under direct supervision by authorized person(s). Electronic safeguards will be incorporated into the system and maintained, including but not limited to password protection; firewalls; and encryption to protect the systems from hackers, unauthorized users, and unauthorized use. The digital system must incorporate a video verification encryption code (watermark).
2. Surveillance recordings will be stored for a minimum of 14 days after the initial recordings and for a maximum of 60 days after the initial recording. The maximum period may be deviated slightly according to recording system parameters for data writing over hard drives.

3. Specific recordings may be retained for longer periods when they are suspected to contain evidence of misconduct, policy violations, crimes, or matters which are under investigation by law enforcement officials, the Human Resources Director, and/or the County Manager. Upon completion of the administrative investigation, the subject recordings must be erased from the surveillance system in accordance with the time periods shown in this section. The subject recordings may be stored separately with the investigation file or case file in accordance with state and County records retention laws. Recordings which are part of criminal investigations will be maintained and managed in accordance with NRS 711.020-711.850.
4. Surveillance system failures must be documented and reported to the County Manager or their designee. Diligence must be taken by the appropriate employee(s) to remedy the system failure promptly. The County Manager or their designee must be notified when the remedy is completed.

VI. Viewing Requests:

1. Requests for review of surveillance recordings will be regulated as follows:
 - a. Law Enforcement and Court Order Requests:
 - i. The request will be handled by the Sheriff's Office in consultation with the District Attorney's Office as appropriate to each case.
 - b. Employee Requests:
 - i. All viewing requests by County employees must be submitted to the County Manager or their designee in writing. Requests for viewing will be limited to those employees or County officials with a direct interest in the recording as authorized by the County Manager or Human Resources Director with concurrence by the County Manager. Only a portion of the recording concerning the subject incident or issue will be made available for viewing.
 - c. Approval or denial for viewing will be made by the County Manager or their designee within five business days of the request and be communicated to the requesting individual.
 - d. If approved, recordings will be made available for viewing within five business days of the decision. All reviews of the recordings will be conducted in the presence of the County Manager or their designee.
 - e. To the extent required by law, a written log will be maintained for those reviewing video and audio recordings including the date and location of review, reason for review, date the recording was made, and the reviewer's written name and signature.
 - f. Recordings will remain the property of Storey County and may be reproduced only in accordance with applicable State law and County policies.

- g. Public Disclosure:
 - i. Confidentiality/privacy issues prohibit the public from reviewing surveillance recordings that contain information about County employees and public customers. If the County receives a request from a member of the public to inspect surveillance recordings which contain employee or customer information, and the request appears suspicious, the recipient of the request is advised to file a complaint with the Sheriff's Office.
 - i. All requests for public disclosure of recordings shall be presented to the County Manager or their designee.
 - ii. A copy of this policy must be shared with members of the public upon request.
 - iii. Actual reviewing by third parties, such as members of the public or media, will be permitted only at a secure County location as determined by the County Manager or their designee, unless otherwise required by law.

VII. Video and Audio Recording Use by Employees

1. Employees are prohibited from operating video recorders or other video/audio recording devices in areas where confidential personnel information may be compromised. Such areas may include, but are not limited to, areas where there is a reasonable expectation of privacy (e.g., restrooms, locker rooms, clothes changing areas, etc.); the Human Resources Office except for the designated public area therein; vaults, safes, and other areas where valuable or highly sensitive property or materials are located (e.g., equipment stations); and areas designated by the Emergency Management Director as high security or highly sensitive to exterior threat.

The County Manager and/or Human Resources Director should be contacted by any person if there is question as to where video/audio recording in any part of the workplace may or may not occur.

2. Employees are prohibited from operating cameras or other video/audio recording devices at staff meetings where company trade secrets or proprietary business information could be disclosed, except when there exists knowledge and consent of every person in the room or associated with the subject meeting.
3. No employee may photograph or video another employee's personnel record or sensitive identification except as allowed for official business such as in the Human Resources or Comptroller's offices.
4. Employees may record workplace activities when the recording is performed in a manner not prohibited by law and when the recording does not compromise confidential information as described above.

VIII. Video and Audio Recording by Members of the Public

1. Any member of the public may record video/audio within public areas of County property and buildings, and areas visible from public places, including buildings, office areas, workstations, and other areas which are visible from the public place. This activity is sometimes referred to by certain members of the public as a “First Amendment Audit”. This excludes areas which may contain sensitive or confidential information such as the Human Resources Office.
2. Members of the public are prohibited from video/audio recording within areas not accessible to the public.
3. Each County office must designate a place and/or places in which the public is allowed to access (e.g., front service counter area, seating areas, lobby areas, etc. within each office) and/or which the public is not allowed to access. These public places must be identified as such by highly visible and conspicuously placed signage (e.g., “employees only beyond this point”, “no public access”, etc.). Outdoor areas around buildings and offices where public access is restricted must be posted as such, but those areas may not include public streets, sidewalks, parks, and other spaces open to the public. Outdoor job sites, construction areas, and other such areas must be cordoned off and clearly marked as restricted areas. Employee vehicles and equipment are not considered public places and do not need to be marked as such. Private property on which County business may be conducted is not considered a public place for the purpose of this policy.
4. No member of the public may obstruct, disrupt, or interfere with business; obstruct openings or public access and circulation; physically or verbally harass, bully, intimidate, or disturb employees, vendors, or other people in the vicinity; or violate any State or Federal law or County policy. Persons exhibiting such behavior will be asked kindly by County staff to leave the premises. If the person refuses to leave the premises after being asked to do so, the employee shall promptly contact the Sheriff’s Office for assistance.
5. Whether or not it is necessary to contact law enforcement, the following guidelines should be followed by County employees when a member of the public attempts to video/audio record a County employee at the workplace:
 - a. Allow the person to conduct the recording within the public place.
 - b. Remain physically calm.
 - c. If it is necessary to engage in conversation, respond calmly to the person calmly no matter what their demeanor.
 - d. Inform the person of the parameters of the immediate public place.
 - e. Do not engage in arguments with the person.
 - f. Do not confront the person physically.
 - g. Do not counter record the person.

- h. Avoid photographing the person except as necessary to take a photograph that may be provided to law enforcement, emergency management, department heads, and/or County officials.
- i. Ignore the person as much as possible. Conduct business as usual despite being recorded. Leave the immediate area out of their sight if necessary. However, do not leave sensitive information or materials unsupervised.
- j. Attempt to remember features of the person such as facial features, hair and facial hair color, height and build, clothing, and unique features such as tattoos, scars, piercings, etc.
- k. Attempt to obtain the person's vehicle make, model, approximate vintage/year, license plate number, and identifiable features such as bumper stickers, body damage, etc.
- l. Report incidents to department heads as soon as possible regardless of the incident being hostile or not.
- m. Report the incident to the Sheriff's Office, and the County Manager, if the person appeared suspicious or if the person is believed to be a potential future threat to the County, any person, or the community.

IX. RESPONSIBILITY FOR REVIEW: This policy will be reviewed every five years or as needed by the Information Technology Director.

~~STOREY COUNTY ADMINISTRATIVE~~ NUMBER: ~~018~~
~~POLICIES AND PROCEDURES~~ EFFECTIVE DATE: ~~07/03/18~~
REVISED: _____
AUTHORITY: _____
BOC
COUNTY MANAGER: PAW

STOREY COUNTY ADMINISTRATIVE NUMBER: 018
POLICIES AND PROCEDURES EFFECTIVE DATE: 07/03/18
REVISED: 12/06/24
AUTHORITY: BOCC
COUNTY MANAGER: AO

SUBJECT: __SURVEILLANCE IN THE WORKPLACE

I. Purpose:

Storey County recognizes that maintaining the safety and security of employees, customers, and county property is best implemented with a multi-faceted approach. To the extent that modern technology provides tools to maintain safety and security, the use of technology such as video surveillance is supported by the ~~board~~Board of Storey County Commissioners.

Surveillance systems may be used around buildings; public areas; on ~~county~~County property, ~~county~~ vehicles, and equipment; and on peace officers as allowed and regulated by Nevada Revised Statutes (NRS). Video surveillance, and data management and retention, will be conducted in accordance with applicable state laws.

Managing and communicating the allowed use of video and audio recording ~~device~~ usedevices by employees, members of the public, and others is ~~also~~ important to ~~ensuring that~~ ensure the protection of certain ~~rights of employees and members of the public~~ are protectedrights.

II. Placement and Notification:

~~A.1.~~ 1. Video surveillance systems may cover ~~publically~~publicly accessible places on ~~county~~County property; including buildings; hallways; lobbies; areas within offices where public access exists; cafeterias ~~and~~ libraries; meeting rooms; ~~county~~, County roads, sidewalks, parking lots, parks, pools, and indoor and outdoor public places.

~~B.2.~~ 2. Video surveillance is prohibited in areas where there is a reasonable

expectation of privacy, including but not limited to, restrooms, locker rooms, ~~bedrooms, and clothes changing areas, and fire district or county employee bedrooms~~ and sleeping areas.-

~~C.3.~~ Video cameras will be placed in conspicuous locations. ~~This policy encourages video cameras to be highly visible~~ encourage high visibility and ~~installed in prominent locations in order to deter~~ promote deterrence of criminal activity. Use of hidden video surveillance devices is prohibited.

~~D.4.~~ Use of video surveillance within employee office areas may be used to monitor specific areas where public access exists (e.g., front counter area), where valuable or highly sensitive property or materials are located (e.g., vault, safe, server room, equipment station, vehicle fueling station, cash drawer, etc.), or where there is a need ~~to~~ for enhanced security and safety (e.g., public utilities, water treatment, chemical storage, etc.).

- ~~E.5.~~ Placement of video cameras will avoid, to the extent feasible or to the extent that the device fails to fulfill a direct safety purpose, direct view over employee office ~~work-stations~~workstations and employee office computer monitors. In such case that an employee's office ~~work-station~~workstation and/or office computer screen may be visible from the video surveillance device, the department head shall approve or deny its placement at that location, subject to approval by the County Manager. Video surveillance within the Sheriff's Office, its substations, the jail facility, and other buildings thereof are subject only to the Sheriff's approval.
- ~~F.6.~~ Law enforcement "body-camera" use will conform to the applicable NRS and Sheriff's Office policies, and is not subject to this policy.-
- ~~G.7.~~ Unless written consent is provided by ~~the~~an affected property owner and ~~its~~their tenants, video cameras must not be situated so that they cover or monitor neighboring properties or buildings not owned by the ~~county~~County; including but not limited to, neighboring buildings, yards, garages, and windows. A camera's resolution capability and ability to zoom and pan must be taken into consideration for this purpose. Such systems are not prohibited from covering or monitoring adjacent streets, sidewalks, parks, vehicle parking lots, and public places. The affected property owner and ~~its~~ tenants may revoke ~~the~~their consent at any time, at which point the ~~county~~County must within two ~~work~~business days make necessary corrections to the video cameras to comply with this section.
- ~~H.8.~~ The location, placement, function (e.g., zoom, pan, etc.), view span, and type for each video surveillance device are subject to approval by the County Manager.-
- ~~I.9.~~ Surveillance systems may operate continuously, 24 hours per day ~~on a~~ year-round ~~basis at any and all times~~, during business ~~hours~~ and non-business hours.
- ~~J.10.~~ Surveillance system display monitors must ~~not be located~~placed in areas ~~that enable~~not accessible for public viewing.
- ~~K.11.~~ The ~~county~~County will notify employees ~~that of the potential use of~~ video cameras may be used on ~~county~~County premises. ~~The notification will be performed~~ by making this policy available on the ~~county~~County website.
- ~~L.12.~~ Any exterior video camera placed on a building within the Comstock Historic District (CHD) must receive a ~~certificate of historic appropriateness~~Certificate of Appropriateness from the ~~historic district~~CHD. Extra care must be taken to ensure that video surveillance devices do not cause detriment to the aesthetic authenticity and character of any historic building, with special care toward public areas in and near the historic buildings.

III. Systems Use:

- ~~A.1.~~ The use of video surveillance equipment on ~~county~~County property ~~will be with~~requires the knowledge and consent of the County Manager or

his/her/their designee(s);) and may ~~include~~involve the ~~county~~–Emergency Management Director as~~when~~ appropriate.

- ~~B.2.~~ The County Manager will designate employee(s) who have with authorization to view and access surveillance equipment. The This authorization may be revoked by the County Manager at any time and for any reason. However, this restriction does not apply to Sheriff's Office law enforcement agents conducting investigations within their jurisdiction.
3. Any unauthorized person accessing; viewing; recording, including by secondary means (e.g., phone camera recording surveillance video); or distributing footage may be subject to discipline up to and including termination in accordance with policy.
- ~~C.4.~~ Employees and members of the public are prohibited from unauthorized use, tampering, ~~destroying~~destruction, copying, ~~distributing~~distribution, or ~~otherwise interfering~~other interference with surveillance equipment and recordings. ~~Discipline~~Employees who violate this policy may face disciplinary action up to and including termination may be imposed in accordance with the Storey County administrative policies. Members of the public may be subject to investigation by the Sheriff's Office for such violations.
- ~~D.5.~~ The County Manager or his/hertheir designee, and/or the Administrative Officer and/or PersonnelHuman Resources Director, may ~~conduct periodic audits of~~periodically audit the surveillance system to ensure that its use and access to the system is done in accordanceare in compliance with this policy.
- ~~E.6.~~ Surveillance recordings may be used as evidence that an employee, vendor, member of the public, or other person(s) has engaged in behavior that violates ~~county~~County policies or state/federal laws.
- ~~F.7.~~ Surveillance systems may not be used for the purpose of performing employee performance evaluations, monitoring employee compliance with dress code policies, monitoring employee attendance or timeliness, or ~~for~~ monitoring general employee performance. Surveillance systems may be used in any investigation by the Human Resources Director, including the aforementioned in this subsection, to confirm violations of ~~county~~County policies. ~~Surveillance systems and recordings may not be used to bully, harass, embarrass, or publically tarnish the reputation of, or treat unethically, any employee or person.~~
8. Surveillance systems and recordings may not be used to bully, harass, embarrass, or publicly tarnish the reputation of, or unethically treat, any person.
- ~~G.9.~~ Video surveillance recordings may show clear video; time, date, and year; and location of the associated device; may employ infrared and other night vision; and may zoom, pan, and track individuals, vehicles, or other movement within the field of vision. The system may employ vehicle and vehicle license plate recognition and other recognition ~~capability~~-capabilities when the Sheriff's Office has approved a department policy related to their placement and use, and the management and security of collected data from the devices.
- ~~H.10.~~ Security video surveillance footage may not be displayed on any website, social media, or other media of the ~~county~~County. Special exceptions may be made by the County Manager on a case-by-case basis. ~~This~~The restrictions in this

section ~~does do~~ not apply to webcams, weather cams, wildlife cams, and other similar video footage meant to be released or accessed by the public.

~~F.11.~~ Court proceedings, video arraignments, and court and detention facility conference recordings may not be displayed on any website, social media, or other media of the ~~county~~County.

~~F.12.~~ No person will operate, monitor, or access archived footage of the surveillance system until ~~s/he has~~they have read and demonstrated in writing ~~his/her~~their understanding of this policy.

IV. Audio Surveillance:

~~A.1.~~ Except as otherwise provided by this section, audio surveillance systems are subject to the provisions of this policy governing video surveillance systems.

~~B.2.~~ Audio surveillance may ~~only~~ take place in vaults, safes, information technology server rooms, equipment stations, hazardous material storage areas, and other areas where valuable or highly sensitive property or materials are located ~~(e.g., an office vault, safe, server room, equipment station, etc.)~~. The County Manager may authorize audio surveillance to be installed and used in other locations upon request. Such areas include, but are not limited to, Sheriff's offices, substations, jail facilities, and other Sheriff's facilities; areas designated by the Emergency Management Director as high security or highly sensitive to exterior threat; and other areas where the countyCounty determines that there is a clear need for enhanced security.

~~C.3.~~ Audio surveillance is prohibited where there is reasonable expectation of privacy including, but not limited to, restrooms, locker rooms, employee break rooms, ~~clothing~~clothes changing areas, and ~~fire district employee bedrooms and~~ sleeping areas. Audio surveillance is prohibited in employee offices and at employee ~~work stations~~workstations, except as may be appropriate under section (IV)(B) above.

~~D.4.~~ A prominent sign(s) must be displayed in ~~a conspicuous part(s) of~~ the area under audio surveillance. The locations must include, but are not limited to, the entrance of ~~that~~the area. The sign subject to audio surveillance. Signs must clearly advise all persons that the subject area is under audio surveillance.

~~E.5.~~ Audio recordings by the ~~employer,~~County, County employees, and members of the public, not associated with this section, will conform to the applicable provisions of this policy and the NRS.

V. Data Storage and Security

~~F.1.~~ Surveillance recording systems must be maintained within a ~~secured~~secure location within a county building(s)-facility. The entrance to the room or area containing the surveillance recording system must be

located so that it is not readily accessible by employees or the ~~general~~ public, and it must be locked at all times except during maintenance or repairs ~~and/or~~ when under direct supervision by ~~the~~ authorized person(s). Electronic safeguards will be incorporated into the system and maintained, including, but not limited to, password protection, ~~well-managed~~, firewalls, and encryption to protect the systems from hackers, unauthorized users, and unauthorized use. The digital system must incorporate a video verification encryption code (watermark).

~~G.2.~~ Surveillance recordings will be stored for a minimum of 14 days after the initial recordings and for a maximum of 60 days after the initial recording. The maximum period may be deviated slightly according to recording system parameters for data writing over hard drives.

3. Specific recordings may be retained for longer periods when they are suspected to contain evidence of misconduct, policy violations, crimes, or matters which are under investigation by law enforcement officials, the ~~Administrative Officer and/or Personnel~~ Human Resources Director, and/or the County Manager. Upon completion of the administrative investigation, the subject recordings must be erased from the surveillance system in accordance with the time periods shown in this section, ~~but the~~. The subject recordings may be stored separately with the investigation file or case file in accordance with state and ~~county~~ County records retention laws. Recordings which are part of criminal investigations will be maintained and managed in accordance with NRS 711.020-711.850.

H.4. Surveillance system failures must be documented and reported to the County Manager or his/her/their designee. Diligence must be taken by the appropriate employee(s) to remedy the system failure promptly. The County Manager or his/her/their designee must be notified when the remedy is completed.

VI. Viewing Requests:

1. Requests for review of surveillance recordings will be regulated as follows:

A.a. Law Enforcement and Court Order Requests:

~~a. Requests by law enforcement officials to view or obtain surveillance recordings must be presented to the County Manager. If the County Manager is unavailable, the requests will be presented to his/her designee or to the Administrative Officer and/or Personnel Director. Law enforcement officials may review the recordings, in which case such records would be released only pursuant to a valid court order.~~

~~b. In the event of a search warrant, which is executable immediately, the County Manager or his/her designee will comply with the search warrant and consult immediately with the District Attorney's Office.~~

~~c. Upon receipt of a subpoena or other court order, the County Manager or his/her designee will consult with the District Attorney's Office to determine if the document is in proper form and that good cause for its issuance in a court of proper jurisdiction is demonstrated. If not, the County Manager or his/her designee will insist any defect be remedied before releasing records.~~

i. The request will be handled by the Sheriff's Office in consultation with the District Attorney's Office as appropriate to each case.

B.b. Employee Requests:

a.i. All viewing requestrequests by countyCounty employees must be submitted to the County Manager or his/her/their designee in writing. RequestRequests for viewing will be limited to those employees or countyCounty officials with a direct interest in the recording as authorized by the County Manager or Emergency ManagementHuman Resources Director with concurrence by the County Manager. Only a portion of the reecodingrecording concerning the subject incident or issue will be made

available for viewing.

- b.c. Approval or denial for viewing will be made by the County Manager or ~~his/her~~their designee within ~~5~~five business days of the request, and ~~so~~be communicated to the requesting individual.
 - e.d. If approved, recordings will be made available for viewing within ~~5~~five business days of the decision. All ~~review~~reviews of the recordings will ~~occur~~be conducted in the presence of the County Manager or ~~his/her~~their designee.
 - d.e. To the extent required by law, a written log will be maintained for those ~~viewing~~reviewing video and audio recordings including the date and location of review, reason for review, date the recording was made, and the ~~viewer's~~reviewer's written name and ~~his/her~~ signature.
 - e.f. Recordings will remain the property of Storey County and may be reproduced only in accordance with applicable State law and ~~county~~County policies.
-

~~C.g.~~ Public Disclosure:

~~a.~~ Protection of infrastructure, secure area, and other data from public requests.

~~b.i.~~ Confidentiality/privacy issues prohibit the ~~general~~ public from reviewing surveillance recordings that ~~contains~~contain information about ~~county~~County employees and public customers. If the ~~county~~County receives a request from a member of the public to inspect surveillance recordings which ~~contains~~contain employee or customer information, and the request appears suspicious, the recipient of the request is advised to file a complaint with the Sheriff's Office.

~~e.i.~~ All requests for public disclosure of recordings ~~will~~shall be presented to the County Manager or ~~his/her~~their designee.-

~~d.ii.~~ A copy of this policy must be shared with members of the public upon request.

~~e.iii.~~ Actual ~~viewing~~reviewing by third- parties, such as ~~members of~~ the public or media, will be permitted only at a secure ~~county-located~~County location as determined by the County Manager or ~~his/her~~their designee, unless otherwise required by law.

VII. Video and Audio Recording Use by Employees

~~A.1.~~ Employees are prohibited from operating video recorders or other ~~visual~~video/audio recording devices in areas where confidential personnel information may be compromised. Such areas may include, but are not limited to, areas where there is a reasonable expectation of privacy ~~including, but not limited to, (e.g.,~~ restrooms, locker rooms, clothes changing areas, etc.); the Human Resources Office except for the designated public area therein; ~~and~~ vaults, safes, and other areas where valuable or highly sensitive property or materials are located (e.g., ~~an office vault, safe, or~~ equipment stations); and areas designated by the Emergency Management Director as high security or highly sensitive to exterior threat.-

The County Manager ~~or Administrative Officer~~ and/or ~~Personnel~~Human Resources Director should be contacted by any person if there is question as to where video ~~and/or~~ audio recording in any part of the workplace may or may not occur.

~~B.2.~~ Employees are prohibited from operating cameras or other ~~visual~~video/audio recording devices at staff meetings where company trade secrets or proprietary business information could be disclosed, except when there exists knowledge and consent of every person in ~~at~~the room or associated with the subject meeting.

~~C.3.~~ No employee may photograph or video another employee's personnel record or sensitive identification except as allowed for official business such as in the Human Resources or Comptroller's offices.

D.4. Employees may record workplace activities when the recording is performed in ~~such~~ a manner not prohibited by law and when the recording does not compromise confidential information as described above.

VIII. Video and Audio Recording by Members of the Public

- ~~A.1.~~ Any member of the public may record video ~~and/or~~/audio ~~record~~ within public areas of ~~county~~County property and buildings, and areas visible from public places, including buildings, office areas, ~~work stations~~workstations, and other areas which are visible from the public place. This activity is sometimes referred to by certain members of the public as a “First Amendment Audit”. This excludes areas which may contain sensitive or confidential information such as the Human Resources Office.
- ~~B.2.~~ ~~Member~~Members of the public are prohibited from video ~~and~~/audio recording within areas not accessible to the public.
- ~~C.3.~~ Each ~~county~~County office must designate a place and/or places in which the public is allowed to access (e.g., front service counter area, seating areas, lobby areas, etc. within each office~~);~~ and/or which the public is not allowed to access. These public places must be identified as such by highly visible and conspicuously placed signage (e.g., “employees only beyond this point”, “no public access”, etc.). ~~Outdoors~~Outdoor areas around buildings and offices where public access is restricted must be posted as such, but those areas may not include public streets, sidewalks, parks, and other spaces open to the public. Outdoor job sites, construction areas, and other such areas must be cordoned off ~~and/or demonstrated~~ clearly marked as restricted areas. Employee vehicles and equipment are not considered public places and do not need to be marked as such. Private property inon which ~~county~~County business may be conducted is not considered a public place for the purpose of this policy.
- ~~D.4.~~ No member of the public ~~video and/or audio recording in accordance with this policy~~ may obstruct, disrupt, or interfere with business; obstruct openings or public access and circulation; physically or verbally harass, bully, intimidate, or disturb employees, vendors, or other ~~persons~~people in the vicinity; or violate any State or Federal law or ~~county~~County policy. Persons exhibiting such behavior will be asked kindly by ~~county~~County staff to leave the premises. If the person refuses to leave the premises after being asked to do so, the employee ~~will exercise appropriate effort to not escalate the situation with the person, and s/he will~~shall promptly contact the Sheriff’s Office for assistance.
5. Whether or not it is necessary to contact law enforcement, the following guidelines should be followed by County employees when a member of the public attempts to video ~~and/or~~/audio record a ~~county~~County employee at the workplace:
- Allow the person to conduct the recording within the public place.
 - Remain ~~verbally and~~physically calm.
 - If it is necessary to engage in conversation, respond verballycalmly to the person calmly no matter what ~~his/her~~their demeanor.
 - Inform the person of the parameters of the immediate public place.
 - Do not engage in argumentarguments with the person.

- f. Do not confront the person physically.
 - g. Do not counter-~~video~~ record the person.-
-

- h. Avoid photographing the person except as necessary to take a photograph that may be provided to law enforcement, emergency management, ~~the~~ department ~~head~~heads, and/or ~~county~~County officials. ~~Do not photograph as a mechanism to instigate the person.~~
- i. Ignore the person as much as possible. Conduct business as usual despite being recorded. Leave the immediate ~~room~~area out of ~~his/her~~their sight if necessary. However, do not leave sensitive information or materials unsupervised.
- j. Attempt to remember features of the person such as facial features, hair and facial hair color, height and build, clothing, and unique features such as tattoos, scars, piercings, etc.
- k. Attempt to obtain the person's vehicle make, model, approximate vintage/year, license plate number, and identifiable features such as bumper stickers, body damage, etc.
- l. Report ~~the incident~~incidents to ~~the~~department ~~head~~heads as soon as possible regardless ~~if~~of the incident ~~was~~being hostile or not.-
- ~~l.m.~~ Report the incident to the ~~Emergency Management Director~~Sheriff's Office, and ~~the~~ County Manager, if the person appeared ~~to be~~suspicious or if the person is believed to be a potential future threat to the ~~county~~County, any person, or the community.

IX. RESPONSIBILITY FOR REVIEW: -This policy will be reviewed ~~on an annual~~ basis every five years or as needed by the Information Technology Director.



Board of Storey County Fire Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Badge pinning ceremony for Battalion Chief Bryce Montoya following successful completion of promotional probationary period.
- **Recommended motion:** No Motion Required.
- **Prepared by:** Jeremy Loncar

Department: Fire

Contact Number: 775-847-0954

- **Staff Summary:** In keeping with fire service tradition, a badge pinning ceremony and, when applicable, the recitation of the oath serves to honor the achievements of our personnel and publicly acknowledge their accomplishments. It is customary for a spouse, significant other, family member, or friend to have the honor of pinning the new badge on the recently promoted or newly hired member. Battalion Chief Bryce Montoya has successfully completed his promotional probationary period and is now officially appointed as a permanent Battalion Chief. This ceremony recognizes his dedication and the completion of this significant milestone in his career.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Public Hearing on proposed Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.
 - <https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>
 - **Recommended motion:** I, (commissioner), motion to close the public hearing on proposed Resolution No. 2024-752, and conformance with Federal, State, and County regulations, and the existing 2016 Storey County Master Plan, the recommendation for approval by staff and the adoption of the Plan by the Planning Commission, I (commissioner), motion to approve Resolution No. 2024-752, a Resolution adopting the 2024 Storey County Master Plan, including comprehensive text amendments to the existing Storey County Master Plan including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps.
 - **Prepared by:** Kathy Canfield
- Department:** Planning **Contact Number:** 775-847-1144
- **Staff Summary:** See resolution attached
 - **Supporting Materials:** See Attachments

- **Fiscal Impact:**
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Resolution Number 24-752

A Resolution adopting the 2024 Storey County Master Plan

Whereas, Nevada Revised Statutes (NRS), sections 278.150 to 278.220, and Storey County Code, 17.03.210, provides the procedure for the adoption and amendment of the Master Plan by Planning Commissions and the Board of County Commissioners; and

Whereas, the Storey County Planning Commission (Planning Commission) has conducted numerous hearings throughout Storey County to obtain public input for comprehensive amendments to the text and maps of the existing Storey County Master Plan; and

Whereas, notice of a meeting to be held on the December 17, 2024 by the Storey County Board of County Commissioners to consider the adoption of comprehensive changes to the Master Plan and Maps was duly published in the *Comstock Chronicle* on the 6th day of December 2024, and an agenda with the Planning Commission identifying as a topic of discussion the adoption of comprehensive amendments to the Master Plan and maps was duly posted on or before November 26, 2024, and published as required by law; and

Whereas, the attached Master Plan contains eleven chapters including Chapter 1 Introduction and Framework; Chapter 2 Themes and Principles; Chapter 3 Land Use; Chapter 4 Public Lands; Chapter 5 Population; Chapter 6 Housing; Chapter 7 Economic Development; Chapter 8 Transportation; Chapter 9 Public Services and Facilities; Chapter 10 Water and Natural Resources; Chapter 11 Cultural and Historic Resources; Bibliography; Appendices; and Land Use Maps.

Now Therefore, the Storey County Board of County Commissioners hereby resolves to amend the Master Plan as recommended by the Planning Commission by adopting the attached 2024 amendment of the Storey County Master Plan, with accompanying charts, drawings, diagrams, maps, reports and other descriptive materials covering the following subject matters or portions thereof as are appropriate to Storey County: Introduction and Framework; Themes and Principles; Land Use; Housing; Population; Transportation; Water and Natural Resources; Economic Development; Public Services and Facilities; Public Lands; Cultural and Historic Resources; along with supporting References, Maps, Appendixes A through X, Bibliography, and Eighteen Land Use Maps, as the Storey County Master Plan.

The Storey County Master Plan is adopted to conserve and promote the public health, safety, and general welfare of the citizens of Storey County.

Adopted this Adopted this 17th day of December 2024 by the following vote:

Vote: Ayes: Commissioners:

Nays: Commissioners _____

Absent: Commissioners _____

_____, Chairman of the Storey County Board of Commissioners

Attest:

Jim Hindle, Storey County Clerk



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 12/17/2024 10:00 AM - BOCC Meeting	Estimate of Time Required: 10
Agenda Item Type: Discussion/Possible Action	

- **Title:** Consideration and possible approval of Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.
- <https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>
- **Recommended motion:** Based on the findings of fact shown in Resolution No. 2024-752, and conformance with Federal, State, and County regulations, and the existing 2016 Storey County Master Plan, the recommendation for approval by staff and the adoption of the Plan by the Planning Commission, I (commissioner), motion to approve Resolution No. 2024-752, a Resolution adopting the 2024 Storey County Master Plan, including comprehensive text amendments to the existing Storey County Master Plan including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps.
- **Prepared by:** Kathy Canfield

Department: Planning **Contact Number:** 775-847-1144
- **Staff Summary:** See resolution
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Resolution Number 24-752

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The Storey County Master Plan is adopted to conserve and promote the public health, safety, and general welfare of the citizens of Storey County.

Adopted this Adopted this 17th day of December 2024 by the following vote:

Vote: Ayes: Commissioners:

Nays: Commissioners _____

Absent: Commissioners _____

_____, Chairman of the Storey County Board of Commissioners

Attest:

Jim Hindle, Storey County Clerk



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Review and possible approval of the Storey County Audited Financial Statements for year ending June 30,2024, completed by DiPietro and Thornton.
- **Recommended motion:** I, Commissioner _____ motion to approve the Storey County Audited Financial Statements for the year ending June 30, 2024.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The attached Audited Financial Report for the fiscal year 2024 was completed by Joe Costanza of DiPietro and Thornton. Joe is in attendance to summarize his report and answer any questions.
- Storey County’s net position as of June 30, 2024, was \$84,180,902 with \$65,905,445 in governmental activities and \$18,275,457 in business type activities. Countywide revenues increased approximately \$16,300,000 from the previous year in all funds including Property Tax and Intergovernmental funding. Countywide expenses increased approximately \$9,900,000 in all funds and departments for an approximate total of \$46,900,000.
- During FY24 Storey County General Fund transferred \$13,747,000 to Special Revenue Funds for support and projects within the CIP. As of 6/30/24 Storey County’s total debt was \$35,928,318 including bonds, leases, compensated absences, and the TRI repayment.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Audit Report
STOREY COUNTY, NEVADA
June 30, 2024

STOREY COUNTY, NEVADA
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JUNE 30, 2024

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Board of County Commissioners
Storey County, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Storey County, Nevada as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Storey County, Nevada's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Storey County, Nevada, as of June 30, 2024, and the respective changes in financial position, and where applicable, cash flows, thereof and the respective budgetary comparisons for the General Fund and the Regional Streets and Highway Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Storey County, Nevada and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Storey County, Nevada's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Storey County, Nevada's ability to continue as a going concern for a reasonable period of time.

Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Storey County, Nevada's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Storey County, Nevada's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 4 through 10 and the schedules of other post-employment benefits and the County's proportionate share of the net pension liability and defined benefit plan contributions on pages 90-92 be presented to supplement the basic financial statements. Such information is the responsibility of management, and although not a part of the basic financial statements, is required by Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriated operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Storey County, Nevada's basic financial statements. The budgetary comparison financial statements for the major capital projects fund, combining and individual nonmajor fund financial statements, and schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued a report dated November 27, 2024, on our consideration of Storey County, Nevada's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Storey County, Nevada's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Storey County, Nevada's internal control over financial reporting and compliance.

Reno, NV
November 27, 2024

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of Storey County, State of Nevada, we offer readers of Storey County's financial statements this overview and analysis of Storey County for the fiscal year ended June 30, 2024.

FINANCIAL HIGHLIGHTS

- The government wide net position at the close of the 2024 fiscal year was \$84,180,902 which was an increase from 2023 in the amount of \$22,734,627. This represents \$65,905,445 governmental activities and \$18,275,457 in Business type activities
- The assets of Storey County exceeded its liabilities by \$84,030,268
- The primary revenue sources for the County for governmental activities were \$28,615,640 of property taxes and \$14,274,045 of consolidated taxes.
- The government wide expenses were \$45,318,016. The greatest expenses were in the General government function \$20,998,188 and the Public Safety function in the amount of \$16,464,410.
- At the close of the fiscal year the general fund balance was \$40,346,067 an increase from the previous year in the amount of \$3,525,154. Combined governmental funds closed fiscal year 2024 with combined balance of \$84,283,252.
- Storey County's bonded debt at June 30, 2024 was \$10,391,809 which was \$9,181,537 in revenue bonds of the County's Enterprise Funds, and \$1,210,272 bond of the Storey County Fire Protection District.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to Storey County's basic financial statements. These basic financial statements include (1) government-wide financial statements (2) fund financial statements, and (3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

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

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

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

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

The government-wide financial statements can be found in this report on pages 12 and 13.

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

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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

The focus of governmental funds is narrower than the government-wide financial statements. It is useful to compare the information for governmental funds with similar information for governmental activities in government-wide financial statements. By doing so, readers will better understand the long-term impact of governments near-term financing decisions. The governmental fund Balance Sheet and governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances allow this comparison between governmental funds and activities.

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

Storey County adopts an annual budget for each of its governmental and propriety funds. A budgetary comparison statement has been provided for all funds to show compliance with the budget.

The governmental funds financial statements can be found in this report on pages 15 through 30.

Proprietary funds. Storey County operates two enterprise (proprietary) funds; the Water Fund and the Sewer Fund which supply services in Virginia City and Gold Hill. These funds are reported as business type activities, reported in the government-wide financial statements..

Enterprise funds are presented on pages 31 through 33.

Fiduciary funds. Fiduciary funds are used to account for resources held for other entities. Fiduciary funds are not reflected in the government-wide financial statements as the resources of these funds are not available to support Storey County. The cash basis of accounting is used for fiduciary funds

Fiduciary fund financial statements can be found in this report on page 34.

Notes to the financial statements. The notes in this report provide additional information necessary for a full understanding of the information provided in the government-wide financial statements. The notes can be found on pages 35 through 61.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain supplementary information, including budget to actual comparison data. These schedules test compliance with budgetary constraints and management directive to enhance accountability at the fund and function level.

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

GOVERNMENT-WIDE FINANCIAL ANALYSIS

A significant portion of the County's net position, \$53,036,000, reflects the amount invested in capital assets (e.g. land and easements, structures and improvements, infrastructure, and equipment), less any related debt used to acquire those assets. The County uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the County's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the County's net position, \$402,000, represents resources that are subject to external restrictions (statutory, bond covenants or granting agency) on how they may be used.

The unrestricted portion of the County's net position due to governmental activities is \$30,742,000 primarily due to the classification of long-term pension liabilities to the unrestricted category. These liabilities are required by new accounting standards in order to communicate to potential lenders and the public the potential liability the County bears for future pension expense. These liabilities accumulate over decades as part of the County's employment agreements and the timing for their translation into current year expense is not subject to precise projection.

*For more detailed information, see the government-wide Statements of Net Position and Notes to the Financial Statements.

STOREY COUNTY, NEVADA
NET POSITION

	Governmental Activities June 30, 2024	Business Type Activities June 30, 2024	Total June 30, 2024	Total June 30, 2023
Current and Other Assets	\$ 97,592,000	\$ 2,755,000	\$ 100,347,000	\$ 79,536,000
Capital Assets	<u>62,549,000</u>	<u>25,347,000</u>	<u>87,896,000</u>	<u>79,755,000</u>
Total Assets	<u>\$ 160,141,000</u>	<u>\$ 28,102,000</u>	<u>\$ 188,243,000</u>	<u>\$ 159,291,000</u>
Deferred Outflows	<u>\$ 17,511,000</u>	<u>\$ 285,000</u>	<u>\$ 17,796,000</u>	<u>\$ 19,599,000</u>
Long Term Liabilities				
Outstanding	\$ 82,310,000	\$ 9,952,000	\$ 92,262,000	\$ 93,211,000
Current Liabilities	<u>11,812,000</u>	<u>140,000</u>	<u>11,952,000</u>	<u>5,136,000</u>
Total Liabilities	<u>\$ 94,122,000</u>	<u>\$ 10,092,000</u>	<u>\$ 104,214,000</u>	<u>\$ 98,347,000</u>
Deferred Inflows	<u>\$ 17,625,000</u>	<u>\$ 20,000</u>	<u>\$ 17,645,000</u>	<u>\$ 19,097,000</u>
Net Position				
Invested in Capital				
Assets, Net of Related Debt	\$ 36,871,000	\$ 16,165,000	\$ 53,036,000	\$ 40,890,000
Restricted	143,000	259,000	402,000	402,000
Unrestricted	<u>28,891,000</u>	<u>1,851,000</u>	<u>30,742,000</u>	<u>20,154,000</u>
Total Net Position	<u>\$ 65,905,000</u>	<u>\$ 18,275,000</u>	<u>\$ 84,180,000</u>	<u>\$ 61,446,000</u>

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

STOREY COUNTY, NEVADA
CHANGES IN NET POSITION

At the end of 2024 fiscal year Storey County reports a positive balance in net position for both the government activities and business-type activities. This is true for the prior fiscal year.

Storey County's overall net position increased \$22,734,000 compared to a \$16,288,000 increase in the prior year. The governmental activities net position increased by \$23,053,000 and the Business-type activities decreased \$319,000. The details of the changes are noted in the following table:

	Governmental Activities <u>June 30, 2024</u>	Business Type Activities <u>June 30, 2024</u>	Total <u>June 30, 2024</u>	Total <u>June 30, 2023</u>
REVENUES:				
Program Revenues:				
Charges for Services	\$ 15,199,000	\$ 1,127,000	\$ 16,326,000	\$ 14,702,000
Operating Grants and Contributions	1,610,000	-	1,610,000	851,000
Capital Grants and Contributions	-	-	-	-
General Revenues:				
Taxes	28,615,000	-	28,615,000	22,769,000
Intergovernmental	14,274,000	-	14,274,000	12,747,000
Interest Earnings	3,476,000	-	3,476,000	772,000
Bond Proceeds	-	-	-	-
Other	5,197,000	113,000	5,310,000	1,427,000
	<u>68,371,000</u>	<u>1,240,000</u>	<u>69,611,000</u>	<u>53,268,000</u>
Total Revenues				
EXPENSES:				
General Government	20,998,000	-	20,998,000	18,054,000
Public Safety	16,464,000	-	16,464,000	11,390,000
Judicial	2,059,000	-	2,059,000	1,563,000
Health and Welfare	345,000	-	345,000	262,000
Culture and Recreation	398,000	-	398,000	410,000
Community Support	2,491,000	-	2,491,000	2,043,000
Highways and Streets	2,563,000	-	2,563,000	2,444,000
Intergovernmental	-	-	-	-
Water and Sewer	-	1,559,000	1,559,000	814,000
	<u>45,318,000</u>	<u>1,559,000</u>	<u>46,877,000</u>	<u>36,980,000</u>
Total Expenses				
Changes in Net Position	23,053,000	(319,000)	22,734,000	16,288,000
Net Position - July 1	<u>42,852,000</u>	<u>18,594,000</u>	<u>61,446,000</u>	<u>45,158,000</u>
Net Position - June 30	<u>\$ 65,905,000</u>	<u>\$ 18,275,000</u>	<u>\$ 84,180,000</u>	<u>\$ 61,446,000</u>

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

FINANCIAL ANALYSIS OF THE GOVERNMENT FUNDS. As noted earlier, Storey County uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

At the end of the fiscal year, Storey County’s governmental funds reported a combined ending fund balance of \$84,283,252, an increase of \$13,936,374 from the prior year.

General Fund. The General Fund is the chief operating fund of the County. At the end of the current fiscal year, the fund balance was \$40,346,067 and increase of \$3,525,154 from the prior year.

Expenditures increase was \$4,623,308 : General government expenditures increased by \$1,074,827 Judicial expenditures increased by \$496,150, and Public Safety decreased by \$2,539,191. All increases are primarily due to increases in salary and benefit increases in various departments and union organizations.

Road fund. The Road Fund has an ending fund balance at the close of the current year of \$4,756,968 an increase of \$1,618,816. Revenues increased 26% during the year due to the gas and SCCRT tax. Expense increased 184% primarily due to a increase in payroll and capital outlay.

474 Fire Protection District Fund. The Fire Protection District Fund has a fund balance at the end of the fiscal year of \$14,759,412. This is an increase of \$5,124,474. Revenues increased 16% primarily due to fire permits, Ad Valorem and Intergovernmental Funding. and Expenses increased 18% primarily due to increases in salaries and benefits

Budgetary Highlights Fiscal Year ending June 30. 2024.

The budget statements reflect a comparison budgeted revenues and expenditures to the actual for the year ending June 30, 2024. The budget statements were prepared from the final budget as filed with the Nevada Department of Taxation. Augmentations and line item transfers were made during the year as approved by the Storey County Commissioners.

The General Fund revenues were more than expectations by \$11,257,366 leaving a fund balance of \$40,346,067 General Fund information can be found on pages 21 through 25.

Capital Assets. Storey County’s investment in capital assets for its governmental and business type activities as of June 30, 2024 amount to \$87,897,000 (net of accumulated depreciation). This investment in capital assets includes land, buildings, and Water/Sewer systems, improvements, machinery and equipment, park facilities, roads, and bridges. In FY24 Storey County began an internet fiber project in Virginia City, began construction on the Lockwood Senior Center, started plans for the Fire Station 71 addition, and completed the Lockwood Sheriff’s substation.

STOREY COUNTY NEVADA
CAPITAL ASSETS
JUNE 30, 2024

	Governmental Activities <u>June 30, 2024</u>	Business Type Activities <u>June 30, 2024</u>	Total <u>June 30, 2024</u>
Land	\$ 811,000	\$ -	\$ 811,000
Antique Furniture	75,000	-	75,000
Construction in Process	6,544,000	-	6,544,000
Leased assets	22,000	-	22,000
Buildings and Improvements	9,527,000	-	9,527,000
Improvements other than Buildings	38,349,000	-	38,349,000
Machinery and Equipment	7,222,000	-	7,222,000
Sewer and Water systems	-	25,347,000	25,347,000
Total	<u>\$ 62,550,000</u>	<u>\$ 25,347,000</u>	<u>\$ 87,897,000</u>

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

Long Term Debt. The following table represents the long term debt of the county for June 30, 2024 and June 30, 2023:

STOREY COUNTY NEVADA
LONG TERM DEBT
JUNE 30, 2024 AND 2023

	<u>Balance</u> <u>June 30, 2024</u>	<u>Balance</u> <u>June 30, 2023</u>
<u>Governmental</u>		
Storey County Fire District USDA Loan	1,210,272	1,305,289
Leases payable	18,146	36,062
Compensated Absences	1,090,901	937,123
TRI-Construction repayment	24,427,462	28,093,616
 <u>Business Type Activities</u>		
Water Revenue Bonds	2,925,260	2,990,430
Sewer Revenue Bonds	6,256,277	6,399,450

Economic Factors and Next Year's Budget

The County reviews and includes a variety of economic related statistics in the development and monitoring the operating and capital budgets. Long and short-term plans are annually reviewed and updated to aid in the development the County's budgets, including a 5-10 year plan for the County's Capital Improvement Projects. The assumptions used in the plans are reviewed by the County Commissioners as background for decisions regarding the revenue projections and cost allocations.

The County's practice of budgeting conservatively on revenues and liberally on expenditures has resulted in a strong, fiscally responsible government. Storey County Board of Commissioners approved the 2023-2024 in May and this was approved by Nevada Dept of Taxation. The financial projections continue to include the growth of the Tahoe Regional Industrial Park which has a substantial impact on both the revenue and expenditures of the County. TRI has a significant impact on the financial stability of Storey County. In FY25 a portion of Tesla's abatements will expire, which will help the County balance the ever growing expenditures. It is important to note that TRI businesses still have a significant number of abatements.

In FY24 Storey County negotiated with the Sheriff's Union (NAPSO) and a agreement was finalized.

In FY25 the County will enter into contract negotiations with the AFSCME Union

The County has been awarded two more Federal Appropriation Grants; 1) Sheriff's substation at TRI and 2) Gold Hill sewer. The County was also awarded a grant through NDEP the water siphon project.

The County will adopt a new Strategic Plan which will line out the County's plans for the future utilizing the CIP and needs of individual departments and funds.

**COUNTY OF STOREY, STATE OF NEVADA
MANAGEMENT'S DISCUSSION AND ANALYSIS**

The 2024-2025 Capital Improvement Plan include:

- Continuing the Lockwood Senior Center
- Fire Station 71 addition
- Completion of the Fairground upgrades
- TRI Sheriff's substation
- Beginning plans for a new Virginia City jail
- Completing generator installation at County buildings
- Continuing the County fiber project

Request for Information

This financial report is designed to provide a general overview of Storey County's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Storey County Comptroller's Office, 10 South B Street, Virginia City, Nevada 89440.

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STOREY COUNTY, NEVADA
STATEMENT OF NET POSITION
JUNE 30, 2024

	PRIMARY GOVERNMENT			COMPONENT UNIT TRI GID
	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL	
ASSETS				
Cash and investments	\$ 91,992,362	\$ 2,653,486	\$ 94,645,848	\$ 8,013,291
Accounts receivables (net allowance)	2,761,729	102,853	2,864,582	949,526
Taxes receivable	1,154,883	-	1,154,883	-
Prepaid expenses	647,746	-	647,746	117,490
Inventory	13,721	-	13,721	-
Lease receivable	1,022,518	-	1,022,518	281,996
Capital assets - nondepreciable				-
Land	810,921	-	810,921	503,231
Water rights	-	-	-	56,138,271
Antique furniture	75,000	-	75,000	-
Construction in progress	6,544,160	-	6,544,160	-
Capital assets - net of accumulated depreciation				-
Leased assets	21,592	-	21,592	59,462
Buildings and improvements	9,526,663	-	9,526,663	-
Improvements other than buildings	38,348,941	-	38,348,941	-
Utility system	-	25,346,601	25,346,601	52,533,323
Machinery and equipment	7,221,689	-	7,221,689	-
Total Assets	\$ 160,141,925	\$ 28,102,940	\$ 188,244,865	\$ 118,596,590
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows-OPEB	\$ 6,393,730	\$ -	\$ 6,393,730	\$ -
Deferred outflows-pension	11,117,043	285,052	11,402,095	1,083,554
Total Deferred Outflows of Resources	\$ 17,510,773	\$ 285,052	\$ 17,795,825	\$ 1,083,554
LIABILITIES				
Accounts payable and other current liabilities	\$ 11,811,972	\$ 140,065	\$ 11,952,037	\$ 641,386
Non-current liabilities				
Bonds, Lease, Notes payable - due within one year	116,777	212,074	328,851	29,641
- due in more than one year	25,539,103	8,969,408	34,508,511	31,375
Compensated absences - due in more than one year	1,090,901	-	1,090,901	-
Net OPEB obligation	25,494,780	-	25,494,780	-
Net pension liability	30,068,529	770,988	30,839,517	1,538,568
Total Liabilities	\$ 94,122,062	\$ 10,092,535	\$ 104,214,597	\$ 2,240,970
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows-lease receivable	\$ 937,460	-	\$ 937,460	\$ 266,812
Deferred inflows-OPEB	15,907,715	-	15,907,715	-
Deferred inflows-pension	780,016	20,000	800,016	14,400
Total Deferred Inflows of Resources	\$ 17,625,191	\$ 20,000	\$ 17,645,191	\$ 281,212
NET POSITION				
Restricted reserve	\$ 142,640	\$ 259,034	\$ 401,674	-
Invested in capital assets - net of related debt	36,871,494	16,165,119	53,036,613	109,113,809
Unrestricted	28,891,311	1,851,304	30,742,615	8,044,153
Total Net Position	\$ 65,905,445	\$ 18,275,457	\$ 84,180,902	\$ 117,157,962

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

STOREY COUNTY, NEVADA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

<u>FUNCTIONS/PROGRAMS</u>	PROGRAM REVENUES			
	EXPENSES	CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS
Primary government:				
Governmental activities:				
General government	\$ 20,998,188	\$ 10,621,913	\$ 115,866	\$ 400,422
Public safety	16,464,410	4,149,607	1,094,171	-
Judicial	2,059,140	97,336	-	-
Health and welfare	344,804	-	-	-
Culture and recreation	398,219	52,357	-	-
Community support	2,490,847	-	-	-
Highways and streets	2,562,537	278,102	-	-
Intergovernmental	-	-	-	-
Total Governmental Activities	45,318,145	15,199,315	1,210,037	400,422
Business type activities:				
Water	837,210	655,274	-	-
Sewer	931,360	470,564	-	-
Total Business-Type Activities	1,768,570	1,125,838	-	-
Total Primary Government	\$ 47,086,715	\$ 16,325,153	\$ 1,210,037	\$ 400,422
Component Unit:				
TRI General Improvement District	\$ 5,707,913	\$ 5,430,545	\$ -	\$ -
Total Component Unit	\$ 5,707,913	\$ 5,430,545	\$ -	\$ -

**STOREY COUNTY, NEVADA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024**

NET (EXPENSE)REVENUE AND
CHANGES IN NET POSITION

PRIMARY GOVERNMENT

FUNCTIONS/PROGRAMS	BUSINESS		TOTAL	COMPONENT UNIT TRI GID
	GOVERNMENTAL ACTIVITIES	TYPE ACTIVITIES		
Primary government:				
Governmental activities:				
General government	\$ (9,859,987)	\$ -	\$ (9,859,987)	
Public safety	(11,220,632)	-	(11,220,632)	
Judicial	(1,961,804)	-	(1,961,804)	
Health and welfare	(344,804)	-	(344,804)	
Culture and recreation	(345,862)	-	(345,862)	
Community support	(2,490,847)	-	(2,490,847)	
Highways and streets	(2,284,435)	-	(2,284,435)	
Intergovernmental	-	-	-	
Total Governmental Activities	<u>(28,508,371)</u>	<u>-</u>	<u>(28,508,371)</u>	
Business type activities:				
Water	-	(181,936)	(181,936)	
Sewer	-	(250,796)	(250,796)	
Total Business-Type Activities	<u>-</u>	<u>(432,732)</u>	<u>(432,732)</u>	
Total Primary Government	<u>(28,508,371)</u>	<u>(432,732)</u>	<u>(28,941,103)</u>	
Component Unit:				
TRI General Improvement District				\$ (249,191)
Total Component Unit				<u>(249,191)</u>
General revenues:				
Property taxes	28,615,460	-	28,615,460	-
Various state collected pass-through revenues	14,274,045	-	14,274,045	-
Investment earnings	3,476,075	97,086	3,573,161	94,522
Bond proceeds	-	-	-	-
Miscellaneous revenue	5,196,893	16,170	5,213,063	780,632
Capital contributions and grants	-	-	-	-
Total General Revenues	<u>51,562,473</u>	<u>113,256</u>	<u>51,675,729</u>	<u>875,154</u>
Change in Net Position	23,054,102	(319,476)	22,734,626	625,963
Net Position, July 1	<u>42,851,343</u>	<u>18,594,933</u>	<u>61,446,276</u>	<u>116,531,999</u>
Net Position, June 30	<u>\$ 65,905,445</u>	<u>\$ 18,275,457</u>	<u>\$ 84,180,902</u>	<u>\$ 117,157,962</u>

**STOREY COUNTY, NEVADA
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2024**

	GENERAL	ROAD FUND	474 FIRE PROTECTION DISTRICT FUND	TRI-PAYBACK FUND	USDA BOND FUND
ASSETS					
Cash	\$ 44,756,677	\$ 4,931,286	\$ 14,835,207	\$ 533,523	\$ 29,726
Accounts receivable (net allowance)	1,137,647	444,524	869,494	119,620	-
Taxes receivable	307,447	-	94,492	-	-
Prepaid expenses	597,611	-	-	-	-
Lease receivable	1,022,518	-	-	-	-
Inventory	-	-	-	-	-
Total Assets	<u>\$ 47,821,900</u>	<u>\$ 5,375,810</u>	<u>\$ 15,799,193</u>	<u>\$ 653,143</u>	<u>\$ 29,726</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 1,759,305	\$ 568,866	\$ 77,581	\$ -	\$ -
Accrued expenses and deposits	1,203,195	49,976	468,282	-	-
Unearned income	-	-	-	-	-
Account payable - Tesla	3,511,690	-	-	-	-
Total Liabilities	<u>6,474,190</u>	<u>618,842</u>	<u>545,863</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable resources property taxes	64,183	-	493,918	-	-
Deferred lease income	937,460	-	-	-	-
	<u>1,001,643</u>	<u>-</u>	<u>493,918</u>	<u>-</u>	<u>-</u>
FUND BALANCES					
Nonspendable	597,611	-	-	-	-
Reserved - debt service	-	-	142,640	-	-
Unassigned reported in:					
General fund	39,748,456	-	-	-	-
Capital projects funds	-	-	-	-	-
Special revenue funds	-	4,756,968	14,616,772	653,143	29,726
Total Fund Balances	<u>40,346,067</u>	<u>4,756,968</u>	<u>14,759,412</u>	<u>653,143</u>	<u>29,726</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 47,821,900</u>	<u>\$ 5,375,810</u>	<u>\$ 15,799,193</u>	<u>\$ 653,143</u>	<u>\$ 29,726</u>

STOREY COUNTY, NEVADA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024

	VCTC FUND	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
ASSETS			
Cash	\$ 3,160,078	\$ 23,745,865	\$ 91,992,362
Accounts receivable (net allowance)	180,033	10,411	2,761,729
Taxes receivable	-	752,944	1,154,883
Prepaid expenses	50,135	-	647,746
Lease receivable	-	-	1,022,518
Inventory	13,721	-	13,721
Total Assets	<u>\$ 3,403,967</u>	<u>\$ 24,509,220</u>	<u>\$ 97,592,959</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 12,206	\$ 4,113,933	\$ 6,531,891
Accrued expenses and deposits	23,287	-	1,744,740
Unearned income	3,955	19,696	23,651
Account payable - Tesla	-	-	3,511,690
Total Liabilities	<u>39,448</u>	<u>4,133,629</u>	<u>11,811,972</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable resources property taxes	-	2,174	560,275
Deferred lease income	-	-	937,460
	<u>-</u>	<u>2,174</u>	<u>1,497,735</u>
FUND BALANCES			
Nonspendable	63,856	-	661,467
Reserved - debt service	-	-	142,640
Unassigned reported in:			
General fund	3,300,663	-	43,049,119
Capital projects funds	-	12,866,475	12,866,475
Special revenue funds	-	7,506,942	27,563,551
Total Fund Balances	<u>3,364,519</u>	<u>20,373,417</u>	<u>84,283,252</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 3,403,967</u>	<u>\$ 24,509,220</u>	<u>\$ 97,592,959</u>

STOREY COUNTY, NEVADA
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2024

Total Fund Balance - government funds - page 16	\$ 84,283,252
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets net of related depreciation are not reported in the Governmental Funds financial statements because they are not current financial resources, but they are reported in the statement of net assets	62,548,966
Deferred outflows of resources for OPEB	6,393,730
Deferred outflows of resources for pensions	11,117,043
Property taxes receivable that are not available to pay current period expenditures and therefore are reported as unearned in the funds	560,275
Long term liabilities are not due and payable in the current period and therefore are not reported in the funds.	(25,655,880)
Pension liabilities are not due and payable in the current period and therefore not reported in funds	(55,563,309)
Compensated absences are not due and payable in the current period and therefore are not reported in the funds.	(1,090,901)
Deferred inflows of resources for OPEB	(15,907,715)
Deferred inflows of resources for pensions	<u>(780,016)</u>
Total Net Position - governmental activities - page 12	<u>\$ 65,905,445</u>

STOREY COUNTY, NEVADA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	GENERAL	ROAD FUND	474 FIRE PROTECTION DISTRICT FUND	TRI- PAYBACK FUND	USDA BOND FUND
REVENUES					
Taxes	\$ 20,195,981	\$ -	\$ 6,202,854	\$ -	\$ -
Licenses and permits	7,502,837	-	3,351,178	-	-
Intergovernmental	4,823,245	2,220,367	2,746,862	-	-
Charges for services	2,638,110	278,102	1,624,903	-	-
Fines and forfeitures	323,742	-	-	-	-
Equipment sales	-	-	-	-	-
Miscellaneous	3,123,118	201,815	565,329	672,110	-
Total Revenues	38,607,033	2,700,284	14,491,126	672,110	-
EXPENDITURES					
Current:					
General government	7,857,146	-	-	3,666,154	-
Public safety	8,725,912	-	8,691,709	-	-
Judicial	1,998,899	-	-	-	-
Health and welfare	94,804	-	-	-	-
Culture and recreation	170,655	-	-	-	-
Community service	2,487,463	-	-	-	-
Highways and streets	-	2,081,468	-	-	-
Intergovernmental	-	-	-	-	-
Total Expenditures	21,334,879	2,081,468	8,691,709	3,666,154	-
Excess (Deficiency) of Revenues over Expenditures	17,272,154	618,816	5,799,417	(2,994,044)	-
OTHER FINANCING SOURCES (USES)					
Transfers in	-	1,000,000	-	3,000,000	142,640
Transfers out	(13,747,000)	-	(999,025)	-	-
Transfers to proprietary funds	-	-	-	-	357,626
Federal grants	-	-	267,697	-	-
Loan (payments) proceeds	-	-	-	-	(303,295)
Bond proceeds	-	-	-	-	-
Bond interest	-	-	-	-	(196,971)
Total Other Financing Sources (Uses)	(13,747,000)	1,000,000	(731,328)	3,000,000	-
Net Change in Fund Balance	3,525,154	1,618,816	5,068,089	5,956	-
Fund Balance, July 1	36,820,913	3,138,152	9,691,323	647,187	29,726
Fund Balance, June 30	\$ 40,346,067	\$ 4,756,968	\$ 14,759,412	\$ 653,143	\$ 29,726

STOREY COUNTY, NEVADA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	VCTC FUND	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
REVENUES			
Taxes	\$ -	\$ 2,217,535	\$ 28,616,370
Licenses and permits	38,771	-	10,892,786
Intergovernmental	1,921,491	2,562,080	14,274,045
Charges for services	252,091	437,267	5,230,473
Fines and forfeitures	-	95,077	418,819
Equipment sales	-	-	-
Miscellaneous	184,375	4,183,844	8,930,591
	<u>2,396,728</u>	<u>9,495,803</u>	<u>68,363,084</u>
Total Revenues			
EXPENDITURES			
Current:			
General government	1,365,111	14,554,765	27,443,176
Public safety	-	2,142,892	19,560,513
Judicial	-	54,225	2,053,124
Health and welfare	-	250,000	344,804
Culture and recreation	-	200,564	371,219
Community service	-	-	2,487,463
Highways and streets	-	-	2,081,468
Intergovernmental	-	-	-
	<u>1,365,111</u>	<u>17,202,446</u>	<u>54,341,767</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>1,031,617</u>	<u>(7,706,643)</u>	<u>14,021,317</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	-	12,953,807	17,096,447
Transfers out	-	(2,350,422)	(17,096,447)
Transfers to proprietary funds	-	(210,000)	147,626
Federal Grants	-	-	267,697
Loan (payments) proceeds	-	-	(303,295)
Bond proceeds	-	-	-
Bond interest	-	-	(196,971)
	<u>-</u>	<u>10,393,385</u>	<u>(84,943)</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balance	1,031,617	2,686,742	13,936,374
Fund Balance, July 1	<u>2,332,902</u>	<u>17,686,675</u>	<u>70,346,878</u>
Fund Balance, June 30	<u>\$ 3,364,519</u>	<u>\$ 20,373,417</u>	<u>\$ 84,283,252</u>

**STOREY COUNTY, NEVADA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024**

Net change in fund balances - governmental funds, page 19 \$ 13,936,374

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays to purchase capital assets are reported in governmental funds as expenditures. However, those costs are shown in the statement of net assets and allocated over their estimated useful lives as depreciation expense in the statement of activities. This is the amount by which capital outlays exceeded depreciation. 8,731,836

Net long-term receipts and payments reported in governmental funds as expenditures 3,779,086

Compensated absences are reported as expenses in the statement of activities but do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds (153,778)

Revenue from taxes in the statement of activities that does not provide current financial resources is not reported as revenue in the funds (910)

Total OPEB benefits are reported as expenses in the statement of activities but do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds (1,567,406)

Total pension benefits are reported as expenses in the statement of activities but do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds (1,671,100)

Change in net assets of governmental activities, page 14 \$ 23,054,102

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUES</u>	<u>ORIGINAL BUDGETED AMOUNTS</u>	<u>FINAL BUDGETED AMOUNTS</u>	<u>ACTUAL AMOUNTS</u>	<u>VARIANCE TO FINAL BUDGET</u>
Taxes:				
Ad Valorem	\$ 14,787,427	\$ 14,787,427	\$ 18,398,056	\$ 3,610,629
Delinquent taxes	13,000	13,000	(18,366)	(31,366)
Centrally Assessed	1,750,000	1,750,000	1,816,291	66,291
Total Taxes	<u>16,550,427</u>	<u>16,550,427</u>	<u>20,195,981</u>	<u>3,645,554</u>
Licenses and Permits				
Merchandise licenses	231,840	231,840	238,403	6,563
County gaming licenses	3,000	3,000	4,650	1,650
Utility licenses	700,000	700,000	1,538,669	838,669
Franchise tax	380,000	380,000	594,649	214,649
Building permits and study	2,002,000	2,002,000	5,126,466	3,124,466
Total Licenses and Permits	<u>3,316,840</u>	<u>3,316,840</u>	<u>7,502,837</u>	<u>4,185,997</u>
Intergovernmental				
Federal and state grants	-	-	228,504	228,504
Payment in lieu of taxes	30,000	30,000	50,000	20,000
State shared revenues				
Cigarette tax	11,211	11,211	9,995	(1,216)
Liquor tax	6,436	6,436	6,177	(259)
Gaming licenses	100,000	100,000	118,553	18,553
Basic CCRT	1,780,586	1,780,586	1,424,348	(356,238)
Supplemental CCRT	1,709,027	1,709,027	1,492,860	(216,167)
Motor vehicle privilege tax	432,281	432,281	436,813	4,532
Real property transfer tax	453,220	453,220	1,055,995	602,775
Total Intergovernmental	<u>4,522,761</u>	<u>4,522,761</u>	<u>4,823,245</u>	<u>300,484</u>
Charges for Services				
Clerk fees	42,800	42,800	35,756	(7,044)
Recorder fees	55,000	55,000	68,146	13,146
Assessor fees/commissions	300,000	300,000	789,956	489,956
Building department fees	10,000	10,000	10,256	256
District court fees	12,000	12,000	1,190	(10,810)
Justice court fees	34,400	34,400	96,146	61,746
Sheriffs fees	60,800	60,800	80,725	19,925
Swimming pool admissions/lessons	19,000	19,000	40,187	21,187
Park facilities fees	-	-	2,035	2,035
Import tonnage fees	750,000	750,000	964,089	214,089
IT fees	32,000	32,000	37,457	5,457
Other fees - Tesla	636,628	636,628	477,471	(159,157)
Senior Center Services	31,500	31,500	34,696	3,196
Total Charges for Services	<u>1,984,128</u>	<u>1,984,128</u>	<u>2,638,110</u>	<u>653,982</u>

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUES (cont'd.)</u>				
Fines and Forfeits:				
District fine	-	-	2,077	2,077
Juvenile fines/assessments	2,400	2,400	5,863	3,463
Chemical analysis fees	2,000	2,000	2,141	141
Jail Court Fines	200,000	200,000	313,661	113,661
Total Fines and Forfeits	<u>204,400</u>	<u>204,400</u>	<u>323,742</u>	<u>119,342</u>
Miscellaneous:				
Rents	83,800	83,800	105,446	21,646
Penalties -taxes	70,000	70,000	198,271	128,271
Penalties - business licenses	2,000	2,000	10,180	8,180
Investment earnings	56,000	56,000	2,480,085	2,424,085
Youth services	30,182	30,182	51,212	21,030
Other	529,000	529,000	277,924	(251,076)
Total Miscellaneous	<u>770,982</u>	<u>770,982</u>	<u>3,123,118</u>	<u>2,352,136</u>
Total Revenues	<u>27,349,538</u>	<u>27,349,538</u>	<u>38,607,033</u>	<u>11,257,495</u>
<u>EXPENDITURES</u>				
General Government				
Commissioners:				
Salaries and wages	400,660	400,660	385,213	15,447
Employee benefits	342,270	342,270	278,137	64,133
Services and supplies	1,852,373	1,852,373	914,127	938,246
Capital outlay	-	-	-	-
	<u>2,595,303</u>	<u>2,595,303</u>	<u>1,577,477</u>	<u>1,017,826</u>
Clerk Treasurer:				
Salaries and wages	253,467	253,467	247,363	6,104
Employee benefits	184,858	184,858	178,651	6,207
Services and supplies	251,910	251,910	163,040	88,870
Capital outlay	-	-	-	-
	<u>690,235</u>	<u>690,235</u>	<u>589,054</u>	<u>101,181</u>
Recorder:				
Salaries and wages	182,550	182,550	172,463	10,087
Employee benefits	146,887	147,887	153,617	(5,730)
Services and supplies	257,000	256,000	176,493	79,507
Capital outlay	-	-	-	-
	<u>586,437</u>	<u>586,437</u>	<u>502,573</u>	<u>83,864</u>
Assessor:				
Salaries and wages	289,668	289,668	221,164	68,504
Employee benefits	203,394	203,394	166,629	36,765
Services and supplies	81,870	81,870	127,418	(45,548)
Capital outlay	-	-	-	-
	<u>574,932</u>	<u>574,932</u>	<u>515,211</u>	<u>59,721</u>
Administrative:				
Salaries and wages	188,525	206,525	201,402	5,123
Employee benefits	398,917	403,917	378,009	25,908
Services and supplies	227,350	204,350	96,825	107,525
Capital outlay	-	-	-	-
	<u>814,792</u>	<u>814,792</u>	<u>676,236</u>	<u>138,556</u>

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>EXPENDITURES</u>				
General Government (contd.)				
Building and Grounds:				
Salaries and wages	378,674	378,674	365,126	13,548
Employee benefits	336,326	336,326	260,110	76,216
Services and supplies	902,395	902,395	538,396	363,999
Capital outlay	18,000	18,000	8,840	9,160
	<u>1,635,395</u>	<u>1,635,395</u>	<u>1,172,472</u>	<u>462,923</u>
Service:				
Salaries and wages	323,936	323,936	310,838	13,098
Employee benefits	224,091	224,091	209,464	14,627
Services and supplies	125,224	125,224	105,452	19,772
Capital outlay	16,000	16,000	14,603	1,397
	<u>689,251</u>	<u>689,251</u>	<u>640,357</u>	<u>48,894</u>
Information technology:				
Salaries and wages	396,917	406,917	404,910	2,007
Employees benefits	302,070	302,070	274,229	27,841
Services and supplies	601,095	601,095	421,165	179,930
Capital outlay	50,000	40,000	-	40,000
	<u>1,350,082</u>	<u>1,350,082</u>	<u>1,100,304</u>	<u>249,778</u>
Comptroller:				
Salaries and wages	303,406	304,406	305,526	(1,120)
Employee benefits	211,090	211,090	199,652	11,438
Services and supplies	180,070	179,070	130,723	48,347
Capital outlay	-	-	-	-
	<u>694,566</u>	<u>694,566</u>	<u>635,901</u>	<u>58,665</u>
Planning Commission:				
Salaries and wages	264,433	264,433	186,463	77,970
Employee benefits	170,745	170,745	108,776	61,969
Services and supplies	689,456	663,456	152,322	511,134
	<u>1,124,634</u>	<u>1,098,634</u>	<u>447,561</u>	<u>651,073</u>
Total General Government	<u>10,755,627</u>	<u>10,729,627</u>	<u>7,857,146</u>	<u>2,872,481</u>
Judicial:				
District Attorney:				
Salaries and wages	504,427	510,427	419,065	91,362
Employee benefits	315,049	318,049	249,330	68,719
Services and supplies	439,100	439,100	287,280	151,820
Capital outlay	-	-	-	-
	<u>1,258,576</u>	<u>1,267,576</u>	<u>955,675</u>	<u>311,901</u>
District Court:				
Services and supplies	301,562	301,562	305,421	(3,859)
	<u>301,562</u>	<u>301,562</u>	<u>305,421</u>	<u>(3,859)</u>

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
EXPENDITURES				
Judicial (contd.)				
Justice of the Peace:				
Salaries and wages	404,496	404,496	410,713	(6,217)
Employee benefits	260,145	260,145	276,516	(16,371)
Services and supplies	49,490	49,490	50,574	(1,084)
Capital outlay	-	-	-	-
	<u>714,131</u>	<u>714,131</u>	<u>737,803</u>	<u>(23,672)</u>
Total Judicial	<u>2,274,269</u>	<u>2,283,269</u>	<u>1,998,899</u>	<u>284,370</u>
Public Safety:				
Sheriff:				
Salaries and wages	3,282,945	3,282,945	3,139,915	143,030
Employee benefits	2,817,824	2,807,824	2,345,754	462,070
Services and supplies	861,712	861,712	780,926	80,786
Capital outlay	29,500	39,500	36,626	2,874
	<u>6,991,981</u>	<u>6,991,981</u>	<u>6,303,221</u>	<u>688,760</u>
Communications				
Salaries and wages	734,742	734,742	700,373	34,369
Employee benefits	461,195	461,195	372,506	88,689
Services and supplies	216,835	216,835	122,098	94,737
Capital outlay	26,710	26,710	2,085	24,625
	<u>1,439,482</u>	<u>1,439,482</u>	<u>1,197,062</u>	<u>242,420</u>
Emergency Management:				
Salaries and wages	94,967	104,967	103,827	1,140
Employee benefits	57,571	74,571	77,295	(2,724)
Services and supplies	94,815	67,815	39,662	28,153
Capital outlay	-	-	-	-
	<u>247,353</u>	<u>247,353</u>	<u>220,784</u>	<u>26,569</u>
Community Development				
Salaries and wages	538,508	538,508	512,777	25,731
Employee benefits	375,455	375,455	357,897	17,558
Services and supplies	192,370	191,870	129,039	62,831
Capital outlay	5,100	5,600	5,132	468
	<u>1,111,433</u>	<u>1,111,433</u>	<u>1,004,845</u>	<u>106,588</u>
Total Public Safety	<u>9,790,249</u>	<u>9,790,249</u>	<u>8,725,912</u>	<u>1,064,337</u>
Health and Human Service				
Salaries and wages	13,459	13,459	4,770	8,689
Employee benefits	11,633	11,633	3,354	8,279
Services and supplies	164,421	164,421	86,680	77,741
	<u>189,513</u>	<u>189,513</u>	<u>94,804</u>	<u>94,709</u>
Culture and Recreation:				
Swimming Pools and Parks				
Salaries and wages	85,390	85,390	66,107	19,283
Employee benefits	8,690	25,690	25,047	643
Services and supplies	86,970	86,970	79,501	7,469
Capital outlay	-	-	-	-
	<u>181,050</u>	<u>198,050</u>	<u>170,655</u>	<u>27,395</u>
Total Culture and Recreation	<u>181,050</u>	<u>198,050</u>	<u>170,655</u>	<u>27,395</u>

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

STOREY COUNTY, NEVADA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Community Support				
Community Relations				
Salaries and wages	235,748	205,748	175,925	29,823
Employee benefits	148,164	115,664	84,281	31,383
Services and supplies	1,440,448	1,440,448	1,107,237	333,211
	<u>1,824,360</u>	<u>1,761,860</u>	<u>1,367,443</u>	<u>394,417</u>
Senior Center				
Salaries and wages	475,830	505,830	499,925	5,905
Employee benefits	236,947	269,447	277,685	(8,238)
Services and supplies	706,800	706,800	342,410	364,390
	<u>1,419,577</u>	<u>1,482,077</u>	<u>1,120,020</u>	<u>362,057</u>
Total Community Support	<u>3,243,937</u>	<u>3,243,937</u>	<u>2,487,463</u>	<u>756,474</u>
Debt Service:				
Principle	-	-	-	-
Interest	-	-	-	-
Total Debt Service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>26,434,645</u>	<u>26,434,645</u>	<u>21,334,879</u>	<u>5,099,766</u>
Excess (Deficiency) of Revenue over Expenditures	<u>914,893</u>	<u>914,893</u>	<u>17,272,154</u>	<u>16,357,261</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers out	(11,772,500)	(11,772,500)	(13,747,000)	(1,974,500)
Contingency	(892,958)	(165,958)	-	165,958
Total Other Financing Sources (Uses)	<u>(12,665,458)</u>	<u>(11,938,458)</u>	<u>(13,747,000)</u>	<u>(1,808,542)</u>
Net Change in Fund Balance	(11,750,565)	(11,023,565)	3,525,154	14,548,719
Fund Balance, July 1	<u>24,436,723</u>	<u>24,436,723</u>	<u>36,820,913</u>	<u>12,384,190</u>
Fund Balance, June 30	<u>\$ 12,686,158</u>	<u>\$ 13,413,158</u>	<u>\$ 40,346,067</u>	<u>\$ 26,932,909</u>

STOREY COUNTY, NEVADA
ROADS FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
REVENUE			
Intergovernmental			
Gasoline tax	\$ 600,000	\$ 1,085,794	\$ 485,794
Supplemental CCRT	1,298,861	1,134,573	(164,288)
Traffic lights	48,500	-	(48,500)
Charges for services			
Import tonnage fees	250,000	271,922	21,922
Excavation	3,000	6,180	3,180
Other revenue			
Interest	17,000	201,139	184,139
Equipment sales	-	-	-
Miscellaneous	-	676	676
Total Revenue	<u>2,217,361</u>	<u>2,700,284</u>	<u>482,923</u>
EXPENDITURES			
Highways and Streets			
Salaries and wages	592,953	508,347	84,606
Employee benefits	507,043	377,123	129,920
Services and supplies	384,190	344,586	39,604
Capital outlay	1,937,903	851,412	1,086,491
Total Expenditures	<u>3,422,089</u>	<u>2,081,468</u>	<u>1,340,621</u>
Excess (Deficiency) of Revenues over Expenditures	(1,204,728)	618,816	1,823,544
OTHER FINANCING SOURCES (USES)			
Transfers in	<u>1,000,000</u>	<u>1,000,000</u>	<u>-</u>
Fund Balance, July 1	<u>1,415,710</u>	<u>3,138,152</u>	<u>1,722,442</u>
Fund Balance, June 30	<u>\$ 1,210,982</u>	<u>\$ 4,756,968</u>	<u>\$ 3,545,986</u>

STOREY COUNTY, NEVADA
474 FIRE PROTECTION DISTRICT FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Taxes			
Property	\$ 4,784,964	\$ 6,202,854	\$ 1,417,890
Intergovernmental revenues			
Supplemental CCRT	3,144,610	2,746,862	(397,748)
Licenses and Permits			
License	10,750	85,266	74,516
Permits	2,161,000	3,265,912	1,104,912
Other financing source			
Grants	1,059,256	267,697	(791,559)
Charges for services			
Fire/ambulance fees	403,000	432,423	29,423
Transport/accident recovery	415,000	190,150	(224,850)
Other fees-Tesla	1,110,736	991,083	(119,653)
Special events	-	11,247	11,247
Other revenue			
Interest income	35,000	502,036	467,036
Miscellaneous - other	-	63,293	63,293
Total Revenues	<u>13,124,316</u>	<u>14,758,823</u>	<u>1,634,507</u>
 <u>EXPENDITURES</u>			
Public Safety			
Salaries and wages	6,459,297	4,978,494	1,480,803
Employee benefits	3,331,689	2,749,889	581,800
Services and supplies	1,333,796	946,453	387,343
Capital outlay	26,802	16,873	9,929
Contingency	-	-	-
Total Expenditures	<u>11,151,584</u>	<u>8,691,709</u>	<u>2,459,875</u>
Excess (Deficiency) of Revenue over Expenditures	1,972,732	6,067,114	4,094,382
 OTHER FINANCING SOURCES (USES)			
Contingency	(331,887)	-	331,887
Transfers	(942,640)	(999,025)	(56,385)
Total Other Financing Sources (Uses)	<u>(1,274,527)</u>	<u>(999,025)</u>	<u>275,502</u>
Excess (Deficiency) of Revenue and Other Financing Sources (Uses) over Expenditures	698,205	5,068,089	4,369,884
Fund Balance, July 1	<u>3,991,581</u>	<u>9,691,323</u>	<u>5,699,742</u>
Fund Balance, June 30	<u>\$ 4,689,786</u>	<u>\$ 14,759,412</u>	<u>\$ 10,069,626</u>

STOREY COUNTY, NEVADA
TRI PAYBACK FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUES</u>				
Intergovernmental				
Due from other Governments	\$ -	\$ -	\$ -	\$ -
Taxes	777,326	777,326	672,110	105,216
	<u>777,326</u>	<u>777,326</u>	<u>672,110</u>	<u>105,216</u>
<u>EXPENDITURES</u>				
General Government				
Tri Payback	3,500,000	3,670,000	3,666,154	3,846
Excess (Deficiency) of Revenue over Expenditures	(2,722,674)	(2,892,674)	(2,994,044)	101,370
OTHER FINANCING SOURCES (USES)				
Transfers in	3,000,000	3,000,000	3,000,000	-
Excess (Deficiency) of Revenue and Other Financing Sources (Uses) over Expenditures	277,326	107,326	5,956	101,370
Fund Balance, July 1	1,086,050	1,086,050	647,187	(438,863)
Fund Balance, June 30	<u>\$ 1,363,376</u>	<u>\$ 1,193,376</u>	<u>\$ 653,143</u>	<u>\$ (540,233)</u>

STOREY COUNTY, NEVADA
USDA BOND FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUES</u>			
Intergovernmental			
Grants	\$ -	\$ -	\$ -
Bonds	-	-	-
Due from sewer	259,058	259,058	-
Due from fire district	142,640	142,640	-
	<u>401,698</u>	<u>401,698</u>	<u>-</u>
Other financing sources			
Transfers from water	98,568	98,568	-
	<u>500,266</u>	<u>500,266</u>	<u>-</u>
<u>EXPENDITURES</u>			
Public safety			
Capital outlay	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenue over Expenditures	500,266	500,266	-
OTHER FINANCING SOURCES (USES)			
Bond proceeds	-	-	-
Debt service	(303,295)	(303,295)	-
Interest	(196,971)	(196,971)	-
	<u>(500,266)</u>	<u>(500,266)</u>	<u>-</u>
Excess (Deficiency) of Revenue and Other Financing Sources (Uses) over Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance, July 1	<u>29,727</u>	<u>29,726</u>	<u>(1)</u>
Fund Balance, June 30	<u>\$ 29,727</u>	<u>\$ 29,726</u>	<u>\$ (1)</u>

STOREY COUNTY, NEVADA
VIRGINIA CITY TOURISM COMMISSION FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUES</u>			
Licenses and permits			
Licenses - permits	\$ 37,000	\$ 38,771	\$ 1,771
Intergovernmental			
Grant revenue	70,000	60,000	(10,000)
State licenses	2,000	2,437	437
Room tax	550,000	523,921	(26,079)
Tourism tax	700,000	1,335,133	635,133
Charges for services			
Special events	322,500	103,171	(219,329)
CAP service charge (net)	125,000	148,920	23,920
Miscellaneous			
Interest	1,500	97,488	95,988
Contributions	5,500	5,789	289
Miscellaneous	91,000	81,098	(9,902)
 Total Revenues	 <u>1,904,500</u>	 <u>2,396,728</u>	 <u>492,228</u>
<u>EXPENDITURES</u>			
General government			
Salaries and wages	338,616	288,671	49,945
Benefits	175,220	158,323	16,897
Services and supplies	1,329,100	907,315	421,785
Capital outlay	65,000	10,802	54,198
 Total Expenditures	 <u>1,907,936</u>	 <u>1,365,111</u>	 <u>542,825</u>
 Excess (Deficiency) of Revenues over Expenditures	 (3,436)	 1,031,617	 1,035,053
 Fund Balance, July 1	 <u>1,390,857</u>	 <u>2,332,902</u>	 <u>942,045</u>
 Fund Balance, June 30	 <u>\$ 1,387,421</u>	 <u>\$ 3,364,519</u>	 <u>\$ 1,977,098</u>

STOREY COUNTY, NEVADA
PROPRIETARY FUNDS
STATEMENT OF NET POSITION
JUNE 30, 2024

	<u>BUSINESS-TYPE ENTERPRISE FUNDS</u>		
	<u>WATER SYSTEM</u>	<u>VIRGINIA DIVIDE SEWER</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Current Assets			
Cash	\$ 1,636,802	\$ 1,016,684	\$ 2,653,486
Accounts receivable (net allowance)	50,802	52,051	102,853
Total Current Assets	<u>1,687,604</u>	<u>1,068,735</u>	<u>2,756,339</u>
Noncurrent Assets			
Capital assets - net of accumulated depreciation	<u>7,847,947</u>	<u>17,498,654</u>	<u>25,346,601</u>
Total Assets	<u>\$ 9,535,551</u>	<u>\$ 18,567,389</u>	<u>\$ 28,102,940</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred outflows-pension	<u>\$ 219,490</u>	<u>\$ 65,562</u>	<u>\$ 285,052</u>
<u>LIABILITIES</u>			
Current Liabilities			
Accounts payable	\$ 65,783	\$ 7,872	\$ 73,655
Refundable deposits	22,795	-	22,795
Bonds payable - current portion	65,998	146,076	212,074
Accrued expenses	<u>22,193</u>	<u>21,422</u>	<u>43,615</u>
Total Current Liabilities	<u>176,769</u>	<u>175,370</u>	<u>352,139</u>
Long Term Liabilities			
Bonds payable - net of current portion	2,859,207	6,110,201	8,969,408
Net pension liability	<u>593,661</u>	<u>177,327</u>	<u>770,988</u>
Total Long Term Liabilities	<u>3,452,868</u>	<u>6,287,528</u>	<u>9,740,396</u>
Total Liabilities	<u>3,629,637</u>	<u>6,462,898</u>	<u>10,092,535</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred inflows-pension	<u>\$ 15,400</u>	<u>\$ 4,600</u>	<u>\$ 20,000</u>
<u>NET POSITION</u>			
Restricted reserve	139,365	119,669	259,034
Reserved - short lived assets replacement	-	56,271	56,271
Invested in capital assets - net of related debt	4,922,742	11,242,377	16,165,119
Unassigned	<u>1,047,897</u>	<u>747,136</u>	<u>1,795,033</u>
Total Net Position	<u>\$ 6,110,004</u>	<u>\$ 12,165,453</u>	<u>\$ 18,275,457</u>

STOREY COUNTY, NEVADA
PROPRIETARY FUNDS
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2024

	BUSINESS-TYPE ENTERPRISE FUNDS		
	WATER SYSTEM	VIRGINIA DIVIDE SEWER	TOTAL
<u>OPERATING REVENUES</u>			
Charges for services	\$ 655,274	\$ 470,564	\$ 1,125,838
<u>OPERATING EXPENSES</u>			
Salaries and wages	131,889	134,941	266,830
Benefits	137,656	111,183	248,839
Services and supplies	390,697	154,578	545,275
Capital outlay	-	-	-
Depreciation	176,968	414,773	591,741
Total Operating Expense	837,210	815,475	1,652,685
Operating Income (Loss)	(181,936)	(344,911)	(526,847)
NONOPERATING REVENUES (EXPENSES)			
Rent and miscellaneous	13,800	-	13,800
Interest income	59,935	37,151	97,086
Interest expense	-	(115,885)	(115,885)
Miscellaneous	2,370	-	2,370
Transfers	-	210,000	210,000
Grants and capital contributions	-	-	-
Total Nonoperating Revenues (Expenses)	76,105	131,266	207,371
Change in net position	(105,831)	(213,645)	(319,476)
Net Position, July 1	6,215,835	12,379,098	18,594,933
Net Position, June 30	\$ 6,110,004	\$ 12,165,453	\$ 18,275,457

**STOREY COUNTY, NEVADA
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2024**

	<u>BUSINESS-TYPE ENTERPRISE FUNDS</u>		
	<u>WATER SYSTEM</u>	<u>VIRGINIA DIVIDE SEWER</u>	<u>TOTAL</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Cash Inflows			
Sales of water/sewer fees	\$ 652,659	\$ 467,353	\$ 1,120,012
Miscellaneous income	2,370	-	2,370
Cash Outflows			
Salaries and wages	(128,194)	(131,778)	(259,972)
Benefits	(95,123)	(92,304)	(187,427)
Services and supplies	(357,416)	(156,700)	(514,116)
Net Cash Provided (Used) by Operating Activities	<u>74,296</u>	<u>86,571</u>	<u>160,867</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>			
Cash Inflows			
Rent	13,800	-	13,800
Customer deposits	1,800	-	1,800
Capital outlay	-	-	-
Net Cash Provided (Used) by Non-Capital Financing Activities	<u>15,600</u>	<u>-</u>	<u>15,600</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Cash Inflows			
Transfer from funds	-	210,000	210,000
Cash Outflows			
Capital outlay and grant match	-	-	(143,176)
Debt service	(65,225)	(143,176)	(181,110)
Interest expense	-	(115,885)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(65,225)</u>	<u>(49,061)</u>	<u>(114,286)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Cash Inflows			
Interest earnings	<u>59,935</u>	<u>37,151</u>	<u>97,086</u>
Net Increase (Decrease) in Cash	84,606	74,661	159,267
Cash, July 1	<u>1,552,196</u>	<u>942,023</u>	<u>2,494,219</u>
Cash, June 30	<u>\$ 1,636,802</u>	<u>\$ 1,016,684</u>	<u>\$ 2,653,486</u>

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

STOREY COUNTY, NEVADA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2024

	<u>CUSTODIAL FUNDS</u>
<u>ASSETS</u>	
Cash and cash equivalents	\$ 1,618,334
Due to other governments	<u>\$ 32,986</u>
Total Assets	<u>\$ 1,651,320</u>
<u>LIABILITIES</u>	
Accounts payable and other liabilities	\$ 1,651,320
Due to other governments	<u>-</u>
Total Liabilities	<u>1,651,320</u>
Net Position	<u>-</u>
Total Liabilities and Net Position	<u>\$ -</u>

CASH FLOWS FROM NON-CAPITAL
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2024

	<u>CUSTODIAL FUNDS</u>
Additions	
Taxes and fees collected for other governments	<u>\$ 16,178,353</u>
Deductions	
Payments of taxes and fees to other governments or organizations/individuals	<u>\$ 16,178,353</u>
Net Position, Beginning of Year	<u>\$ -</u>
Net Position, End of Year	<u>\$ -</u>

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

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

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

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

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

TRI General Improvement District (TRI GID) is a discretely presented component unit. Storey County's Board of Commissioners is also the board for TRI GID, and thus could impose their will on TRI GID. However, the County does not have a financial benefit or burden relationship with TRI GID.

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

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

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported, separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

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

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

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

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

The government reports the following major governmental funds:

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

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

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

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

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

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

The government reports the following major proprietary funds:

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

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

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's water and sewer functions. Eliminations of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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

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

D. ASSETS, LIABILITIES, AND NET ASSETS OR EQUITY

1. DEPOSITS AND INVESTMENTS

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

2. RECEIVABLES AND PAYABLES

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

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

3. INVENTORIES AND PREPAID ITEMS

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

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

4. RESTRICTED ASSETS AND RESERVED FUNDS

At June 30, 2024, the County had the following restricted fund balances: a) 474 Fire Protection District Fund - \$142,640; b) Virginia Divide Sewer Improvement District - \$119,669; and c) Water System Fund - \$139,365.

**STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024**

5. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure (i.e., roads, bridges, sidewalks, storm drains, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$2,500 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

<u>Asset</u>	<u>Years</u>
Public and System Infrastructure	20-100
Vehicles	5-10
Office Equipment	5-10
Equipment	10-20
Buildings	75-100
Building Improvements	35-50
Computer Equipment	5
Furniture and Fixtures	7-10

6. COMPENSATED ABSENCE

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

<u>Years of Continuous Service</u>	<u>Other Employees Rate of Pay</u>	<u>Fire Department Rate of Pay</u>
5 years but less than 10 years	12.5¢ on the Dollar	35.0¢ on the Dollar
10 years but less than 15 years	25.0¢ on the Dollar	
10 years but less than 20 years		50.0¢ on the Dollar
15 years but less than 20 years	40.0¢ on the Dollar	
20 years or more	50.0¢ on the Dollar	65.0¢ on the Dollar

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

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

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

- a. 10 to 15 years of service shall be paid at a rate of 25% of their base rate of pay for each hour, not to exceed \$6,000 cash or \$8,000 toward the purchase of PERS.
- b. 15 to 20 years of service shall be paid at a rate of 45% of their base rate of pay for each hour, not to exceed \$8,000 cash or \$10,000 toward the purchase of PERS.
- c. More than 20 years of service shall be paid at a rate of 65% of their base rate of pay for each hour, not to exceed \$10,000 cash or \$12,5000 toward the purchase of PERS.

7. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the Statement of Net Position and the Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The County reports an amount related to pensions on the government-wide financial statements.

In addition to liabilities, the Statement of Net Position and the Balance Sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The County reports amounts related to pensions on the government wide financial statement. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

8. LONG-TERM OBLIGATIONS

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

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

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

9. NET POSITION

In the government-wide and proprietary fund financial statements, net position is reported as net investment in capital assets, restricted, or unrestricted. Net position is reported as restricted when constraints placed on it are either imposed by external parties (such as creditors, grantors, contributors or other governments) or imposed by law through a constitutional provision or enabling legislation.

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

10. FUND BALANCE

Fund balances of the governmental funds are classified in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, as follows:

Nonspendable fund balances include items that cannot be spent, such as amounts that are not in a spendable form (for example, inventories and prepaid items) and amounts that are legally or contractually required to remain intact, such as a permanent fund principal balance.

Restricted fund balances have constraints placed upon the use of the resources either by external parties (such as creditors, grantors, contributors or other governments) or imposed by law through a constitutional provision or enabling legislation.

Committed fund balances can be used only for specific purposes pursuant to constraints imposed by an ordinance of the County Commission, which is the County's highest level of decision-making authority. These constraints remain binding unless removed or changed in the same manner used to create the constraints.

11. ESTIMATES

Timely preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates that affect reported amounts. Accordingly, these estimates may require revision in future periods. Significant estimates include compensated absences, pension and other postemployment benefits, collectability of receivables, and useful lives of capital assets.

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. BUDGETARY INFORMATION

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

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

1. Prior to April 15, the County budget officer submits to the County Commissioners the tentative operating budgets for the fiscal years commencing the following July 1. The operating budgets include proposed expenditures and the means of financing them.
2. The tentative budgets are filed with the State Department of Taxation by April 15.
3. A public hearing is conducted at the County Court House to obtain taxpayers comments (3rd Monday in May).
4. The final budgets are adopted and filed with the State Department of Taxation. Final budgets must be certified by a majority of all members of the governing body. The final budgets must be adopted on or before June 1.
5. Budget amounts may be transferred within funds if the governing body is advised and the action is recorded in the official minutes of the next meeting. Revisions that alter the total expenditures of any fund must be approved by the County Commissioners. Budget revisions must also be filed with the State Department of Taxation.

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

6. Budgets for the General, Special Revenues, Debt Service, Proprietary, and Capital Projects Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).
7. Budget augmentations were prepared for the general, various special revenue funds and enterprise funds during the fiscal year ended June 30, 2024.
8. All budget appropriations lapse at the end of each fiscal year.

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

B. EXCESS EXPENDITURES OVER APPROPRIATIONS

For the year ended June 30, 2024, expenditures exceeded appropriations as follows:

	Expenditures	Appropriations
Drug Court Special Revenue Fund	\$ 440	\$ 400
Equipment Acquisition Special Revenue Fund	1,864,119	1,844,500
Federal/State Grant Special Revenue Fund	666,053	613,500
Water System Enterprise Fund	837,210	656,152
Virginia Divide Sewer Improvement District	815,475	423,352

C. COMPLIANCE – NRS 354.624

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

All enterprise and agency funds maintained by Storey County:

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

Storey County has \$401,674 restricted and reserved in all funds.

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

III. CASH AND INVESTMENTS

In accordance with Nevada Revised Statutes (NRS), the County's cash is deposited with insured banks and those deposits that are not within the limits of insurance must be secured by collateral. At year end, the County's carrying amount of deposits was \$19,849,118 and the bank balance was \$20,572,478. The difference between the carrying amount and bank balance results from outstanding checks and deposits not yet reflected in the bank records

Custodial Risk- All deposits are subject to custodial credit risk, which is the risk that the County's deposits may not be returned to it in the event of a bank failure. Bank balances were covered by Federal Depository Insurance, the Securities Investor Protection Corporation, collateral held by the County's agent in the County's name or by collateral held by depositories in the name of the Nevada Collateral Pool, and were not exposed to custodial credit risk. The County does not have a formal policy relating to custodial credit risk, but follows NRS. According to NRS 356.020, all monies deposited by a county treasurer that are not within the limits of insurance provided by an instrumentality of the United States must be secured by collateral composed of the same types of securities allowed for investments which are identified below. The County participates in the State of Nevada Collateral Pool which requires depositories to maintain as collateral acceptable securities having a fair market value of at least 102 percent of the amount of the uninsured balances of the public money held by the depository. Under NRS 356.360, the State Treasurer manages and monitors all collateral for all public monies deposited by members of the pool.

Interest Rate Risk- Interest rate risk is the risk of possible reduction in the value of a security, especially a bond, resulting from a rise in interest rates. As noted above, the County does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates beyond those specified in the statute. The County restricts notes, bonds, and other unconditional obligations at the time of purchase to have a remaining term to maturity of not more than 10 years as described by Nevada state law.

Credit Risk- NRS allows investments in obligations of the U.S. Treasury and U.S. agencies, municipal bonds issued by local governments of the State, corporate bonds rated "A" or better by a nationally recognized rating service, commercial paper rated "A-1," "P-1" or better by a nationally recognized rating service, repurchase agreements, certificates of deposit, money market mutual funds rated "AAA" by a nationally recognized rating service or other securities in which banking institutions may legally invest.

At June 30, 2024, the County's investments are rated as follows

	<u>Reported Fair Value</u>	<u>Quality Rating</u>
Money Market Mutual Fund	\$ 1,280,842	AAA
Certificates of Deposit	494,848	AA+
Certificates of Deposit	480,191	A+
Certificates of Deposit	249,362	A
Certificates of Deposit	1,153,551	AA-
Certificates of Deposit	243,964	BBB+
Certificates of Deposit	243,558	BBB-
Certificates of Deposit-fdic guaranteed	23,772,229	Unrated
US Treasury Securities	14,892,980	AAA
US Treasury Securities	491,825	A-1+
US Agency Bonds	10,693,172	AAA
US Agency Bonds	99,389	A
Corporate Bonds	987,772	AAA
Corporate Bonds	399,739	AA
Corporate Bonds	740,357	AA-
Corporate Bonds	6,367,911	A+
Corporate Bonds	1,552,086	A
Corporate Bonds	1,241,705	A-
State of Nevada Local Investment Pool	<u>2,689,332</u>	Unrated
	\$ 68,074,813	

The County categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value:

Level 1- Inputs are quoted prices in active markets for identical assets

Level 2- Inputs are significant other observable inputs

Level 3- Inputs are significant unobservable inputs

The County does not have any investments that are measured using Level 2 or 3 inputs

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

Cash and investments are categorized by fund type as follows:

Governmental funds	\$ 91,992,362
Proprietary funds	2,653,486
Custodial funds	1,618,334
Component Unit	<u>8,013,291</u>
	<u>\$ 104,277,473</u>

As of June 30, 2024, the County had the following recurring fair value measurements below:

<u>Investment Type</u>	<u>Total</u>	<u>Fair Value Measurements Using</u>	
		<u>Level 1 Inputs</u>	<u>Level 2 Inputs</u>
Money Market Mutual Fund	\$ 1,280,842	\$ 1,280,842	\$ -
Certificates of Deposit	26,637,703	26,637,703	-
US Treasury Securities	15,384,805	15,384,805	-
US Agency Bonds	10,792,561	10,792,561	-
Corporate Bonds	<u>11,289,570</u>	<u>11,289,570</u>	-
Total investments by fair value level	<u>\$ 65,385,481</u>	<u>\$ 65,385,481</u>	<u>\$ -</u>

Investments not required to be measured at fair value

State of Nevada Investment Pool	<u>2,689,332</u>
Total Investments	<u>\$ 68,074,813</u>

At year end the County had the following investments and maturities.

<u>Investment Type</u>	<u>Total</u>	<u>Investment Maturities in Years</u>		
		<u>Less Than 1</u>	<u>1-5</u>	<u>More than 5 years</u>
Money Market Mutual Fund	\$ 1,280,842	\$ 1,280,842	\$ -	-
Certificates of Deposit	26,637,703	245,186	26,392,517	-
US Treasury Securities	15,384,805	5,622,848	9,761,957	-
US Agency Bonds	10,792,561	-	7,158,281	3,634,280
Corporate Bonds	11,289,570	2,265,903	9,023,667	-
State of Nevada Investment Pool	<u>2,689,332</u>	<u>2,689,332</u>	-	-
Total Investments	68,074,813	<u>\$ 12,104,111</u>	<u>\$ 52,336,422</u>	<u>\$ 3,634,280</u>
Total cash and cash equivalents	<u>36,202,665</u>			
Total cash, cash equivalents and investments	<u>\$ 104,277,478</u>			

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

IV. RECEIVABLES

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

	<u>General</u>	<u>Roads</u>	<u>474 Fire District</u>	<u>Tri Payback</u>	<u>VCTC</u>	<u>Non-Major Funds</u>	<u>Proprietary Funds</u>	<u>Total</u>
Receivables:								
Taxes	\$ 307,447	\$ -	\$ 94,492	\$ -	\$ -	\$ 10,411	\$ -	\$ 412,350
Accounts	<u>1,137,647</u>	<u>444,524</u>	<u>869,494</u>	<u>119,620</u>	<u>180,033</u>	<u>489,215</u>	<u>102,853</u>	<u>3,343,386</u>
Gross Receivables	<u>1,445,094</u>	<u>444,524</u>	<u>963,986</u>	<u>119,620</u>	<u>180,033</u>	<u>499,626</u>	<u>102,853</u>	<u>3,755,736</u>

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

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

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

General Fund-Delinquent property taxes receivable:	\$ 64,183
454 Fire District Fund-Delinquent property taxes receivable:	19,727
454 Fire District Fund-Ambulance receivable	474,191
Non-major funds-Delinquent property taxes receivable:	<u>2,174</u>
Total	<u>\$ 560,275</u>

V. INTER-FUND ASSETS/LIABILITIES

Interfund transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, or (2) move receipts restricted to debt service from the funds collecting the receipts to the Debt Service Fund as debt service payments become due, or (3) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

The following are transfers that meet one of the three descriptions above:

<u>From</u>	<u>To</u>	
General Fund	Roads Fund	\$ 1,000,000
General Fund	TRI Payback	2,500,000
General Fund	Emergency Mitigation	370,000
General Fund	Pipers	100,000
General Fund	Capital Projects	8,004,500
General Fund	Extraordinary Repair	1,000,000
General Fund	Risk Management	250,000
General Fund	Compensated Absences	400,000
General Fund	Federal and State Grants	122,500
Fire District 474	Fire Capital Projects	1,000,000
Fire District 474	USDA	142,640
Fire District 474	Fire Emergency	50,000
Infrastructure Fund	Capital Projects	800,000
Equipment Acquisition	TRI Payback	500,000
Emergency Mitigation	Capital Projects	800,422
Mutual Aid	Fire District 474	250,000

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

VI. PROPERTY TAXES

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

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

VII. CONTINGENT LIABILITIES

The County receives grant funds from Federal and State agencies. The grant programs are subject to audit by agents of the granting authority. The purpose of the audits is to ensure compliance with conditions precedent to the granting of the funds. Management does not anticipate any liability in the event of an audit.

VIII. RISK MANAGEMENT

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

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

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

IX. CAPITAL ASSETS

	Beginning Balance	Increases	Decreases	Ending Balance
Primary Government				
Governmental Activities				
Capital Assets not being depreciated				
Land	\$ 810,921	\$ -	\$ -	\$ 810,921
Antique Furniture	75,000	-	-	75,000
Construction in progress	3,196,903	3,451,477	104,220	6,544,160
Total Capital Assets not being depreciated	4,082,824	3,451,477	104,220	7,430,081
Capital Assets being depreciated				
Leased assets	71,976	-	-	71,976
Buildings	13,484,514	490,505	-	13,975,019
Improvements other than buildings	50,593,603	6,177,752	-	56,771,355
Machinery and equipment	20,021,652	1,878,001	-	21,899,653
Total Capital Assets being depreciated	84,171,745	8,546,258	-	92,718,003
Less accumulated depreciation for:				
Leased assets amortization	31,670	18,714	-	50,384
Buildings	4,189,080	259,276	-	4,448,356
Improvements other than buildings	16,990,251	1,432,163	-	18,422,414
Machinery and equipment	13,226,438	1,451,526	-	14,677,964
Total accumulated depreciation	34,437,439	3,161,679	-	37,599,118
Governmental activities capital assets - net	\$ 53,817,130	\$ 8,836,056	\$ 104,220	\$ 62,548,966
Business type activities				
Capital Assets not being depreciated				
Construction in progress	\$ -	\$ -	\$ -	\$ -
Capital assets being depreciated				
Water and sewer system	31,307,847	-	-	31,307,847
Machinery and equipment	726,987	-	-	726,987
Total Capital assets being depreciated	32,034,834	-	-	32,034,834
Less accumulated depreciation for:				
Water and sewer systems	5,436,659	581,314	-	6,017,973
Machinery and equipment	659,831	10,429	-	670,260
Total accumulated depreciation	6,096,490	591,743	-	6,688,233
Business type activities capital assets - net	\$ 25,938,344	\$ (591,743)	\$ -	\$ 25,346,601
Net capital assets at June 30,2024, for the discretely presented component unit were:				TRI GID
Net Capital assets				
Capital assets not being depreciated				\$ 56,641,502
Capital assets being depreciated				52,533,323
Capital assets Net				\$ 109,174,825

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
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Depreciation expense was charged to functions programs of the primary government as follows:

Governmental activities:	
General government	\$ 1,019,365
Public safety	718,078
Highways and streets, including depreciation of general infrastructure assets	1,387,836
Judicial	6,016
Community support	3,384
Culture and recreation	27,000
Total depreciation expense - Governmental activities	\$ 3,161,679
Business type activities:	
Water	\$ 176,968
Sewer	414,775
Total depreciation expense - Business type activities	\$ 591,743

X. LONG-TERM OBLIGATIONS

The following is a summary of the Long-Term Obligations of the County:

	<u>Date Issue</u>	<u>Maturity Date</u>	<u>Original Note/issue</u>	<u>Interest Rate</u>	<u>Balance 6/30/2024</u>
<u>Revenue Bonds</u>					
<u>Governmental</u>					
Storey County Fire District USDA Loan	1/8/2015	7/8/2034	\$ 2,000,000	3.750%	\$ 1,210,272
<u>Business Type Activities</u>					
Sewer Revenue Bonds	5/20/2015	5/12/2055	3,002,000	2.500%	2,556,350
Sewer Revenue Bonds	12/20/2016	12/20/2056	4,058,000	1.375%	3,456,813
Sewer Revenue Bonds	9/23/2020	9/23/2060	264,000	1.125%	243,114
Water Revenue Bond	9/23/2020	9/23/2060	2,126,000	1.125%	1,964,637
Water Revenue Bond	9/23/2020	9/23/2060	701,001	1.125%	645,375
Water Revenue Bond	9/23/2020	9/23/2060	344,000	1.125%	315,248
			\$ 10,495,001		\$ 9,181,537

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
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The following represents the current activity in the Long-Term Obligations of the County:

	<u>Balance</u> <u>6/30/2023</u>	<u>Additions</u>	<u>Retired</u>	<u>Balance</u> <u>6/30/2024</u>	<u>Principle</u> <u>Due 24-25</u>
<u>Revenue Bonds</u>					
<u>Governmental</u>					
Storey County Fire District USDA Loan	\$ 1,305,289	\$ -	\$ 95,017	\$ 1,210,272	\$ 98,631
<u>Business Type Activities</u>					
Sewer Revenue Bonds	\$ 2,610,413	\$ -	\$ 54,063	\$ 2,556,350	\$ 55,607
Sewer Revenue Bonds	3,540,491	-	83,678	3,456,813	84,968
Sewer Revenue Bonds	248,546	-	5,432	243,114	5,501
Water Revenue Bond	2,008,292	-	43,655	1,964,637	44,209
Water Revenue Bond	659,798	-	14,423	645,375	14,607
Water Revenue Bond	322,340	-	7,092	315,248	7,182
	<u>\$ 9,389,880</u>	<u>\$ -</u>	<u>\$ 208,343</u>	<u>\$ 9,181,537</u>	<u>\$ 212,074</u>
Leases-Body cameras	<u>\$ 36,062</u>	<u>\$ -</u>	<u>\$ 17,916</u>	<u>\$ 18,146</u>	<u>\$ 18,146</u>
<u>Long-Term Liabilities</u>					
Compensated Absences	\$ 937,123	\$ 153,778	\$ -	\$ 1,090,901	\$ -
TRI-Construction repayment	<u>28,093,616</u>	<u>-</u>	<u>3,666,154</u>	<u>24,427,462</u>	<u>-</u>
	<u>\$ 29,030,739</u>	<u>\$ 153,778</u>	<u>\$ 3,666,154</u>	<u>\$ 25,518,363</u>	<u>\$ -</u>

The annual requirements to amortize the outstanding revenue bonds are as follows:

Year Ended <u>June 30</u>	<u>Governmental Activities</u>		<u>Business Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 98,631	\$ 44,009	\$ 212,074	\$ 145,552
2026	102,382	40,258	215,465	142,161
2027	106,276	36,364	218,916	138,710
2028	110,317	32,323	222,060	135,566
2029	114,513	28,127	226,000	131,626
2030-2034	641,299	71,902	1,185,626	602,504
2035-2039	36,854	346	1,285,347	502,784
2040-2044	-	-	1,394,406	393,725
2045-2049	-	-	1,514,444	273,686
2050-2054	-	-	1,645,944	142,187
2055-2059	-	-	941,532	31,241
2060-2064	-	-	119,723	829
Total	<u>\$ 1,210,272</u>	<u>\$ 253,329</u>	<u>\$ 9,181,537</u>	<u>\$ 2,640,571</u>

Year Ended <u>June 30</u>	<u>Leases</u>	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 18,146	\$ 234
Total	<u>\$ 18,146</u>	<u>\$ 234</u>

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
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X1. SEGMENT INFORMATION – PROPRIETARY FUNDS

Summary information for the Proprietary funds is presented below:

	<u>Water Fund</u>	<u>Virginia Divide Sewer Fund</u>
CONDENSED STATEMENT OF NET ASSETS		
ASSETS		
Current assets	\$ 1,687,604	\$ 1,068,735
Capital assets (net accumulated depreciation)	7,847,947	17,498,654
Total Assets	9,535,551	18,567,389
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows-pension	219,490	65,562
LIABILITIES		
Current liabilities	176,769	175,370
Non-current liabilities	3,452,868	6,287,528
Total Liabilities	3,629,637	6,462,898
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows-pension	15,400	4,600
NET POSITION		
Restricted reserve	139,365	119,669
Reserved - Short lived asset replacement	-	56,271
Invested in capital assets-net of related debt	4,922,742	11,242,377
Unrestricted	1,047,897	747,136
Total Net Position	\$ 6,110,004	\$ 12,165,453
CONDENSED STATEMENT OF REVENUES AND EXPENSES		
Operating revenue	\$ 655,274	\$ 470,564
Depreciation	(176,968)	(414,773)
Other operating expenses	(660,242)	(400,702)
Operating income (loss)	(181,936)	(344,911)
Non-operating revenues (expenses)		
Rent and miscellaneous	13,800	-
Interest income	59,935	37,151
Interest expense	-	(115,885)
Miscellaneous	2,370	-
Transfers from capital projects funds	62,806	210,097
Grants and capital contributions	-	-
Change in net assets	\$ (43,025)	\$ (213,548)
CONDENSED STATEMENTS OF CASH FLOWS		
Net cash provided (used) by		
Operating activities	\$ 74,296	\$ 86,571
Non-capital financing activities	15,600	-
Capital and related financing activities	(65,225)	(49,061)
Investing Activities	59,935	37,151
Net increase (decrease) in cash	84,606	74,661
Cash-beginning	1,552,196	942,023
Cash-ending	\$ 1,636,802	\$ 1,016,684

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

XII. DEFINED BENEFITS PLAN

General Information about the Pension Plan

Plan Description: All permanent, full-time employees are provided pensions through the Public Employees Retirement Plan (PERS). The plan is a multiple-employer defined benefit pension plan administered by the Public Employees' Retirement System of Nevada. Chapter 286 of the Nevada Revised Statutes (NRS) establishes a governing board, appointed by the Governor, that is responsible for managing the System, including arranging for a biennial actuarial valuation and adoption of actuarial tables and formulas prepared and recommended by the actuary.

Benefits Provided: Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly Benefit allowances for members are computed at 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% multiplier. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death. Post-retirement increases are provided by the authority of NRS 286.575-.579

Regular members are eligible for retirement at age 65 with five years of service, at age 60 with ten years of service, or at any age with thirty years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 62 with ten years of service, or at any age with thirty years of service.

Police/Fire members are eligible for retirement at age 65 with five years of service, at age 55 with ten years of service, at age 50 with twenty years of service, or at any age with twenty-five years of service. Police/Fire members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with five years of service, at age 60 with ten years of service, at age 50 with twenty years of service, or at any age with thirty years of service. Only service performed in a position as a police officer or firefighter may be counted towards eligibility for retirement as Police/Fire accredited service.

The normal ceiling limitation on monthly benefit allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

STOREY COUNTY, NEVADA
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Contributions : The authority for establishing and amending the obligation to make contributions, and member contribution rates, is set by statute. The contribution rates are based on biennial actuarial valuations and expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. New hires in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. One plan provides for matching employee and employer contributions, while the other plan provides for employer-pay contributions only. Under the matching Employee/Employer Contribution plan a member may, upon termination of service for which contribution is required, withdraw employee contributions which have been credited to their account. All membership rights and active service credit in the System are canceled upon withdrawal of contributions from the member's account. If EPC was elected, the member cannot convert to the Employee/Employer Contribution plan.

The County's contributions to the plan totaled \$2,594,222 for the year ended June 30, 2024

Pension Liabilities, Expense, and Deferred Outflows/ Inflows of Resources Related to Pensions

At June 30, 2023, the County reported a liability of \$30,839,517 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The County's proportion of the plan's net pension liability was based on the County's combined employer and member contributions to the pension plan relative to the contributions of all participating entities for the year ended June 30, 2023. At June 30, 2023, the County's proportion share was .16895%, while year 2022 was .16798%.

For the year ended June 30, 2023, the County recognized pension expense of \$3,455,858. At June 30, 2023, the County reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 4,019,743	\$ -
Changes in assumptions or other inputs	2,890,249	-
Net difference between projected and actual earnings on pension plan investments	-	288,658
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	1,897,881	511,358
County contributions subsequent to the measurement date	2,594,222	-
	\$ 11,402,095	\$ 800,016

STOREY COUNTY, NEVADA
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Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2025	\$	946,747
2026		1,072,807
2027		3,805,497
2028		1,437,162
2029		663,705
2030		81,939
Thereafter		-
	\$	8,007,857

In addition, \$2,594,222 is reported as deferred outflows of resources related to pensions and represents County’s contributions subsequent to the measurement date. The amount will be recognized as a reduction of the net pension liability in the year ended June 30, 2024.

Actuarial Assumptions : When measuring the total pension liability, GASB uses the same actuarial cost method, all actuarial assumptions, and the same type of discount rate as PERS uses for funding.

The total pension liability in the June 30, 2023, actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

Inflation Rate	2.50%
Investment Rate of Return	7.25%
Productivity Pay Increases	0.5%
Projected Salary Increases	Regular: 4.20% to 9.10%, depending on service Police/Fire: 4.60% to 14.5%, depending on service
Other Assumptions	Rates include inflation and productivity increases Same as those used in the June 30, 2023 funding actuarial valuation

The Board evaluates and establishes expected real rates of return (expected returns, net of investment expenses and inflation) for each asset class. The Board reviews these capital market expectations annually. The PERS’ current long-term geometric expected real rates of return for each asset class included in the plan’s investment portfolio as of June 30, 2023, are included in the following table:

Asset Class	Target Allocation	Long-Term Geometric Expected Real Rate of Return*
Domestic Equity	42%	5.50%
International Equity	18%	5.5
Domestic Fixed Income	28%	.75
Private Markets	12%	6.65

*As of June 30, 2023, PERS' long-term inflation assumption was 2.50%.

STOREY COUNTY, NEVADA
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Discount Rate : The discount rate used to measure the total pension liability was 7.25% as of June 30, 2023. The projection of cash flows used to determine the discount rate assumed plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan’s current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except that project contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included.

Sensitivity of the County’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate : The following presents the County’s proportionate share of the net pension liability calculated using the discount rate of 7.25%, as well as what the County’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.25%) or 1 percentage point higher (8.25%) than the current rate:

1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
\$ 47,990,816	\$ 30,839,517	\$ 16,684,659

Additional Information : Additional information supporting the Schedule of Employer Allocations and the Schedule of Pension Amounts by Employer is located in the PERS Comprehensive Annual Financial Report (CAFR) available on the PERS website at www.nvpers.org under Quick Links – Publications.

Discretely Presented Component Units

At June 30, 2023, the Component unit reported a liability of \$1,538,568 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Component unit’s proportion of the plan’s net pension liability was based on the County’s combined employer and member contributions to the pension plan relative to the contributions of all participating entities for the year ended June 30, 2023. At June 30, 2023, the County’s proportion share was .00843% in year 2023, while year 2022 was .00649%.

For the year ended June 30, 2024, TRIGID recognized pension expense of \$500,548. At June 30, 2024, TRIGID reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 200,543	\$ 14,401
Changes in assumptions or other inputs	144,193	-
Net difference between projected and actual earnings on pension plan investments	-	-
Changes in the employer’s proportion and differences between the employer’s contributions and the employer’s proportionate contributions	622,708	-
TRIGID contributions subsequent to the measurement date	116,110	-
	\$ 1,083,554	\$ 14,401

STOREY COUNTY, NEVADA
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The following presents the net pension liability of TRIGID as of June 30, 2024 calculated using the discount rate of 7.25%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower(7.25%) or 1 percentage point higher(8.25%) than the discount rate

1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
\$ 2,394,238	\$ 1,538,568	\$ 832,389

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2025	\$ 201,124
2026	204,283
2027	257,069
2028	168,144
2029	89,533
2030	32,890
	953,043

XIII. POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB):

The County recognizes two different health programs for retirees. Retirees had the option to participate in the County's regular health insurance plan or to join the Nevada Public Employees' Benefits Plan (PEBP). Each plan includes medical, dental and vision benefits for the retiree and the ability for the retiree to cover their spouse at their own cost. The legislature eliminated the option to join PEBP for County employees who retire after November 29, 2008.

Retirees may choose to stay on the County's regular health insurance plan. The retiree is required to pay the full amount of their coverage. However, the coverage rates are the same regardless of age, so the County contributes an implicit subsidy for retirees. The County renegotiates their health insurance plan on a regular basis, and may make plan modifications on rates or coverages accordingly.

The County contributes to PEBP, an agent multiple employer defined healthcare plan. PEBP is administered by State and established pursuant to NRS 287.023. This plan is subject to amendment by the State of Nevada each biennium when the legislature is in session. Local governments are required to pay the same portion of cost of coverage for those persons joining PEBP that the State of Nevada pays for those persons retired from state service who have continued to participate in the plan.

**STOREY COUNTY, NEVADA
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Storey County's total OPEB liability of \$25,494,780 was measured as of June 30, 2024, and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs. The total OPEB liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary Increases	3.00%
Discount rate	3.65%

The discount rate was based on the applicable municipal bond index.

Mortality rates were based on MacLeod Watts Scale 2020.

Changes in Total OPEB Liability

	PEBP	County	Total
Balance 6/30/23	\$ 378,405	\$ 22,743,521	\$ 23,121,926
Changes for the year			
Service Cost	-	2,293,223	\$ 2,293,223
Interest	14,626	879,088	\$ 893,714
Changes of benefit terms	-	-	\$ -
Differences between expected and actual experience	-	-	\$ -
Changes in assumptions or other inputs	(4,073)	(472,025)	\$ (476,098)
Benefit Payments	(26,779)	(311,206)	\$ (337,985)
Net changes	\$ (16,226)	\$ 2,389,080	\$ 2,372,854
Balance 6/30/24	\$ 362,179	\$ 25,132,601	\$ 25,494,780

Sensitivity of the County's Proportionate Share of the OPEB Liability to Changes in the Discount Rate: The following presents the County's proportionate share of the net pension liability calculated using the discount rate of 3.54%, as well as what the County's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.54%) or 1 percentage point higher (4.54%) than the current rate:

	1% Decrease (2.54%)	Discount Rate (3.54%)	1% Increase (4.54%)
Net OPEB liability	\$ 30,294,804	\$ 25,494,780	\$ 21,662,382

Sensitivity of the County's Proportionate Share of the OPEB Liability to Changes in the Healthcare Cost Trend Rate:

	1% Decrease	Discount Rate Current Trend	1% Increase
Net OPEB liability	\$ 20,871,599	\$ 25,494,780	\$ 31,605,083

STOREY COUNTY, NEVADA
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For the year ended June 30, 2024, the County recognized OPEB expense of \$1,993,262. At June 30, 2024 the County reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	
Changes of assumptions or other inputs	\$ 5,967,874	\$ 10,763,180	\$ -
Difference between expected and actual experience	-	5,144,535	
Deferred contributions	<u>425,856</u>	<u>-</u>	
Total	<u>\$ 6,393,730</u>	<u>\$ 15,907,715</u>	

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

2025	\$ (1,189,602)
2026	(1,189,602)
2027	(1,189,602)
2028	(1,124,270)
2029	(779,348)
Thereafter	<u>(4,467,417)</u>
	<u>\$ (9,939,841)</u>

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
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XIV. TAHOE-RENO INDUSTRIAL CENTER

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

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

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

The term of this agreement shall commence upon the effective date and shall expire fifty (50) years after the effective date, unless extended by written amendment executed by the County and Developer. A special revenue fund was established as of July 1, 2009, to provide payment to our TRI partners. A payment of \$3,666,154 was made by the TRI Payback Fund during the fiscal year.

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

STOREY COUNTY, NEVADA
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XV. TESLA MOTORS

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

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

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

- (a) For property taxes, for a duration of not more than 10 years after the date of which application is submitted and in an amount that equals the amount of the property taxes that would otherwise be owed by each participant for the qualified project;
- (b) For employer excise taxes, be for a duration of not more than 10 years after the date on which the application is submitted and in an amount that equals the amount of the employer excise taxes that would otherwise be owed by each participant for employees employed by the participant for the qualified project; and
- (c) For local sales and use tax, be for a duration of not more than 20 years after the date on which the application is submitted and in an amount that equals the amount of the local sales and use taxes that would otherwise be owed by each participant in the qualified project.

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

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

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

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

XVI. Leases

Verizon Cell Tower Site Lease

Storey County leases property for a cell tower site to Mobilitie Investment, LLC. The lease is a five-year lease, which commenced on October 1, 2008, with four optional five-year renewals and the final renewal term expiring on October 1, 2033. The monthly payment by increases by three percent upon each year. The County estimates that the lease will continue until October 1, 2033.

Monthly lease payments were \$2,553 as of July 1, 2023 with an increase to \$2,630 in November 2023. Total lease payments received were \$31,257 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 1.28%. A lease receivable asset and the corresponding deferred inflow of resources at June 30, 2024 was \$320,186 and \$301,267, respectively. Interest income of \$4,287 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

AT&T Cell Tower Site Lease

Storey County leases property for a cell tower site to New Cingular Wireless PSC, LLC. The lease is a five-year lease, which commenced on March 1, 2021, with four optional five-year renewals and the final renewal term expiring on March 1, 2046. The monthly payment by increases by three percent upon each year. The County estimates that the lease will continue until March 1, 2046.

Monthly lease payments were \$2,016 as of July 1, 2023 with an increase to \$2,076 in April 2024. Total lease payments received were \$24,370 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 1.28%. A lease receivable asset and the corresponding deferred inflow of resources at June 30, 2024 was \$648,639 and \$583,426, respectively. Interest income of \$8,414 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

Corner Bar Lease

Storey County leases property to VC Ponderosa Saloon LLC. The lease is a two-year lease, which commenced on January 1, 2023, with an optional two-year renewal and the final renewal term expiring on December 31, 2026. The monthly payment is \$1,800. The County estimates that the lease will continue until December 31, 2026.

Monthly lease payments were \$1,800 as of July 1, 2023. Total lease payments received were \$21,600 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 2.65%. A lease receivable asset and the corresponding deferred inflow of resources at June 30, 2024 was \$52,194 and \$51,296, respectively. Interest income of \$1,670 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

XVI. Lease (cont'd)

Divide Fitness Lease

Storey County leases property to Divide LLC. The lease is a two-year lease, which commenced on August 6, 2020, with an optional two-year renewal and the final renewal term expiring on August 6, 2024. The monthly payment is \$1,500. The County estimates that the lease will continue until August 6, 2024.

Monthly lease payments were \$1,500 as of July 1, 2023. Total lease payments received were \$18,000 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 1.28%. A lease receivable asset and the corresponding deferred inflow of resources at June 30, 2024 was \$1,498 and \$1,471, respectively. Interest income of \$143 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

Body Camera Lease

Storey County leases body worn cameras from FEI-Lenslock, Inc.. The lease is a five-year lease, which commenced on September 1, 2020, with an optional one-year renewal. The annual payment is \$18,380. The County estimates that the lease will continue until August 31, 2025.

Annual lease payments were \$18,380 as of July 1, 2023. Total lease payments received were \$18,380 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 1.28%. A lease payable and the corresponding capital assets at June 30, 2024 was \$18,146 and \$21,593, respectively. Interest expense of \$464 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

Discretely Presented Component Units

Verizon Cell Tower Site Lease

TRIGID leases property for a cell tower site to Verizon Wireless. The lease is a five-year lease, which commenced on July 1, 2021, with four optional five-year renewals and the final renewal term expiring on November 1, 2042. The monthly payment by increases by three percent upon each year. The County estimates that the lease will continue until November 1, 2042.

Monthly lease payments were \$1,104 as of July 1, 2023 with an increase to \$1,131 in April 2024. Total lease payments received were \$13,439 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 1.28%. A lease receivable asset and the corresponding deferred inflow of resources at June 30, 2024 was \$281,996 and \$266,812, respectively. Interest income of \$3,678 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

Facility lease

TRIGID leases facilities.. The lease is a three-year lease, which commenced on July 1, 2023. The annual payment we \$30,000 for fiscal year ended June 30, 2024. The County estimates that the lease will continue until June 30, 2026.

Monthly lease payments were \$2,500 as of July 1, 2023. Total lease payments received were \$30,000 for the fiscal year 2024. The lease payment has been amortized over the life of the lease including the optional renewals and lease payment increases with imputed interest at 2.65%. A lease payable and the corresponding capital assets at June 30, 2024 was \$61,016 and \$59,462, respectively. Interest expense of \$1,824 was recognized in regards to this lease payment in the fiscal year ended June 30, 2024.

**STOREY COUNTY, NEVADA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024**

XVII. TAX ABATEMENTS

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

State of Nevada Governor's Office on Economic Development (GOED)

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

PERSONAL PROPERTY TAX

<u>ASSESSED VALUE</u>	<u>ABATEMENT</u>	<u>TOTAL ABATEMENT</u>
\$744,242,167	100%	\$744,242,167

REAL PROPERTY TAX

<u>ASSESSED VALUE</u>	<u>ABATEMENT</u>	<u>TOTAL ABATEMENT</u>
\$245,089,061	100%	\$245,089,061

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

PERSONAL PROPERTY TAX

<u>ASSESSED VALUE</u>	<u>ABATEMENT</u>	<u>TOTAL ABATEMENT</u>
\$18,819,676	70%	\$13,181,550

REAL PROPERTY TAX

<u>ASSESSED VALUE</u>	<u>ABATEMENT</u>	<u>TOTAL ABATEMENT</u>
\$1,041,445	60%	\$620,632

Nevada Governor's Office of Energy (GOE)

The GOE administers the green building tax abatement program based on criteria set forth in the LEED of Green Globes rating system and certification from the U.S. Green Building Council. This abatement is as follows:

LEED ABATEMENTS

PRE-ABATEMENT

<u>TAX AMOUNT</u>	<u>ABATEMENT</u>	<u>TOTAL ABATEMENT</u>
\$306,899	19%	\$59,213

STOREY COUNTY, NEVADA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2024

	SPECIAL REVENUE						
	EQUIPMENT ACQUISITION	JUSTICE COURT	DRUG COURT	INDIGENT MEDICAL	PARK TAX	MUTUAL AID	EMERGENCY MITIGATION
ASSETS							
Cash	\$ 1,240,829	\$ 246,740	\$ 80	\$ 733,179	\$ 113,335	\$ 802,322	\$ 265,379
Property taxes receivable	8,676	-	-	1,735	-	-	-
Accounts receivable	-	-	-	-	-	-	\$ 263,729
Prepaid expenses	-	-	-	-	-	-	-
Total Assets	\$ 1,249,505	\$ 246,740	\$ 80	\$ 734,914	\$ 113,335	\$ 802,322	\$ 529,108
LIABILITIES							
Accounts payable	\$ 19,500	\$ 157,445	\$ 50	\$ 9,472	\$ -	\$ 82,659	\$ -
Unearned revenue	-	-	-	-	-	-	-
Total Liabilities	\$ 19,500	\$ 157,445	\$ 50	\$ 9,472	\$ -	\$ 82,659	\$ -
DEFERRED INFLOWS OF RESOURCES							
Unavailable resources property taxes	\$ 362	\$ -	\$ -	\$ 1,812	\$ -	\$ -	\$ -
FUND BALANCE							
Nonspendable	-	-	-	-	-	-	-
Unassigned	1,229,643	89,295	30	723,630	113,335	719,663	529,108
Total Fund Balance	1,229,643	89,295	30	723,630	113,335	719,663	529,108
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 1,249,505	\$ 246,740	\$ 80	\$ 734,914	\$ 113,335	\$ 802,322	\$ 529,108

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

STOREY COUNTY, NEVADA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2024

	SPECIAL REVENUE					GENERIC MARKER TESTING FUND
	INDIGENT ACCIDENT	TECHNOLOGY	FEDERAL AND STATE GRANTS	FIRE EMERGENCY	STABILIZATION FUND	
ASSETS						
Cash	\$ 85,883	\$ 907,787	\$ (46,374)	\$ 300,000	\$ 1,000,000	\$ 93,156
Property taxes receivable	-	-	-	-	-	-
Accounts receivable	-	-	129,079	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Assets	\$ 85,883	\$ 907,787	\$ 82,705	\$ 300,000	\$ 1,000,000	\$ 93,156
LIABILITIES						
Accounts payable	\$ 16,455	\$ 3,883	\$ 61,686	\$ -	\$ -	\$ 511
Unearned revenue	-	-	-	-	-	-
Total Liabilities	\$ 16,455	\$ 3,883	\$ 61,686	\$ -	\$ -	\$ 511
DEFERRED INFLOWS OF RESOURCES						
Unavailable resources property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUND BALANCE						
Nonspendable	-	-	-	-	-	-
Unassigned	69,428	903,904	21,019	300,000	1,000,000	92,645
Total Fund Balance	69,428	903,904	21,019	300,000	1,000,000	92,645
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 85,883	\$ 907,787	\$ 82,705	\$ 300,000	\$ 1,000,000	\$ 93,156

STOREY COUNTY, NEVADA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2024

	SPECIAL REVENUE				
	PIPER'S OPERA HOUSE	FIRE GRANTS	EXTRAORDINARY REPAIR	RISK MANAGEMENT	COMPENSATED ABSENCES
ASSETS					
Cash	\$ 35,594	\$ 81,581	\$ 1,000,000	\$ 250,000	\$ 400,000
Property taxes receivable	-	-	-	-	-
Accounts receivable	-	-	-	-	-
Prepaid expenses	-	-	-	-	-
Total Assets	\$ 35,594	\$ 81,581	\$ 1,000,000	\$ 250,000	\$ 400,000
LIABILITIES					
Accounts payable	13,745	18,492	-	-	-
Unearned revenue	19,696	-	-	-	-
Total Liabilities	\$ 33,441	\$ 18,492	\$ -	\$ -	\$ -
DEFERRED INFLOWS OF RESOURCES					
Unavailable resources property taxes	-	-	-	-	-
FUND BALANCE					
Nonspendable	-	-	-	-	-
Unassigned	2,153	63,089	1,000,000	250,000	400,000
Total Fund Balance	2,153	63,089	1,000,000	250,000	400,000
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 35,594	\$ 81,581	\$ 1,000,000	\$ 250,000	\$ 400,000

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

STOREY COUNTY, NEVADA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2024

	CAPITAL PROJECTS				TOTAL
	CAPITAL PROJECTS	INFRASTRUCTURE FUND	VIRGINIA CITY RAIL PROJECT	FIRE CAP PROJECTS	
<u>ASSETS</u>					
Cash	\$ 7,566,753	\$ 2,728,779	\$ 3,637,749	\$ 2,303,093	\$ 23,745,865
Property taxes receivable	-	-	-	-	10,411
Accounts receivable	-	180,103	180,033	-	752,944
Prepaid expenses	-	-	-	-	-
Total Assets	\$ 7,566,753	\$ 2,908,882	\$ 3,817,782	\$ 2,303,093	\$ 24,509,220
<u>LIABILITIES</u>					
Accounts payable	\$ 3,500,671	\$ 229,364	\$ -	\$ -	\$ 4,113,933
Unearned revenue	-	-	-	-	19,696
Total Liabilities	\$ 3,500,671	\$ 229,364	\$ -	\$ -	\$ 4,133,629
<u>DEFERRED INFLOWS OF RESOURCES</u>					
Unavailable resources property taxes	\$ -	\$ -	\$ -	\$ -	\$ 2,174
<u>FUND BALANCE</u>					
Nonspendable	-	-	-	-	-
Unassigned	4,066,082	2,679,518	3,817,782	2,303,093	20,373,417
Total Fund Balance	4,066,082	2,679,518	3,817,782	2,303,093	20,373,417
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 7,566,753	\$ 2,908,882	\$ 3,817,782	\$ 2,303,093	\$ 24,509,220

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

STOREY COUNTY, NEVADA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED JUNE 30, 2024

	SPECIAL REVENUE						
	EQUIPMENT ACQUISITION	JUSTICE COURT	DRUG COURT	INDIGENT MEDICAL	PARK TAX	MUTUAL AID	EMERGENCY MITIGATION
<u>REVENUE</u>							
Taxes	\$ 570,234	\$ -	\$ -	\$ 113,552	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	-	-
Charges for services	-	-	-	-	10,135	-	-
Fine and forfeitures	-	78,953	440	-	-	-	-
Other revenues	112,565	-	-	-	4,104	506,375	664,151
Total Revenues	682,799	78,953	440	113,552	14,239	506,375	664,151
<u>EXPENDITURES</u>							
Current							
General government	1,864,119	-	-	-	-	-	-
Public safety	-	-	-	-	-	380,869	271,289
Judicial	-	46,060	440	-	-	-	-
Culture and recreation	-	-	-	-	-	-	-
Welfare	-	-	-	22,641	-	-	-
Intergovernmental	-	-	-	-	-	-	-
Total Expenditures	1,864,119	46,060	440	22,641	-	380,869	271,289
Excess (deficiency) of revenues over expenditures	(1,181,320)	32,893	-	90,911	14,239	125,506	392,862
<u>OTHER FINANCIAL SOURCES (USES)</u>							
Transfers	(500,000)	-	-	-	-	(250,000)	(430,422)
Transfers to proprietary funds	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	(500,000)	-	-	-	-	(250,000)	(430,422)
Excess (deficiency) of revenue and other Financing Sources (Uses) over Expenditures	(1,681,320)	32,893	-	90,911	14,239	(124,494)	(37,560)
Fund Balance, July 1	2,910,963	56,402	30	632,719	99,096	844,157	566,668
Fund Balance, June 30	\$ 1,229,643	\$ 89,295	\$ 30	\$ 723,630	\$ 113,335	\$ 719,663	\$ 529,108

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

STOREY COUNTY, NEVADA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED JUNE 30, 2024

	SPECIAL REVENUE							GENERIC MARKER TESTING FUND
REVENUE	INDIGENT ACCIDENT	TECHNOLOGY	FEDERAL AND STATE GRANTS	FIRE EMERGENCY	STABILIZATION FUND			
Taxes	\$ 170,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Intergovernmental	-	-	463,335	-	-	-	-	
Charges for services	-	332,165	-	-	-	-	-	
Fine and forfeitures	-	-	-	-	-	-	15,684	
Other revenues	-	27,838	-	-	-	-	-	
Total Revenues	170,713	360,003	463,335	-	-	-	15,684	
EXPENDITURES								
Current								
General government	-	56,226	-	-	-	-	-	
Public safety	-	-	666,053	-	-	-	-	
Judicial	-	-	-	-	-	-	7,725	
Culture and recreation	-	-	-	-	-	-	-	
Welfare	177,923	-	-	-	-	-	-	
Intergovernmental	-	-	-	-	-	-	-	
Total Expenditures	177,923	56,226	666,053	-	-	-	7,725	
Excess (deficiency) of revenues over expenditures	(7,210)	303,777	(202,718)	-	-	-	7,959	
OTHER FINANCIAL SOURCES (USES)								
Transfers	-	-	122,500	50,000	-	-	-	
Transfers to proprietary funds	-	-	-	-	-	-	-	
Debt service	-	-	-	-	-	-	-	
Bond proceeds	-	-	-	-	-	-	-	
Total Other Financing Sources (Uses)	-	-	122,500	50,000	-	-	-	
Excess (deficiency) of revenue and other financing Sources (Uses) over Expenditures	(7,210)	303,777	(80,218)	50,000	-	-	7,959	
Fund Balance, July 1	76,638	600,127	101,237	250,000	1,000,000	-	84,686	
Fund Balance, June 30	\$ 69,428	\$ 903,904	\$ 21,019	\$ 300,000	\$ 1,000,000	\$ -	\$ 92,645	

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

**STOREY COUNTY, NEVADA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024**

	SPECIAL REVENUE				
	PIPER'S OPERA HOUSE	FIRE GRANTS	EXTRAORDINARY REPAIR	RISK MANAGEMENT	COMPENSATED ABSENCES
REVENUE					
Taxes	\$ -	\$ -	-	-	-
Intergovernmental	1,000	758,365	-	-	-
Charges for services	94,967	-	-	-	-
Fine and forfeitures	-	-	-	-	-
Other revenues	23,765	-	-	-	-
Total Revenues	<u>119,732</u>	<u>758,365</u>	-	-	-
EXPENDITURES					
Current					
General government	293,946	-	-	-	-
Public safety	-	711,443	-	-	-
Judicial	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Welfare	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Total Expenditures	<u>293,946</u>	<u>711,443</u>	-	-	-
Excess (deficiency) of revenues over expenditures	(174,214)	46,922	-	-	-
OTHER FINANCIAL SOURCES (USES)					
Transfers	100,000	56,385	1,000,000	250,000	400,000
Transfers to proprietary funds	-	-	-	-	-
Debt service	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>100,000</u>	<u>56,385</u>	<u>1,000,000</u>	<u>250,000</u>	<u>400,000</u>
Excess (deficiency) of revenue and other financing Sources (Uses) over Expenditures	(74,214)	103,307	1,000,000	250,000	400,000
Fund Balance, July 1	<u>76,367</u>	<u>(40,218)</u>	-	-	-
Fund Balance, June 30	<u>\$ 2,153</u>	<u>\$ 63,089</u>	<u>\$ 1,000,000</u>	<u>\$ 250,000</u>	<u>\$ 400,000</u>

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

STOREY COUNTY, NEVADA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED JUNE 30, 2024

	CAPITAL PROJECTS					TOTAL
	CAPITAL PROJECTS	INFRASTRUCTURE FUND	VIRGINIA CITY RAIL PROJECT	FIRE CAP PROJECTS		
REVENUE	\$ -	\$ -	\$ 1,363,036	\$ -	\$ -	\$ 2,217,535
Taxes	-	1,339,380	-	-	-	2,562,080
Intergovernmental	-	-	-	-	-	437,267
Charges for services	-	-	-	-	-	95,077
Fine and forfeitures	-	-	-	-	-	4,183,844
Other revenues	2,778,076	-	-	66,970	-	9,495,803
Total Revenues	2,778,076	1,339,380	1,363,036	66,970	-	
EXPENDITURES						
Current						
General government	12,060,240	280,234	-	-	-	14,554,765
Public safety	-	-	-	113,238	-	2,142,892
Judicial	-	-	-	-	-	54,225
Culture and recreation	-	-	250,000	-	-	250,000
Welfare	-	-	-	-	-	200,564
Intergovernmental	-	-	-	-	-	-
Total Expenditures	12,060,240	280,234	250,000	113,238	-	17,202,446
Excess (deficiency) of revenues over expenditures	(9,282,164)	1,059,146	1,113,036	(46,268)	(7,706,643)	
OTHER FINANCIAL SOURCES (USES)						
Transfers	9,604,922	(800,000)	-	1,000,000	-	10,603,385
Transfers to proprietary funds	-	(210,000)	-	-	-	(210,000)
Debt service	-	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-
Total Other Financing Sources (Uses)	9,604,922	(1,010,000)	-	1,000,000	-	10,393,385
Excess (deficiency) of revenue and other financing Sources (Uses) over Expenditures	322,758	49,146	1,113,036	953,732	2,686,742	
Fund Balance, July 1	3,743,324	2,630,372	2,704,746	1,349,361	17,686,675	
Fund Balance, June 30	\$ 4,066,082	\$ 2,679,518	\$ 3,817,782	\$ 2,303,093	\$ 20,373,417	

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

STOREY COUNTY, NEVADA
EQUIPMENT ACQUISITION SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Taxes				
Property taxes	\$ 375,868	\$ 375,868	\$ 570,234	\$ 194,366
Other revenues				
Equipment sales	-	-	16,150	16,150
Insurance claims	-	-	-	-
Interest	3,000	3,000	96,415	93,415
Total Revenues	<u>378,868</u>	<u>378,868</u>	<u>682,799</u>	<u>303,931</u>
<u>EXPENDITURES</u>				
General government				
Capital outlay	<u>1,094,500</u>	<u>1,844,500</u>	<u>1,864,119</u>	<u>(19,619)</u>
Total Expenditures	<u>1,094,500</u>	<u>1,844,500</u>	<u>1,864,119</u>	<u>(19,619)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(715,632)</u>	<u>(1,465,632)</u>	<u>(1,181,320)</u>	<u>284,312</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer out - TRI Payback	<u>(500,000)</u>	<u>(500,000)</u>	<u>(500,000)</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	<u>(1,215,632)</u>	<u>(1,965,632)</u>	<u>(1,681,320)</u>	<u>284,312</u>
Fund Balance, July 1	<u>2,061,235</u>	<u>2,061,235</u>	<u>2,910,963</u>	<u>849,728</u>
Fund Balance, June 30	<u>\$ 845,603</u>	<u>\$ 95,603</u>	<u>\$ 1,229,643</u>	<u>\$ 1,134,040</u>

STOREY COUNTY, NEVADA
 JUSTICE COURT SPECIAL REVENUE FUND
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>			
Fines			
Justice court fines	\$ 60,000	\$ 78,953	\$ 18,953
<u>EXPENDITURES</u>			
Judicial			
Services and supplies	60,000	46,060	13,940
Capital outlay	-	-	-
Total Expenditures	<u>60,000</u>	<u>46,060</u>	<u>13,940</u>
Excess (Deficiency) of Revenues over Expenditures	<u>-</u>	<u>32,893</u>	<u>32,893</u>
Fund Balance, July 1	<u>46,714</u>	<u>56,402</u>	<u>9,688</u>
Fund Balance, June 30	<u>\$ 46,714</u>	<u>\$ 89,295</u>	<u>\$ 42,581</u>

STOREY COUNTY, NEVADA
DRUG COURT SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	<u>ORIGINAL AND FINAL BUDGETED AMOUNTS</u>	<u>ACTUAL AMOUNTS</u>	<u>VARIANCE TO FINAL BUDGET</u>
<u>REVENUE</u>			
Fines and forfeits			
Drug court fees	\$ 400	\$ 440	\$ 40
 <u>EXPENDITURES</u>			
Judicial			
Services and supplies	<u>400</u>	<u>440</u>	<u>(40)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance, July 1	<u>30</u>	<u>30</u>	<u>-</u>
Fund Balance, June 30	<u>\$ 30</u>	<u>\$ 30</u>	<u>\$ -</u>

STOREY COUNTY, NEVADA
INDIGENT MEDICAL SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Taxes			
Property taxes	\$ 77,176	\$ 113,552	\$ 36,376
<u>EXPENDITURES</u>			
Welfare			
Services and supplies	200,000	22,641	177,359
Excess (Deficiency) of Revenues over Expenditures	(122,824)	90,911	213,735
Fund Balance, July 1	435,948	632,719	196,771
Fund Balance, June 30	\$ 313,124	\$ 723,630	\$ 410,506

STOREY COUNTY, NEVADA
PARK TAX SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	<u>ORIGINAL AND FINAL BUDGETED AMOUNTS</u>	<u>ACTUAL AMOUNTS</u>	<u>VARIANCE TO FINAL BUDGET</u>
Charges for services			
Park fees	\$ 1,500	\$ 10,135	\$ 8,635
Other revenues			
Interest	-	4,104	4,104
Total Revenues	<u>1,500</u>	<u>14,239</u>	<u>12,739</u>
<u>EXPENDITURES</u>			
Culture and recreation			
Services and supplies	<u>20,000</u>	-	<u>20,000</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(18,500)</u>	<u>14,239</u>	<u>32,739</u>
Fund Balance, July 1	<u>66,243</u>	<u>99,096</u>	<u>32,853</u>
Fund Balance, June 30	<u>\$ 47,743</u>	<u>\$ 113,335</u>	<u>\$ 65,592</u>

STOREY COUNTY, NEVADA
MUTUAL AID SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Other revenues			
Fire suppression	\$ 574,635	\$ 506,375	\$ (68,260)
Total Revenues	<u>574,635</u>	<u>506,375</u>	<u>(68,260)</u>
 <u>EXPENDITURES</u>			
Public safety			
Salaries and wages	355,000	257,277	97,723
Benefits	39,174	31,952	7,222
Services and supplies	195,635	91,640	103,995
Capital outlay	-	-	-
Total Expenditures	<u>589,809</u>	<u>380,869</u>	<u>208,940</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(15,174)</u>	<u>125,506</u>	<u>140,680</u>
 <u>OTHER FINANCING SOURCES (USES)</u>			
Transfers out	<u>(250,000)</u>	<u>(250,000)</u>	<u>-</u>
Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	<u>(265,174)</u>	<u>(124,494)</u>	<u>140,680</u>
Fund Balance, July 1	<u>453,500</u>	<u>844,157</u>	<u>390,657</u>
Fund Balance, June 30	<u>\$ 188,326</u>	<u>\$ 719,663</u>	<u>\$ 531,337</u>

**STOREY COUNTY, NEVADA
EMERGENCY MITIGATION SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024**

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>				
Grants	\$ -	\$ -	\$ 664,151	\$ 664,151
<u>EXPENDITURES</u>				
Public Safety				
Services and supplies	100,000	300,000	271,289	28,711
Excess (Deficiency) of Revenues over Expenditures	(100,000)	(300,000)	392,862	692,862
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers in	100,000	200,000	370,000	(170,000)
Transfers out	(800,422)	(800,422)	(800,422)	-
Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	(700,422)	(600,422)	(430,422)	(170,000)
	(800,422)	(900,422)	(37,560)	862,862
Fund Balance, July 1	896,691	896,691	566,668	(330,023)
Fund Balance, June 30	<u>\$ 96,269</u>	<u>\$ (3,731)</u>	<u>\$ 529,108</u>	<u>\$ 532,839</u>

STOREY COUNTY, NEVADA
INDIGENT ACCIDENT SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	<u>ORIGINAL BUDGETED AMOUNTS</u>	<u>FINAL BUDGETED AMOUNTS</u>	<u>ACTUAL AMOUNTS</u>	<u>VARIANCE TO FINAL BUDGET</u>
Taxes				
Property taxes	\$ 114,612	\$ 114,612	\$ 170,713	\$ 56,101
 <u>EXPENDITURES</u>				
Welfare				
Services and supplies	<u>100,000</u>	<u>205,000</u>	<u>177,923</u>	<u>27,077</u>
 Excess (Deficiency) of Revenues over Expenditures	<u>14,612</u>	<u>(90,388)</u>	<u>(7,210)</u>	<u>83,178</u>
 Fund Balance, July 1	<u>91,613</u>	<u>91,613</u>	<u>76,638</u>	<u>(14,975)</u>
 Fund Balance, June 30	<u>\$ 106,225</u>	<u>\$ 1,225</u>	<u>\$ 69,428</u>	<u>\$ 68,203</u>

STOREY COUNTY, NEVADA
TECHNOLOGY SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	<u>ORIGINAL AND FINAL BUDGETED AMOUNTS</u>	<u>ACTUAL AMOUNTS</u>	<u>VARIANCE TO FINAL BUDGET</u>
Charges for services			
Technology fees	\$ 94,000	\$ 332,165	\$ 238,165
Other revenues			
Interest income	1,000	27,838	26,838
Total Revenues	<u>95,000</u>	<u>360,003</u>	<u>265,003</u>
 <u>EXPENDITURES</u>			
General government			
Services and supplies	<u>105,000</u>	<u>56,226</u>	<u>48,774</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(10,000)</u>	<u>303,777</u>	<u>313,777</u>
 Fund Balance, July 1	 <u>439,619</u>	 <u>600,127</u>	 <u>160,508</u>
Fund Balance, June 30	<u>\$ 429,619</u>	<u>\$ 903,904</u>	<u>\$ 474,285</u>

STOREY COUNTY, NEVADA
FEDERAL/STATE GRANT SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Intergovernmental				
Federal grants	\$ 74,000	\$ 74,000	\$ 250,531	\$ 176,531
State grants	592,500	592,500	212,804	(379,696)
Total Revenues	<u>666,500</u>	<u>666,500</u>	<u>463,335</u>	<u>(203,165)</u>
 <u>EXPENDITURES</u>				
Culture and recreation				
Services and supplies	-	-	-	-
Public safety				
Salaries and wages	-	-	-	-
Employee benefits	-	-	-	-
Services and supplies	513,000	613,000	666,053	(53,053)
Intergovernmental - State				
Services and supplies	-	-	-	-
Total Expenditures	<u>513,000</u>	<u>613,000</u>	<u>666,053</u>	<u>(53,053)</u>
 Excess (Deficiency) of Revenues over Expenditures	<u>153,500</u>	<u>53,500</u>	<u>(202,718)</u>	<u>150,112</u>
 <u>OTHER FINANCING SOURCES (USES)</u>				
Transfers in	72,500	72,500	122,500	-
Transfers out	(200,000)	(200,000)	-	(200,000)
	<u>(127,500)</u>	<u>(127,500)</u>	<u>122,500</u>	<u>(200,000)</u>
 Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	26,000	(74,000)	(80,218)	(49,888)
 Fund Balance, July 1	<u>2,509,559</u>	<u>2,509,559</u>	<u>101,237</u>	<u>(2,408,322)</u>
 Fund Balance, June 30	<u>\$ 2,535,559</u>	<u>\$ 2,435,559</u>	<u>\$ 21,019</u>	<u>\$ (2,458,210)</u>

STOREY COUNTY, NEVADA
FIRE EMERGENCY SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>			
Charges for services	\$ -	\$ -	\$ -
<u>EXPENDITURES</u>			
Public Safety			
Services and supplies	250,000	-	250,000
Excess (Deficiency) of Revenues over Expenditures	(250,000)	-	250,000
<u>OTHER FINANCING SOURCES (USES)</u>			
Transfers in	50,000	50,000	-
Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	(200,000)	50,000	250,000
Fund Balance, July 1	250,000	250,000	-
Fund Balance, June 30	\$ 50,000	\$ 300,000	\$ 250,000

STOREY COUNTY, NEVADA
 STABILIZATION SPECIAL REVENUE FUND
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>			
None	\$ -	\$ -	\$ -
<u>EXPENDITURES</u>			
Capital outlay	200,000	-	200,000
Excess (Deficiency) of Revenues over Expenditures	(200,000)	-	200,000
Fund Balance, July 1	800,000	1,000,000	200,000
Fund Balance, June 30	\$ 600,000	\$ 1,000,000	\$ 400,000

STOREY COUNTY, NEVADA
GENETIC MARKER TESTING SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>				
Fines and forfeitures	\$ 8,500	\$ 8,500	\$ 15,684	\$ 7,184
<u>EXPENDITURES</u>				
Judicial				
Services and supplies	6,000	8,000	7,725	275
Excess (Deficiency) of Revenues over Expenditures	<u>2,500</u>	<u>500</u>	<u>7,959</u>	<u>7,459</u>
Fund Balance, July 1	<u>80,937</u>	<u>80,937</u>	<u>84,686</u>	<u>3,749</u>
Fund Balance, June 30	<u>\$ 83,437</u>	<u>\$ 81,437</u>	<u>\$ 92,645</u>	<u>\$ 11,208</u>

STOREY COUNTY, NEVADA
PIPER'S OPERA HOUSE
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Intergovernmental			
State grants	\$ 6,000	\$ 1,000	\$ (5,000)
Charges for services			
Cap ticket sales	123,500	94,967	(28,533)
Other revenues			
Contributions	-	55	55
Rents	20,000	23,710	3,710
Merchandise sales	3,000	-	(3,000)
Misc	250	-	(250)
Total Revenues	<u>152,750</u>	<u>119,732</u>	<u>(33,018)</u>
<u>EXPENDITURES</u>			
General government			
Salaries and wages	128,349	126,327	2,022
Employee benefits	81,920	84,978	(3,058)
Services and supplies	89,900	82,641	7,259
Capital outlay	-	-	-
Total Expenditures	<u>300,169</u>	<u>293,946</u>	<u>6,223</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(147,419)</u>	<u>(174,214)</u>	<u>(26,795)</u>
<u>OTHER FINANCING SOURCES (USES)</u>			
Transfers in	100,000	100,000	-
Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	(47,419)	(74,214)	26,795
Fund Balance, July 1	<u>95,843</u>	<u>76,367</u>	<u>(19,476)</u>
Fund Balance, June 30	<u>\$ 48,424</u>	<u>\$ 2,153</u>	<u>\$ (46,271)</u>

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

STOREY COUNTY, NEVADA
FIRE GRANT SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

<u>REVENUE</u>	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
Intergovernmental			
Federal grants	\$ 606,470	\$ 758,365	\$ 151,895
State grants	-	-	-
Total Revenues	<u>606,470</u>	<u>758,365</u>	<u>151,895</u>
 <u>EXPENDITURES</u>			
Public safety			
Salaries and wages	659,323	399,621	259,702
Employee benefits	325,294	209,181	116,113
Services and supplies	847,705	102,641	745,064
Capital outlay	300,000	-	300,000
Total Expenditures	<u>2,132,322</u>	<u>711,443</u>	<u>1,420,879</u>
 Excess (Deficiency) of Revenues over Expenditures	<u>(1,525,852)</u>	<u>46,922</u>	<u>1,572,774</u>
 <u>OTHER FINANCING SOURCES (USES)</u>			
Transfers	-	56,385	56,385
Other grants	1,676,306	-	(1,676,306)
	<u>1,676,306</u>	<u>56,385</u>	<u>(1,619,921)</u>
Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	150,454	103,307	(47,147)
 Fund Balance, July 1	<u>(59,940)</u>	<u>(40,218)</u>	<u>19,722</u>
 Fund Balance, June 30	<u>\$ 90,514</u>	<u>\$ 63,089</u>	<u>\$ (27,425)</u>

STOREY COUNTY, NEVADA
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>				
Capital outlay reimbursement	\$ 93,732	\$ 93,732	\$ 70,299	\$ (23,433)
Other	2,707,777	2,707,777	2,707,777	-
Grant	6,865,000	6,865,000	-	(6,865,000)
Total revenue	<u>9,666,509</u>	<u>9,666,509</u>	<u>2,778,076</u>	<u>(6,888,433)</u>
<u>EXPENDITURES</u>				
General Government				
Capital outlay	21,369,336	20,769,336	12,060,240	8,709,096
Debt service	-	-	-	-
Interest expense	-	-	-	-
Total Expenditures	<u>21,369,336</u>	<u>20,769,336</u>	<u>12,060,240</u>	<u>8,709,096</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(11,702,827)</u>	<u>(11,102,827)</u>	<u>(9,282,164)</u>	<u>(15,597,529)</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Infrastructure capital projects fund	800,000	800,000	800,000	-
Emergency Mitigation	800,422	800,422	800,422	-
General government - Other	8,004,500	8,004,500	8,004,500	-
	<u>9,604,922</u>	<u>9,604,922</u>	<u>9,604,922</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	(2,097,905)	(1,497,905)	322,758	1,820,663
Fund Balance, July 1	<u>2,107,581</u>	<u>2,107,581</u>	<u>3,743,324</u>	<u>1,635,743</u>
Fund Balance, June 30	<u>\$ 9,676</u>	<u>\$ 609,676</u>	<u>\$ 4,066,082</u>	<u>\$ 3,456,406</u>

STOREY COUNTY, NEVADA
INFRASTRUCTURE CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>			
Intergovernmental			
1/4% Optional sales tax	\$ 700,000	\$ 1,339,380	\$ 639,380
Other revenues			
Interest income	-	-	-
Total Revenues	<u>700,000</u>	<u>1,339,380</u>	<u>639,380</u>
<u>EXPENDITURES</u>			
Intergovernmental	1,122,903	210,000	912,903
General government			
Capital outlay	<u>210,000</u>	<u>280,234</u>	<u>(70,234)</u>
Total Expenditures	<u>1,332,903</u>	<u>490,234</u>	<u>842,669</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(632,903)</u>	<u>849,146</u>	<u>1,482,049</u>
<u>OTHER FINANCING SOURCES (USES)</u>			
Transfers out	<u>(800,000)</u>	<u>(800,000)</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	<u>(1,432,903)</u>	<u>49,146</u>	<u>1,482,049</u>
Fund Balance, July 1	<u>1,712,069</u>	<u>2,630,372</u>	<u>918,303</u>
Fund Balance, June 30	<u>\$ 279,166</u>	<u>\$ 2,679,518</u>	<u>\$ 2,400,352</u>

STOREY COUNTY, NEVADA
 VIRGINIA CITY RAIL CAPITAL PROJECTS FUND
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>			
VC rail tax	\$ 500,000	\$ 1,363,036	\$ 863,036
<u>EXPENDITURES</u>			
Culture and Recreation			
Capital outlay	230,000	-	230,000
Interlocal support	250,000	250,000	-
Excess (Deficiency) of Revenues over Expenditures	20,000	1,113,036	633,036
<u>OTHER FINANCING SOURCES (USES)</u>			
Bond proceeds	-	-	-
Debt service			
Principal	-	-	-
Interest	-	-	-
Excess (Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	20,000	1,113,036	633,036
Fund Balance, July 1	1,399,742	2,704,746	1,305,004
Fund Balance, June 30	\$ 1,419,742	\$ 3,817,782	\$ 2,398,040

STOREY COUNTY, NEVADA
FIRE CAPITAL PROJECT FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>REVENUE</u>			
Federal grants	\$ -	\$ -	\$ -
Other revenues			
Interest	<u>10,000</u>	<u>66,970</u>	<u>(56,970)</u>
	<u>10,000</u>	<u>66,970</u>	<u>(56,970)</u>
<u>EXPENDITURES</u>			
Capital outlay	<u>1,438,000</u>	<u>113,238</u>	<u>1,324,762</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(1,428,000)</u>	<u>(46,268)</u>	<u>(1,381,732)</u>
<u>OTHER FINANCING SOURCES (USES)</u>			
Transfers in	<u>1,000,000</u>	<u>1,000,000</u>	<u>-</u>
Excess(Deficiency) of Revenues and Other Financing Sources (Uses) over Expenditures	<u>(428,000)</u>	<u>953,732</u>	<u>1,381,732</u>
Fund Balance, July 1	<u>496,025</u>	<u>1,349,361</u>	<u>853,336</u>
Fund Balance, June 30	<u>\$ 68,025</u>	<u>\$ 2,303,093</u>	<u>\$ 2,235,068</u>

STOREY COUNTY, NEVADA
WATER SYSTEM ENTERPRISE FUND
STATEMENT OF REVENUE AND EXPENSE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>OPERATING REVENUES</u>			
Sales of water	\$ 696,000	\$ 655,274	\$ (40,726)
<u>OPERATING EXPENSES</u>			
Salaries and wages	115,136	131,889	(16,753)
Benefits	101,138	137,656	(36,518)
Services and supplies	439,878	390,697	49,181
Capital outlay	-	-	-
Depreciation	-	176,968	(176,968)
Total operating expenses	<u>656,152</u>	<u>837,210</u>	<u>(181,058)</u>
Operating income (loss)	<u>39,848</u>	<u>(181,936)</u>	<u>(221,784)</u>
<u>NON-OPERATING REVENUE (EXPENSES)</u>			
Interest earnings	30,000	59,935	29,935
Rents	12,000	13,800	1,800
Interest Expense	-	-	-
Miscellaneous	-	2,370	2,370
Transfers out	-	-	-
Capital outlay	-	-	-
Grants and capital contributions	<u>14,100</u>	<u>-</u>	<u>(14,100)</u>
Net Income (loss)	<u>\$ 95,948</u>	<u>\$ (105,831)</u>	<u>\$ (201,779)</u>

**STOREY COUNTY, NEVADA
WATER SYSTEM ENTERPRISE FUND
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2024**

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Cash Inflows			
Sales of water	\$ 580,000	\$ 652,659	\$ 72,659
Miscellaneous income	-	2,370	2,370
Cash Outflows			
Salaries and wages	(115,136)	(128,194)	(13,058)
Benefits	(101,138)	(95,123)	6,015
Services and supplies	(439,878)	(357,416)	82,462
Net Cash Provided by Operating Activities	<u>(76,152)</u>	<u>74,296</u>	<u>150,448</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>			
Cash Inflows			
Rent	12,000	13,800	1,800
Capital outlay	-	-	-
Customer deposits	-	1,800	1,800
Net Cash Provided by Non-Capital Financing Activities	<u>12,000</u>	<u>15,600</u>	<u>3,600</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES</u>			
Cash Inflows			
Grants	14,100	-	(14,100)
Debt service	-	-	-
Transfer from funds	-	-	-
Cash Outflows			
Capital outlay	-	-	-
Debt service	(65,113)	(65,225)	(112)
Interfund loan	-	-	-
Interest expense	(33,454)	-	33,454
Net Cash (Used) by Capital and Related Activities	<u>(84,467)</u>	<u>(65,225)</u>	<u>19,242</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Interest earnings	30,000	59,935	29,935
Net Increase (Decrease) in Cash	<u>(118,619)</u>	<u>84,606</u>	<u>203,225</u>
Cash, July 1	<u>2,622,271</u>	<u>1,552,196</u>	<u>(1,070,075)</u>
Cash, June 30	<u>\$ 2,503,652</u>	<u>\$ 1,636,802</u>	<u>\$ (866,850)</u>

STOREY COUNTY, NEVADA
VIRGINIA DIVIDE SEWER IMPROVEMENT DISTRICT ENTERPRISE FUND
STATEMENT OF REVENUE AND EXPENSE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2024

	ORIGINAL AND FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>OPERATING REVENUES</u>			
Sales of water	\$ 453,000	\$ 470,564	\$ 17,564
<u>OPERATING EXPENSES</u>			
Salaries and wages	132,130	134,941	(2,811)
Benefits	120,957	111,183	9,774
Services and supplies	170,265	154,578	15,687
Capital Outlay	-	-	-
Depreciation	-	414,773	(414,773)
Total operating expenses	<u>423,352</u>	<u>815,475</u>	<u>(392,123)</u>
Operating income (loss)	<u>29,648</u>	<u>(344,911)</u>	<u>(374,559)</u>
<u>NON-OPERATING REVENUE (EXPENSES)</u>			
Interest income	-	37,151	37,151
Interest expense	(115,894)	(115,885)	9
Transfer from infrastructure	210,000	210,000	-
Transfer to USDA	-	-	-
Grants and contributions	18,000	-	(18,000)
Capital outlay	(143,164)	-	143,164
Other income	-	-	-
Net Income (loss)	<u>\$ (1,410)</u>	<u>\$ (213,645)</u>	<u>\$ (212,235)</u>

STOREY COUNTY, NEVADA
VIRGINIA DIVIDE SEWER IMPROVEMENT DISTRICT ENTERPRISE FUND
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2024

	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE TO FINAL BUDGET
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Cash Inflows			
Sewer fees	\$ 453,000	\$ 467,353	\$ 14,353
Cash Outflows			
Salaries and wages	(132,130)	(131,778)	352
Benefits	(120,957)	(92,304)	28,653
Services and supplies	(170,265)	(156,700)	13,565
Net Cash Provided by Operating Activities	<u>29,648</u>	<u>86,571</u>	<u>56,923</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>			
Cash Inflows			
Bonds	-	-	-
Cash Outflows			
Capital outlay	(143,164)	-	143,164
Net Cash (Used) by Non Capital Financing Activities	<u>(143,164)</u>	<u>-</u>	<u>143,164</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES</u>			
Cash Inflows			
Other income			
Grants	18,000	-	(18,000)
Debt service	-	-	-
Cash Outflows			
Debt service	-	(143,176)	(143,176)
Interest expense	(115,894)	(115,885)	9
Net Cash (Used) by Capital Related Activities	<u>(97,894)</u>	<u>(259,061)</u>	<u>(161,167)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Transfers from infrastructure	210,000	210,000	-
Interest earnings	40,000	37,151	(2,849)
Net Cash Provided by Investing Activities	<u>250,000</u>	<u>247,151</u>	<u>(2,849)</u>
Net Increase (Decrease) in Cash	38,590	74,661	36,071
Cash, July 1	<u>1,123,603</u>	<u>942,023</u>	<u>(181,580)</u>
Cash, June 30	<u>\$ 1,162,193</u>	<u>\$ 1,016,684</u>	<u>\$ (145,509)</u>

STOREY COUNTY, NEVADA
SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
JUNE 30, 2024

	2018	2019	2020	2021	2022	2023	2024
Total OPEB liability							
Service cost	\$ 2,020,652	\$ 1,753,249	\$ 1,837,336	\$ 2,098,098	\$ 3,253,831	\$ 3,399,107	\$ 2,293,223
Interest	586,141	711,366	703,321	772,012	681,492	754,730	893,714
Changes of benefit terms	-	1,281,228	-	-	-	-	-
Differences between expected and actual experience	-	(4,548,724)	-	(3,100,780)	-	-	-
Changes of assumptions or other inputs	(2,542,189)	(1,038,960)	1,285,244	8,214,844	325,808	(12,417,339)	(476,098)
Benefit payments	(208,173)	(214,872)	(226,280)	(305,190)	(290,444)	(313,362)	(337,985)
Net change in total OPEB liability	\$ (143,569)	\$ (2,056,713)	\$ 3,599,621	\$ 7,678,984	\$ 3,970,687	\$ (8,576,864)	\$ 2,372,854
Total OPEB liability-beginning	\$ 18,649,779	\$ 18,506,210	\$ 16,449,497	\$ 20,049,118	\$ 27,728,102	\$ 31,698,789	\$ 23,121,925
Total OPEB liability-ending	\$ 18,506,210	\$ 16,449,497	\$ 20,049,118	\$ 27,728,102	\$ 31,698,789	\$ 23,121,925	\$ 25,494,779
Covered-employee payroll	\$ 9,590,509	\$ 9,394,062	\$ 9,894,669	\$ 10,382,380	\$ 11,451,225	\$ 11,423,256	\$ 13,377,709
Total OPEB liability as a percentage of covered-employee payroll	192.96%	175.11%	202.63%	267.07%	276.82%	202.41%	190.58%

GASB Statement No. 75 requires ten years of information to be presented in this table. However, until ten years of data is compiled, the County will present information only for those years for which information is available.

STOREY COUNTY, NEVADA
SCHEDULE OF COUNTY'S SHARE OF NET PENSION LIABILITY
PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA
JUNE 30, 2024

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
County's portion of the net pension liability	16.900%	0.168%	0.162%	0.153%	0.151%	0.147%	0.145%	0.145%	0.132%	0.129%
County's proportionate share of the net pension liability	\$ 30,839,517	\$ 30,328,284	\$ 14,812,664	\$ 21,288,635	\$ 20,642,315	\$ 19,998,860	\$ 20,601,898	\$ 19,511,455	\$ 15,126,431	\$ 16,929,912
County's covered-employee payroll	\$ 10,995,052	\$ 10,230,470	\$ 9,466,969	\$ 8,824,757	\$ 8,676,437	\$ 7,947,637	\$ 8,207,871	\$ 7,299,918	\$ 6,354,233	\$ 6,040,606
County's proportionate share of the net pension liability	280.49%	296.45%	156.47%	241.24%	237.91%	251.63%	251.00%	267.28%	238.05%	280.27%
as a percentage of its covered-employee payroll	76.20%	75.12%	86.51%	77.04%	76.46%	75.24%	74.40%	72.20%	75.10%	76.30%
Plan fiduciary net position as a percentage of the total net pension liability										

GASB Statement No. 68 requires ten years of information to be presented in this table. However, until ten years of data is compiled, the County will present information only for those years for which information is available

STOREY COUNTY, NEVADA
SCHEDULE OF COUNTY'S CONTRIBUTIONS - PUBLIC EMPLOYEES' RETIREMENT SYSTEM OF NEVADA
JUNE 30, 2024

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Statutorily required contribution	\$ 2,594,222	\$ 1,977,419	\$ 1,855,184	\$ 1,696,329	\$ 1,553,718	\$ 1,568,057	\$ 1,360,192	\$ 1,390,646	\$ 1,229,299	\$ 1,018,739
Contributions in relation to the statutorily required contrib	\$ (2,594,222)	\$ (1,977,419)	\$ (1,855,184)	\$ (1,696,329)	\$ (1,553,718)	\$ (1,568,057)	\$ (1,360,192)	\$ (1,390,646)	\$ (1,229,299)	\$ (1,018,739)
Contribution (deficiency) excess	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County's covered-employee payroll	\$ 12,766,738	\$ 10,995,052	\$ 10,230,470	\$ 9,466,969	\$ 8,824,757	\$ 8,676,437	\$ 7,947,637	\$ 8,207,871	\$ 7,299,918	\$ 6,354,233
Contributions as a percentage of covered-employee payroll	20.32%	17.98%	18.13%	17.92%	17.61%	18.07%	17.11%	16.94%	16.84%	16.03%

GASB Statement No. 68 requires ten years of information to be presented in this table. However, until ten years of data is compiled, the County will present information only for those years for which information is available

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

To the Honorable Board of Commissioners
Storey County, Nevada

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Storey County, Nevada, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Storey County's basic financial statements and have issued our report thereon dated November 27, 2024.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs that we consider to be significant deficiencies.

Compliance and Other Matters

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

Storey County's Response to Findings

Storey County, Nevada's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. Storey County, Nevada's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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

Reno, Nevada
November 27, 2024

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE**

To the Honorable Board of Commissioners
Storcy County, Nevada

Report on Compliance of Each Major Federal Program Opinion of

Each Major Federal Program

We have audited Story County, Nevada's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Story County, Nevada's major federal programs for the year ended June 30, 2024. Story County, Nevada's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Story County, Nevada, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Story County, Nevada and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Story County, Nevada's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Story County's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Story County, Nevada's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Story County, Nevada's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Story County, Nevada's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Story County, Nevada's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Story

County, Nevada's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Reno, Nevada
November 27, 2024

STOREY COUNTY, NEVADA
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED JUNE 30, 2024

<u>Federal Grantor/Program/Grant Description</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Expenditures</u>
<u>US Department of the Interior</u> <u>National Park Service</u> Pass Through State Historic Preservation Office Historic Preservation Fund Grants-In-Aid - Constock Historic District Survey Ph II	15.904	HPF NV-23-10014	\$ 24,546
<u>Environmental Protection Agency</u> State Revolving Fund through Nevada Division of Environmental Protection Principal Forgiveness Loan - Lead Siphon Phase I	66.468	DW2410	176,169
<u>US Department of Homeland Security</u> Passed Through State of Nevada Department of Emergency Management Federal Emergency Management Agency HGMP - Post Fire FFY2020	97.039	FM-5316-04-01R	187,500
<u>US Department of Treasury</u> <u>ARPA</u> B Street Main Water Line	21.027	070-070-64010	<u>800,844</u>
Total Federal Financial Assistance			<u>\$ 1,189,059</u>

STOREY COUNTY, NEVADA
 NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR THE YEAR ENDED JUNE 30, 2024

Note A- Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Storey County under programs of the federal government for the year ending June 30, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule present only a selected portion of the operations of Storey County, it is not intended to and does not present the financial position, changes in net position, or cash flows of Storey County.

Note B- Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-87, Cost Principles for Audits of State, Local, and Indian Tribal Governments, or the cost principles contained in the Uniform Guidance wherein certain types of expenditures are not allowed or are limited as reimbursement. When applicable, negative amount shown on the Schedule represent adjustments or credits made in the normal course of business as expenditures in prior years.

Indirect Costs

The County has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance

Note C- Subrecipients

Storey County did not pass any federal awards received to any other government or not-for profit agencies.

Note D - Loans with Continuing Compliance Requirement

Outstanding federally-funded program loans with a continuing compliance requirement, carried balance as of June 30, 2024 as follows:

<u>CFDA</u>	<u>Program Title</u>		<u>Loan Balance</u>
10.760	Water and Waste Disposal System for Rural Communities	\$	3,456,813
10.760	Water and Waste Disposal System for Rural Communities	\$	2,556,350
10.760	Water and Waste Disposal System for Rural Communities	\$	1,964,537
10.760	Pass Through State Historic Preservation Office	\$	645,375
10.760	Pass Through State Historic Preservation Office	\$	315,248
10.760	Pass Through State Historic Preservation Office	\$	243,114

Note E – Matching Requirements

Certain Federal programs require Storey County to contribute non-Federal funds (matching funds) to support the Federally Funded programs. Storey County has met its matching requirements. The Schedule does not include the expenditure for non-Federal matching funds.

STOREY COUNTY, NEVADA
 SCHEDULE OF FINDINGS AND QUESTIONS COSTS
 FOR THE YEAR ENDED JUNE 30, 2024

A. Summary of Auditors Results

Financial Statements

Type of report the auditor issued on whether the financial Statements audited were prepare in accordance with GAAP:	Unmodified
Internal control over financial reporting:	
Material weakness identified?	No
Significant deficiency identified?	Yes
Noncompliance material to financial statements noted?	No

Federal awards

Internal control over major federal programs:	
Material weakness identified?	No
Significant deficiency identified?	No

Type of auditor's report issued on compliance for major programs	Unmodified
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Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)	No
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Identification of major federal programs:

CFDA #	Name of Federal Program or Cluster
21.027	Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between type A and type B programs	\$ 750,000
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Auditee qualified as low-risk auditee	No
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B. Financial Statement Findings

Findings Relating to The Financial Statements Reported in Accordance with GAGAS

2024-A Report Preparation
Significant Deficiency

Criteria	Storey County is responsible for establishing, and maintaining an effective system of internal control over financial reporting. One of the key components of an effective system, of internal control is to provide the finance staff with adequate resources available to prepare the financial, statements in accordance with generally accepted accounting principles.
Condition	In the process of completing our audit, we were requested to draft the financial statements, assist with the conversion of fund financial statements to government-wide statements, and prepare the accompanying notes, to the financial statements.
Cause	Given the daily responsibilities of management,, the resources of time, and, training necessary to prepare the County's financial statements in accordance with generally accepted accounting principles are not available. As a result the County has chosen to contract with Dipietro and Thornton to prepare the financial statements. This circumstance is not unusual in an organization of this size; due to time constraints of management and costs associated with compliance of the standards. However, management has not implemented sufficient procedures to capture the necessary information needed for the financial, statements and related disclosures to be prepared in all material respects.
Effect	The County's financial records required audit adjustments in order for the financial statements to be in, accordance with GAAP. Internally prepared financial information may not be accurate and full disclosure financial statements may not be available as timely as they would be if prepared by County personnel.
Recommendation	We recommend County staff continue to obtain training in the preparation of the financial statements and related financial statement disclosures in order to gain the knowledge needed to prepare the financial statements and related financial statement disclosures in all material respects.
Views of Responsible Officials	Management agrees with this finding

B. Financial Statement Findings

Findings Relating to The Financial Statements Reported in Accordance with GAGAS

2024-B R Absent or inadequate controls over the safeguarding of assets
Significant Deficiency

Criteria	Storey County is responsible for establishing, and maintaining an effective system of internal control over financial reporting. One of the key components of an effective system, of internal control is to have timely available financial information.
Condition	As part of our audit we review the cash receipts for the first two months of the next fiscal year. We noted that the August 2024 deposits were not recorded in late October.
Cause	Storey County Treasurer's office did not have adequate controls and procedures in place to ensure the financial information was updated in a timely manner.
Effect	Storey County was not able to perform a bank reconciliation or financial review for August 2024 in a timely manner due to the delay in reporting by the Treasurer's office.
Recommendation	We recommended that the County assist the Treasurer's office to put in procedures to close the books each month on a timely basis
Views of Responsible Officials	Management agrees with this finding

STOREY COUNTY, NEVADA
STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2024

A Findings relating to The Financial Statements Reported in Accordance with GAGAS

1 2023-A

We recommend County staff continue to obtain training in the preparation of the financial statements and related financial statement disclosures in order to gain the knowledge needed to prepare the financial statements and related financial statement disclosures in all material respects.

This was not implemented and is included in the current year finding 2024-A

2 2023-B

We recommend that Storey County do a monthly analysis of income and expenses accounts to check for unusual activity

This was implemented during the year

3 2023-C

We recommend that Storey County make sure that the monthly bank reconciliation balances each month without a variance noted.

This was implemented during the year

B. Findings and Questioned Costs- Major Federal Award Program Audit

No audit findings were reported



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of an updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI). CCI will continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building, located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI.
- **Recommended motion:** I (commissioner) motion to approve the updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI) for CCI to continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building, located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI.
- **Prepared by:** Lisa Maciel

Department: Commissioners

Contact Number: 775-847-0968

- **Staff Summary:** The previous Memorandum of Understanding (MOU) between CCI and the County was last reviewed and signed in November 2021. Given rapidly evolving technological advancements and equipment updates, a comprehensive review of the current MOU was conducted by the Storey County IT Department and the Community Chest upon recommendation. Minor grammatical and spelling changes have been made to the original document; however, its overall intention and responsibilities remain unchanged. CCI owns the building at 175 East Carson Street in Virginia City, Nevada (Community Center), located near the County swimming pool and the Virginia City Senior Center. CCI continues to provide a variety of services to the Storey County

Community, and its central location remains ideal for housing microwave equipment that enables the County to offer services to the swimming pool, the Senior Center, and other County facilities. Occasionally, the County’s IT Department has an excess information technology capacity, which continues to support CCI in delivering services to the community. CCI is a non-profit agency serving children and families, providing holistic solutions to build and sustain strong families and communities. These solutions encompass a range of social services, including medical services, counseling, family advocacy, youth enrichment programs, the community library, and employment placement assistance. This MOU continues to allow CCI to utilize the high-speed broadband network in an area of town that currently lacks sufficient high-speed internet capability for these services to be provided effectively and efficiently. Accordingly, it is understood as follows:

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

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (Memorandum) is intended to set forth the understanding of Community Chest Inc., a Nevada nonprofit corporation (CCI) and Storey County, a political subdivision of the State of Nevada (County) as to the provision of information technology services by County's IT Department and the use of CCI property by County's IT Department.

BACKGROUND

CCI operates a variety of programs providing services to the Storey County community. It owns a building located at 175 East Carson Street in Virginia City, Nevada (Community Center) which is near the County swimming pool and to the Virginia City Senior Center. This makes the Community Center a good location on which to locate microwave telecommunications by which the County can provide information technology and other services to the swimming pool, to the Senior Center and to other County facilities. The County's IT Department, at times, has excess information technology capacity, the provision of which would assist CCI in providing its services to the community. The CCI also provides many of the County's social services including, for instance, telehealth clinic, computer and online access, education, substance abuse, and other support services for youths, adults, and seniors. This MOU allows the CCI to utilize the high-speed broadband network in an area of Virginia City currently not having sufficient high-speed internet capability for these services to be provided effectively and efficiently. Accordingly, it is understood as follows:

CCI will allow the County's IT Department to install microwave equipment on the Community Center Building. The equipment installed will remain the property of the County and can be removed at any time the County deems appropriate. CCI will provide electricity for the operation of the microwave equipment at its expense at no expense to the County. In return, the County's IT Department will provide personal computer services and network troubleshooting and repair services for IT equipment owned or operated by CCI in Storey County at no expense to CCI. The County will also provide CCI access to the wireless network system so that it may provide community services including county social and support services for youths, adults, and seniors. Should replacement of CCI-owned information technology equipment be required, CCI will be responsible for purchasing the necessary equipment. Should replacement of the County-owned information technology be

required, the County will be responsible for purchasing the necessary equipment. Either party may end the services provided pursuant to this Memorandum of Understanding at any time, for any reason or even for no reason at all. The parties respectfully request that the party terminating this understanding provide thirty days' notice in advance of the termination.

It is acknowledged that this memorandum sets out the understanding of the parties.

Dated this _____ day of _____, 2024
Community Chest Inc.,

By: _____
Erik Schoen
Executive Director

Dated this _____ day of _____, 2024
Storey County

By: _____
Jay Carmona, Chairman
Board of Storey County Commissioners



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2023, through December 20, 2024. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- **Recommended motion:** I, (Fire Commissioner), motion to take whatever action the Board deems appropriate.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** In the Board's deliberations, the character, competence, and performance of the Fire Chief may be discussed, and the Board may consider the job description, job duties, and other matters connected to this agenda item. The Fire Chief may be present at the meeting and may present evidence relating to his character, alleged misconduct, professional competence, or physical or mental health. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

• **Board Action:**

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

Annual Evaluation of the Storey County Fire Chief
Date of Evaluation: December 17, 2024
Fire Chief Being Evaluated: Jeremy Loncar
Self-Evaluator:
Evaluation Period - From: December 21, 2023 To: December 20, 2024

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administrates policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the Fire Chief's self-evaluation.

- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

Distinguished

Excellent

Satisfactory

Needs Improvement

Unsatisfactory

Comments:

New or additional goals for the future:

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

Distinguished

Excellent

Satisfactory

Needs Improvement

Unsatisfactory

Comments:

New or additional goals for the future:

9. **Code of Ethics:** The Fire Chief has exhibited excellent conformance with the Code of Ethics.

 Conformed to the Code of Ethics

 Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.



STOREY COUNTY HUMAN RESOURCES

HEALTH AND HUMAN SERVICES

26 So "B" Street, PO Box 176, Virginia City, NV 89440

Phone (775) 847-0968 – Fax (775) 847-0949

November 19, 2024

Jeremy Loncar

Via: In-person hand-delivery

Re: Notice of meeting of the Storey County Board of Fire Commissioners to conduct an annual performance evaluation of the Fire Chief, which may consider his character, alleged misconduct, professional competence, or physical or mental health on December 17, 2024, at or about 10:00 a.m. The meeting will be held in the Storey County Courthouse at 26 South B Street, Virginia City, NV.

Mr. Loncar:

You are hereby provided notice pursuant to Nevada Revised Statute (NRS) 241.031 through 241.034 that the Board of Fire Commissioners will consider the following agenda item at the board's meeting on December 17, 2024, at or about 10:00 a.m.:

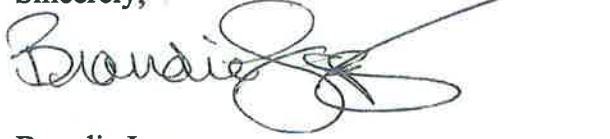
Discussion and possible action: Annual review and evaluation of the performance of Jeremy Loncar, Fire Chief. The board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar.

In the board's deliberations, your character, competence, and performance as Fire Chief may be discussed and the board may consider your job description, job duties, and other matters connected to this agenda item. You are welcome to be present at the meeting and you may present evidence relating to your character, alleged misconduct, professional competence, or physical or mental health. You may choose to be represented by an attorney or other representative.

You are also hereby provided a Fire Chief's Self-Evaluation form. You are welcome, but not required, to complete this self-evaluation and share it with the board during the evaluation process.

At the end of the annual performance evaluation, the board has the right to make changes to the existing goals and objectives of your job, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the board.

Sincerely,



Brandie Lopez
Human Resources Director

Cc.: Board of Storey County Fire Commissioners

Enc.: Fire Chief's Self-Evaluation form

Proof of Service

I, Brandie Lopez, hereby swear to affirm under penalty of perjury, that in accordance with NRS 241.033, I served this Notice of Meeting of the Storey County Board of County Commissioners by personally serving it to Jeremy Loncar on this 19th day of November, 2024.



Signature of person making service



11/19/24

Fire Chief’s Self-Evaluation
Annual Evaluation of the
Storey County Fire Chief

Date of Evaluation: 12/17/24		
Fire Chief Being Evaluated: Jeremy Loncar		
Self-Evaluator: Jeremy Loncar		
Evaluation Period - From: 12/21/23	To: 12/20/24	(month/day/year)

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administrates policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief’s duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the Fire Chief’s self-evaluation.

- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
- d. Affective advocate of county fire programs
- e. Communicates clearly with board, staff, and county manager and county departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, county departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

 Distinguished

 Excellent

 Satisfactory

 Needs Improvement

 Unsatisfactory

Comments:

This year, I've continued to prioritize staff empowerment, teamwork, and organizational succession. With growth comes great challenges, and through the district's fast-paced evolution, we've tackled numerous growing pains head-on with great success. By fostering a culture of collaboration and accountability, we've strengthened our relationships with regional partners and deepened connections within the community.

Community involvement has been a major focus this year, and I've encouraged our new firefighters to step out from behind the hose and into the public eye through programs and events. Their enthusiasm has not only boosted our presence in the community but also added a fresh dynamic to our team camaraderie. It is important to me that the public sees us as approachable and capable.

The two things firefighters hate are change and the way it is. Change is, and probably always will be a stubborn companion, but I remain committed to evolving our strategies to meet the district's growth and future needs. This year, we've taken on the challenge of improving training and leadership development for our staff. We've joined forces with the regional training academy, hosted leadership courses, and are gearing up for even more opportunities to prepare our team for smooth transitions and successful operations.

I strive to lead by example, taking full ownership of my mistakes and finding the best ways to fix them. My focus remains on aligning our efforts with strategic goals,

maintaining transparency, and empowering our staff to drive the district's continued success.

New or additional goals for the future:

In 2025, we aim to build on the progress made in 2024 by continuing to strengthen our public education programs and community risk reduction efforts. While significant strides have been made, there is still important work ahead to further enhance safety and preparedness across our community.

A key goal for the upcoming year is the development of at least three internal candidates to transition into leadership roles as Captains. With our focus on meeting industry standards for station staffing, it is critical to cultivate knowledgeable, capable, and dependable supervisors who can effectively lead and support their teams. This will ensure each station operates with the highest level of professionalism and efficiency.

Additionally, I will continue refining and streamlining our daily operations to maximize efficiency and effectiveness. Enhancing our district's overall response capabilities is another top priority, which includes providing advanced training opportunities for staff and modernizing equipment to meet the growing needs of our community.

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

 Distinguished

 Excellent

 Satisfactory

 Needs Improvement

 Unsatisfactory

Comments:

This year, I have continued to focus on revising and updating our policies and procedures to ensure compliance with regulations, alignment with board directives, and adherence to industry standards. Leadership often requires navigating the gray areas, and I consistently seek guidance from experts to ensure our responses to challenges are both appropriate and effective. In evaluating existing policies, I've worked to identify

areas for improvement and recommend updates that enhance district operations. This process isn't always glamorous, but it ensures we stay ahead of the curve and ready to tackle future challenges.

I take pride in fostering a collaborative and proactive organizational culture. Since my promotion in 2021, we have maintained a grievance-free workplace, a rarity in the fire service that I attribute to the teamwork and professionalism of our staff. While this does not mean we haven't faced struggles, I like to think our commitment to addressing issues early and fairly plays a large role.

While I naturally approach challenges from a big-picture perspective, I have made a concerted effort this year to balance that with greater attention to detail. I've learned that overlooking the small stuff can lead to big consequences. By monitoring team outputs more closely, I ensure we maintain high standards and minimize errors, all while avoiding micromanagement.

In summary, my approach to organizational management combines strategy, problem-solving, and a bit of humor to keep things running smoothly.

New or additional goals for the future:

In 2025, I aim to expand our community outreach efforts, focusing on providing more robust public education programs. This includes not just fire safety and prevention education but also proactive engagement with residents and businesses to build stronger partnerships and a deeper understanding of our role in community safety.

Another key goal is to enhance internal accountability and efficiency by refining our strategic goals in conjunction with the board and increasing overall district staffing to ensure we are providing the level of service our residents, workers, and visitors all deserve.

Additionally, I plan to focus on fostering leadership development at all levels. This includes creating opportunities for mentorship and advanced training to help staff prepare for future leadership roles and ensure smooth transitions in the district's succession planning.

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives
- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

- Distinguished*
- Excellent*
- Satisfactory*
- Needs Improvement*
- Unsatisfactory*

Comments:

I remain committed to ensuring the fiscal health of our district by managing the budget responsibly and planning for the future. Our approach to financial management continues to be conservative, balancing the need to provide the highest level of service with the best possible cost to our community. We continue to seek out financial partnerships such as the one we have with NV Energy as well as grant sources from the state, federal, and private sectors.

Despite this success, challenges remain. Supply chain interruptions, inflation, and extended wait times are still impacting our ability to acquire necessary capital items. To mitigate these challenges, we have begun placing orders earlier and exploring alternative approaches that deliver the same outcomes. I continue to monitor economic trends and am hopeful that stabilization will allow us to secure equipment more efficiently and cost-effectively.

While I am proud of the district's current finances, I recognize that the existing financial health of the district is not solely my achievement. It is the result of a collaborative effort that includes the conservative spending habits of our staff, and the diligent oversight of this board. Together, we have created what I firmly believe to be one of the most financially solvent fire service organizations in the state.

New or additional goals for the future:

Looking ahead, I will continue to prioritize securing alternative funding sources, particularly through state and federal grants. A key focus will be on updating our capital and operational improvement plans to provide a financial roadmap for the district and put in contingencies to ensure preparedness for economic fluctuations.

Ultimately, my goal is to sustain and enhance the district's financial health by working collaboratively with the board, staff, and the Comptroller's Office, ensuring that we remain a model of financial solvency and operational excellence.

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professionally manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably

- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

 Distinguished

 Excellent

 Satisfactory

 Needs Improvement

 Unsatisfactory

Comments:

I have always believed in leading by example, and this year was no exception. I continue to actively participate in training whenever the opportunity arises, demonstrating my commitment to growth and improvement alongside our staff. Whether it's jumping in to get my hands dirty or taking on additional work, I strive to show that no task is beneath any of us, myself included. It is my hope that this approach resonates with the staff and encourages them to adopt the same proactive and hands-on attitude.

Retention remains a strong point for our district, which is a rarity in our region and state. We continue to attract highly qualified candidates who align with our mission and values, solidifying our position as a desirable employer. Admittedly, every time a larger organization conducts a mass hiring, I still cringe as it used to serve as a forewarning that we would soon lose personnel. However, while I remain vigilant, I am proud to say that we've broken that cycle. We continue to retain our staff, remain fully staffed, and are even in a position of growth.

Leadership development continues to be a focus, as we aim to promote the best of the best. We have expanded training opportunities and refined our hiring processes to select not only skilled professionals but also those committed to the district's long-term success.

While I have made a conscious effort to slow down at times this year, I maintain a strong commitment to keeping projects moving forward. I don't let work become stagnant or drawn out, even when it invites some opposition. My focus remains on delivering results efficiently and effectively, always prioritizing the best outcome for the district and its personnel.

New or additional goals for the future:

This year, I will be scaling back my efforts in higher education as I near the completion of my Bachelor's degree. With full transparency, I have no intention of pursuing a master's degree, as my focus remains on practical, high-level training that directly benefits the district and aligns with my career goals. I plan to finalize my Fire Officer IV certification, maintain my existing certifications, and work toward accreditation.

These efforts will ensure that I remain well-prepared to guide our organization effectively while continuing to lead by example.

My focus this year will be strongly on cultivating the next generation of leaders within our organization. I am deeply committed to mentoring staff at all levels and will continue to seize every opportunity to guide and support them. By capturing those training moments, whether during daily operations, structured programs, or one-on-one conversations, I aim to help shape future leaders who can confidently and effectively transition into leadership roles when the time comes.

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer-oriented
- h. Responds timely to citizen complaints

 Distinguished

 Excellent

 Satisfactory

 Needs Improvement

 Unsatisfactory

Comments:

I strive to remain an approachable and visible leader in the community, ensuring that everyone who comes to me with a concern or question receives my undivided attention. I make it a priority to listen, gather all the relevant information, and carefully consider my decisions. This approach allows me to present ideas and plans that are well-thought-out, clearly defined, and vetted for success. While not every plan works perfectly, I never shy away from tackling challenges directly or addressing issues promptly.

This year, we have made significant progress in expanding our public education programs. I am proud to say that we have added a free Smoke Detector and Ash Can Program to enhance fire safety in our community. Additionally, our Car Seat Safety Program is now operational, ensuring that families have access to vital safety resources for their children.

One area where I continue to struggle is that the few complaints our organization receives are not brought to me directly. I firmly believe that problems cannot be resolved unless they are conveyed. I have made it a point to foster a culture of openness and accessibility, encouraging the public and staff alike to share concerns with me

directly. It's my goal to ensure that every concern is addressed promptly and effectively, but I can only act on the issues I'm made aware of.

New or additional goals for the future:

I plan to increase my presence at local community events to build trust and foster stronger relationships with residents, while also expanding public education programs tailored to community needs.

Additionally, I will remain vigilant in enhancing the public image of the organization by promoting the district's achievements, services, and commitment to safety through increased outreach, media engagement, and proactive communication.

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

 Distinguished

 Excellent

 Satisfactory

 Needs Improvement

 Unsatisfactory

Comments:

In 2024, the district strengthened its relationships with numerous public and private entities, enhancing our capabilities and services. Our continued partnership with NV Energy remains strong as we collaborate on initiatives that improve safety and infrastructure while supporting economic growth. Additionally, we remain engaged with our regional, state, and federal agencies to ensure we are prepared for disaster and expansion.

The addition of extra staff has significantly improved our capacity to attend more meetings and diversify our outreach. This has greatly enhanced our dialogue with the community, businesses, and cooperators, fostering partnerships that benefit all parties involved. I continue to monitor our performance and seek innovative ways to conduct business, aiming to create win-win scenarios for the district and its stakeholders. While some changes are delayed due to the complexity of our work and the flow of internal information, I remain committed to driving meaningful progress.

Integrity is a value I hold dear, and I strive to demonstrate it consistently in every interaction and decision. By maintaining this focus, the district continues to strengthen its reputation as a reliable and proactive partner in the region.

New or additional goals for the future:
Continue to pursue public-private partnerships to enhance the fire districts' operational capabilities to better serve our communities.

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

 Distinguished

 Excellent

 Satisfactory

 Needs Improvement

 Unsatisfactory

Comments:

I am reminded every day that I am not perfect, and there's plenty I still don't know. However, I see this as an opportunity rather than a deficit. I am always looking for ways to improve, whether it's through training, seeking advice from others, or simply learning from my own mistakes. Leadership isn't about knowing everything; it's about being willing to grow and adapt while setting an example for others to follow.

I pride myself on my strong work ethic, proactive leadership, and ability to find effective solutions to problems. I approach every challenge with energy, determination, and a commitment to getting the job done. As I've stated in previous evaluations, I recognize that my high energy and expectations can sometimes feel like a bit much, but I like to think of it as "enthusiastic leadership" rather than "a lot to handle." I firmly believe in holding myself and others to the highest standards of efficiency and professionalism.

I lead from the front, staying actively involved in operations when needed and demonstrating a hands-on approach to problem-solving. Whether it's tackling a fire or tackling a stack of paperwork, I don't ask my staff to do anything I'm not willing to do myself.

Transparency and honesty remain at the core of my leadership. While I understand that politics has its place, I prefer to cut through the red tape and get down to business. My process is simple: identify the problem, analyze it, gather feedback, develop a plan,

execute it, and adapt as necessary. I base my decisions on my experiences, training, and the facts at hand.

New or additional goals for the future:

Continue to remain honest, and professional, and lead our organization with pride and integrity. I have attended some emergency calls with my staff and have been able to evaluate the service we are providing firsthand. I would like to attend some more calls this upcoming year to keep up my skills and ensure that I keep my fingers on the pulse of our service.

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

- Distinguished***
- Excellent***
- Satisfactory***
- Needs Improvement***
- Unsatisfactory***

Comments:

While I don't respond to many of the district's routine calls that are well-handled by our capable line staff, I remain ready to step in when needed. I occasionally cover for our Battalion Chiefs to give them the opportunity to pursue advanced training or participate in critical meetings. As an incident commander, I take pride in being both safe and effective, balancing calculated risk with the greater good. I respect my Battalion Chiefs' autonomy, ensuring they have the support they need without micromanaging their decisions.

This year, we have continued to build and foster our relationship with County Emergency Management, strengthening our ability to collaborate effectively and support shared goals. I remain eager to jump in and assist whenever needed, ensuring that our district plays an active role in emergency planning and response. This partnership has significantly improved communication, enhanced interagency coordination, and reinforced our collective ability to serve the community.

New or additional goals for the future:

We still have significant planning needs ahead, but we are pleased to announce that we have secured a substantial grant to support the update of our Community Wildfire Protection Plan which we will be focusing on completing in 2025.

9. Code of Ethics: The Fire Chief has exhibited excellent conformance with the Code of Ethics.

 Conformed to the Code of Ethics

 Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

RESOLUTION NO. 24-722

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 474.470 FOR APPOINTED OFFICIALS.

BE IT HEREBY RESOLVED BY THE STOREY COUNTY BOARD OF FIRE COMMISSIONERS, STOREY COUNTY, NEVADA:

WHEREAS, for the purposes of NRS 474.470, the Storey County Board of Fire Commissioners has the authority to establish the salaries of all appointed and non-represented Fire District employees by the enactment of a resolution or other action.

WHEREAS, the salaries of all Fire District appointed officials and non-represented employees, except certain Fire District 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).

WHEREAS, the General Salary Schedule (Attachment A) will be consistent with the SCFFA salary schedule and will be adjusted accordingly on a year-by-year basis to account for cost-of-living and to maintain consistency.

WHEREAS, the grade range of appointed Fire District officials and non-represented employees shall be as follows:

Fire Chief	Grade 161
Assistant Fire Chief	Grade 158
Battalion Chief	Grade 148
Battalion Chief (Fire Marshal)	Grade 148
IPT Administrative Assistant II	Grade 116
Seasonal Wildland Firefighter	Grade 108
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116
Administrative Assistant III	Grade 119
Administrative Specialist/Office Manager	Grade 122
Fuels Management Officer (Wildland)	Grade 141

WHEREAS, if there is a PERS increase, said increase will be shared equally between the District and the employee in accordance with NRS 286.421 (3) (a) (1).

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF FIRE COMMISSIONERS, by unanimous vote, to adopt Resolution 24-722 providing for the setting of salaries for the appointed officials not represented by a bargaining unit.

This resolution shall be effective on the 1st day of July 2024.

PROPOSED AND ADOPTED this 2nd, day of July 2024

THOSE VOTING AYE:

Carmona

Gilman

Mitchell

THOSE VOTING NAY:

-

STOREY COUNTY

BOARD OF FIRE COMMISSIONERS

DocuSigned by:




05B0FB09CA89435

Jay Carmona, Chairman

ATTEST:

DocuSigned by:



83268350CF88416

CLERK TO THE FIRE BOARD



(ATTACHMENT A)
STOREY COUNTY FIRE PROTECTION DISTRICT
 GENERAL SALARY SCHEDULE
 Step and Grade (Appointed and Non-Represented)
 2024/2025

	STEP	STEP	STEP	STEP	STEP	STEP	STEP
GRADE	NEW 1	2	3	4	5	6	7
97	29,947	31,522	33,180	34,926	36,763	38,696	40,732
98	30,711	32,327	34,027	35,817	37,701	39,684	41,771
99	31,499	33,156	34,900	36,736	38,668	40,702	42,843
100	32,311	34,011	35,800	37,683	39,665	41,751	43,947
101	33,147	34,891	36,726	38,658	40,691	42,831	45,084
102	34,007	35,796	37,678	39,660	41,746	43,942	46,254
103	34,890	36,726	38,657	40,691	42,831	45,084	47,455
104	35,774	37,656	39,636	41,721	43,916	46,226	48,657
105	36,681	38,611	40,642	42,780	45,030	47,398	49,892
106	37,613	39,591	41,674	43,866	46,173	48,602	51,158
107	38,568	40,597	42,732	44,980	47,346	49,836	52,458
108	39,547	41,627	43,817	46,122	48,548	51,101	53,789
109	40,574	42,708	44,955	47,319	49,808	52,428	55,186
110	41,627	43,816	46,121	48,547	51,101	53,789	56,618
111	42,668	44,912	47,274	49,761	52,378	55,133	58,033
112	43,734	46,035	48,456	51,005	53,688	56,512	59,484
113	44,828	47,186	49,668	52,280	55,030	57,925	60,971
114	45,948	48,365	50,909	53,587	56,406	59,373	62,496
115	47,097	49,574	52,182	54,927	57,816	60,857	64,058
116	48,274	50,814	53,487	56,300	59,261	62,378	65,660
117	49,481	52,084	54,824	57,707	60,743	63,938	67,301
118	50,718	53,386	56,194	59,150	62,261	65,536	68,984
119	51,986	54,721	57,599	60,629	63,818	67,175	70,708
120	53,286	56,089	59,039	62,145	65,413	68,854	72,476
121	54,618	57,491	60,515	63,698	67,049	70,575	74,288
122	55,984	58,928	62,028	65,291	68,725	72,340	76,145
123	57,383	60,402	63,579	66,923	70,443	74,148	78,049
124	58,818	61,912	65,168	68,596	72,204	76,002	80,000
125	60,288	63,459	66,797	70,311	74,009	77,902	82,000
126	61,795	65,046	68,467	72,069	75,859	79,850	84,050
127	63,340	66,672	70,179	73,870	77,756	81,846	86,151
128	64,924	68,339	71,933	75,717	79,700	83,892	88,305
129	66,547	70,047	73,732	77,610	81,692	85,989	90,512
130	68,211	71,798	75,575	79,550	83,735	88,139	92,775
131	69,916	73,593	77,464	81,539	85,828	90,343	95,095
132	71,664	75,433	79,401	83,578	87,974	92,601	97,472
133	73,455	77,319	81,386	85,667	90,173	94,916	99,909
134	75,292	79,252	83,421	87,809	92,427	97,289	102,406
135	77,174	81,233	85,506	90,004	94,738	99,721	104,967
136	79,103	83,264	87,644	92,254	97,106	102,214	107,591
137	81,081	85,346	89,835	94,560	99,534	104,770	110,281

138	83,108	87,479	92,081	96,924	102,023	107,389	113,038
139	85,186	89,666	94,383	99,347	104,573	110,074	115,863
140	87,315	91,908	96,742	101,831	107,187	112,825	118,760
141	89,498	94,206	99,161	104,377	109,867	115,646	121,729
142	91,736	96,561	101,640	106,986	112,614	118,537	124,772
143	94,029	98,975	104,181	109,661	115,429	121,501	127,892
144	96,380	101,449	106,786	112,402	118,315	124,538	131,089
145	98,789	103,986	109,455	115,213	121,273	127,652	134,366
146	101,259	106,585	112,192	118,093	124,305	130,843	137,725
147	103,790	109,250	114,996	121,045	127,412	134,114	141,168
148	106,385	111,981	117,871	124,071	130,597	137,467	144,698
149	109,045	114,781	120,818	127,173	133,862	140,904	148,315
150	111,771	117,650	123,838	130,352	137,209	144,426	152,023
151	114,565	120,591	126,934	133,611	140,639	148,037	155,824
152	117,429	123,606	130,108	136,951	144,155	151,738	159,719
153	120,365	126,696	133,361	140,375	147,759	155,531	163,712
154	123,374	129,864	136,695	143,885	151,453	159,419	167,805
155	126,459	133,110	140,112	147,482	155,239	163,405	172,000
156	129,620	136,438	143,615	151,169	159,120	167,490	176,300
157	132,861	139,849	147,205	154,948	163,098	171,677	180,708
158	136,182	143,345	150,885	158,822	167,176	175,969	185,225
159	139,587	146,929	154,657	162,792	171,355	180,368	189,856
160	143,076	150,602	158,524	166,862	175,639	184,878	194,602
161	146,653	154,367	162,487	171,034	180,030	189,500	199,467
162	150,320	158,226	166,549	175,309	184,531	194,237	204,454
163	154,077	162,182	170,713	179,692	189,144	199,093	209,565
164	157,929	166,237	174,981	184,185	193,873	204,070	214,804
165	161,878	170,392	179,355	188,789	198,719	209,172	220,175

Storey County Fire Protection District Job Description

Fire Chief

Class Title: Fire Chief
Reports to: Storey County Board of Fire Commissioners
FLSA Status: Exempt
Represented Status: Non-Represented
Created: 05/06/2008
Last Revised 12/28/2016
02/04/2020
11/07/2023

JOB SUMMARY

Under administrative direction of the Storey County Board of Fire Commissioners (Board), the incumbent serves as the Storey County Fire Protection District Fire Chief (Chief) and performs the duties and responsibilities outlined within NRS. In addition to those statutory responsibilities, the Chief shall ensure that the District runs as a modern and progressive District. The Board considers and sets goals and policies, and the Chief is tasked with implementing these goals and policies.

DISTINGUISHING CHARACTERISTICS

The Chief is appointed by the Board and reports to and serves at the pleasure of the Board in an at-will capacity. The Chief is responsible for the leadership, supervision, and management of District staff, and management of District resources consistent with the administrative and policy direction of the Board. The position is a critical component of furthering the District's goals and efforts toward economic development and vitality.

The Chief will be given an annual evaluation by the Board on the Chief's annual anniversary. The Board may evaluate the Chief at other times as deemed appropriate. The Board may consider an increase in salary, including a merit increase consistent with the amount given to non-represented personnel, and a possible performance-based bonus. The HR Director (Director) is responsible for placing the review on the Board's agenda, providing any legal notice, and providing material for the agenda package including any material requested by the Board. In accordance with the District's personnel policy, if a performance evaluation is not completed within 30 days of the employee's anniversary date it shall be considered a satisfactory performance evaluation, and the Director shall authorize a step advancement retroactive to the employee's anniversary date.

EXAMPLES OF ESSENTIAL FUNCTIONS

The Chief duties are authorized by action of the Board and NRS. The Board may take action to include or eliminate duties for the Chief. The duties listed below are examples of the work typically performed by an employee in this position. The performance of these functions is the reason the job exists. An employee may not be assigned all duties listed and may be assigned duties that are not listed below.

1. Develops, coordinates, and oversees all standard operating procedures, rules and regulations, policies and procedures, and general guidelines involved with a modern and progressive full-service District; develops and implements long and short range goals, objectives, policies, procedures, and work standards for the District.
2. Oversees and is actively involved in developing and administering the District budget; estimates costs and budget needs for staffing, maintenance, operations, capital improvement, purchases, and repairs; prepares funding justification requests; monitors expenditures for budget conformance; prepares and presents information in oral and written form to the Board, state, and the public.
3. Manages and directs the activities of District staff; coordinates, prioritizes, and assigns tasks and projects; tracks and reviews work progress and activities; develops effective work teams and motivates individuals to meet District goals, objectives, and policies; directs the recruitment and selection of staff; undertakes disciplinary action as required; conducts performance evaluations; ensures appropriate scheduling of staff to ensure proper operational coverage; trains staff and provides for their professional development.
4. Confers with the Board, advisory boards, commissions, citizen groups, and other agencies to formulate policies and plans related to the District's functions, community development, facilities, and other areas where needed.
5. Subject to limitations of law, directs the procurement of professional contract services in accordance with NRS 332; negotiates professional services contracts; reviews the performance of contract professionals; takes and recommends corrective action to the Board as appropriate.
6. Manages the preparation of requests for proposals and bid requests for a wide variety of projects, equipment, and other purchases and expenditures; oversees project and purchase agreements and the monitoring of projects and purchases for conformance with specifications and authorization of payments.
7. Represents the District in local, state, and national forums; makes presentations before various advisory committees, legislative, regulatory, and community groups; confers with departments and agencies regarding departmental or District wide operational matters; facilitates problem resolutions and coordinated policies.
8. Directs and develops analytical studies; reviews reports, findings, alternatives, and recommendations; directs the maintenance of accurate records and files; prepares and

- directs the preparation of a variety of written correspondence, reports, procedures, and other written materials.
9. Provides advice and consultation to the Board, and other agencies, and contractors; investigates and resolves complaints and concerns; acts as liaison with other Districts and regional, state, and federal agencies.
 10. Acts on behalf of the District in meetings with developers, general contractors, engineers, architects, planners, land surveyors, prospective private companies, local and state entities, and companies; maintains active involvement and coordination with attracting, enhancing, and improving private enterprise and private-public partnerships; liaises with community groups, property and homeowners associations, general improvement districts, and other community groups.
 11. Stays abreast of all local, state, and federal laws, guidelines, trends, regulations, and any external policies and procedures that may have a direct impact on the District; uses this information to meet the District goals and objectives as well as to protect the District against being non-compliant with any one of these external agencies laws.
 12. Ensures that the District's progressive training systems and quality assurance programs meet the highest performance levels in accordance with District goals, objectives, and policies.
 13. Determines staffing requirements, including the number of required positions, and other personnel to assure the appropriate levels of response; considers public safety needs and economies in determining staffing levels.
 14. Oversees the District human resource programs, policies, and strategic plan.
 15. Liaises with other jurisdictions and organizations; develops and manages mutual aid, memorandums of understanding, and inter-local agreement programs that meet the Board's goals, objectives, and policies.
 16. Plans, develops, administers, and directs programs and plans, meeting the goals, objectives, and policies of the District.
 17. Maintains consistent communication with the public about District plans, programs and community concerns.
 18. Ensures that the District knows, understands, and strives to meet and exceed the ISO structure and community rating systems; strives to reduce the county's ISO rating when making administrative, operational, and other decisions.
 19. Oversee and ensures that there are sufficient staff, equipment, a medical director, policies and procedures, standing orders, protocols, hospital support, communications, training and supplies to operate a full-service advanced life support ambulance and engine company, intermediate life support ambulance and engine company and basic life support ambulance/engine company; works closely with the base station hospital, medical

advisory board, department of health (EMS division) medical director, and adjoining ambulance series to ensure that citizens and visitors receive the highest level of treatment possible; oversees the functions of ambulance billing and quality assurance reporting.

20. Develops and administers the District ambulance subscription program; ensures that citizens within the county are given the ability to pay an annual subscription and in turn not be responsible for any co-payments to their private health care provider; coordinates with other agencies in the region to assure that all possibilities of reciprocal agreements are obtained with other non-Storey County Fire District ambulance providers.
21. Identifies, publishes, and directs levels of response to technical rescue efforts including, but not limited to, rope rescue, motor vehicle rescue and extrication, water rescue, mine rescue, confined space rescue, and hazardous materials rescue; establishes whether or not the District will respond to the awareness level, operations level, or technical rescue; enters into mutual agreements with surrounding jurisdictions to facilitate the identified level of response; identifies and manages these agreements as required to fulfill its identified level of response.
22. Oversees all emergency planning within the county relative to fire; actively ensures District participation in the Local Emergency Planning Committee.
23. Ensures that all equipment is well maintained and in a state of readiness at all times; ensures that redundant equipment is in place as needed; coordinates the maintenance of District fleets.
24. Purchases, write specifications for, and schedules replacement of apparatus; evaluates existing equipment to determine usable lifespan; determines appropriate type of equipment needed; estimates cost-to-benefit for new apparatus; maintains five to twenty-year equipment replacement plan and presents findings and recommendations to the Fire Board.
25. Maintains and oversees public education outreach programs including, but not limited to, CPR training, fire awareness and prevention courses, EMS education courses, hazardous materials facility information, and all other public education of the district. These courses may include but are not limited to, water safety, car seat programs, school safety training, drug/alcohol awareness, and other such courses.
26. Drafts changes to laws and ordinances; lobbies and assists in lobbying efforts at the Nevada State Legislature and other bodies, provides supporting testimony as required.
27. Ensures the acquisition, maintenance, and repair of facilities including, but not limited to, records of equipment, fire hydrants, self-contained breathing apparatus, hoses, ladders, equipment, and other such items.
28. Maintains required certifications and licenses; attends and participates in professional group sessions; engages in continuous education, training, and other professional development; stays abreast of new trends and innovations related to the field.

29. Demonstrates a positive attitude and progressive actions through the display of professionalism, courtesy, tact, punctuality, attendance, and discretion in all interactions with coworkers, supervisors, and the public; use common sense discretion with limited supervision; remain safe, socially moral, lawful, affective, adaptive, and efficient.
30. Facilitates team management approach for decision making and promotes opportunities for employee involvement in collaborative and participatory problem solving.
31. Represents the District with dignity, integrity, and a spirit of cooperation in all relationships with staff and the public.
32. Uses common sense discretion with no supervision, remains safe, socially moral, lawful, affective, adaptive, and efficient.

QUALIFICATIONS FOR EMPLOYMENT

Knowledge of

- Public administration and public finance principles, practices, procedures, and methods.
- Organizational principles and relationships.
- Administrative principles and practices, including goal setting, program development, implementation and evaluation, and the management of employees through multiple levels of management.
- Functions, authority, responsibilities, and limitations of an elected Board.
- Principles and practices of developing teams, motivating employees, and managing in a team environment.
- Principles of strategic planning.
- Principles and practices of budget development and administration.
- Applicable legal guidelines and standards effecting District government.
- Social, political, economic, environmental, and related issues influencing local government functions and activities.
- Techniques for dealing with a variety of individuals from various socio-economic, ethnic, and cultural backgrounds.
- Principles and techniques of making effective oral presentations.
- Nevada public finance laws, regulations, and practices
- Conflict resolution techniques
- Principles and practices of supervision and employee development.
- Operations, services, and activities of a comprehensive fire district including fire suppression, fire prevention, fire investigation, emergency medical service including advanced life support services, disaster preparedness, hazardous materials response, and associated programs, services, and operations.
- Fire science theory, principles, and practices and their application to a wide variety of emergency service operations including fire suppression, fire prevention, and fire investigation.

- Policies, procedures, laws, and regulations governing fire control, prevention, and investigation.
- Advanced methods and techniques of emergency medical response.
- Operational characteristics of fire apparatus and equipment; current safety practices as they related to equipment and procedures involved in the fire service.
- Hazardous materials and chemical spill response techniques.
- Mechanical, chemical, and related characteristics of a wide variety of flammable and explosive materials and objects.
- Principles of building construction and fire protection systems.
- Emergency medical care and basic life support techniques.
- Occupational Safety and Health Administration (OSHA) regulations applicable to the workplace.

Ability to

- Synthesize, interpret, and evaluate large volumes of data.
- Exercise initiative, ingenuity, independent analysis, and judgment in solving difficult and complex administrative, managerial and technical problems.
- Understand, interpret, apply, and explain complex regulations, laws, codes, and policies.
- Demonstrate executive leadership and management skills.
- Plan, organize, administer, coordinate, review, and evaluate a wide variety of District programs and services.
- Develop effective work teams and motivate individuals to meet goals and objectives and provide customer services in the most cost effective and efficient manner.
- Establish and maintain effective community relations.
- Make effective oral and written presentations, including instruction of emergency services.
- Advocate effectively for the benefit of the District's interest.
- Gain and maintain the confidence and cooperation of elected and appointed officials and the public.
- Demonstrate regular, reliable, and punctual attendance.
- Manage and direct a comprehensive fire program including fire suppression, fire prevention, fire investigation, emergency medical service, disaster preparedness, hazardous materials response, and associated programs, services, and operations.
- Effectively use specialized fire suppression tools and equipment including safety equipment.
- Retain the presence of mind and act quickly and calmly in emergency situations.
- Operate all fire and emergency equipment and apparatus; operate telecommunications equipment; administer medical care and life support procedures; establish and maintain effective working relationships.

LICENSING, EDUCATION, AND OTHER REQUIREMENTS

- Any combination of training, education, and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:
 - High school diploma or equivalent (An Associate's or Bachelor's Degree in fire science, business administration, public administration, or other closely related fields may be preferred); and
 - Graduation from an approved EMT or higher training program; and
 - At least six (6) years of progressively responsible experience in firefighting and emergency medical services, three (3) of which must have been served as a chief officer such as a Battalion Chief level; and
 - At least five (5) years as a company officer such as line Fire Captain.
- IFSAC or State of Nevada Firefighter II.
- IFSAC or State of Nevada Fire Officer II or higher
- IFSAC or State of Nevada Fire Service Instructor II or higher
- Completion of ICS 100, 200, 300, 400, 700, and 800, is required. Up to two of the required certifications, except 100 and 200, may be obtained within 6 months of hire.
- Hazardous Materials Incident Commander, required.
- Must possess and maintain a Nevada Driver's License with F Endorsement or a Nevada Class A or B Commercial Driver's License.
- Must be certified as an NFPA Incident Safety Officer; ICT 4 minimum.
- Must demonstrate current or past certification as a Nevada Emergency Medical Technician, and current knowledge of the ALS system.
- Must be a resident of and reside within Storey County.
- Military experience applicable to the duties of this position may be preferred.
- Must possess a valid Nevada Class C Driver License.
- Ability to pass a criminal background investigation.

PHYSICAL REQUIREMENTS & WORK ENVIRONMENT

The requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job.

- **Physical Requirements.** Strength, stamina, and dexterity to sit in a vehicle operating on rough roads, wildland areas, and off-road terrains; walk on uneven or slippery surfaces;

repeatedly bend, stand, or sit; occasionally lifting items weighing up to 50 pounds; reach for items above the head and below the feet; climb up and down ladders; enter confined spaces and other areas; visual acuity for field inspections; strength, dexterity, coordination, and vision to use keyboard and video display terminal for prolonged periods; dexterity and coordination to handle files and single pieces of paper; manual dexterity and cognitive ability to operate a personal computer; ability to communicate via telephone and other telecommunications equipment. *In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.*

- **Working Environment.** Work is typically performed under the following conditions: position functions indoors in an office environment where a portion of work is performed at a desk and on a computer, and work is performed in outdoor environments with intermittent to frequent exposure to a variety of extreme weather conditions, including heat, rain, snow, cold, wind, and dust. Possible exposure to excessive smoke, water, hazardous materials, and hazardous structure conditions. Work is typically performed independently. Frequent travel by motor vehicle and use of other motorized equipment. Work will include periodic contact with angry and upset individuals under stressful situations. Frequent interruptions to planned work activity by telephone calls, office visitors, and response to unplanned events.

Effective the 7th day of November 2023.



Jay Carmona
Fire Board Chairman



Brandie Lopez
Human Resources Director



Storey County Liquor Licensing Board Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.
- **Recommended motion:** I (insert name) motion to approve the second reading for On-Sale/Off-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.
- **Prepared by:** Erika Wall

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** Second reading for On-Sale/Off-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Liquor Licensing Board Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.
- **Recommended motion:** I (insert name) motion to approve the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.
- **Prepared by:** Erika Wall

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** Second reading for On-Sale/Off-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County.
- **Recommended motion:** I (commissioner) motion to approve Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County.
- **Prepared by:** Austin Osborne for IT Dir. James Deane

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** This request applies to Phase 2, remainder of Storey County existing within reach of power and/or planned fiberoptic utility lines, of the Storey County broadband project. This MOU will allow CC Communications (ongoing operation of Churchill County, Nevada) to deploy and provide broadband internet services in Storey County. Installation and service rates will be charged to subscribing customers in accordance with the rate schedule enclosed herewith. This item will be proceeded by consideration of a Broadband Service Agreement between Storey County and CC Communications for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide residential broadband internet, Commercial Broadband Service, and Enterprise Broadband Service.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** Yes
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

• **Board Action:**

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

**MEMORANDUM OF UNDERSTANDING BETWEEN
CC COMMUNICATIONS AND STOREY COUNTY**

THIS MEMORANDUM OF UNDERSTANDING (“MoU”) entered into as of the ____ day of _____, 2024 is made by and between **CC Communications** an ongoing operation of Churchill County Nevada, a political subdivision of the State of Nevada, (“CC Communications”) and Storey County, a political subdivision of the State of Nevada, (“Storey County”) each of Storey County and CC Communications may also be collectively referred to in this Agreement as the “Parties” or, individually, as a “Party.”

WHEREAS, CC Communications has an extensive network of fiber to the home (FTTH) systems within Northern Nevada, and,

WHEREAS, Storey County is a political subdivision of the State of Nevada empowered to address local concerns such a telecommunication services, and would be benefitted by the deployment of a fiber optic network within the project area; and

WHEREAS, CC Communications has designed, engineered, and will deploy FTTH service to Storey County citizenry at a fair cost pursuant to the Phase II Service Provider Agreement executed currently herewith and included herein by reference.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions and obligations contained herein, and for other good and valuable consideration, the Parties hereby agree as follows:

1.) BROADBAND SERVICE PLANS

CC Communications' shall provide FTTH broadband service for residential customers according to the following rate schedule:

Fiber to the Premise (Basic Internet Service)

Bandwidth**	Monthly Rate
100/100 MBPS	\$54.99 (qualifying ACP or successor income limits)
100/100 MBPS	\$69.99
150/150 MBPS w/Unlimited Calling	\$89.99
250/250 MBPS	\$89.99
500/500 MBPS	\$99.99
1GB/1GB	\$119.99

*Speeds up to, and will comply with FCC speed test requirements

CC Communications reserves the right to adjust the monthly rate of its services to meet the general business needs of the enterprise and prevailing needs of the community subject to restrictions as set by the FCC. CC Communications agrees that the rate of the lowest priced FTTH service tier, not including subsidized rates, shall not increase in price for at least five years from the date of the first customer served. Customers will be required to adhere to an Acceptable Use Policy and meet credit and deposit check requirements. Enterprise and Commercial rates are available on an individually quoted basis.

2.) INSTALLTION COSTS

To ensure access to the fiber network, installation charges for residential customers served as part of the Service Provider Agreement will be limited. Installation charges for those residential customers shall not exceed one hundred dollars (\$100) for drops of less than five hundred feet (500ft), and shall be at cost, not to exceed one-thousand dollars (\$1,000), for drops exceeding five hundred feet (500ft).

3.) ADDITIONAL SERVICES

CC Communications intends to provide additional services to customers on an add-on basis at the following rates:

Additional Services

Service	Monthly Rate
Unlimited Calling	\$29.99
Managed WiFi	\$9.99
Virus/Malware Protection Data backup	\$4.99

Additional Services are provided to customers based those services reasonably calculated to meet the needs of broadband customers in the area. CC Communications reserves the right to adjust the monthly rate, add additional services, or terminate offered services in this category in its sole judgment.

4.) SERVICE COMMITMENTS

CC Communications is dedicated to protecting the privacy and data security of all its subscribers. CC Communications will not collect personal data from a customer's use of services, except when compelled by law or for use in network management and troubleshooting. CC Communications will never sell customer data or block lawful internet traffic.

5.) ONGOING EFFORTS

CC Communications and Storey County agree to enter into good faith discussions to ensure the continued use and expansion of broadband services to Storey County citizens by CC Communications as funding and population densities allow.

CC Communications

Storey County

By: _____

By: _____

MYLES GETTO

JAY CARMONA

CHAIRMAN, CHURCHILL COUNTY
BOARD OF COUNTY
COMMISSIONERS

CHAIRMAN, STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS

Dated: _____

Dated: _____



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not exceeding \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters.
- **Recommended motion:** I (commissioner) motion to approve Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not exceeding \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters.
- **Prepared by:** Austin Osborne for IT Dir. James Deane

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** This request is for Phase 2 remainder of Storey County of the countywide broadband service project. The services Provider Agreement will enable CC Communications (ongoing operation of Churchill County, Nevada) to deploy and provide broadband internet infrastructure and services in Storey County. Storey County will contribute payments not exceeding \$6,700,000 that will be applied to the purchase and installation of fiberoptic equipment serving Storey County customers. This action will follow consideration of a Memorandum of Understanding between the parties to deploy and provide rate structures for broadband internet services.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** Yes

- **Legal review required:** TRUE

- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

PHASE II SERVICE PROVIDER AGREEMENT
BETWEEN
CC COMMUNICATIONS AN ONGOING OPERATION OF
CHURCHILL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA
AND
STOREY COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA

THIS PHASE II SERVICE PROVIDER AGREEMENT (“Agreement”) entered into as of the ____ day of _____, 2024 is made by and between **CC Communications** an ongoing operation of Churchill County Nevada, a political subdivision of the State of Nevada, (“CC Communications”) and Storey County, a political subdivision of the State of Nevada, (“Storey County”) each of Storey County and CC Communications may also be collectively referred to in this Agreement as the “Parties” or, individually, as a “Party.”

WHEREAS, CC Communications has been a telecommunications provider in Northern Nevada for over 125 years with experience in nearly every telecommunication advancement during that period. CC Communications has an extensive network of fiber to the home (FTTH) systems within Northern Nevada, including operations in Elko and Spring Creek; and,

WHEREAS, Storey County is a political subdivision of the State of Nevada empowered to address local concerns such a telecommunication services, and would be benefitted by the deployment of a fiber optic network within the project area; and

WHEREAS, CC Communications has designed, engineered, and created a capital budget for the project, for which Storey County has reviewed and determined meets the needs and expectations of its citizenry at a fair cost; and

WHEREAS, each Party recognizes the efficiencies realized in the construction of a fiber optic network within Storey County to effectuate the operations desired by both Parties and to best serve the members of the public, and is willing to work in partnership to achieve those goals with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions and obligations contained herein, and for other good and valuable consideration, the receipt and

sufficiency of which the Parties hereby acknowledge, and intending to be legally bound hereby, the Parties hereby agree as follows:

ARTICLE 1: TERM OF AGREEMENT

- 1.1 This Agreement shall become effective on _____, 2024, the effective date. This Agreement shall be in effect for a period of ten (10) years expiring on _____, 2034.
- 1.2 This Agreement shall automatically renew for five (5) year terms unless either party provides notice of non-renewal at least one (1) year prior to the end of the then current term. Upon notice of intent not to renew, the parties will enter a ninety (90) day good faith negotiation period during which time they will (1) agree to a transition plan, or (2) enter mutually agreeable changes to the then current terms of the Service Provider Agreement.

ARTICLE 2: TELECOMMUNICATION SERVICES AND FEES

- 2.1 CC Communications shall deploy fiber network infrastructure (the “Network”) and provide FTTH broadband service within the boundaries of Storey County at all locations serviced and connected to the electrical grid (the “Service Area”) as of the effective date of this Agreement. Installation and equipment charges, including those passed through from third parties, may apply. This Agreement is in addition to that Service Provider Agreement Between CC Communications and Storey County dated March 19, 2024.
- 2.2 CC Communications shall make available to Storey County residents within the Service Area telecommunication services including Fiber to the Home broadband internet, Commercial Broadband Service, and Enterprise Broadband Service as set forth in an accompanying Memorandum of Understanding between the Parties. Customers must agree to a standard Internet Acceptable Use Policy and an Acknowledgement of Plan Selection prior to receiving service.
- 2.3 Throughout the life of this Agreement, CC Communications shall offer and market Enterprise Broadband Service throughout the Service Area, with plans that are reasonably calculated to meet the bandwidth and other broadband-related

needs of community anchor institutions and other enterprise broadband users available at the time the Customer subscribes to services.

- 2.4 Storey County shall provide CC Communications with access to all public and non-public rights-of-way and/or easements under its control through which the fiber network may be deployed.
- 2.5 CC Communications shall provide standard broadband service to designated government services buildings without cost to Storey County. Storey County shall provide CC Communications with the list of government services buildings within twelve (12) months of the effective date of this Agreement.

ARTICLE 3: CAPITAL FUNDING

- 3.1 Storey County shall provide Churchill County funds in the amount of six-million seven-hundred thousand (\$6,700,000) dollars to be used solely to purchase and deploy fiber network infrastructure in Storey County as set forth in the Service Area.

ARTICLE 4: PRIVATE DATA SECURITY

- 4.1 CC Communications will not collect personal data from a customer's use of services, except when compelled by law or for use in network management and troubleshooting.
- 4.2 CC Communications will never sell customer data.
- 4.3 CC Communications will not block lawful internet traffic.

ARTICLE 5: DEPLOYMENT OF INFRASTRUCTURE

- 5.1 CC Communications shall deploy last mile FTTH Active Ethernet or XGS-PON at the locations in the Service Area. Installation will be performed by CC Communications employees or its licensed contractors.
- 5.2 CC Communications shall utilize its existing fabric core and fiber network to integrate Storey County customers in a like manner as Churchill County, Spring Creek, and Elko customers.
- 5.3 Deployment of infrastructure shall be done systematically to provide coverage to all locations within the Service Area.

ARTICLE 6: OWNERSHIP

- 6.1** The fiber infrastructure deployed shall remain the sole and exclusive property of CC Communications and legal title shall be held by CC Communications. CC Communications may not (a) place any lien or encumbrance on the Network or (b) sell, lease or otherwise transfer the Network to any other party, without Storey County's consent, in each case solely to the extent such lien, encumbrance, sale, lease, or transfer materially impacts the Services to be provided by CC Communications. CC Communications shall pay any and all federal, state and local property or other taxes associated with the ownership of the Network.
- 6.2** Storey County shall not authorize any other telecommunication service provider to utilize the infrastructure during the term of this Agreement or without the prior written consent of CC Communications.
- 6.3** CC Communications shall install and own all electronic components utilized in the operation of the fiber network associated with the deployed infrastructure, as well as other infrastructure. CC Communications shall be responsible for the payment of any and all maintenance and license fees and costs associated with the electronic components.

ARTICLE 7: RIGHT OF FIRST REFUSAL

- 7.1** Should this Agreement terminate or not be renewed for the convenience of CC Communications or due to its breach of any material term herein, CC Communications shall offer to a telecommunication service provider of Storey County's choice, the right of refusal to purchase all fiber infrastructure and electronic components, and all associated warranties and maintenance materials, for the then existing depreciated value of the network.

ARTICLE 8: MAINTENANCE

- 8.1** During the term of the Service Provider Agreement, CC Communications shall pay for all maintenance costs associated with infrastructure deployed as part of the Project Plan. Maintenance shall be dictated by network performance

measures, alarms, and visual inspections. CC Communications shall further maintain all electronics and equipment attached to any pole utilized as part of the deployment of infrastructure covered by this Agreement.

- 8.2** CC Communications or its contractors will regularly inspect facilities and infrastructure at least once per month.
- 8.3** CC Communications shall respond to all trouble tickets generated by CC Communications customers.

ARTICLE 9: PERFORMANCE STANDARDS

- 9.1** CC Communications shall comply with all FCC requirements for the performance of facilities installed pursuant to this Agreement. CC Communications shall further comply with all proposed and adopted FCC performance testing measurements for speed relative to subscribed service.

ARTICLE 10: DEFAULT AND TERMINATION

- 10.1** A Party shall be in default under this Agreement if it materially violates any applicable law, regulation, statute, ordinance, code or other legal requirement with respect to the obligations hereunder or fails to perform any material obligation under this Agreement, and such breach is not remedied within thirty (30) days after receipt of a Dispute Notice as contemplated under Article 13.

- 10.2** In addition to any remedies available at law or in equity, the non-defaulting Party hereunder may terminate this Agreement upon the occurrence of default.

10.3 OBLIGATIONS:

10.3.1 The Parties agree that CC Communication's obligations under this Agreement, are material obligations, and CC Communication's failure to perform such obligations shall give Storey County the right to terminate this Agreement.

10.3.2 If Storey County terminates this Agreement for default by CC Communications, or if CC Communications terminates this Agreement for its own benefit, CC Communications will preserve and protect the Network at its own expense while it works with Storey County in good faith to transition the performance of activities under this Agreement to another party selected by Storey County. CC Communication will retain responsibility for operating and maintaining the Network until another party agrees to take on this responsibility. The provisions of this Section 10 shall survive termination of this Agreement. For avoidance of doubt, the provisions of this Section shall not apply should CC Communications terminate this Agreement for default by Storey County or should either Party elect not to renew the Agreement as contemplated in Article 1.

ARTICLE 11: ASSIGNMENT.

11

11.1 Neither Party may transfer or assign, voluntarily or by operation of law, this Agreement or its duties and obligations contained in this Agreement without the prior written notice to and written consent of the other Party. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective permitted successors and assigns.

ARTICLE 12: REPRESENTATIONS AND WARRANTIES

12

12.1 Each Party represents and warrants that the undersigned has full authority to enter into this Agreement and hereby accepts this Agreement on behalf of their companies; it has full right and authority, including any requisite corporate authority, to perform its respective obligations under this Agreement; the execution of this Agreement is not violative of its charter, by-laws or any law, regulation or agreement by which it is bound or to which it is subject; and no litigation or governmental proceeding is pending or threatened in writing which

might have a material adverse effect on this Agreement, the transaction contemplated by this Agreement or the rights of the Parties hereunder.

ARTICLE 13: INDEMNIFICATION

13

13.1 Each Party shall indemnify, defend and hold harmless the other Party and its respective directors, officers, agents, employees, successors and assigns from and against all Claims sustained in any action commenced by any third party in connection with the Indemnifying Party's performance of, or failure to perform, its obligations and duties under this Agreement except for those Claims arising from the negligence or willful misconduct of the Indemnified Party.

ARTICLE 14: LIMITATIONS OF LIABILITY

14

14.1 Each Party shall not be liable for loss or damage occasioned by a Force Majeure Event and to the extent allowed by law, for injury to or death of any person and for damage to or loss of any property arising out of or attributable to its operations and performance under this Agreement. Each Party's total liability to the other Party in connection with this Agreement for any and all causes and Claims whether based in contract, warranty, negligence or otherwise shall be limited to the actual direct damages sustained by the other Party.

14.2 EXCEPT FOR A PARTY'S INDEMNIFICATION OBLIGATIONS SET FORTH IN ARTICLE 12 ABOVE AND EXCEPT FOR CLAIMS ARISING FROM A PARTY'S INTENTIONAL MISCONDUCT, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES WHATSOEVER, ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO, LOST PROFITS, LOST REVENUE, LOSS OF GOODWILL, LOSS OF ANTICIPATED SAVINGS, LOSS OF DATA, INCURRED OR SUFFERED BY

EITHER PARTY, WHETHER IN AN ACTION IN CONTRACT OR TORT, EVEN IF THE OTHER PARTY OR ANY OTHER PERSON HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, THE PARTIES MAKES NO WARRANTY, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE AS TO THE DESCRIPTION, QUALITY, MERCHANTABILITY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE OR USE OF THE SERVICE, LOCAL ACCESS OR ANY OTHER MATTER, AND ANY SUCH WARRANTIES ARE HEREBY EXCLUDED AND DISCLAIMED.

ARTICLE 15: NOTICES

15

15.1 All notices shall be in writing and shall be delivered by certified mail return receipt requested or by nationally recognized overnight delivery that provides proof of delivery. Any such notice shall be deemed effective on the date of mailing. All notices including any Dispute Notice which identifies the default of either party to a term of this Agreement shall be addressed to the Parties as specified below:

If to CC Communications: CC Communications
50 West Williams Ave
Fallon, NV 89406
Attention: Mark Feest
(775) 423-7171

If to Storey County: Storey County
James Deane
P.O. Box 172
Virginia City, NV 89440
(775) 847-1152

ARTICLE 16: GOVERNING LAW & WAIVER OF JURY TRIAL

16

16.1 This Agreement shall be construed and enforced in accordance with, and the validity and performance hereof shall be governed by the laws of the State of Nevada, without reference to its conflicts of law principles. Each Party hereby submits to the jurisdiction and venue of the courts in Storey County for purposes of any litigation related to the Agreement and irrevocably waives any defense of an inconvenient forum to the maintenance of any action or proceeding in any such court, any objection to venue with respect to any such action or proceeding and any right of jurisdiction on account of the place of residence or domicile of any Party thereto. Each Party hereby irrevocably and unconditionally waives the right to a jury trial in connection with any Claim arising out of or related to this Agreement.

ARTICLE 17: TAXES AND FRANCHISE, LEASE AND PERMIT FEES

17

17.1 Any Tax consequence arising from the transaction described herein shall be the financial responsibility of the Party upon which such incident falls. The Parties agree to file their respective Tax returns on such basis and, except as otherwise required by law, not to take any positions inconsistent therewith.

ARTICLE 18: MISCELLANEOUS

18

18.1 Survival. Any and all provisions of this Agreement which, by their nature, would reasonably be expected to be complied with or performed after the expiration or termination of this Agreement shall survive and be enforceable after the expiration or termination of this Agreement. Termination or expiration of this Agreement shall not affect the rights or obligations of either Party that have arisen before the date of such termination or expiration. Each Party's indemnification and confidentiality obligations shall survive termination or expiration of this Agreement as further described herein.

- 18.2 Relationship of the Parties.** The relationship of the Parties is that of independent contractors and not as the agent, employee or legal representative of the other. Each Party has and hereby retains the right to exercise full control of and supervision over the performance of its obligations hereunder and full control over the employment, direction, compensation and discharge of its employees assisting in the performance of such obligations.
- 18.3 Amendment.** No amendments, changes or modifications to this Agreement shall be valid except if the same are in writing and signed by a duly authorized representative of each of the Parties.
- 18.4 Rules of Construction.** The captions or headings in this Agreement are strictly for convenience and shall not be considered in interpreting this Agreement or as amplifying or limiting any of the terms, provisions, or conditions of this Agreement. Words in this Agreement which import the singular connotation shall be interpreted as plural, and words which import the plural connotation shall be interpreted as singular, as the identity of the Parties or objects referred to may require. Any capitalized terms used in this Agreement but not defined herein shall have the meaning defined in the applicable Underlying Agreement. Unless otherwise expressly provided herein, any agreement, instrument or statute defined or referred to herein or in any agreement or instrument that is referred to herein means such agreement, instrument or statute as from time to time amended, modified or supplemented, including (in the case of agreements or instruments) by waiver or consent and (in the case of statutes) by succession of comparable successor statutes and references to all attachments thereto and instruments incorporated therein.
- 18.5 Severability.** In the event that any term or provision of this Agreement is declared to be illegal, invalid or unconstitutional, then that provision shall be deemed to be deleted from this Agreement and have no force or effect and this Agreement shall thereafter continue in full force and effect, as modified.

- 18.6 Waiver of Compliance.** Failure of either Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a waiver or relinquishment of any such terms or conditions. To the contrary, the same shall remain at all times in full force and effect.
- 18.7 Joint Work Product.** This Agreement is the joint work product of both Parties hereto, accordingly, in the event of ambiguity no presumption shall be imposed against any Party by reason of document preparation.
- 18.8 Incorporation of Recitals.** The above recitals are true and correct and are incorporated herein by this reference as a part of this Agreement.
- 18.9 Entire Agreement.** This Agreement, including any Exhibits, contains the entire agreement between the Parties relating to the rights, duties and obligations granted and assumed herein and supersedes all prior and contemporaneous communications, understandings and agreements with respect to the subject matter hereof, whether written or oral, expressed or implied. No other agreement, statement, promise, or practice between the Parties relating to the Agreement shall be binding upon the Parties. This Agreement may only be modified or supplemented by an instrument in writing executed by a duly authorized representative of each Party.
- 18.10 Counterparts.** This Agreement may be executed in counterparts, each of which when executed and delivered shall be an original, but all of which shall constitute one and the same instrument. Electronic signatures shall be treated as originals.

In confirmation of their consent and agreement to the terms and conditions contained in this Agreement and intending to be legally bound hereby, the Parties have executed this Agreement as of the date last written below (“Effective Date”).

CC Communications

Storey County

By: _____

By: _____

MYLES GETTO

JAY CARMONA

CHAIRMAN, CHURCHILL COUNTY
BOARD OF COUNTY
COMMISSIONERS

CHAIRMAN, STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS

Dated: _____

Dated: _____



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following, and other properly related matters: SB69 Storey County bill adjusting tax abatement programming; sales and use, property, and other tax abatement categories; county boundary line adjustments; historic district considerations; health and human services; and other BDRs and bills potentially affecting Storey County.
- **Recommended motion:** I [county commissioner] motion to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows _____.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The board at each meeting directs county staff and lobbyists to take certain positions on bills of significance to Storey County. Information on bills affecting the county will be updated periodically throughout the 2025 legislative session at the Storey County website at: <https://www.storeycounty.org/654/Legislative-Bills>
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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SENATE BILL NO. 69—COMMITTEE ON
REVENUE AND ECONOMIC DEVELOPMENT

(ON BEHALF OF STOREY COUNTY)

PREFILED NOVEMBER 20, 2024

Referred to Committee on Revenue and
Economic Development

SUMMARY—Revises provisions relating to economic
development. (BDR 32-369)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

~

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to taxation; revising provisions governing audits conducted by the Department of Taxation of recipients of a partial abatement of certain taxes imposed upon a new or expanded data center; requiring an applicant for the issuance of transferable tax credits and the partial abatement of certain taxes for a project that is located in an economic diversification district to enter into an agreement with certain local governments to defray the cost of services provided by the local governments; revising provisions governing applications for the issuance of transferable tax credits and the partial abatement of certain taxes for a project that satisfies certain capital investment and other requirements; authorizing a fire protection district to abate certain fees; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

- 1 Existing law authorizes the Office of Economic Development to grant a partial
- 2 abatement of property taxes, modified business taxes and sales and use taxes to a
- 3 business that locates or expands in this State and meets certain qualifications for the
- 4 abatement. (NRS 360.750, 360.753, 360.754, 360.890, 360.950) If the Office
- 5 approves an application by a business for such an abatement or partial abatement,
- 6 the business is required to enter into an agreement with the Office to allow the
- 7 Department of Taxation to conduct audits of the business to determine whether the



8 business is in compliance with the requirements for the abatement or partial
9 abatement. (NRS 360.755) **Section 1** of this bill requires an audit of a data center
10 that is approved for a partial abatement to include a determination of the colocated
11 businesses that have entered into contracts to use or occupy the data center. **Section 1** further
12 requires such information to be kept confidential and not disclosed to any person
13 other than an employee of the Department, the county assessor or county treasurer
14 to whom the Department is required to provide the information or an officer or
15 employee of such a county assessor or county treasurer.

16
17 Existing law authorizes the Office to approve applications for an abatement or
18 partial abatement of certain taxes and the issuance of transferable tax credits
19 submitted by the lead participant in a qualified project that will make a capital
20 investment in this State of at least \$1 billion. (NRS 360.880-360.980) Additionally,
21 existing law authorizes the governing body of a county or city in which a qualified
22 project is or is expected to be located to: (1) create an economic diversification
23 district that includes within its boundaries the qualified project; and (2) pledge for
24 certain purposes the proceeds of all sales and use taxes imposed in the county or
25 city on each participant in the qualified project, other than any sales and use taxes
26 for which an abatement is received. (Chapter 271B of NRS) **Sections 2 and 6** of
27 this bill require, as a condition of eligibility for the transferable tax credits or the
28 abatement or partial abatement of taxes for a project that is or will be located in an
29 economic diversification district, the lead participant to enter into an agreement
30 with the governing body of the city or county and fire protection district in which
31 the project is located to require the lead participant to make payments to defray the
32 cost of local governmental services and infrastructure to service the project.
33 **Sections 2 and 6** make records, files and communications exchanged between the
34 lead participant and a county, city or fire protection district for the purpose of
35 entering into certain agreements confidential and prohibit the disclosure of such
36 records, files and communications except with the consent of the lead participant.
37 **Section 10** of this bill provides that these records, files and communications are not
38 public records. **Section 11** of this bill makes a conforming change to reflect that the
39 governing body of a county or city is authorized to enter into agreements with
40 owners of any interest in property for the payment of amounts to defray the costs of
41 local government services, in addition to the agreement which the governing body
42 of the county or city is required to enter into with the lead participant pursuant to
43 **sections 2 and 6**.

44 Existing law prohibits the Office from approving an application for a partial
45 abatement for a qualified project whose participants intend to make a capital
46 investment in this State of at least \$1 billion unless the lead participant of the
47 project has entered into an agreement with the Office establishing certain terms for
48 the abatement, including the date on which the abatement becomes effective, which
49 must not be earlier than the date on which the Office receives the application and
50 not later than 1 year after the date on which the Office approves the application.
51 (NRS 360.889) **Section 2** requires the effective date of the abatement, as
52 established by the agreement, to be not earlier than the date on which the Office
53 approves the application. **Section 6** adds a similar requirement regarding the
54 effective date of an abatement to applications for an abatement for a qualified
55 project whose participants intend to make a capital investment in this State of at
56 least \$3.5 billion.

57 **Sections 3 and 7** of this bill require the Office, within 15 days after receipt of
58 an application for transferable tax credits or an abatement or partial abatement of
59 taxes for a project with a capital investment of at least \$1 billion in this State, to
60 send a notification containing certain information to each city, county and fire
61 protection district in which the project will be located. **Sections 3 and 7** require, for
62 the limited purpose of considering and taking action on such an application, certain



63 temporary voting members to be appointed to the Board of Economic Development
64 by the governing bodies of the county, city and fire protection district in which the
65 project will be located. **Sections 3 and 7** authorize the disclosure of certain
66 confidential information in an application to an officer or employee of a county,
67 city or fire protection district who is subject to an agreement prohibiting further
68 disclosure of the information. Finally, **sections 3 and 7** require the Office to receive
69 a letter of acknowledgment of an application from certain local governments before
70 considering the application, unless such a letter is not received within 30 days of a
71 request for the letter.

72 **Sections 4 and 8** of this bill require the Office to forward a copy of the
73 certificate of eligibility which identifies the estimated amount of transferrable tax
74 credits available to the governing body of the county or city in which the project is
75 located.

76 Existing law authorizes the governing body of a county or city to grant an
77 abatement of all or part of any permitting fee or licensing fee which the local
78 government is authorized to impose, for the purpose of encouraging local economic
79 development. (NRS 360.896, 360.980) **Sections 5 and 9** of this bill similarly
80 authorize a fire protection district to grant an abatement of any permitting fee or
81 licensing fee which the fire protection district is authorized to impose.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 360.755 is hereby amended to read as follows:

2 360.755 1. If the Office of Economic Development approves
3 an application by a business for an abatement of taxes pursuant to
4 NRS 360.950 or a partial abatement pursuant to NRS 360.750,
5 360.753, 360.754 or 360.890, the agreement with the Office must
6 provide that the business:

7 (a) Agrees to allow the Department to conduct audits of the
8 business to determine whether the business is in full compliance
9 with the requirements for the abatement or partial abatement; and

10 (b) Consents to the disclosure of the audit reports in the manner
11 set forth in this section.

12 2. *If the Department conducts an audit to determine whether
13 a business approved to receive a partial abatement of taxes
14 pursuant to NRS 360.754 on or before December 31, 2056, is in
15 full compliance with the requirements for the partial abatement,
16 the Department, as part of the audit, must determine:*

17 (a) *The colocated businesses that have entered into a contract
18 with the business to use or occupy all or part of the data center for
19 which the abatement was approved.*

20 (b) *The taxable personal property owned, claimed, possessed,
21 controlled or managed by the business and each colocated
22 business described in paragraph (a), including, without limitation,
23 the cost of acquisition of each item of taxable personal property
24 and the cost of any improvements of the personal property, such as
25 additions to or renovations of the property other than routine*



1 *maintenance or repairs, and the year in which each item of*
2 *taxable personal property was acquired.*

3 3. If the Department conducts an audit of the business to
4 determine whether the business is in full compliance with the
5 requirements for the abatement or partial abatement, the Department
6 shall, upon request, provide ~~the~~ :

7 (a) *The* audit report to the Office of Economic Development ~~f~~
8 ~~3.1~~ ; and

9 (b) *Any information determined pursuant to subsection 2 to*
10 *the county assessor and county treasurer of the county in which*
11 *the data center is located. The information provided to the county*
12 *assessor and county treasurer pursuant to this paragraph:*

13 (1) *Is confidential proprietary information of the business;*

14 (2) *Is not a public record;*

15 (3) *Must be redacted by the Executive Director of the Office*
16 *of Economic Development from any audit report that is disclosed*
17 *to the public; and*

18 (4) *Must not be disclosed to any person who is not an*
19 *officer or employee of the Department, or the county assessor or*
20 *county treasurer to whom the information was provided, unless*
21 *the business consents to the disclosure.*

22 4. Until the business has exhausted all appeals to the
23 Department and the Nevada Tax Commission relating to the audit,
24 the information contained in the audit report provided to the Office
25 of Economic Development:

26 (a) Is confidential proprietary information of the business;

27 (b) Is not a public record; and

28 (c) Must not be disclosed to any person who is not an officer or
29 employee of the Office of Economic Development unless the
30 business consents to the disclosure.

31 ~~4.1~~ 5. After the business has exhausted all appeals to the
32 Department and the Nevada Tax Commission relating to the audit:

33 (a) The audit report provided to the Office of Economic
34 Development is a public record; and

35 (b) Upon request by any person, the Executive Director of the
36 Office of Economic Development shall disclose the audit report to
37 the person who made the request, except for any information in
38 the audit report that is protected from disclosure pursuant to
39 subsection ~~5~~.

40 ~~5.1~~ 6.

41 6. Before the Executive Director of the Office of Economic
42 Development discloses the audit report to the public, the business
43 may submit a request to the Executive Director to protect from
44 disclosure any information in the audit report which, under
45 generally accepted business practices, would be considered a trade



1 secret or other confidential proprietary information of the business.
2 After consulting with the business, the Executive Director shall
3 determine whether to protect the information from disclosure. The
4 decision of the Executive Director is final and is not subject to
5 judicial review. If the Executive Director determines to protect the
6 information from disclosure, the protected information:

- 7 (a) Is confidential proprietary information of the business;
- 8 (b) Is not a public record;
- 9 (c) Must be redacted by the Executive Director from any audit
10 report that is disclosed to the public; and
- 11 (d) Must not be disclosed to any person who is not an officer or
12 employee of the Office of Economic Development unless the
13 business consents to the disclosure.

14 **7. As used in this section:**

15 (a) *“Colocated business” has the meaning ascribed to it in*
16 *NRS 360.754.*

17 (b) *“Data center” has the meaning ascribed to it in*
18 *NRS 360.754.*

19 **Sec. 2.** NRS 360.889 is hereby amended to read as follows:

20 360.889 1. On behalf of a project, the lead participant in the
21 project may apply to the Office of Economic Development for:

22 (a) A certificate of eligibility for transferable tax credits which
23 may be applied to:

- 24 (1) Any tax imposed by chapters 363A and 363B of NRS;
- 25 (2) The gaming license fees imposed by the provisions of
26 NRS 463.370;
- 27 (3) Any tax imposed by chapter 680B of NRS; or
- 28 (4) Any combination of the fees and taxes described in
29 subparagraphs (1), (2) and (3).

30 (b) A partial abatement of property taxes, employer excise taxes
31 or local sales and use taxes, or any combination of any of those
32 taxes.

33 2. For a project to be eligible for the transferable tax credits
34 described in paragraph (a) of subsection 1 and the partial abatement
35 of the taxes described in paragraph (b) of subsection 1, the lead
36 participant in the project must, on behalf of the project:

37 (a) Submit an application that meets the requirements of
38 subsection 5;

39 (b) Provide documentation satisfactory to the Office that
40 approval of the application would promote the economic
41 development of this State and aid the implementation of the State
42 Plan for Economic Development developed by the Executive
43 Director of the Office pursuant to subsection 2 of NRS 231.053;

44 (c) Provide documentation satisfactory to the Office that the
45 participants in the project collectively will make a total new capital



1 investment of at least \$1 billion in this State within the 10-year
2 period immediately following approval of the application;

3 (d) Provide documentation satisfactory to the Office that the
4 participants in the project are engaged in a common business
5 purpose or industry;

6 (e) Provide documentation satisfactory to the Office that the
7 place of business of each participant is or will be located within the
8 geographic boundaries of the project site or sites;

9 (f) Provide documentation satisfactory to the Office that each
10 participant in the project is registered pursuant to the laws of this
11 State or commits to obtaining a valid business license and all other
12 permits required by the county, city or town in which the project
13 operates;

14 (g) Provide documentation satisfactory to the Office of the
15 number of employees engaged in the construction of the project;

16 (h) Provide documentation satisfactory to the Office of the
17 number of qualified employees employed or anticipated to be
18 employed at the project by the participants;

19 (i) Provide documentation satisfactory to the Office that each
20 employer engaged in the construction of the project provides a plan
21 of health insurance and that each employee engaged in the
22 construction of the project is offered coverage under the plan of
23 health insurance provided by his or her employer;

24 (j) Provide documentation satisfactory to the Office that each
25 participant in the project provides a plan of health insurance and that
26 each employee employed at the project by each participant is
27 offered coverage under the plan of health insurance provided by his
28 or her employer;

29 (k) Provide documentation satisfactory to the Office that at least
30 50 percent of the employees engaged in construction of the project
31 and 50 percent of the employees employed at the project are
32 residents of Nevada, unless waived by the Executive Director of the
33 Office upon proof satisfactory to the Executive Director of the
34 Office that there is an insufficient number of Nevada residents
35 available and qualified for such employment;

36 (l) Agree to provide the Office with a full compliance audit of
37 the participants in the project at the end of each fiscal year which:

38 (1) Shows the amount of money invested in this State by
39 each participant in the project;

40 (2) Shows the number of employees engaged in the
41 construction of the project and the number of those employees who
42 are residents of Nevada;

43 (3) Shows the number of employees employed at the project
44 by each participant and the number of those employees who are
45 residents of Nevada; and



1 (4) Is certified by an independent certified public accountant
2 in this State who is approved by the Office;

3 (m) Pay the cost of the audit required by paragraph (l);

4 (n) Enter into an agreement with the governing body of the city
5 or county in which the qualified project is located that:

6 (1) Requires the lead participant to pay the cost of any
7 engineering or design work necessary to determine the cost of
8 infrastructure improvements required to be made by the governing
9 body pursuant to an economic development financing proposal
10 approved pursuant to NRS 360.990; ~~and~~

11 (2) Requires the lead participant to seek reimbursement for
12 any costs paid by the lead participant pursuant to subparagraph (1)
13 from the proceeds of bonds issued pursuant to NRS 360.991; and

14 (3) *Requires the lead participant, if the qualified project is*
15 *or will be located in an economic diversification district created*
16 *pursuant to NRS 271B.070, to make payments, in a specified*
17 *amount or according to an agreed upon formula, to the county or*
18 *city in which the qualified project is located to defray, in whole or*
19 *in part, the cost of local governmental services and any*
20 *infrastructure necessary to service the project during the term of*
21 *the use of any money pledged pursuant to NRS 271B.070;*

22 (o) *If the qualified project is located in a fire protection district*
23 *and is or will be located in an economic diversification district*
24 *created pursuant to NRS 271B.070, enter into an agreement with*
25 *the governing body of the fire protection district in which the*
26 *qualified project is located that requires the lead participant to*
27 *make payments, in a specified amount or according to an agreed*
28 *upon formula, to the fire protection district to defray, in whole or*
29 *in part, the cost to the fire protection district of providing fire*
30 *protection services during the term of the use of any money*
31 *pledged pursuant to NRS 271B.070; and*

32 (p) Meet any other requirements prescribed by the Office.

33 3. In addition to meeting the requirements set forth in
34 subsection 2, for a project located on more than one site in this State
35 to be eligible for the partial abatement of the taxes described in
36 paragraph (b) of subsection 1, the lead participant must, on behalf of
37 the project, submit an application that meets the requirements of
38 subsection 5 on or before June 30, 2019, and provide documentation
39 satisfactory to the Office that:

40 (a) The initial project will have a total of 500 or more full-time
41 employees employed at the site of the initial project and the average
42 hourly wage that will be paid to employees of the initial project in
43 this State is at least 120 percent of the average statewide hourly
44 wage as established by the Employment Security Division of the



1 Department of Employment, Training and Rehabilitation on July 1
2 of each fiscal year;

3 (b) Each participant in the project must be a subsidiary or
4 affiliate of the lead participant; and

5 (c) Each participant offers primary jobs and:

6 (1) Except as otherwise provided in subparagraph (2),
7 satisfies the requirements of paragraph (f) or (g) of subsection 2 of
8 NRS 360.750, regardless of whether the business is a new business
9 or an existing business; and

10 (2) If a participant owns, operates, manufactures, services,
11 maintains, tests, repairs, overhauls or assembles an aircraft or any
12 component of an aircraft, that the participant satisfies the applicable
13 requirements of paragraph (f) or (g) of subsection 2 of
14 NRS 360.753.

15 ➔ If any participant is a data center, as defined in NRS 360.754, any
16 capital investment by that participant must not be counted in
17 determining whether the participants in the project collectively will
18 make a total new capital investment of at least \$1 billion in this
19 State within the 10-year period immediately following approval of
20 the application, as required by paragraph (c) of subsection 2.

21 4. In addition to meeting the requirements set forth in
22 subsection 2, a project is eligible for the transferable tax credits
23 described in paragraph (a) of subsection 1 only if the Interim
24 Finance Committee approves a written request for the issuance of
25 the transferable tax credits. Such a request may only be submitted
26 by the Office and only after the Office has approved the application
27 submitted for the project pursuant to subsection 2. The Interim
28 Finance Committee may approve a request submitted pursuant to
29 this subsection only if the Interim Finance Committee determines
30 that approval of the request:

31 (a) Will not impede the ability of the Legislature to carry out its
32 duty to provide for an annual tax sufficient to defray the estimated
33 expenses of the State for each fiscal year as set forth in Article 9,
34 Section 2 of the Nevada Constitution; and

35 (b) Will promote the economic development of this State and
36 aid the implementation of the State Plan for Economic Development
37 developed by the Executive Director of the Office pursuant to
38 subsection 2 of NRS 231.053.

39 5. An application submitted pursuant to subsection 2 must
40 include:

41 (a) A detailed description of the project, including a description
42 of the common purpose or business endeavor in which the
43 participants in the project are engaged;



1 (b) A detailed description of the location of the project,
2 including a precise description of the geographic boundaries of the
3 project site or sites;

4 (c) The name and business address of each participant in the
5 project, which must be an address in this State;

6 (d) A detailed description of the plan by which the participants
7 in the project intend to comply with the requirement that the
8 participants collectively make a total new capital investment of at
9 least \$1 billion in this State in the 10-year period immediately
10 following approval of the application;

11 (e) If the application includes one or more partial abatements, an
12 agreement executed by the Office with the lead participant in the
13 project not later than 1 year after the date on which the application
14 was received by the Office which:

15 (1) Complies with the requirements of NRS 360.755;

16 (2) States the date on which the partial abatement becomes
17 effective, as agreed to by the applicant and the Office, which must
18 not be earlier than the date on which the Office ~~received~~ *approves*
19 the application and not later than 1 year after the date on which the
20 Office approves the application;

21 (3) States that the project will, after the date on which a
22 certificate of eligibility for the partial abatement is approved
23 pursuant to NRS 360.893, continue in operation in this State for a
24 period specified by the Office; and

25 (4) Binds successors in interest of the lead participant for the
26 specified period; ~~and~~

27 (f) *A copy of each agreement, if any, required by paragraphs*
28 *(n) and (o) of subsection 2; and*

29 (g) Any other information required by the Office.

30 6. For an employee to be considered a resident of Nevada for
31 the purposes of this section, each participant in the project must
32 maintain the following documents in the personnel file of the
33 employee:

34 (a) A copy of the:

35 (1) Current and valid Nevada driver's license of the
36 employee originally issued by the Department of Motor Vehicles
37 more than 60 days before the hiring of the employee or a current and
38 valid identification card for the employee originally issued by the
39 Department of Motor Vehicles more than 60 days before the hiring
40 of the employee; or

41 (2) If the employee is a veteran of the Armed Forces of the
42 United States, a current and valid Nevada driver's license of the
43 employee or a current and valid identification card for the employee
44 issued by the Department of Motor Vehicles;



1 (b) If the employee is a registered owner of one or more motor
2 vehicles in Nevada, a copy of the current motor vehicle registration
3 of at least one of those vehicles;

4 (c) Proof that the employee is employed full-time and scheduled
5 to work for an average minimum of 30 hours per week; and

6 (d) Proof that the employee is offered coverage under a plan of
7 health insurance provided by his or her employer.

8 7. For the purpose of obtaining from the Executive Director of
9 the Office any waiver of the requirement set forth in paragraph (k)
10 of subsection 2, the lead participant in the project must submit to the
11 Executive Director of the Office written documentation of the
12 efforts to meet the requirement and documented proof that an
13 insufficient number of Nevada residents is available and qualified
14 for employment.

15 8. The Executive Director of the Office shall make available to
16 the public and post on the Internet website of the Office:

17 (a) Any request for a waiver of the requirements set forth in
18 paragraph (k) of subsection 2; and

19 (b) Any approval of such a request for a waiver that is granted
20 by the Executive Director of the Office.

21 9. The Executive Director of the Office shall post a request for
22 a waiver of the requirements set forth in paragraph (k) of subsection
23 2 on the Internet website of the Office within 3 days after receiving
24 the request and shall keep the request posted on the Internet website
25 for not less than 5 days. The Executive Director of the Office shall
26 ensure that the Internet website allows members of the public to post
27 comments regarding the request.

28 10. The Executive Director of the Office shall consider any
29 comments posted on the Internet website concerning any request for
30 a waiver of the requirements set forth in paragraph (k) of subsection
31 2 before making a decision regarding whether to approve the
32 request. If the Executive Director of the Office approves the request
33 for a waiver, the Executive Director of the Office must post the
34 approval on the Internet website of the Office within 3 days and
35 ensure that the Internet website allows members of the public to post
36 comments regarding the approval.

37 11. If an applicant for one or more partial abatements pursuant
38 to this section fails to execute the agreement described in paragraph
39 (e) of subsection 5 within 1 year after the date on which the
40 application was received by the Office, the applicant shall not be
41 approved for a partial abatement pursuant to this section unless the
42 applicant submits a new application.

43 *12. The records, files and communications exchanged*
44 *between the lead participant in a project and a county, city or fire*
45 *protection district for the purpose of negotiating and entering into*



1 *an agreement required pursuant to paragraph (n) or (o) of*
2 *subsection 2 are confidential, not a public record and must not be*
3 *disclosed to any person who is not an officer or employee of the*
4 *county, city or fire protection district, unless the lead participant*
5 *consents to the disclosure. Notwithstanding the provisions of this*
6 *subsection, a meeting of the governing body of a city, county or*
7 *fire protection district to approve an agreement required pursuant*
8 *to paragraph (n) or (o) of subsection 2 must be conducted in*
9 *accordance with the provisions of chapter 241 of NRS.*

10 **Sec. 3.** NRS 360.890 is hereby amended to read as follows:

11 360.890 1. If the Office of Economic Development receives
12 an application pursuant to NRS 360.889, the Office:

13 (a) Shall , *not later than 15 days after receiving the*
14 *application, provide notice of the application to the governing*
15 *body of each county in which the project will be located, the*
16 *governing body of any city in which the project will be located and*
17 *the governing body of any fire protection district in which the*
18 *project will be located. Not later than 15 days before any public*
19 *meeting at which the Office will take action on the application, the*
20 *governing body of each county, city and fire protection district that*
21 *received notice of the application pursuant to this paragraph shall*
22 *each:*

23 (1) *Designate a representative of the governing body, who*
24 *may be a member of the governing body or an employee of the*
25 *county, city or fire protection district, as applicable, to engage*
26 *directly with the Office on matters concerning the application and*
27 *to provide comment to the Office on the application.*
28 *Notwithstanding the provisions of subsections 5 and 7 and except*
29 *as otherwise provided in this subparagraph, upon the request of a*
30 *representative designated pursuant to this paragraph, the Office*
31 *shall disclose to the representative the information contained in*
32 *the application. Before receiving any information contained in the*
33 *application, the representative designated pursuant to this*
34 *paragraph who requested the information must sign a*
35 *nondisclosure agreement prohibiting the representative from*
36 *disclosing any information contained in the application to any*
37 *person other than a person to whom disclosure of the information*
38 *contained in the application is authorized pursuant to subsection 5*
39 *or 7.*

40 (2) *Appoint a member of the governing body to be a*
41 *temporary voting member of the Board of Economic Development*
42 *created by NRS 231.033 for the sole purpose of considering and*
43 *taking action on the application. If, within the time required by*
44 *this paragraph, the governing body of a county, city or fire*
45 *protection district, as applicable, has not made an appointment of*



1 *a temporary voting member of the Board of Economic*
2 *Development, the Office may take action on the application*
3 *without the appointment of such a temporary voting member and*
4 *the failure to make such an appointment must not be considered*
5 *for the purposes of determining the presence of a quorum or the*
6 *number of votes necessary to act on the application. A temporary*
7 *voting member appointed to the Board of Economic Development*
8 *pursuant to this paragraph:*

9 *(I) May not vote on or participate in the consideration of*
10 *any matter before the Board of Economic Development other than*
11 *the application submitted pursuant to NRS 360.889 for which the*
12 *temporary voting member was appointed.*

13 *(II) Serves without compensation from the Board of*
14 *Economic Development and is not entitled to per diem and travel*
15 *allowances for engaging in any business of the Board of*
16 *Economic Development, other than any per diem and travel*
17 *allowances authorized and paid by the governing body making the*
18 *appointment.*

19 *(III) Is not a member of the Board of Economic*
20 *Development for the purposes of determining the existence of a*
21 *quorum pursuant to NRS 231.033 or chapter 241 of NRS.*

22 *(b) Except as otherwise provided in this paragraph, shall not*
23 *consider the application unless the Office has requested and*
24 *received a letter of acknowledgment of the request for a partial*
25 *abatement from any county, school district, fire protection district,*
26 *city or town which the Office determines may experience a direct*
27 *economic effect as a result of the partial abatement. If, within 30*
28 *days of sending a request for a letter of acknowledgment from an*
29 *entity from which the Office is required to request such a letter,*
30 *the Office has not received the letter of acknowledgment, the*
31 *Office may consider the application without receiving the letter of*
32 *acknowledgment.*

33 ~~(b)~~ *(c) Shall not take any action on the application unless the*
34 *Office takes that action at a public meeting conducted for that*
35 *purpose.*

36 ~~(e)~~ *(d) Shall, at least 30 days before any public meeting*
37 *conducted for the purpose of taking any action on the application,*
38 *provide notice of the application and the date, time and location of*
39 *the public meeting at which the Office will consider the application*
40 *to:*

- 41 (1) Each participant in the project;
42 (2) The Department;
43 (3) The Nevada Gaming Control Board;
44 (4) The governing body of the county, the board of trustees
45 of the school district , *the governing body of the fire protection*



1 *district* and the governing body of the city or town, if any, in which
2 the project will be located;

3 (5) The governing body of any other political subdivision
4 that the Office determines could experience a direct economic effect
5 as a result of the abatement; and

6 (6) The general public.

7 2. The date of the public meeting to consider an application
8 submitted pursuant to NRS 360.889 must be not later than 60 days
9 after the date on which the Office receives the completed
10 application.

11 3. The Office shall approve an application submitted pursuant
12 to NRS 360.889 if the Office finds that the project is a qualified
13 project. The Office shall issue a decision on the application not later
14 than 30 days after the conclusion of the public meeting on the
15 application. Not later than 30 days after the Office issues a decision
16 approving an application submitted pursuant to NRS 360.889 in
17 which the lead participant applies for a certificate of eligibility for
18 the transferable tax credits described in paragraph (a) of subsection
19 1 of NRS 360.889, the Office must submit a written request to the
20 Interim Finance Committee for approval of the issuance of the
21 transferable tax credits.

22 4. The lead participant in a qualified project shall submit all
23 accountings and other required information to the Office and the
24 Department not later than 30 days after a date specified in the
25 decision issued by the Office. If the Office or the Department
26 determines that information submitted pursuant to this subsection is
27 incomplete, the lead participant shall, not later than 30 days after
28 receiving notice that the information is incomplete, provide to the
29 Office or the Department, as applicable, all additional information
30 required by the Office or the Department.

31 5. Until the Office of Economic Development provides notice
32 of the application and the public meeting pursuant to paragraph ~~(e)~~
33 *(d)* of subsection 1, the information contained in the application
34 provided to the Office of Economic Development:

35 (a) Is confidential proprietary information of the business;

36 (b) Is not a public record; and

37 (c) ~~Must~~ *Except as otherwise provided in this paragraph,*
38 *must* not be disclosed to any person who is not an officer or
39 employee of the Office of Economic Development unless the lead
40 participant consents to the disclosure. *The information contained in*
41 *the application provided to the Office of Economic Development*
42 *may be disclosed to any of the following persons:*

43 *(1) A representative of the governing body of a county, city*
44 *or fire protection district who was designated pursuant to*
45 *paragraph (a) of subsection 1 and has signed a nondisclosure*



1 *agreement prohibiting the representative from disclosing any*
2 *information contained in the application to any person, except as*
3 *authorized by this subsection.*

4 *(2) An officer or employee of a county, city or fire*
5 *protection district that has designated a representative pursuant to*
6 *paragraph (a) of subsection 1 if the officer or employee has signed*
7 *a nondisclosure agreement prohibiting the officer or employee*
8 *from disclosing any information contained in the application,*
9 *except as authorized by this subsection.*

10 6. After the Office provides notice of the application and the
11 public meeting pursuant to paragraph ~~(e)~~ (d) of subsection 1:

12 (a) The application is a public record; and

13 (b) Upon request by any person, the Executive Director of the
14 Office shall disclose the application to the person who made the
15 request, except for any information in the application that is
16 protected from disclosure pursuant to subsection 7.

17 7. Before the Executive Director of the Office discloses the
18 application to the public, the lead participant may submit a request
19 to the Executive Director of the Office to protect from disclosure
20 any information in the application which, under generally accepted
21 business practices, would be considered a trade secret or other
22 confidential proprietary information of the business. After
23 consulting with the business, the Executive Director of the Office
24 shall determine whether to protect the information from disclosure.
25 The decision of the Executive Director of the Office is final and is
26 not subject to judicial review. If the Executive Director of the Office
27 determines to protect the information from disclosure, the protected
28 information:

29 (a) Is confidential proprietary information of the business;

30 (b) Is not a public record;

31 (c) Must be redacted by the Executive Director of the Office
32 from any copy of the application that is disclosed to the public; and

33 (d) ~~Must~~ *Except as otherwise provided in this paragraph,*
34 *must* not be disclosed to any person who is not an officer or
35 employee of the Office of Economic Development unless the lead
36 participant consents to the disclosure. *The information contained in*
37 *the application provided to the Office of Economic Development*
38 *may be disclosed to any of the following persons:*

39 *(1) A representative of the governing body of a county, city*
40 *or fire protection district who was designated pursuant to*
41 *paragraph (a) of subsection 1 and has signed a nondisclosure*
42 *agreement prohibiting the representative from disclosing any*
43 *information contained in the application to any person, except as*
44 *authorized by this subsection.*



1 ***(2) An officer or employee of a county, city or fire***
2 ***protection district that has designated a representative pursuant to***
3 ***paragraph (a) of subsection 1 if the officer or employee has signed***
4 ***a nondisclosure agreement prohibiting the officer or employee***
5 ***from disclosing any information contained in the application,***
6 ***except as authorized by this subsection.***

7 **Sec. 4.** NRS 360.891 is hereby amended to read as follows:

8 360.891 1. If the Office of Economic Development approves
9 an application for a certificate of eligibility for transferable tax
10 credits submitted pursuant to paragraph (a) of subsection 1 of NRS
11 360.889 and the Interim Finance Committee approves a written
12 request for the issuance of transferable tax credits pursuant to
13 subsection 4 of NRS 360.889, the Office shall immediately forward
14 a copy of the certificate of eligibility which identifies the estimated
15 amount of the tax credits available pursuant to this section to:

16 (a) The lead participant in the qualified project;

17 (b) The Department; ~~and~~

18 (c) The Nevada Gaming Control Board ~~+~~; and

19 ***(d) The governing body of the county and the governing body***
20 ***of the city, if any, in which the project is located.***

21 2. Within 14 business days after receipt of an audit provided by
22 the lead participant in the qualified project pursuant to paragraph (1)
23 of subsection 2 of NRS 360.889 and any other accountings or other
24 information required by the Office, the Office shall determine
25 whether to certify the audit and make a final determination of
26 whether a certificate of transferable tax credits will be issued. If the
27 Office certifies the audit and determines that all other requirements
28 for the transferable tax credits have been met, the Office shall notify
29 the lead participant in the qualified project that the transferable tax
30 credits will be issued. Within 30 days after the receipt of the notice,
31 the lead participant in the qualified project shall make an irrevocable
32 declaration of the amount of transferable tax credits that will be
33 applied to each fee or tax set forth in subparagraphs (1), (2) and (3)
34 of paragraph (a) of subsection 1 of NRS 360.889, thereby
35 accounting for all of the credits which will be issued. Upon receipt
36 of the declaration, the Office shall issue to the lead participant a
37 certificate of transferable tax credits in the amount approved by the
38 Office for the fees or taxes included in the declaration. The lead
39 participant shall notify the Department upon transferring any of the
40 transferable tax credits. The Office shall notify the Department and
41 the Nevada Gaming Control Board of all transferable tax credits
42 issued, segregated by each fee or tax set forth in subparagraphs (1),
43 (2) and (3) of paragraph (a) of subsection 1 of NRS 360.889. The
44 Department shall notify the Office and the Nevada Gaming Control
45 Board of the amount of any transferable tax credits transferred.



1 3. A qualified project may be approved for a certificate of
2 eligibility for transferable tax credits in the amount of \$9,500 for
3 each qualified employee, up to a maximum of 4,000 qualified
4 employees.

5 4. For the purpose of computing the amount of transferable tax
6 credits for which a qualified project is eligible pursuant to
7 subsection 3:

8 (a) Each qualified employee must be:

9 (1) Employed by a participant at the site of the qualified
10 project.

11 (2) Employed full-time and scheduled to work for an average
12 minimum of 30 hours per week.

13 (3) Employed for at least the last 3 consecutive months of the
14 fiscal year.

15 (4) Offered coverage under a plan of health insurance
16 provided by his or her employer.

17 (b) The wages for federal income tax purposes reported or
18 required to be reported on Form W-2 of the qualified employees of
19 the qualified project must be paid at an average rate of \$22 per hour.

20 (c) An employee engaged solely in the construction of the
21 qualified project is deemed not to be a qualified employee.

22 **Sec. 5.** NRS 360.896 is hereby amended to read as follows:

23 360.896 1. For the purpose of encouraging local economic
24 development, the governing body of a city , ~~or~~ county *or fire*
25 *protection district* in which a qualified project is located may grant
26 to any participant in a qualified project an abatement of all or any
27 percentage of the amount of any permitting fee or licensing fee
28 which the local government is authorized to impose or charge
29 pursuant to chapter 244 , ~~or~~ 268 *or 474* of NRS.

30 2. Before granting any abatement pursuant to subsection 1, the
31 governing body of the city or county must provide by ordinance *and*
32 *a fire protection district must provide by regulation* for a pilot
33 project for granting abatements to participants in a qualified project.

34 3. A governing body of a city , ~~or~~ county *or fire protection*
35 *district* that grants an abatement pursuant to subsection 1 shall, on or
36 before October 1 of each year in which such an abatement is
37 granted, prepare and submit to the Governor and to the Director of
38 the Legislative Counsel Bureau for transmittal to the Legislature an
39 annual report which includes, for the immediately preceding fiscal
40 year:

41 (a) The number of qualified projects located within the
42 jurisdiction of the governing body for which a certificate of
43 eligibility for transferable tax credits was approved;



1 (b) If applicable, the number and dollar amount of the
2 abatements granted by the governing body pursuant to subsection 1;
3 and

4 (c) The number of persons within the jurisdiction of the
5 governing body that were employed by each participant in a
6 qualified project and the amount of wages paid to those persons.

7 **Sec. 6.** NRS 360.945 is hereby amended to read as follows:

8 360.945 1. On behalf of a project, the lead participant in the
9 project may apply to the Office of Economic Development for:

10 (a) A certificate of eligibility for transferable tax credits which
11 may be applied to:

12 (1) Any tax imposed by chapters 363A and 363B of NRS;

13 (2) The gaming license fees imposed by the provisions of
14 NRS 463.370;

15 (3) Any tax imposed by chapter 680B of NRS; or

16 (4) Any combination of the fees and taxes described in
17 subparagraphs (1), (2) and (3).

18 (b) An abatement of property taxes, employer excise taxes or
19 local sales and use taxes, or any combination of any of those taxes.

20 2. For a project to be eligible for the transferable tax credits
21 described in paragraph (a) of subsection 1 and abatement of the
22 taxes described in paragraph (b) of subsection 1, the lead participant
23 in the project must, on behalf of the project:

24 (a) Submit an application that meets the requirements of
25 subsection 3;

26 (b) Provide documentation satisfactory to the Office that
27 approval of the application would promote the economic
28 development of this State and aid the implementation of the State
29 Plan for Economic Development developed by the Executive
30 Director of the Office pursuant to subsection 2 of NRS 231.053;

31 (c) Provide documentation satisfactory to the Office that the
32 participants in the project collectively will make a total new capital
33 investment of at least \$3.5 billion in this State within the 10-year
34 period immediately following approval of the application;

35 (d) Provide documentation satisfactory to the Office that the
36 participants in the project are engaged in a common business
37 purpose or industry;

38 (e) Provide documentation satisfactory to the Office that the
39 place of business of each participant is or will be located within the
40 geographic boundaries of the project site;

41 (f) Provide documentation satisfactory to the Office that each
42 participant in the project is registered pursuant to the laws of this
43 State or commits to obtaining a valid business license and all other
44 permits required by the county, city or town in which the project
45 operates;



1 (g) Provide documentation satisfactory to the Office of the
2 number of employees engaged in the construction of the project;

3 (h) Provide documentation satisfactory to the Office of the
4 number of qualified employees employed or anticipated to be
5 employed at the project by the participants;

6 (i) Provide documentation satisfactory to the Office that each
7 employer engaged in the construction of the project provides a plan
8 of health insurance and that each employee engaged in the
9 construction of the project is offered coverage under the plan of
10 health insurance provided by his or her employer;

11 (j) Provide documentation satisfactory to the Office that each
12 participant in the project provides a plan of health insurance and that
13 each employee employed at the project by each participant is
14 offered coverage under the plan of health insurance provided by his
15 or her employer;

16 (k) Provide documentation satisfactory to the Office that at least
17 50 percent of the employees engaged in construction of the project
18 and 50 percent of the employees employed at the project are
19 residents of Nevada, unless waived by the Executive Director of the
20 Office upon proof satisfactory to the Executive Director of the
21 Office that there is an insufficient number of Nevada residents
22 available and qualified for such employment;

23 (l) Agree to provide the Office with a full compliance audit of
24 the participants in the project at the end of each fiscal year which:

25 (1) Shows the amount of money invested in this State by
26 each participant in the project;

27 (2) Shows the number of employees engaged in the
28 construction of the project and the number of those employees who
29 are residents of Nevada;

30 (3) Shows the number of employees employed at the project
31 by each participant and the number of those employees who are
32 residents of Nevada; and

33 (4) Is certified by an independent certified public accountant
34 in this State who is approved by the Office;

35 (m) Pay the cost of the audit required by paragraph (l);

36 (n) Enter into an agreement with the governing body of the city
37 or county in which the qualified project is located that:

38 (1) Requires the lead participant to pay the cost of any
39 engineering or design work necessary to determine the cost of
40 infrastructure improvements required to be made by the governing
41 body pursuant to an economic development financing proposal
42 approved pursuant to NRS 360.990; ~~and~~

43 (2) Requires the lead participant to seek reimbursement for
44 any costs paid by the lead participant pursuant to subparagraph (1)



1 from the proceeds of bonds of the State of Nevada issued pursuant
2 to NRS 360.991; and

3 *(3) Requires the lead participant, if the qualified project is*
4 *or will be located in an economic diversification district created*
5 *pursuant to NRS 271B.070, to make payments, in a specified*
6 *amount or according to an agreed upon formula, to the county or*
7 *city in which the qualified project is located to defray, in whole or*
8 *in part, the cost of local governmental services and any*
9 *infrastructure necessary to service the project during the term of*
10 *the use of any money pledged pursuant to NRS 271B.070;*

11 *(o) If the qualified project is located in a fire protection district*
12 *and is or will be located in an economic diversification district*
13 *created pursuant to NRS 271B.070, enter into an agreement with*
14 *the governing body of the fire protection district in which the*
15 *qualified project is located that requires the lead participant to*
16 *make payments, in a specified amount or according to an agreed*
17 *upon formula, to the fire protection district to defray, in whole or*
18 *in part, the cost to the fire protection district of providing fire*
19 *protection services during the term of the use of any money*
20 *pledged pursuant to NRS 271B.070; and*

21 *(p) Meet any other requirements prescribed by the Office.*

22 3. An application submitted pursuant to subsection 2 must
23 include:

24 (a) A detailed description of the project, including a description
25 of the common purpose or business endeavor in which the
26 participants in the project are engaged;

27 (b) A detailed description of the location of the project,
28 including a precise description of the geographic boundaries of the
29 project site;

30 (c) The name and business address of each participant in the
31 project, which must be an address in this State;

32 (d) A detailed description of the plan by which the participants
33 in the project intend to comply with the requirement that the
34 participants collectively make a total new capital investment of at
35 least \$3.5 billion in this State in the 10-year period immediately
36 following approval of the application;

37 (e) If the application includes one or more abatements, an
38 agreement executed by the Office with the lead participant in the
39 project not later than 1 year after the date on which the application
40 was received by the Office which:

41 (1) Complies with the requirements of NRS 360.755;

42 (2) *States the date on which the abatement becomes*
43 *effective, as agreed to by the applicant and the Office, which must*
44 *not be earlier than the date on which the Office approves the*



1 *application and not later than 1 year after the date on which the*
2 *Office approves the application;*

3 (3) States that the project will, after the date on which a
4 certificate of eligibility for the abatement is approved pursuant to
5 NRS 360.965, continue in operation in this State for a period
6 specified by the Office; and

7 ~~(3)~~ (4) Binds successors in interest of the lead participant
8 for the specified period; ~~and~~

9 (f) *A copy of each agreement, if any, required pursuant to*
10 *paragraphs (n) and (o) of subsection 2; and*

11 (g) Any other information required by the Office.

12 4. For an employee to be considered a resident of Nevada for
13 the purposes of this section, each participant in the project must
14 maintain the following documents in the personnel file of the
15 employee:

16 (a) A copy of the current and valid Nevada driver's license of
17 the employee or a current and valid identification card for the
18 employee issued by the Department of Motor Vehicles;

19 (b) If the employee is a registered owner of one or more motor
20 vehicles in Nevada, a copy of the current motor vehicle registration
21 of at least one of those vehicles;

22 (c) Proof that the employee is employed full-time and scheduled
23 to work for an average minimum of 30 hours per week; and

24 (d) Proof that the employee is offered coverage under a plan of
25 health insurance provided by his or her employer.

26 5. For the purpose of obtaining from the Executive Director of
27 the Office any waiver of the requirement set forth in paragraph (k)
28 of subsection 2, the lead participant in the project must submit to the
29 Executive Director of the Office written documentation of the
30 efforts to meet the requirement and documented proof that an
31 insufficient number of Nevada residents is available and qualified
32 for employment.

33 6. The Executive Director of the Office shall make available to
34 the public and post on the Internet website for the Office:

35 (a) Any request for a waiver of the requirements set forth in
36 paragraph (k) of subsection 2; and

37 (b) Any approval of such a request for a waiver that is granted
38 by the Executive Director of the Office.

39 7. The Executive Director of the Office shall post a request for
40 a waiver of the requirements set forth in paragraph (k) of subsection
41 2 on the Internet website of the Office within 3 days after receiving
42 the request and shall keep the request posted on the Internet website
43 for not less than 5 days. The Executive Director of the Office shall
44 ensure that the Internet website allows members of the public to post
45 comments regarding the request.



1 8. The Executive Director of the Office shall consider any
2 comments posted on the Internet website concerning any request for
3 a waiver of the requirements set forth in paragraph (k) of subsection
4 2 before making a decision regarding whether to approve the
5 request. If the Executive Director of the Office approves the request
6 for a waiver, the Executive Director of the Office must post the
7 approval on the Internet website of the Office within 3 days and
8 ensure that the Internet website allows members of the public to post
9 comments regarding the approval.

10 9. If an applicant for one or more abatements pursuant to this
11 section fails to execute the agreement described in paragraph (e) of
12 subsection 3 within 1 year after the date on which the application
13 was received by the Office, the applicant shall not be approved for
14 an abatement pursuant to this section unless the applicant submits a
15 new application.

16 *10. The records, files and communications exchanged*
17 *between the lead participant in a project and a county, city or fire*
18 *protection district for the purpose of negotiating and entering into*
19 *an agreement required pursuant to paragraph (n) or (o) of*
20 *subsection 2 are confidential, not a public record and must not be*
21 *disclosed to any person who is not a party to the negotiations,*
22 *unless the lead participant consents to the disclosure.*
23 *Notwithstanding the provisions of this subsection, a meeting of the*
24 *governing body of a city, county or fire protection district to*
25 *approve an agreement required pursuant to paragraph (n) or (o)*
26 *of subsection 2 must be conducted in accordance with the*
27 *provisions of chapter 241 of NRS.*

28 **Sec. 7.** NRS 360.950 is hereby amended to read as follows:

29 360.950 1. If the Office of Economic Development receives
30 an application pursuant to NRS 360.945, the Office:

31 (a) Shall , *not later than 15 days after receiving the*
32 *application, provide notice of the application to the governing*
33 *body of each county in which the project will be located, the*
34 *governing body of any city in which the project will be located and*
35 *the governing body of any fire protection district in which the*
36 *project will be located. Not later than 15 days before any public*
37 *meeting at which the Office will take action on the application, the*
38 *governing body of each county, city and fire protection district that*
39 *received notice of the application pursuant to this paragraph shall*
40 *each:*

41 (1) *Designate a representative of the governing body, who*
42 *may be a member of the governing body or an employee of the*
43 *county, city or fire protection district, as applicable, to engage*
44 *directly with the Office on matters concerning the application and*
45 *to provide comment to the Office on the application.*



1 *Notwithstanding the provisions of subsections 5 and 7 and except*
2 *as otherwise provided in this subparagraph, upon the request of a*
3 *representative designated pursuant to this paragraph, the Office*
4 *shall disclose to the representative the information contained in the*
5 *application. Before receiving any information contained in the*
6 *application, the representative designated pursuant to this*
7 *paragraph who requested the information must sign a*
8 *nondisclosure agreement prohibiting the representative from*
9 *disclosing any information contained in the application to any*
10 *person other than a person to whom disclosure of the information*
11 *contained in the application is authorized pursuant to subsection 5*
12 *or 7.*

13 (2) *Appoint a member of the governing body to be a*
14 *temporary voting member of the Board of Economic Development*
15 *created by NRS 231.033 for the sole purpose of considering and*
16 *taking action on the application. If, within the time required by*
17 *this paragraph, the governing body of a county, city or fire*
18 *protection district, as applicable, has not made an appointment of*
19 *a temporary voting member of the Board of Economic*
20 *Development, the Office may take action on the application*
21 *without the appointment of such a temporary voting member and*
22 *the failure to make such an appointment must not be considered*
23 *for the purposes of determining the presence of a quorum or the*
24 *number of votes necessary to act on the application. A temporary*
25 *voting member appointed to the Board of Economic Development*
26 *pursuant to this paragraph:*

27 (I) *May not vote on or participate in the consideration of*
28 *any matter before the Board of Economic Development other than*
29 *the application submitted pursuant to NRS 360.889 for which the*
30 *temporary voting member was appointed.*

31 (II) *Serves without compensation from the Board of*
32 *Economic Development and is not entitled to per diem and travel*
33 *allowances for engaging in any business of the Board of*
34 *Economic Development, other than any per diem and travel*
35 *allowances authorized and paid by the governing body making the*
36 *appointment.*

37 (III) *Is not a member of the Board of Economic*
38 *Development for the purposes of determining the existence of a*
39 *quorum pursuant to NRS 231.033 or chapter 241 of NRS.*

40 (b) *Except as otherwise provided in this paragraph, shall not*
41 *consider the application unless the Office has requested and*
42 *received a letter of acknowledgment of the request for an abatement*
43 *from any county, school district, fire protection district, city or*
44 *town which the Office determines may experience a direct economic*
45 *effect as a result of the abatement. If, within 30 days of sending a*



1 *request for a letter of acknowledgment from an entity from which*
2 *the Office is required to request such a letter, the Office has not*
3 *received the letter of acknowledgment, the Office may consider the*
4 *application without receiving the letter of acknowledgment.*

5 ~~(b)~~ (c) Shall not take any action on the application unless the
6 Office takes that action at a public meeting conducted for that
7 purpose.

8 ~~(e)~~ (d) Shall, at least 30 days before any public meeting
9 conducted for the purpose of taking any action on the application,
10 provide notice of the application and the date, time and location of
11 the public meeting at which the Office will consider the application
12 to:

13 (1) Each participant in the project;

14 (2) The Department;

15 (3) The Nevada Gaming Control Board;

16 (4) The governing body of the county, the board of trustees
17 of the school district, *the governing body of the fire protection*
18 *district* and the governing body of the city or town, if any, in which
19 the project will be located;

20 (5) The governing body of any other political subdivision
21 that the Office determines could experience a direct economic effect
22 as a result of the abatement; and

23 (6) The general public.

24 2. The date of the public meeting to consider an application
25 submitted pursuant to NRS 360.945 must be not later than 60 days
26 after the date on which the Office receives the completed
27 application.

28 3. The Office shall approve an application submitted pursuant
29 to NRS 360.945 if the Office finds that the project is a qualified
30 project. The Office shall issue a decision on the application not later
31 than 30 days after the conclusion of the public meeting on the
32 application.

33 4. The lead participant in a qualified project shall submit all
34 accountings and other required information to the Office and the
35 Department not later than 30 days after a date specified in the
36 decision issued by the Office. If the Office or the Department
37 determines that information submitted pursuant to this subsection is
38 incomplete, the lead participant shall, not later than 30 days after
39 receiving notice that the information is incomplete, provide to the
40 Office or the Department, as applicable, all additional information
41 required by the Office or the Department.

42 5. Until the Office of Economic Development provides notice
43 of the application and the public meeting pursuant to paragraph ~~(e)~~
44 (d) of subsection 1, the information contained in the application
45 provided to the Office of Economic Development:



1 (a) Is confidential proprietary information of the business;
2 (b) Is not a public record; and
3 (c) ~~Must~~ *Except as otherwise provided in this paragraph,*
4 *must* not be disclosed to any person who is not an officer or
5 employee of the Office of Economic Development unless the lead
6 participant consents to the disclosure. *The information contained in*
7 *the application provided to the Office of Economic Development*
8 *may be disclosed to any of the following persons:*

9 (1) *A representative of the governing body of a county, city*
10 *or fire protection district who was designated pursuant to*
11 *paragraph (a) of subsection 1 and has signed a nondisclosure*
12 *agreement prohibiting the representative from disclosing any*
13 *information contained in the application to any person, except as*
14 *authorized by this subsection.*

15 (2) *An officer or employee of a county, city or fire*
16 *protection district that has designated a representative pursuant to*
17 *paragraph (a) of subsection 1 if the officer or employee has signed*
18 *a nondisclosure agreement prohibiting the officer or employee*
19 *from disclosing any information contained in the application,*
20 *except as authorized by this subsection.*

21 6. After the Office provides notice of the application and the
22 public meeting pursuant to paragraph ~~(e)~~ (d) of subsection 1:

23 (a) The application is a public record; and
24 (b) Upon request by any person, the Executive Director of the
25 Office shall disclose the application to the person who made the
26 request, except for any information in the application that is
27 protected from disclosure pursuant to subsection 7.

28 7. Before the Executive Director of the Office discloses the
29 application to the public, the lead participant may submit a request
30 to the Executive Director of the Office to protect from disclosure
31 any information in the application which, under generally accepted
32 business practices, would be considered a trade secret or other
33 confidential proprietary information of the business. After
34 consulting with the business, the Executive Director of the Office
35 shall determine whether to protect the information from disclosure.
36 The decision of the Executive Director of the Office is final and is
37 not subject to judicial review. If the Executive Director of the Office
38 determines to protect the information from disclosure, the protected
39 information:

40 (a) Is confidential proprietary information of the business;
41 (b) Is not a public record;
42 (c) Must be redacted by the Executive Director of the Office
43 from any copy of the application that is disclosed to the public; and
44 (d) ~~Must~~ *Except as otherwise provided in this paragraph,*
45 *must* not be disclosed to any person who is not an officer or



1 employee of the Office of Economic Development unless the lead
2 participant consents to the disclosure. *The information contained in*
3 *the application provided to the Office of Economic Development*
4 *may be disclosed to any of the following persons:*

5 (1) *A representative of the governing body of a county, city*
6 *or fire protection district who was designated pursuant to*
7 *paragraph (a) of subsection 1 and has signed a nondisclosure*
8 *agreement prohibiting the representative from disclosing any*
9 *information contained in the application to any person, except as*
10 *authorized by this subsection.*

11 (2) *An officer or employee of a county, city or fire*
12 *protection district that has designated a representative pursuant to*
13 *paragraph (a) of subsection 1 if the officer or employee has signed*
14 *a nondisclosure agreement prohibiting the officer or employee*
15 *from disclosing any information contained in the application,*
16 *except as authorized by this subsection.*

17 **Sec. 8.** NRS 360.955 is hereby amended to read as follows:

18 360.955 1. If the Office of Economic Development approves
19 an application for a certificate of eligibility for transferable tax
20 credits submitted pursuant to paragraph (a) of subsection 1 of NRS
21 360.945, the Office shall immediately forward a copy of the
22 certificate of eligibility which identifies the estimated amount of the
23 tax credits available pursuant to this section to:

24 (a) The lead participant in the qualified project;

25 (b) The Department; ~~and~~

26 (c) The Nevada Gaming Control Board ~~and~~; *and*

27 (d) *The governing body of the county and the governing body*
28 *of the city, if any, in which the project is located.*

29 2. Within 14 business days after receipt of an audit provided by
30 the lead participant in the qualified project pursuant to paragraph (1)
31 of subsection 2 of NRS 360.945 and any other accountings or other
32 information required by the Office, the Office shall determine
33 whether to certify the audit and make a final determination of
34 whether a certificate of transferable tax credits will be issued. If the
35 Office certifies the audit and determines that all other requirements
36 for the transferable tax credits have been met, the Office shall notify
37 the lead participant in the qualified project that the transferable tax
38 credits will be issued. Within 30 days after the receipt of the notice,
39 the lead participant in the qualified project shall make an irrevocable
40 declaration of the amount of transferable tax credits that will be
41 applied to each fee or tax set forth in subparagraphs (1), (2) and (3)
42 of paragraph (a) of subsection 1 of NRS 360.945, thereby
43 accounting for all of the credits which will be issued. Upon receipt
44 of the declaration, the Office shall issue to the lead participant a
45 certificate of transferable tax credits in the amount approved by the



1 Office for the fees or taxes included in the declaration. The lead
2 participant shall notify the Department upon transferring any of the
3 transferable tax credits. The Office shall notify the Department and
4 the Nevada Gaming Control Board of all transferable tax credits
5 issued, segregated by each fee or tax set forth in subparagraphs (1),
6 (2) and (3) of paragraph (a) of subsection 1 of NRS 360.945. The
7 Department shall notify the Office and the Nevada Gaming Control
8 Board of the amount of any transferable tax credits transferred.

9 3. A qualified project may be approved for a certificate of
10 eligibility for transferable tax credits:

11 (a) In the amount of \$12,500 for each qualified employee, up to
12 a maximum of 6,000 qualified employees.

13 (b) In an amount equal to 5 percent of the first \$1 billion of new
14 capital investment in this State made collectively by the participants
15 in the qualified project.

16 (c) In an amount equal to 2.8 percent of the next \$2.5 billion of
17 new capital investment in this State made collectively by the
18 participants in the qualified project.

19 4. For the purpose of computing the amount of transferable tax
20 credits for which a qualified project is eligible pursuant to paragraph
21 (a) of subsection 3:

22 (a) Each qualified employee must be:

23 (1) Employed by a participant at the site of the qualified
24 project.

25 (2) Employed full-time and scheduled to work for an average
26 minimum of 30 hours per week.

27 (3) Employed for at least the last 3 consecutive months of the
28 fiscal year.

29 (4) Offered coverage under a plan of health insurance
30 provided by his or her employer.

31 (b) The wages for federal income tax purposes reported or
32 required to be reported on Form W-2 of the qualified employees of
33 the qualified project must be paid at an average rate of \$22 per hour.

34 (c) An employee engaged solely in the construction of the
35 qualified project is deemed not to be a qualified employee.

36 **Sec. 9.** NRS 360.980 is hereby amended to read as follows:

37 360.980 1. For the purpose of encouraging local economic
38 development, the governing body of a city, ~~for~~ county *or fire*
39 *protection district* in which a qualified project is located may grant
40 to any participant in a qualified project an abatement of all or any
41 percentage of the amount of any permitting fee or licensing fee
42 which the local government is authorized to impose or charge
43 pursuant to chapter 244, ~~for~~ 268 *or 474* of NRS.

44 2. Before granting any abatement pursuant to subsection 1, the
45 governing body of the city or county must provide by ordinance *and*



1 *a fire protection district must provide by regulation* for a pilot
2 project for granting abatements to participants in a qualified project.

3 3. A governing body of a city, ~~for~~ county *or fire protection*
4 *district* that grants an abatement pursuant to subsection 1 shall, on or
5 before October 1 of each year in which such an abatement is
6 granted, prepare and submit to the Governor and to the Director of
7 the Legislative Counsel Bureau for transmittal to the Legislature an
8 annual report which includes, for the immediately preceding fiscal
9 year:

10 (a) The number of qualified projects located within the
11 jurisdiction of the governing body for which a certificate of
12 eligibility for transferable tax credits was approved;

13 (b) If applicable, the number and dollar amount of the
14 abatements granted by the governing body pursuant to subsection 1;
15 and

16 (c) The number of persons within the jurisdiction of the
17 governing body that were employed by each participant in a
18 qualified project and the amount of wages paid to those persons.

19 **Sec. 10.** NRS 239.010 is hereby amended to read as follows:

20 239.010 1. Except as otherwise provided in this section and
21 NRS 1.4683, 1.4687, 1A.110, 3.2203, 41.0397, 41.071, 49.095,
22 49.293, 62D.420, 62D.440, 62E.516, 62E.620, 62H.025, 62H.030,
23 62H.170, 62H.220, 62H.320, 75A.100, 75A.150, 76.160, 78.152,
24 80.113, 81.850, 82.183, 86.246, 86.54615, 87.515, 87.5413,
25 87A.200, 87A.580, 87A.640, 88.3355, 88.5927, 88.6067, 88A.345,
26 88A.7345, 89.045, 89.251, 90.730, 91.160, 116.757, 116A.270,
27 116B.880, 118B.026, 119.260, 119.265, 119.267, 119.280,
28 119A.280, 119A.653, 119A.677, 119B.370, 119B.382, 120A.640,
29 120A.690, 125.130, 125B.140, 126.141, 126.161, 126.163, 126.730,
30 127.007, 127.057, 127.130, 127.140, 127.2817, 128.090, 130.312,
31 130.712, 136.050, 159.044, 159A.044, 164.041, 172.075, 172.245,
32 176.01334, 176.01385, 176.015, 176.0625, 176.09129, 176.156,
33 176A.630, 178.39801, 178.4715, 178.5691, 178.5717, 179.495,
34 179A.070, 179A.165, 179D.160, 180.600, 200.3771, 200.3772,
35 200.5095, 200.604, 202.3662, 205.4651, 209.392, 209.3923,
36 209.3925, 209.419, 209.429, 209.521, 211A.140, 213.010, 213.040,
37 213.095, 213.131, 217.105, 217.110, 217.464, 217.475, 218A.350,
38 218E.625, 218F.150, 218G.130, 218G.240, 218G.350, 218G.615,
39 224.240, 226.462, 226.796, 228.270, 228.450, 228.495, 228.570,
40 231.069, 231.1285, 231.1473, 232.1369, 233.190, 237.300,
41 239.0105, 239.0113, 239.014, 239B.026, 239B.030, 239B.040,
42 239B.050, 239C.140, 239C.210, 239C.230, 239C.250, 239C.270,
43 239C.420, 240.007, 241.020, 241.030, 241.039, 242.105, 244.264,
44 244.335, 247.540, 247.545, 247.550, 247.560, 250.087, 250.130,
45 250.140, 250.145, 250.150, 268.095, 268.0978, 268.490, 268.910,



1 269.174, 271A.105, 281.195, 281.805, 281A.350, 281A.680,
2 281A.685, 281A.750, 281A.755, 281A.780, 284.4068, 284.4086,
3 286.110, 286.118, 287.0438, 289.025, 289.080, 289.387, 289.830,
4 293.4855, 293.5002, 293.503, 293.504, 293.558, 293.5757, 293.870,
5 293.906, 293.908, 293.909, 293.910, 293B.135, 293D.510, 331.110,
6 332.061, 332.351, 333.333, 333.335, 338.070, 338.1379, 338.1593,
7 338.1725, 338.1727, 348.420, 349.597, 349.775, 353.205,
8 353A.049, 353A.085, 353A.100, 353C.240, 353D.250, 360.240,
9 360.247, 360.255, 360.755, **360.889, 360.945**, 361.044, 361.2242,
10 361.610, 365.138, 366.160, 368A.180, 370.257, 370.327, 372A.080,
11 378.290, 378.300, 379.0075, 379.008, 379.1495, 385A.830,
12 385B.100, 387.626, 387.631, 388.1455, 388.259, 388.501, 388.503,
13 388.513, 388.750, 388A.247, 388A.249, 391.033, 391.035,
14 391.0365, 391.120, 391.925, 392.029, 392.147, 392.264, 392.271,
15 392.315, 392.317, 392.325, 392.327, 392.335, 392.850, 393.045,
16 394.167, 394.16975, 394.1698, 394.447, 394.460, 394.465,
17 396.1415, 396.1425, 396.143, 396.159, 396.3295, 396.405, 396.525,
18 396.535, 396.9685, 398A.115, 408.3885, 408.3886, 408.3888,
19 408.5484, 412.153, 414.280, 416.070, 422.2749, 422.305,
20 422A.342, 422A.350, 425.400, 427A.1236, 427A.872, 427A.940,
21 432.028, 432.205, 432B.175, 432B.280, 432B.290, 432B.4018,
22 432B.407, 432B.430, 432B.560, 432B.5902, 432C.140, 432C.150,
23 433.534, 433A.360, 439.4941, 439.4988, 439.5282, 439.840,
24 439.914, 439A.116, 439A.124, 439B.420, 439B.754, 439B.760,
25 439B.845, 440.170, 441A.195, 441A.220, 441A.230, 442.330,
26 442.395, 442.735, 442.774, 445A.665, 445B.570, 445B.7773,
27 449.209, 449.245, 449.4315, 449A.112, 450.140, 450B.188,
28 450B.805, 453.164, 453.720, 458.055, 458.280, 459.050, 459.3866,
29 459.555, 459.7056, 459.846, 463.120, 463.15993, 463.240,
30 463.3403, 463.3407, 463.790, 467.1005, 480.535, 480.545, 480.935,
31 480.940, 481.063, 481.091, 481.093, 482.170, 482.368, 482.5536,
32 483.340, 483.363, 483.575, 483.659, 483.800, 484A.469, 484B.830,
33 484B.833, 484E.070, 485.316, 501.344, 503.452, 522.040,
34 534A.031, 561.285, 571.160, 584.655, 587.877, 598.0964, 598.098,
35 598A.110, 598A.420, 599B.090, 603.070, 603A.210, 604A.303,
36 604A.710, 604D.500, 604D.600, 612.265, 616B.012, 616B.015,
37 616B.315, 616B.350, 618.341, 618.425, 622.238, 622.310, 623.131,
38 623A.137, 624.110, 624.265, 624.327, 625.425, 625A.185, 628.418,
39 628B.230, 628B.760, 629.043, 629.047, 629.069, 630.133,
40 630.2671, 630.2672, 630.2673, 630.2687, 630.30665, 630.336,
41 630A.327, 630A.555, 631.332, 631.368, 632.121, 632.125,
42 632.3415, 632.3423, 632.405, 633.283, 633.301, 633.427, 633.4715,
43 633.4716, 633.4717, 633.524, 634.055, 634.1303, 634.214,
44 634A.169, 634A.185, 634B.730, 635.111, 635.158, 636.262,
45 636.342, 637.085, 637.145, 637B.192, 637B.288, 638.087, 638.089,



1 639.183, 639.2485, 639.570, 640.075, 640.152, 640A.185,
2 640A.220, 640B.405, 640B.730, 640C.580, 640C.600, 640C.620,
3 640C.745, 640C.760, 640D.135, 640D.190, 640E.225, 640E.340,
4 641.090, 641.221, 641.2215, 641A.191, 641A.217, 641A.262,
5 641B.170, 641B.281, 641B.282, 641C.455, 641C.760, 641D.260,
6 641D.320, 642.524, 643.189, 644A.870, 645.180, 645.625,
7 645A.050, 645A.082, 645B.060, 645B.092, 645C.220, 645C.225,
8 645D.130, 645D.135, 645G.510, 645H.320, 645H.330, 647.0945,
9 647.0947, 648.033, 648.197, 649.065, 649.067, 652.126, 652.228,
10 653.900, 654.110, 656.105, 657A.510, 661.115, 665.130, 665.133,
11 669.275, 669.285, 669A.310, 670B.680, 671.365, 671.415, 673.450,
12 673.480, 675.380, 676A.340, 676A.370, 677.243, 678A.470,
13 678C.710, 678C.800, 679B.122, 679B.124, 679B.152, 679B.159,
14 679B.190, 679B.285, 679B.690, 680A.270, 681A.440, 681B.260,
15 681B.410, 681B.540, 683A.0873, 685A.077, 686A.289, 686B.170,
16 686C.306, 687A.060, 687A.115, 687B.404, 687C.010, 688C.230,
17 688C.480, 688C.490, 689A.696, 692A.117, 692C.190, 692C.3507,
18 692C.3536, 692C.3538, 692C.354, 692C.420, 693A.480, 693A.615,
19 696B.550, 696C.120, 703.196, 704B.325, 706.1725, 706A.230,
20 710.159, 711.600, sections 35, 38 and 41 of chapter 478, Statutes of
21 Nevada 2011 and section 2 of chapter 391, Statutes of Nevada 2013
22 and unless otherwise declared by law to be confidential, all public
23 books and public records of a governmental entity must be open at
24 all times during office hours to inspection by any person, and may
25 be fully copied or an abstract or memorandum may be prepared
26 from those public books and public records. Any such copies,
27 abstracts or memoranda may be used to supply the general public
28 with copies, abstracts or memoranda of the records or may be used
29 in any other way to the advantage of the governmental entity or of
30 the general public. This section does not supersede or in any manner
31 affect the federal laws governing copyrights or enlarge, diminish or
32 affect in any other manner the rights of a person in any written book
33 or record which is copyrighted pursuant to federal law.

34 2. A governmental entity may not reject a book or record
35 which is copyrighted solely because it is copyrighted.

36 3. A governmental entity that has legal custody or control of a
37 public book or record shall not deny a request made pursuant to
38 subsection 1 to inspect or copy or receive a copy of a public book or
39 record on the basis that the requested public book or record contains
40 information that is confidential if the governmental entity can
41 redact, delete, conceal or separate, including, without limitation,
42 electronically, the confidential information from the information
43 included in the public book or record that is not otherwise
44 confidential.



1 4. If requested, a governmental entity shall provide a copy of a
2 public record in an electronic format by means of an electronic
3 medium. Nothing in this subsection requires a governmental entity
4 to provide a copy of a public record in an electronic format or by
5 means of an electronic medium if:

6 (a) The public record:

7 (1) Was not created or prepared in an electronic format; and

8 (2) Is not available in an electronic format; or

9 (b) Providing the public record in an electronic format or by
10 means of an electronic medium would:

11 (1) Give access to proprietary software; or

12 (2) Require the production of information that is confidential
13 and that cannot be redacted, deleted, concealed or separated from
14 information that is not otherwise confidential.

15 5. An officer, employee or agent of a governmental entity who
16 has legal custody or control of a public record:

17 (a) Shall not refuse to provide a copy of that public record in the
18 medium that is requested because the officer, employee or agent has
19 already prepared or would prefer to provide the copy in a different
20 medium.

21 (b) Except as otherwise provided in NRS 239.030, shall, upon
22 request, prepare the copy of the public record and shall not require
23 the person who has requested the copy to prepare the copy himself
24 or herself.

25 **Sec. 11.** NRS 271B.110 is hereby amended to read as follows:

26 271B.110 ~~The~~ *In addition to any agreement required*
27 *pursuant to NRS 360.889 or 360.945, the* governing body of a
28 municipality may enter into an agreement with one or more of the
29 owners of any interest in property within a district, pursuant to
30 which that owner would agree to make payments to the municipality
31 or to another local government that provides services in the district,
32 or to both, to defray, in whole or in part, the cost of local
33 governmental services during the term of the use of any money
34 pledged pursuant to NRS 271B.070. Such an agreement must
35 specify the amount to be paid by the owner of the property interest,
36 which may be stated as a specified amount per year or as an amount
37 based upon any formula upon which the municipality and owner
38 agree.

39 **Sec. 12.** The provisions of subsection 1 of NRS 218D.380 do
40 not apply to any provision of this act which adds or revises a
41 requirement to submit a report to the Legislature.

42 **Sec. 13.** 1. The amendatory provisions of sections 2 and 3 of
43 this act apply only to an application submitted to the Office of
44 Economic Development pursuant to NRS 360.889 on or after
45 October 1, 2025.



1 2. The amendatory provisions of sections 6 and 7 of this act
2 apply only to an application submitted to the Office of Economic
3 Development pursuant to NRS 360.945 on or after October 1, 2025.

4 **Sec. 14.** 1. This section and sections 1, 10, 12 and 13 of this
5 act become effective on October 1, 2025.

6 2. Sections 2 to 5, inclusive, of this act become effective on
7 October 1, 2025, and expire by limitation on June 30, 2032.

8 3. Sections 6 to 9, inclusive, and 11 of this act become
9 effective on October 1, 2025, and expire by limitation on June 30,
10 2036.





Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible consideration setting the gross billing franchise fee to a percentage pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc.
- **Recommended motion:** I (commissioner) motion to set the gross billing franchise fee to a percentage pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** Article 9 of the 2024-2034 solid waste collection franchise agreement between Storey County and Waste Management of Nevada, Inc. specifies that the Board of Storey County Commissioners will set the franchise fee that is to be charged to the contractor each month during the term of the franchise agreement. This fee may be adjusted throughout the term of the agreement as desired by the board. The franchise fee shall be a percent of the of the Contractor's gross billings net of surcharge fees billed each month to its customers within the franchise area. The former franchise agreement between the parties set the franchise fee at eight percent, which generated approximately \$560,000 each year to the county's general fund. Utilizing this past revenue data, the following are estimated to be generated to the county's general fund over the next year if applied accordingly:
 1. 0%, = \$0
 2. 1%, = \$70,000
 3. 2%, = \$140,000
 4. 3%, = \$210,000
 5. 4%, = \$280,000
 6. 5%, = \$350,000
 7. 6%, = \$420,000
 8. 7%, = \$490,000
 9. 8%, = \$560,000
- (Note: The foregoing are rough estimates based on 2023-2024 data. Actual gross revenues of the contractor may significantly impact fees generated in the future.)

- Section 9.1 of the solid waste collection franchise agreement is provided below. A full copy of the franchise agreement is available online at <https://www.storeycounty.org/599/Waste-Management-Info>.
- A. Franchise Fee. The Parties acknowledge that certain Solid Waste management, Recycling and associated services are provided by the County in connection with this Agreement, which are part of a comprehensive program of activities designed to effectuate the purpose of this Agreement. To reimburse the County for the costs of such services, including County's costs incurred in administering this Agreement, and in consideration of the exclusive franchise granted to the Contractor by this Agreement, the Contractor shall pay the County a franchise fee. The franchise fee shall be a percentage of the Contractor's Gross Billings net of surcharge fees billed each month under the terms of this Agreement. For purposes of calculating franchise fees, Customer Billing shall specifically include revenue billed, and not the amount Collected) by the Contractor for the provision of Collection Services by the Contractor and exclude surcharge fees. The franchise fee percentage shall be established by the County and may be adjusted by the County throughout the term of the Agreement. In the event that the County adjusts the franchise fee percentage, County shall adjust the Maximum Service Rates to incorporate any such changes in the franchise fee percentage prior to the time that the new franchise fee percentage becomes effective. B. Fee Calculation. To give effect to the intent of Section 9.1 A above, the Parties agree that the franchise fees charged to the Contractor shall be calculated by taking the Maximum Service Rate minus the sum of the Maximum Service Rate divided by one (1) minus the franchise fee percentage (for example $\$100/(1.00 - .05 = .95)$); and rounding the resulting figure to two (2) decimal places. If the base service rate element of a Maximum Service Rate changes for any reason, the combined fee element will be recalculated.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:** Yes

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and consideration for approval Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County. This is a budgeted expense.
- **Recommended motion:** I (commissioner) motion to approve approval Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The Regional Transportation Commission of Washoe County, Nevada (RTC-Washoe) has contracted WSP USA, Inc. (WSP) to conduct a study to evaluate the feasibility of developing a commuter or employee-access rail system to provide a reliable alternative mode of transportation for daily workforce commuting between the Reno-Sparks area and the Tahoe-Reno Industrial Center (TRI-Center) in Storey County.
- The rail study will involve RTC-Washoe, the Economic Development Authority of Western Nevada (EDAWN), several major TRI-Center employers, and Storey County. Participants will review data and other findings to explore alternative modes of transportation such as commuter rail to minimize or eliminate the impact to workforce commuters during construction of I-80 widening and beyond, and to accommodate anticipated growth in the immediate region.
- The total cost of the rail study is \$797,517.81. RTC-Washoe and defined stakeholders under this proposal will each contribute, with Storey County asked to contribute \$100,000. The requested funds are budgeted in FY25 for the purposes described.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** Yes
- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION NO. 24-754

RESOLUTION OF THE BOARD OF COMMISSIONERS OF STOREY COUNTY, NEVADA, SUPPORTING AND CONTRIBUTING TO A NORTHERN NEVADA REGIONAL COMMUTER RAIL STUDY BETWEEN RENO-SPARKS AND THE TAHOE-RENO INDUSTRIAL CENTER, STOREY COUNTY.

WHEREAS, the Regional Transportation Commission of Washoe County, Nevada (RTC-Washoe) has contracted WSP USA, Inc. (WSP) to conduct a study to evaluate the feasibility of developing a commuter or employee-access rail system to provide a reliable alternative mode of transportation for daily workforce commuting between the Reno/Sparks area and the Tahoe-Reno Industrial Center (TRI-Center) in Storey County.

WHEREAS, RTC-Washoe, Economic Development Authority of Western Nevada (EDAWN), several major TRI-Center employers, and Storey County are interested in exploring alternative modes of transportation such as commuter rail to minimize or eliminate the impact to workforce commuters during construction of I-80 widening and beyond, and to accommodate anticipated growth in the Northern Nevada region.

WHEREAS, the rail study will prepare and provide data necessary to evaluate the appropriateness and feasibility of a commuter or employee-access rail system benefiting Reno, Sparks, Washoe County, Storey County, and the region.

WHEREAS, Storey County, defined private businesses at TRI-Center, and other key stakeholders will participate in meetings and discussions, contributes thoughts, concerns, and alternatives, and otherwise coordinate efforts throughout the rail study in accordance with the enclosed contract and scope of work between RTC-Washoe and WSP.

NOW THEREFORE, BE IT RESOLVED that we, as the Storey County Board of County Commissioners express our support for the rail study conducted in accordance with the contract and scope of work between RTC-Washoe and WSP as contributing to community and economic development improvements, facilitating job creation, and enhancing the region's quality of life.

BE IT FURTHER RESOLVED, that Storey County as approved by the Storey County Board of County Commissioners hereby contributes One-Hundred-Thousand dollars (\$100,000.00) of budgeted funds for Fiscal Year 2025 to RTC-Washoe to be directed toward completion of this rail study.

PASSED, ADOPTED, AND APPROVED this 17th day of December, 2024.

By: _____

Jay Carmona, Commission Chairman

ATTEST:

Jim Hindle, Storey County Clerk-Treasurer



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

Meeting Date: 11/15/2024

Agenda Item: 4.4.1

To: Regional Transportation Commission

From: James Gee, Director of Public Transportation and Operations

SUBJECT: Rail Study between the Reno/Sparks area and the TRIC

RECOMMENDED ACTION

Approve a contract with WSP USA, Inc., to conduct a study to evaluate the feasibility of developing a commuter or employee-access rail system to provide a reliable alternative mode of transportation for daily workforce commuting between the Reno/Sparks area and the Tahoe-Reno Industrial Center located in Storey County, in an amount not-to-exceed \$797,517.81.

BACKGROUND AND DISCUSSION

The RTC issued a Request for Proposal (RFP) in July 2024 to conduct a rail service planning study and supporting engineering analysis to assess the feasibility and define the conceptual requirements of a proposed commuter rail system between Reno-Sparks and the Tahoe-Reno Industrial Center. Proposals were received by the RTC from five qualified firms.

A three-person proposal evaluation team consisting of two RTC and one NDOT employees reviewed and ranked the proposals. The proposals were evaluated based on the criteria set forth in the RFP:

- 50% Qualifications of the Firm
- 20% Staffing and Project Organization
- 30% Work Plan/Project Understanding

Staff is recommending an award to WSP USA, Inc., as being the most advantageous and of the best value to the RTC. The attached contract includes three phases and if additional financial commitments cannot be secured, the executed contract will be limited to the phases that have been fully funded.

This item supports Strategic Roadmap Goal #4, "Proactively Manage Congestion" and FY2025 RTC Goal, "Initiate: TRIC Rail Implementation Plan".

FISCAL IMPACT

The FY 2025 budget included \$400,000 reserved for this study. Additional financial commitments have been pledged from outside agencies and companies (e.g., Storey County, Panasonic, Tesla) for a portion of the remaining cost. This contract will be executed by the Executive Director and will only be performed to the extent that sufficient funding has been obtained by RTC.

PREVIOUS BOARD ACTION

There has been no previous board action on this matter.

**AGREEMENT
FOR
PROFESSIONAL SERVICES**

This agreement (this “Agreement”) is dated and effective as of _____, 2024, by and between the Regional Transportation Commission of Washoe County (“RTC”) and WPS USA, Inc. (“CONSULTANT”).

WITNESSETH:

WHEREAS, RTC issued a Request for Proposals for interested persons and firms to perform the TRIC Rail Study in connection with RTC 24-07 TRIC Rail Study; and

WHEREAS, CONSULTANT submitted a proposal and was selected to perform the work.

NOW, THEREFORE, RTC and CONSULTANT, in consideration of the mutual covenants and other consideration set forth herein, do hereby agree as follows:

ARTICLE 1 – TERM AND ENGAGEMENT

- 1.1. The term of this Agreement shall be from the date first written above through December 30, 2026, unless terminated at an earlier date, or extended to a later date, pursuant to the provisions herein.
- 1.2. CONSULTANT will perform the work using the project team identified in the proposal for RTC 24-04. Any changes to the project team must be approved by RTC’s Project Manager.
- 1.3. CONSULTANT will promptly, diligently and faithfully execute the work to completion in accordance with applicable professional standards subject to any delays due to strikes, acts of God, act of any government, civil disturbances, or any other cause beyond the reasonable control of CONSULTANT.
- 1.4. CONSULTANT shall not proceed with work until both parties have executed this Agreement and a purchase order has been issued to CONSULTANT. If CONSULTANT violates that prohibition, CONSULTANT forfeits any and all right to reimbursement and payment for that work and waives any and all claims against RTC, its employees, agents, and affiliates, including but not limited to monetary damages, and any other remedy available at law or in equity arising under the terms of this Agreement. Furthermore, prior to execution and issuance of a purchase order, CONSULTANT shall not rely on the terms of this Agreement in any way, including but not limited to any written or oral representations, assurances or warranties made by RTC or any of its agents, employees or affiliates, or on any dates of performance, deadlines, indemnities, or any term contained in this Agreement or otherwise.

ARTICLE 2 - SERVICES OF CONSULTANT

2.1. SCOPE OF SERVICES

The scope of services consist of the tasks set forth in Exhibit A.

2.2. SCHEDULE OF SERVICES

Tasks and subtasks shall be completed in accordance with the schedule in Exhibit A. Any change(s) to the schedule must be approved by RTC's Project Manager.

2.3. CONTINGENCY

Contingency line items identified in the scope of services are for miscellaneous increases within the scope of work. Prior to the use of any contingency amounts, CONSULTANT shall provide a letter to RTC's Project Manager detailing the need, scope, and not-to-exceed budget for the proposed work. Work to be paid for out of contingency shall proceed only with the RTC Project Manager's written approval.

2.4. OPTIONS

RTC shall have the right to exercise its option(s) for all or any part of the optional tasks or subtasks identified in Exhibit A. CONSULTANT will prepare and submit a detailed scope of services reflecting the specific optional services requested, a schedule for such services, and a cost proposal. RTC will review and approve the scope of services and RTC and CONSULTANT will discuss and agree upon compensation and a schedule. CONSULTANT shall undertake no work on any optional task without written notice to proceed with the performance of said task. RTC, at its sole option and discretion, may select another individual or firm to perform the optional tasks or subtasks identified in Exhibit A.

2.5. ADDITIONAL SERVICES

CONSULTANT will provide additional services when agreed to in writing by RTC and CONSULTANT.

2.6. PERFORMANCE REQUIREMENTS

Any and all design and engineering work furnished by CONSULTANT shall be performed by or under the supervision of persons licensed to practice architecture, engineering, or surveying (as applicable) in the State of Nevada, by personnel who are careful, skilled, experienced and competent in their respective trades or professions, who are professionally qualified to perform the work, and who shall assume professional responsibility for the accuracy and completeness of documents prepared or checked by them, in accordance with appropriate prevailing professional standards. Notwithstanding the provision of any drawings, technical specifications, or other data by RTC, CONSULTANT shall have the

responsibility of supplying all items and details required for the deliverables required hereunder.

Any sampling and materials testing shall be performed by an approved testing laboratory accredited by AASHTO or other ASTM recognized accrediting organization in the applicable test methods. If any geotechnical or materials testing is performed by a sub-consultant, that laboratory shall maintain the required certification. Proof of certification shall be provided to RTC with this Agreement. If certification expires or is removed during the term of this Agreement, CONSULTANT shall notify RTC immediately, and propose a remedy. If an acceptable remedy cannot be agreed upon by both parties, RTC may terminate this Agreement for default.

CONSULTANT shall provide only Nevada Alliance for Quality Transportation Construction (NAQTC) qualified personnel to perform field and laboratory sampling and testing during the term of this Agreement. All test reports shall be signed by a licensed NAQTC tester and notated with his/her license number.

2.7. ERRORS AND OMISSIONS

CONSULTANT shall, without additional compensation, correct or revise any deficiencies, errors, or omissions caused by CONSULTANT in its analysis, reports, and services. CONSULTANT also agrees that if any error or omission is found, CONSULTANT will expeditiously make the necessary correction, at no expense to RTC. If an error or omission was directly caused by RTC, and not by CONSULTANT and RTC requires that such error or omission be corrected, CONSULTANT may be compensated for such additional work.

ARTICLE 3 - COMPENSATION

3.1. CONSULTANT shall be paid for hours worked at the hourly rates and rates for testing in Exhibit B. RTC shall not be responsible for any other costs or expenses except as provided in Exhibit A.

3.2. The maximum amount payable to CONSULTANT to complete each task is equal to the not-to-exceed amounts identified in Exhibit A. CONSULTANT can request in writing that RTC's Project Manager reallocate not-to-exceed amounts between tasks. A request to reallocate not-to-exceed amounts must be accompanied with a revised fee schedule, and must be approved in writing by RTC's Project Manager prior to performance of the work. In no case shall CONSULTANT be compensated in excess of the following not-to exceed amounts:

Design Services	\$797,517.81
Total Not-to-Exceed Amount	\$797,517.81

3.3. For any work authorized under Section 2.5, "Additional Services," RTC and CONSULTANT will negotiate not-to-exceed amounts based on the standard hourly rates

and rates for testing in Exhibit B. Any work authorized under Section 2.5, "Additional Services," when performed by persons who are not employees or individuals employed by affiliates of CONSULTANT, will be billed at a mutually agreed upon rate for such services, but not more than 105% of the amounts billed to CONSULTANT for such services.

- 3.4. CONSULTANT shall receive compensation for preparing for and/or appearing in any litigation at the request of RTC, except: (1) if such litigation costs are incurred by CONSULTANT in defending its work or services or those of any of its sub-consultants; or (2) as may be required by CONSULTANT's indemnification obligations. Compensation for litigation services requested by RTC shall be paid at a mutually agreed upon rate and/or at a reasonable rate for such services.

ARTICLE 4 - INVOICING

- 4.1. CONSULTANT shall submit monthly invoices in the format specified by RTC. Invoices must be submitted to accountspayable@rtcwashoe.com. RTC's payment terms are 30 days after the receipt of the invoice. Simple interest will be paid at the rate of half a percent (0.5%) per month on all invoices approved by RTC that are not paid within thirty (30) days of receipt of the invoice.
- 4.2. RTC shall notify CONSULTANT of any disagreement with any submitted invoice for consulting services within thirty (30) days of receipt of an invoice. Any amounts not in dispute shall be promptly paid by RTC.
- 4.3. CONSULTANT shall maintain complete records supporting every request for payment that may become due. Upon request, CONSULTANT shall produce all or a portion of its records and RTC shall have the right to inspect and copy such records.

ARTICLE 5 - ACCESS TO INFORMATION AND PROPERTY

- 5.1. Upon request and without cost to CONSULTANT, RTC will provide all pertinent information that is reasonably available to RTC including surveys, reports and any other data relative to design and construction.
- 5.2. RTC will provide access to and make all provisions for CONSULTANT to enter upon RTC facilities and public lands, as required for CONSULTANT to perform its work under this Agreement.

ARTICLE 6 - OWNERSHIP OF WORK

- 6.1. Plans, reports, studies, tracings, maps, software, electronic files, licenses, programs, equipment manuals, and databases and other documents or instruments of service prepared or obtained by CONSULTANT in the course of performing work under this Agreement, shall be delivered to and become the property of RTC. Software already developed and purchased by CONSULTANT prior to the Agreement is excluded from this requirement.

CONSULTANT and its sub-consultants shall convey and transfer all copyrightable interests, trademarks, licenses, and other intellectual property rights in such materials to RTC upon completion of all services under this Agreement and upon payment in full of all compensation due to CONSULTANT in accordance with the terms of this Agreement. Basic survey notes, sketches, charts, computations and similar data prepared or obtained by CONSULTANT under this Agreement shall, upon request, also be provided to RTC.

- 6.2. CONSULTANT represents that it has secured all necessary licenses, consents, or approvals to use the components of any intellectual property, including computer software, used in providing services under this Agreement, that it has full legal title to and the right to reproduce such materials, and that it has the right to convey such title and other necessary rights and interests to RTC.
- 6.3. CONSULTANT shall bear all costs arising from the use of patented, copyrighted, trade secret, or trademarked materials, equipment, devices, or processes used on or incorporated in the services and materials produced under this Agreement.
- 6.4. CONSULTANT agrees that all reports, communications, electronic files, databases, documents, and information that it obtains or prepares in connection with performing this Agreement shall be treated as confidential material and shall not be released or published without the prior written consent of RTC; provided, however, that CONSULTANT may refer to this scope of work in connection with its promotional literature in a professional and commercially reasonable manner. The provisions of this subsection shall not apply to information in whatever form that comes into the public domain. The provisions of this paragraph also shall not restrict CONSULTANT from giving notices required by law or complying with an order to provide information or data when such an order is issued by a court, administrative agency, or other entity with proper jurisdiction, or if it is reasonably necessary for CONSULTANT to defend itself from any suit or claim.

ARTICLE 7 - TERMINATION

7.1. CONTRACT TERMINATION FOR DEFAULT

If CONSULTANT fails to perform services in the manner called for in this Agreement or if CONSULTANT fails to comply with any other provisions of this Agreement, RTC may terminate this Agreement for default. Termination shall be effected by serving a notice of termination on CONSULTANT setting forth the manner in which CONSULTANT is in default. CONSULTANT will only be paid the contract price for services delivered and accepted, or services performed in accordance with the manner of performance set forth in this Agreement.

If it is later determined by RTC that CONSULTANT had an excusable reason for not performing, such as a fire, flood, or events which are not the fault of or are beyond the control of CONSULTANT, RTC, after setting up a new performance schedule, may allow CONSULTANT to continue work, or treat the termination as a termination for convenience.

7.2. CONTRACT TERMINATION FOR CONVENIENCE

RTC may terminate this Agreement, in whole or in part, at any time by written notice to CONSULTANT when it is in RTC's best interest. CONSULTANT shall be paid its costs, including contract closeout costs, and profit on work performed up to the time of termination. CONSULTANT shall promptly submit its termination claim to RTC to be paid CONSULTANT. If CONSULTANT has any property in its possession belonging to RTC, CONSULTANT will account for the same and dispose of it in the manner RTC directs.

ARTICLE 8 - INSURANCE

- 8.1. CONSULTANT shall not commence any work or permit any employee/agent to commence any work until satisfactory proof has been submitted to RTC that all insurance requirements have been met.
- 8.2. In conjunction with the performance of the services/work required by the terms of this Agreement, CONSULTANT shall obtain all types and amounts of insurance set forth in Exhibit B and shall comply with all provisions set forth therein.

ARTICLE 9 - HOLD HARMLESS

- 9.1. CONSULTANT's obligation under this provision is as set forth in Exhibit C. Said obligation would also extend to any liability of RTC resulting from any action to clear any lien and/or to recover for damage to RTC property.

ARTICLE 10 - EQUAL EMPLOYMENT OPPORTUNITY

- 10.1. During the performance of this Agreement, CONSULTANT agrees not to discriminate against any employee or applicant for employment because of race, color, religion, sex, age, disability, or national origin. CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated fairly during employment, without regard to their race, color, religion, sex, age, disability, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by RTC setting forth the provisions of this nondiscrimination clause.
- 10.2. CONSULTANT will, in all solicitations or advertisements for employees placed by or on behalf of CONSULTANT, state that well qualified applicants will receive consideration of employment without regard to race, color, religion, sex, age, disability, or national origin.

- 10.3. CONSULTANT will cause the foregoing provisions to be inserted in all sub-agreements for any work covered by this Agreement so that such provisions will be binding upon each sub-consultant.

ARTICLE 11 - RESOLUTION OF CLAIMS AND DISPUTES

11.1. NEGOTIATED RESOLUTION

In the event that any dispute or claim arises under this Agreement, the parties shall timely cooperate and negotiate in good faith to resolve any such dispute or claim. Such cooperation shall include providing the other party with all information in order to properly evaluate the dispute or claim and making available the necessary personnel to discuss and make decisions relative to the dispute or claim.

11.2. MEDIATION

If the parties have been unable to reach an informal negotiated resolution to the dispute or claim within thirty (30) days following submission in writing of the dispute or claim to the other party, or such longer period of time as the parties may agree to in writing, either party may then request, in writing, that the dispute or claim be submitted to mediation (the "Mediation Notice"). After the other party's receipt or deemed receipt of the Mediation Notice, the parties shall endeavor to agree upon a mutually acceptable mediator, but if the parties have been unable to agree upon a mediator within ten (10) days following receipt of the Mediation Notice, then each party shall select a mediator and those two selected mediators shall select the mediator. A mediator selected by the parties' designated mediators shall meet the qualification set forth in as provided in Rule 4 of Part C., "Nevada Mediation Rules" of the "Rules Governing Alternative Dispute Resolutions adopted by the Nevada Supreme Court." Unless otherwise agreed to by the parties, in writing, the mediator shall have complete discretion over the conduct of the mediation proceeding. Unless otherwise agreed to by the parties, in writing, the mediation proceeding must take place within thirty (30) days following appointment of the mediator. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Washoe County, Nevada, unless otherwise agreed to by the parties, in writing. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

11.3. LITIGATION

In the event that the parties are unable to settle and/or resolve the dispute or claim as provided above, then either party may proceed with litigation in the Second Judicial District Court of the State of Nevada, County of Washoe.

11.4. CONTINUING CONTRACT PERFORMANCE

During the pendency of any dispute or claim the parties shall proceed diligently with performance of this Agreement and such dispute or claim shall not constitute an excuse or defense for a party's nonperformance or delay.

ARTICLE 12 – PROJECT MANAGERS

- 12.1. RTC's Project Manager is James Gee or such other person as is later designated in writing by RTC. RTC's Project Manager has authority to act as RTC's representative with respect to the performance of this Agreement.
- 12.2. CONSULTANT' Project Manager is Darwin Desen or such other person as is later designated in writing by CONSULTANT. CONSULTANT's Project Manager has authority to act as CONSULTANT's representative with respect to the performance of this Agreement.

ARTICLE 13 - NOTICE

- 13.1. Notices required under this Agreement shall be given as follows:

RTC: Bill Thomas, AICP
Executive Director
James Gee
RTC Project Manager and Director of Public Transportation
Regional Transportation Commission
1105 Terminal Way
Reno, Nevada 89502
Email: jgee@rtcwashoe.com
(775) 335- 0020

CONSULTANT: Darwin Desen, PE
Project Manager
WSP USA Inc.
300 S. 4th St. STE.1200
Las Vegas, NV 89101
Email: Darwin.desen@wsp.com
Phone 214-521-1661

ARTICLE 14 - DELAYS IN PERFORMANCE

- 14.1. TIME IS OF THE ESSENCE

It is understood and agreed that all times stated and referred to herein are of the essence. The period for performance may be extended by RTC's Executive Director pursuant to the process specified herein. No extension of time shall be valid unless reduced to writing and signed by RTC's Executive Director.

14.2. UNAVOIDABLE DELAYS

If the timely completion of the services under this Agreement should be unavoidably delayed, RTC may extend the time for completion of this Agreement for not less than the number of days CONSULTANT was excusably delayed. A delay is unavoidable only if the delay is not reasonably expected to occur in connection with or during CONSULTANT's performance, is not caused directly or substantially by acts, omissions, negligence or mistakes of CONSULTANT, is substantial and in fact causes CONSULTANT to miss specified completion dates and cannot adequately be guarded against by contractual or legal means.

14.3. NOTIFICATION OF DELAYS

CONSULTANT shall notify RTC as soon as CONSULTANT has knowledge that an event has occurred or otherwise becomes aware that CONSULTANT will be delayed in the completion of the work. Within ten (10) working days thereafter, CONSULTANT shall provide such notice to RTC, in writing, furnishing as much detail on the delay as possible and requesting an extension of time.

14.4. REQUEST FOR EXTENSION

Any request by CONSULTANT for an extension of time to complete the work under this Agreement shall be made in writing to RTC. CONSULTANT shall supply to RTC documentation to substantiate and justify the additional time needed to complete the work and shall provide a revised schedule. RTC shall provide CONSULTANT with notice of its decision within a reasonable time after receipt of a request.

ARTICLE 15 - GENERAL PROVISIONS

15.1. SUCCESSORS AND ASSIGNS

RTC and CONSULTANT bind themselves and their successors and assigns to the other party and to the successors and assigns of such party, with respect to the performance of all covenants of this Agreement. Except as set forth herein, neither RTC nor CONSULTANT shall assign or transfer interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating a personal liability on the part of any officer or agent or any public body which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than RTC and CONSULTANT.

15.2. NON TRANSFERABILITY

This Agreement is for CONSULTANT's professional services, and CONSULTANT's rights and obligations hereunder may not be assigned without the prior written consent of RTC.

15.3. SEVERABILITY

If any part, term, article, or provision of this Agreement is, by a court of competent jurisdiction, held to be illegal, void, or unenforceable, or to be in conflict with any law of the State of Nevada, the validity of the remaining provisions or portions of this Agreement are not affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provision held invalid.

15.4. RELATIONSHIP OF PARTIES

CONSULTANT is an independent contractor to RTC under this Agreement. Accordingly, CONSULTANT is not entitled to participate in any retirement, deferred compensation, health insurance plans or other benefits RTC provides to its employees. CONSULTANT shall be free to contract to provide similar services for others while it is under contract to RTC, so long as said services and advocacy are not in direct conflict, as determined by RTC, with services being provided by CONSULTANT to RTC.

15.5. WAIVER/BREACH

Any waiver or breach of a provision in this Agreement shall not be deemed a waiver of any other provision in this Agreement and no waiver is valid unless in writing and executed by the waiving party. An extension of the time for performance of any obligation or act shall not be deemed an extension of time for the performance of any other obligation or act. This Agreement inures to the benefit of and is binding upon the parties to this Agreement and their respective heirs, successors and assigns.

15.6. REGULATORY COMPLIANCE

- A. CONSULTANT shall comply with all applicable federal, state and local government laws, regulations and ordinances. CONSULTANT shall be responsible for obtaining all necessary permits and licenses for performance of services under this Agreement. Upon request of RTC, CONSULTANT shall furnish RTC certificates of compliance with all such laws, orders and regulations.
- B. CONSULTANT represents and warrants that none of the services to be rendered pursuant to this Agreement constitute the performance of public work, as that term is defined by Section 338.010(17) of the Nevada Revised Statutes. To the extent CONSULTANT does engage in such public work, CONSULTANT shall be responsible for paying the prevailing wage as required by Chapter 338 of the Nevada Revised Statutes.

15.7. EXCLUSIVE AGREEMENT

There are no verbal agreements, representations or understandings affecting this Agreement, and all negotiations, representations and undertakings are set forth herein with

the understanding that this Agreement constitutes the entire understanding by and between the parties.

15.8. AMENDMENTS

No alteration, amendment or modification of this Agreement shall be effective unless it is in writing and signed by both parties.

15.9. CONTINUING OBLIGATION

CONSULTANT agrees that if, because of death or any other occurrence it becomes impossible for any principal or employee of CONSULTANT to render the services required under this Agreement, neither CONSULTANT nor the surviving principals shall be relieved of any obligation to render complete performance. However, in such event, RTC may terminate this Agreement if it considers the death or incapacity of such principal or employee to be a loss of such magnitude as to affect CONSULTANT's ability to satisfactorily complete the performance of this Agreement.

15.10. APPLICABLE LAW AND VENUE

The provisions of this Agreement shall be governed and construed in accordance with the laws of the State of Nevada. The exclusive venue and court for all lawsuits concerning this Agreement shall be the Second Judicial District Court of the State of Nevada, County of Washoe, and the parties hereto submit to the jurisdiction of that District Court.

15.11. ATTORNEYS' FEES

In the event of a dispute between the parties result in a proceeding in any Court of Nevada having jurisdiction, the prevailing party shall be entitled to an award of costs and any reasonable attorneys' fees.

15.12. CERTIFICATION REQUIRED BY NEVADA SENATE BILL 27 (2017)

CONSULTANT expressly certifies and agrees, as a material part of this Agreement, that it is not currently engaged in a boycott of Israel. CONSULTANT further agrees, as a material part of this Agreement, it will not engage in a boycott of Israel for the duration of this Agreement. If, at any time during the formation or duration of this Agreement, CONSULTANT is engaged or engages in a boycott of Israel, it will constitute a material breach of this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

REGIONAL TRANSPORTATION COMMISSION
OF WASHOE COUNTY

By: _____
Bill Thomas, AICP, Executive Director

WPS USA, INC.

By: _____
John Maloney, PE

Exhibit A – Scope of Work and Compensation



WSP USA, Inc.
Contract No. XXX
Project No. XXX

Scope of Services
Tahoe Reno Industrial Center (TRIC)
Commuter Rail Feasibility Study

October 2024

GENERAL DESCRIPTION OF WORK:

The Regional Transportation Commission of Washoe County, Nevada (RTC) has contracted WSP USA, Inc. (WSP) to conduct this study to evaluate the feasibility of developing a commuter or employee-access rail system to provide a reliable alternative mode of transportation for daily workforce commuting between the Reno/Sparks area and the TRIC, located in Storey County. The study will assess the feasibility and define conceptual requirements and constraints for this conceptual commuter rail system. This system is anticipated to utilize existing Union Pacific Railroad (UPRR) right-of-way and mainline facilities to the extent possible dependent upon freight operations and capacity constraints, plus the current Amtrak station in Reno to the extent possible. The service is dependent upon funding and financing availability, freight operations and capacity constraints, local access potential at the TRIC, and customer access in general. The service would provide daily workforce transportation aligning with shift workers' commuting needs.

Additionally, the study will evaluate the potential to extend the existing industrial freight track to a location closer to the Tesla Gigafactory and other customers to provide additional freight rail intermodal service opportunities within the TRIC complex.

Finally, the study will also coordinate with Caltrans, CalSTA, and the Capitol Corridor Joint Powers Authority (CCJPA), who have been awarded a federal Corridor Identification and Development (CID) Program grant to evaluate opportunities to extend the existing Capitol Corridor passenger rail service eastward from its current terminus in Auburn, CA to Reno, in addition to other Bay Area connections. Coordination would mainly be in the areas of potential interface/overlap of passenger operations, infrastructure requirements, and capital costs. The projects could conceptually share layover and maintenance facilities and additional stations in the metro area.

This scope of work covers the development of the feasibility study necessary to evaluate the project requirements and constraints for implementation of the proposed work force commuter rail operation. Project activities include:

- Determining the potential impacts for the project,
- Beginning discussions about the proposed project with UPRR and the Nevada Department of Transportation (NDOT).,
- Developing a concept-level design and engineer's estimate for the order of magnitude capital costs, and conceptual annual costs for operations and maintenance (O&M) of the proposed service.

Project Understanding - The TRIC is a major regional employment center with a current average daily workforce exceeding 22,000 employees. Several TRIC employers have plans for significant growth and are anticipating employment

to more than double over the next 10 years. Currently the only public access transportation corridor available between Reno/Sparks and the TRIC is I-80, which is a heavily traveled and severely congested four-lane highway that is constrained by the mountainous topography, the Truckee River, and the UPRR mainline; there are no alternative routes. NDOT is currently working through the NEPA process for the I-80 East Widening project between Reno/Sparks and USA Parkway at the north entrance to the TRIC. NDOT anticipates construction to begin in the 2025/2026 timeframe and take several years to complete, which will severely impact travel to and from the TRIC.

The Union Pacific Railroad parallels I-80 through central Reno and Sparks, and in the sparsely developed Truckee River canyon area between Sparks and the TRIC. The distance between the Reno Amtrak station in downtown Reno and an access point to the TRIC (USA Parkway) is approximately 19 miles. The majority of the UPRR corridor in the study area consists of double-tracked mainline with multiple yard areas and industrial access sidings in the corridor. More than 6 miles of the corridor is currently single track mainline in a geographically constrained area near the Truckee River and abutting rock formations. In addition to freight movements, the UPRR mainline currently hosts one daily passenger rail round trip: the Amtrak *California Zephyr* long-distance route connecting the San Francisco Bay Area with Chicago via Sacramento, Reno, Salt Lake City and Denver.

The Economic Development Authority of Western Nevada (EDAWN) estimates that 75% or more of TRIC employees live north of I-80 in the Reno/Sparks area and commute daily via I-80 to the TRIC. NDOT estimates there are 2,400 vehicles per hour commuting in both directions between Reno/ Sparks and the TRIC during peak morning (7 AM–9 AM) and evening (4 PM–6 PM) shift change periods. RTC, EDAWN, and several major TRIC employers are interested in exploring alternative modes of transportation such as commuter rail to minimize or eliminate the impact to workforce commuters during construction of I-80 and beyond, and to accommodate anticipated growth at TRIC and in the Reno/ Sparks area. Current RTC Vanpool and private rideshare programs will be significantly impacted by the I-80 widening construction work and it appears critical to evaluate other transportation alternatives.

Services to be provided - This Scope of Work covers the development of a Feasibility Study in order to evaluate the project requirements and constraints for implementation of a commuter rail operation, determine the potential impacts for the project, begin discussions about the proposed project with UPRR and NDOT, develop a concept-level design and an engineer's estimate for the order of magnitude capital costs, and concept-level annual costs for operations and maintenance (O&M) of the proposed commuter rail service.

RTC will provide WSP with any applicable available topographic survey base mapping and aerial imagery related to the cities of Reno and Sparks, and for the Tahoe Reno Industrial Center area. RTC will also provide WSP with any previous studies that would be applicable to the evaluation of the proposed commuter rail service. WSP will also conduct a data search of available sources for additional base mapping related to the study area.

WSP anticipates that the project duration will be approximately 6 months. Extensions in time of this phase based on delays from obtaining needed data, input, feedback, or acceptance from Stakeholders of concepts evaluated may result in additional project costs and/or lengthened schedule. The scope of services for this study will be performed on a time and materials basis, not to exceed the fee shown in the attached fee proposal based on the Scope of Work outlined herein. If additional scope is required, a subsequent contract modification will be submitted to RTC for approval prior to beginning any additional work. WSP will invoice RTC monthly for the actual hours of the work required for the Scope of Work and for efforts required to perform this study.

The study area limits are represented in the graphic below, to be limited to the UPRR track alignment between the Reno-Sparks metropolitan area and the Tahoe Reno Industrial Center and key stakeholders within the TRIC complex.



TASK 1.0 - PROJECT MANAGEMENT AND COORDINATION

The WSP Project Manager, in coordination with the RTC Project Manager, will be responsible for directing and coordinating all WSP team activities associated with this study. The work under this task includes providing project management and coordination of all activities throughout the life of the project including scheduling and conducting meetings, development of meeting agendas, minutes, and action item logs, development of all project documentation, and submittals. Project Management includes project set-up, monthly invoicing, and project tracking.

Project Coordination includes meetings throughout the project to coordinate work tasks and provide progress updates to RTC and key stakeholders to be defined in collaboration with RTC. WSP assumes that coordination will only be with the identified key stakeholders and that no public involvement will be conducted for this study.

This task is anticipated to include the following:

- 1) Project Management and Contract Management for an estimated duration of 6 months from Notice to Proceed.
- 2) Project Kick-Off Meeting and Planning Charrette – this meeting will be conducted immediately upon award and Notice to Proceed (NTP). This meeting is intended to be an in-person kick-off meeting with RTC, EDawn, and other key stakeholders identified by RTC, to be conducted in RTC’s office. The purposes of this meeting include:
 - a) To confirm the study goals and objectives, scope of work and deliverables, schedule, budget, follow on meetings, and other study and contract requirements.
 - b) To identify all applicable studies conducted to date that need to be considered and/or incorporated into the study.
 - c) To identify all key TRIC and other stakeholders that need to be engaged in defining the study parameters and identify an effective employer outreach process given the study’s constraints.
 - d) To discuss the potential freight rail opportunities to be considered for UPRR engagement.

- e) Conduct a site/field visit to view the UPRR/I-80 corridor and the TRIC development.
- 3) Conduct weekly WSP team meetings – to be conducted virtually via Microsoft TEAMS to track progress and provide team direction as the study progresses
- 4) Conduct bi-weekly progress meetings with RTC – to be conducted virtually via Microsoft TEAMS to provide progress updates and respond to questions as the study progresses.
- 5) Participate and/or conduct in-person meetings with RTC - WSP assumes two (2) in-person meetings are required for key deliverables, supporting RTC during Board meetings, and/or key stakeholder meetings. All in-person meetings will include preparation for meeting, agenda development, and meeting minutes.
- 6) Conduct meetings with Caltrans and the Capitol Corridor Joint Powers Authority (CCJPA) – to be conducted virtually via Microsoft TEAMS. The Federal Railroad Administration (FRA) awarded CalSTA with a Corridor ID grant to study an extension of the existing Capitol Corridor service eastward from Auburn, CA to Reno, NV. WSP will conduct coordination meetings with CalSTA, Caltrans and CCJPA on potential interface/overlap with the RTC TRIC Rail Study, both in terms of service and project footprint. WSP will meet with these state entities up to three (3) times via TEAMS to determine the scope of their Reno extension project, and coordinate on items of mutual interest. RTC and key stakeholders will be included in all meetings as desired.
- 7) Conduct a final in-person meeting with RTC and key stakeholders (included in the previous count) to present study findings and discuss next steps.

A meeting agenda, meeting minutes, action item list, and decision tracking log will be developed for each meeting to document progress.

ASSUMPTIONS: It is assumed that all meetings not previously identified as in-person will be conducted virtually and do not require travel.

DELIVERABLES: Meeting Agenda (Electronic PDF), Meeting Minutes (Electronic PDF), Decision Tracking Log (Provided with Meeting Minutes), Action Items Log (Provided with Meeting Minutes)

TASK 2.0 – PLANNING AND SYSTEM REQUIREMENTS

The work under this task will develop a conceptual level of understanding of requirements related to operations and maintenance of the proposed commuter rail system. WSP will develop a feasibility concept report concentrating on service planning, operations and maintenance, equipment and facility requirements, and costs associated with annual operations & maintenance of the proposed commuter service.

The planning task will be accomplished in three (3) phases focused on development of system elements required to achieve progressive understanding of the project requirements needed to gain UPRR and stakeholder support. The level of development at each phase is described below.

This task is anticipated to include the following:

Planning Phase 1

- 1) **Data Collection and Review of Previous Studies:** WSP will conduct a site visit and review previous studies and documents identified during the kick-off meeting to determine what previous recommendations and data should be incorporated into the feasibility study. The WSP team’s goal is to build on the previous work and investment completed to date. It will be important to understand the data used as the basis of previous studies and to

determine if the data remains applicable or if it needs to be modified and reevaluated to represent current conditions.

- 2) Existing Conditions & Operational Requirements Identification: WSP will organize information on the existing physical and operating conditions of the proposed route to inform the system planning analysis process. We will work with RTC to identify the relevant previous state and regional transportation studies to be incorporated or updated for use in this study. We will document any assumptions and/or gaps in our knowledge by working closely with RTC and other key stakeholders.
- 3) Conduct TRIC and Other Stakeholder Engagement: The WSP team will contact key TRIC stakeholders to set up meetings to be conducted virtually via Microsoft TEAMS and/or in person when possible. WSP will coordinate, schedule, and conduct meetings with key TRIC stakeholders. These meetings will discuss the purpose and scope of the proposed commuter rail service, current and future staffing requirements, and desired commuter service parameters. The meeting will allow for stakeholder input during the development of the Study. This employment data will become the basis of the potential commuter demand that we will use to develop the service plan. This initial meeting will also be used to enquire about existing and future freight shipping needs for each TRIC stakeholder to identify the potential and need for additional freight rail services and potential containerized shipping operations.
- 4) Develop commuter system base mainline operational requirements concept (excluding Rail Traffic Controller line simulation)
 - a) Operating on existing network including UPRR single track mainline
 - b) Operating on conceptual double track mainline
 - c) Operating on a dedicated mainline separate from UPRR mainline (single track with passing sidings and/or double track)
- 5) Evaluate impacts to existing UPRR operations
- 6) Develop freight concepts to mitigate impacts and/or increase freight rail business
 - a) Mainline passing sidings
 - b) Double track mainline
 - c) Develop intermodal / inland port facility at TRIC
 - d) Extend freight rail access to key TRIC stakeholders
- 7) Conduct a meeting with UPRR (Meeting #1) to present proposed commuter rail concept with alternatives to mitigate impacts to freight operations and proposed opportunities to grow freight business. This meeting will establish the baseline of UPRR's interest and/or willingness to consider the proposed commuter rail operation, and will establish UPRR's initial thoughts, concerns, and requirements to be addressed for the project to move forward. 6) Conduct meetings with UPRR – to be conducted virtually via Microsoft TEAMS and/or in person when possible. WSP will coordinate, schedule, and conduct meetings with UPRR. The purpose of these meetings will be to present the proposed commuter rail concept and operational parameters along with concepts to improve freight rail operations and/or opportunities for additional freight business. WSP assumes up to three (3) UPRR meetings are anticipated for this coordination, each of one hour duration plus time for agenda preparation and meeting minutes

Planning Phase 2

- 1) Evaluate UPRR's initial thoughts, concerns, and requirements established in the initial meeting (Meeting #1) from Planning Phase 1 above. The WSP team will work directly with RTC to address comments received from UPRR to determine:

- a) Opportunities to mitigate UPRR concerns and/or requirements
 - b) Evaluate feasibility of proposed concepts and mitigation requirements
 - c) Identify preferred concept(s) and next steps
- 2) Modify preferred concept(s) to include appropriate detail to develop order of magnitude cost estimates to include capital costs and operations & maintenance costs.
 - 3) Station and O&M Facility concept planning: WSP will work with RTC and project stakeholders to develop station and O&M Facility concepts and location alternatives, including opportunities to stage and layover the proposed commuter/workforce rail equipment off the UPRR mainline. Concept plans will include a plan view layout to illustrate the size and configuration, operational layout, train storage, car parking, bus and other transportation accommodations, and a description of amenities and equipment requirements.
 - 4) Conduct conceptual-level first and last mile connectivity analysis for station locations in Reno/Sparks and for circulation within the TRIC. This will include a cursory evaluation of existing transit services that could provide multimodal connections at the proposed station locations.
 - 5) Conduct TRIC and Other Stakeholder Engagement: WSP will conduct a second round of stakeholder meetings to present development of commuter system concept(s) and freight mitigation requirements.
 - 6) Conduct a second meeting with UPRR (Meeting #2) to present refinement of proposed commuter and freight concept(s). This meeting will gauge UPRR's interest and/or willingness to consider the proposed commuter rail operation and whether the proposed project has the ability to move forward or not.
 - 7) Identify potential grant opportunities.

Planning Phase 3

- 1) Evaluate UPRR's thoughts, concerns, and requirements from meeting in Planning Phase 2 above. WSP will work directly with RTC to address comments received from UPRR to determine:
 - a) Opportunities to mitigate UPRR concerns and/or requirements
 - b) Evaluate feasibility of proposed concepts and mitigation requirements
 - c) Identify preferred concept(s) and next steps
- 2) Modify preferred concept(s) to include appropriate detail to develop order of magnitude cost estimates to include capital costs, operations and maintenance costs.
- 3) Conduct third meeting with UPRR (Meeting #3) to present refinement of proposed commuter and freight concept(s). This meeting is intended to gain UPRR acceptance of the preferred commuter rail system and proposed freight improvements concept and their willingness to work with RTC to advance the proposed project.
- 4) Identify potential grant opportunities
- 5) Develop final planning report to include:
 - a) Documentation of past study efforts (if any have been completed to date)
 - (1) Compile previous analysis and data on proposed corridor
 - (2) Develop summary of findings from previous reports
 - (3) Identify gaps in previous studies
 - b) Stakeholder Engagement/Input
 - (1) Determine local stakeholders and set meetings

- (2) Identify key origins and destinations
 - (3) Develop potential station locations with the cooperation of stakeholders and the conceptual design team
 - (4) Determine service level for commuter rail service. This is assumed to be limited morning and evening operations only to provide commuter services to match shift worker schedules
- c) Current Conditions, in cooperation with the conceptual design team
- (1) Description of existing corridor
 - (2) Physical challenges and choke points (single track and geographical/physical constraints)
 - (3) Right of Way evaluation (to determine properties owned by UPRR)
 - (4) Freight operations in the corridor
- d) Rail Service Planning
- (1) Perform train performance calculations to determine point to point running times
 - (2) Develop service plans by day and time period, including railroad equipment type assumptions
 - (3) Develop detailed timetable in Viriato for the proposed rail service, including station dwell times and layovers
 - (4) Develop Viriato model with UPRR trains included to resolve conflicts and identify slots for future commuter rail service (Note: this assumes that UPRR will provide current train data)
 - (5) Analyze service plan to determine needed infrastructure improvements, in cooperation with the conceptual design team
 - (6) Generate schedule files for Rail Traffic Controller models for future use in modeling the proposed network
 - (7) Prepare service-related inputs for the operations & maintenance (O&M) cost model
 - (8) Develop the rolling stock fleet requirement for the O&M cost model
 - (9) Develop alternatives for Service and Inspection (S&I)/Maintenance facility, in cooperation with the conceptual design team
 - (10) Develop crew requirements and schedules for the O&M cost model
 - (11) Complete the O&M cost model
 - (12) Develop a capital cost model for required infrastructure improvements, railroad equipment and facilities.
- e) Proposed freight improvement required to mitigate commuter service
- f) Proposed new freight business opportunities

DELIVERABLES: Draft and Final report (Electronic PDF)

TASK 3.0 - CONCEPTUAL DESIGN

The work under this task will develop a conceptual trackwork design to the level of detail necessary to evaluate the required modifications to implement the proposed commuter rail service. Conceptual design will be developed to identify the project footprint, construction phasing, preliminary quantities, and estimated construction costs for trackwork, signalization, Service and Inspection (S&I)/Maintenance facilities, storage and layover yards and other facilities, stations, and associated improvements required to implement the proposed commuter rail system.

WSP will develop a feasibility-level concept for the rail and facilities infrastructure including required improvements associated with UPRR's Nevada Subdivision mainline between Reno-Sparks and the Tahoe Reno Industrial Center (TRIC). All track design will be in conformance with UPRR mainline standards and other applicable industry standards for joint use passenger and freight rail operations of similar size and operational characteristics.

The effort associated with the conceptual design task will be progressed in parallel with and in support of Task 2.0 - Planning and System Requirements phases as described above to be accomplished in three (3) phases. The level of development at each phase is described below.

This task is anticipated to include the following:

Phase 1

- 1) Data Collection and Base Mapping – WSP assumes that RTC will provide any applicable available topographic survey base mapping and aerial imagery related to the cities of Reno and Sparks, and for the Tahoe Reno Industrial Center area for use during this study. WSP also assumes that NDOT will provide applicable topographic survey mapping and aerial imagery associated with the I-80 corridor widening project between Sparks and the TRIC. WSP will also conduct a data search of other available base mapping sources that are relevant to the study purpose and area. WSP will develop a project base map utilizing the best applicable data received for the study. No additional surveys will be progressed for this study.
- 2) Existing Conditions – the engineering team will utilize the base mapping to document the existing conditions including track class of track, locations where a second main track can and cannot be constructed, and structure types and sizes along the alignment that create specific challenges.
- 3) Commuter Rail Concept Alternatives – WSP will develop up to three alternatives for mainline improvements to accommodate the proposed commuter service from Reno/Sparks to TRIC. Alternatives will illustrate the conceptual horizontal alignment with centerline offset from existing mainline and typical sections at critical locations. The alternatives will also illustrate approximate locations for stations, maintenance facility, and storage and layover yards.
- 4) Freight concepts – WSP will develop concept layouts to increase freight rail business opportunities.
 - a) Intermodal facility at TRIC
 - b) Extend freight rail access to key TRIC stakeholders
- 5) Develop presentation materials to support meeting #1 with UPRR to discuss proposed commuter service and freight rail development opportunities.

Phase 2

- 1) Address UPRR's comments from meeting #1 and incorporate additional detail to a 10% design level of detail for the preferred alternative. WSP will work directly with RTC to address comments received from UPRR.
- 2) Modify Preferred concept(s) to support development of cost estimates.
- 3) Station and O&M Facility layouts to support planning and cost estimates.
- 4) Develop presentation materials to support meeting #2 with UPRR to present modifications made to address comments.
- 5) Develop 10% conceptual plans – upon conclusion of UPRR meeting #2 and any additional comments, WSP will develop a 10% level design in accordance with UPRR standards for the preferred alternative to include:
 1. Cover Sheet
 2. General Notes
 3. Horizontal Alignment
 4. Vertical Profile



5. Typical Sections at critical locations
 6. UPRR design standards for mainline track improvements
 7. Summary of primary elements and facilities required for proposed improvements
- 6) Submit 10% design package to UPRR for review and one round of revisions based on received comments.
 - 7) Quantity take-offs to support development order of magnitude cost estimates for all planned improvements included in the preferred alternative.

Phase 3

- 1) Address UPRR's comments from 10% design submittal and incorporate additional detail to complete the 10% design package to be included in the final report. WSP will work directly with RTC to address comments received from UPRR.

DELIVERABLES: Conceptual Plans and Summary Report (Electronic PDF) (Draft and Final)

EXCLUSIONS:

Services excluded from this Scope of Work include, but are not limited to:

1. Field Survey
2. Geotechnical Exploration and/or Evaluation
3. Subsurface Utility Evaluation (SUE)
4. Permits and associated fees
5. Field work and/or associated project travel
6. Environmental and historical evaluations
7. Public Involvement
8. Grant writing and submission.

ATTACHMENTS

1. Fee Proposal

WSP USA Inc.
Washoe RTC - TRIC Rail Study
FEE PROPOSAL - DETAIL - October 17, 2024

Task Description		Total	
		Hours	Costs
1.0	Project Management and Corrdination	243	\$72,758.39
2.0	Planning and Systems Requirements	1619	\$399,511.61
3.0	Conceptual Design & Cost Estimate	1810	\$304,965.81
	TOTAL	3672	\$777,235.81
	DIRECT COSTS		\$20,282.00
	GRAND TOTAL		\$797,517.81

Phase 1		Phase 2		Phase 3	
Hours	Costs	Hours	Costs	Hours	Costs
107	\$31,622.39	59	\$17,728.67	77	\$23,407.32
807	\$196,032.59	528	\$132,869.01	284	\$70,610.01
1098	\$187,849.30	644	\$107,323.47	68	\$9,793.04
2012	\$415,504.28	1231	\$257,921.16	429	\$103,810.38
	\$8,427.33		\$5,927.33		\$5,927.33
	\$423,931.61		\$263,848.49		\$109,737.71

WSP USA Inc.
Washoe RTC - TRIC Rail Study
FEE PROPOSAL - DETAIL - October 17, 2024

		Darwin Desen	Peter Voorhees	Melanie Monarco	Joe Black	Total Hours	Total Cost
	Contract Billable Rates	\$408.15	\$248.84	\$211.37	\$338.36		
NO.	TASK						
1.0	PROJECT MANAGEMENT and COORDINATION						
1	Project Management & Contract Management						
2	Project Kick-Off / Planning Charrette (in person)	16	16	16		48	\$13,893.72
3	Weekly WSP team meetings (via TEAMS)	26	26	26		78	\$22,577.30
4	Bi-Weekly Progress Meetings with RTC (via TEAMS)	13	13	13		39	\$11,288.65
5	In-Person meetings with RTC	16	16	4		36	\$11,357.30
6	Meetings with Caltrans and CCJPA	8	8		8	24	\$7,962.78
7	Final in-person meeting with RTC	8	8	2		18	\$5,678.65
	SUBTOTAL PROJECT MANAGEMENT and COORDINATION	87	87	61	8	243	\$72,758.39

WSP USA Inc.
Washoe RTC - TRIC Rail Study
FEE PROPOSAL - DETAIL - October 17, 2024

		PM	QA/QC	Eng Lead	Civil	Bridges & Struct	Systems		Track & Civil		Station & Facilities					Total Hours	Total Cost	
		Darwin Desen	Tom Taylor	Melanie Manarco	Mukesh Khadka	Kaushal Shah	Bill Keyes	Patrick Ashley (Signal/Syst)	Jeff Hill (Track/Civil)	Ryan Duffett (Track/Civil)	Jim Gast	Andy Immroth	Mapping Data	CADD	Project Admin			
NO.	TASK	\$408.15	\$261.05	\$211.37	\$326.52	\$310.47	\$361.49	\$227.23	\$178.83	\$109.00	\$433.05	\$327.75	\$190.47	\$98.12	\$163.26	\$0		
3.0	Conceptual Design & Cost Estimate																	
	Phase 1																	
1	Data Collection / Base Map Development			4						24			24	40			93	\$12,365.82
2	Existing Conditions			12		4				24				16			57	\$8,372.45
3	Commuter Rail Concept Alternatives	4	20	50	32	16			60	150	24	40		80			476	\$91,271.01
4	Freight Concepts	4	20	50	32	8			60	150				80			404	\$65,284.22
5	Develop Presentation Materials for UPRR Meeting #1	4		8						16				16	24		68	\$10,555.80
	Phase 2																	
1	Address UPRR Comments from Meeting #1	4		24						24				24	4		80	\$12,329.46
2	Modify preferred concept(s)	2		8						24				24			58	\$7,478.22
3	Station and O&M Facility layouts	2									16	24		24			66	\$17,965.88
4	Develop Presentation Materials for UPRR Meeting #2	4		8						16				16	24		68	\$10,555.80
5	Develop 10% Concept Plans for Preferred Alternative	4	24	24	8	8	4	24	24	100				60			280	\$46,045.56
6	Submit 10% design to UPRR	2		8						16				16	8		50	\$7,127.32
7	Quantity take-offs to support Cost Estimate	2		8						16				16			42	\$5,821.23
	Phase 3																	
1	Address UPRR comments from 10% design package submittal	4		12						24				24	4		68	\$9,793.04
	SUBTOTAL	38	64	216	72	36	4	24	144	584	40	64	24	436	64		1810	\$304,965.81

DIRECT COSTS								
ITEM						Quantity	Rate	TOTAL COST
Xerox Copies							\$0.20	\$0.00
Postage (not to exceed Current Federal Rates)							\$0.50	\$0.00
Overnight (Fed-Ex)							\$25.00	\$0.00
Courier Service							\$25.00	\$0.00
Reproduction - Plans (11" x 17" Sheets x 50 Sheets/Set)							\$10.00	\$0.00
Subtotal Directs (non-Travel)								\$0.00
Task Related Expenses								
Topographic Mapping and Aerial Imagery								\$2,500.00
								\$2,500.00
	Kick-Off Meeting	In-Person Meeting #1	In-Person Meeting #2	Final Presentation				
Travel								
Days/Trip	2	2	2	2				
Staff/Trip	3	3	3	3				
Air Fare	3	3	3	3		12	\$800.00	\$9,600.00
Lodging (Days)	6	6	6	6		24	\$200.00	\$4,800.00
Meals (Days)	6	6	6	6		24	\$60.00	\$1,440.00
Auto Rental including fuel (Days)	2	2	2	2		8	\$150.00	\$1,200.00
Taxi / Ground Transportation						0	\$24.00	\$0.00
Tolls						0	\$50.00	\$0.00
Parking (Days)	6	6	6	6		24	\$20.00	\$480.00
Mileage	100	100	100	100		400	\$0.655	\$262.00
Equipment Rental						0	\$200.000	\$0.00
Subtotal Travel								\$17,782.00
TOTAL ODC's								\$20,282.00

Exhibit B Insurance and Indemnification

INDEMNIFICATION AND INSURANCE REQUIREMENTS FOR PROFESSIONAL SERVICE AGREEMENTS

1. INTRODUCTION

IT IS HIGHLY RECOMMENDED THAT CONSULTANTS CONFER WITH THEIR INSURANCE CARRIERS OR BROKERS TO DETERMINE THE AVAILABILITY OF THESE INSURANCE CERTIFICATES AND ENDORSEMENTS IN ADVANCE OF PROPOSAL SUBMISSION. IF THERE ARE ANY QUESTIONS REGARDING THESE INSURANCE REQUIREMENTS, IT IS RECOMMENDED THAT THE AGENT/BROKER CONTACT RTC'S FINANCE DIRECTOR AT (775) 335-1845.

2. INDEMNIFICATION

CONSULTANT agrees to defend, save and hold harmless and fully indemnify RTC, Washoe County, City of Reno, and City of Sparks, including their elected officials, officers, employees, and agents (hereafter, "Indemnitees") from and against any and all claims, proceedings, actions, liability and damages, including attorneys' fees and defense costs incurred in any action or proceeding (collectively "Damages") arising out of:

- A. Any breach of duty, neglect, error, misstatement, misleading statement or omission committed in the conduct of CONSULTANT'S profession, work or services rendered by (i) CONSULTANT, its employees, agents, officers, or directors, (ii) subconsultants (hereafter, "Subs"), or (iii) anyone else for which CONSULTANT may be legally responsible; and
- B. The negligent acts of CONSULTANT, its employees, agents, officers, directors, Subs, or anyone else for which CONSULTANT is legally responsible; and
- C. The infringement of any patent or copyright resulting from the use by the Indemnitees of any equipment, part, component or other deliverable (including software) supplied by CONSULTANT under or as a result of this Agreement, but excluding any infringement resulting from the modification or alteration by the Indemnitees of any equipment, part, component, or other deliverable (including software) except as consented to by CONSULTANT.

The Damages shall include, but are not limited to, those resulting from personal injury to any person, including bodily injury, sickness, disease or death and injury to real property or personal property, tangible or intangible, and the loss of use of any of that property, whether or not it is physically injured.

If the Indemnitees are involved in defending actions, CONSULTANT shall reimburse the Indemnitees for the time spent by such personnel at the rate the Indemnitees pay for such services.

If an Indemnitee is found to be liable in the proceeding, then CONSULTANT'S obligation hereunder shall be limited to the proportional share of the liability attributed to CONSULTANT.

In determining whether a claim is subject to indemnification, the incident underlying the claim shall determine the nature of the claim.

In the event of a violation or an infringement under paragraph 2.C above and the use is enjoined, CONSULTANT, at its sole expense, shall either (1) secure for the Indemnitees the right to continue using the materials by suspension of any injunction or by procuring a license or licenses for the Indemnitees; or (2) modify the materials so that they become non-infringing. This covenant shall survive the termination of this Agreement.

3. GENERAL REQUIREMENTS

Prior to the start of any work on a RTC project, CONSULTANT shall purchase and maintain insurance of the types and limits as described herein insuring against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONSULTANT, its Subs, or their employees, agents, or representatives. The cost of all such insurance shall be borne by CONSULTANT.

4. VERIFICATION OF COVERAGE

CONSULTANT shall furnish RTC with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth herein, on forms acceptable to RTC. All deductibles and self-insured retentions requiring RTC approval shall be shown on the certificate. All certificates and endorsements are to be addressed to RTC's Finance Director and be received by RTC before work commences. Upon request, the CONSULTANT agrees that RTC has the right to review CONSULTANT'S and the Sub's insurance policies, or certified copies of the policies. Copies of applicable policy forms or endorsements confirming required additional insured, waiver of subrogation and notice of cancellation provisions are required to be provided with any certificate(s) evidencing the required coverage.

5. NOTICE OF CANCELLATION

CONSULTANT or its insurers shall provide at least thirty (30) days' prior written notice to RTC prior to the cancellation or non-renewal of any insurance required under this Agreement. An exception may be included to provide at least ten (10) days' written notice if cancellation is due to non-payment of premium. CONSULTANT shall be responsible to provide prior written notice to RTC as soon as practicable upon receipt of any notice of cancellation, non-renewal, reduction in required limits or other material change in the insurance required under this Agreement.

6. SUBCONSULTANTS & SUBCONTRACTORS

CONSULTANT shall include all Subcontractors and Subconsultants (referred to collectively as "Subs") as insureds under its liability policies OR shall cause Subs employed by CONSULTANT to purchase and maintain separate liability coverages and limits of the types specified herein. If any Subs maintain separate liability coverages and limits, each shall include the RTC, Washoe County, City of Reno and City of Sparks as additional insureds under its commercial general liability policy, subject to the same requirements stated herein, without requiring a written contract

or agreement between each of the additional insureds and any sub-consultant or sub-contractor. Any separate coverage limits of liability maintained by Subs shall be at least **\$1,000,000** per occurrence and at least **\$2,000,000** for any applicable coverage aggregates or the amount customarily carried by the Sub, whichever is GREATER. If any Subs provide their own insurance with limits less than required of the Contractor, Contractor shall include Subs in their coverage up to the full limits required of the Contractor. When requested by RTC, CONSULTANT shall furnish copies of certificates of insurance evidencing coverage for each Sub. The CONSULTANT need not require its non-design subcontractors to carry Professional Errors and Omissions Liability insurance.

7. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions that exceed \$25,000 per occurrence or claim must be declared to RTC's Finance Director prior to signing this Agreement. RTC is entitled to request and receive additional documentation, financial or otherwise, prior to giving its approval of the deductibles and self-insured retentions. Any changes to the deductibles or self-insured retentions made during the term of this Agreement or during the term of any policy must be declared to the RTC's Finance Director prior to the change taking effect.

8. ACCEPTABILITY OF INSURERS

Required insurance is to be placed with insurers with a Best's rating of no less than A-VII and acceptable to RTC. RTC may accept coverage with carriers having lower Best's ratings upon review of financial information concerning CONSULTANT and the insurance carrier. RTC reserves the right to require that CONSULTANT'S insurer(s) be licensed and admitted in the State of Nevada or meet any applicable state and federal laws and regulations for non-admitted insurance placements.

9. OTHER CONDITIONS

- A. Failure to furnish the required certificate(s) or failure to maintain the required insurance may result in termination of this Agreement at RTC's option.
- B. If CONSULTANT fails to furnish the required certificate or fails to maintain the required insurance as set forth herein, RTC shall have the right, but not the obligation, to purchase said insurance at CONSULTANT's expense.
- C. Any waiver of CONSULTANT's obligation to furnish such certificate or maintain such insurance must be in writing and signed by an authorized representative of RTC. Failure of RTC to demand such certificate or other evidence of full compliance with these insurance requirements or failure of RTC to identify a deficiency from evidence that is provided shall not be construed as a waiver of CONSULTANT's obligation to maintain such insurance, or as a waiver as to the enforcement of any of these provisions at a later date.

- D. By requiring insurance herein, RTC does not represent that coverage and limits will necessarily be adequate to protect CONSULTANT, and such coverage and limits shall not be deemed as a limitation on CONSULTANT's liability under the indemnities granted to RTC in this contract.
- E. If CONSULTANT'S liability policies do not contain the standard ISO separation of insureds condition, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

10. COMMERCIAL GENERAL LIABILITY

CONSULTANT shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than **\$2,000,000** each occurrence. If such CGL insurance contains a general aggregate limit, it shall be increased to equal twice the required occurrence limit or revised to apply separately to this project.

CGL insurance shall be written on ISO occurrence form CG 00 01 04 13 (or a substitute form providing equivalent coverage) and shall cover liability arising from premises, operations, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

RTC and any other Indemnitees listed in Section 2. INDEMNIFICATION of this Agreement shall be included as an additional insured under the CGL, using ISO additional insured endorsement CG 20 10 07/04 or CG 20 33 07/04 or a substitute providing equivalent coverage, and under the commercial umbrella, if any.

This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to RTC or any other Indemnitees under this Agreement.

CONSULTANT waives all rights against RTC and any other Indemnitees listed in Section 2. INDEMNIFICATION of this Agreement for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant to this agreement. CONSULTANT's insurer shall endorse CGL policy to waive subrogation against RTC with respect to any loss paid under the policy.

11. COMMERCIAL AUTOMOBILE LIABILITY

CONSULTANT shall maintain automobile liability and, if necessary, commercial umbrella liability insurance with a limit of not less than **\$1,000,000** each accident. Such insurance shall cover liability arising out of any auto (including owned, hired, and non-owned autos).

Coverage shall be written on ISO form CA 00 01, CA 00 05, CA 00 25, or a substitute form providing equivalent liability coverage for all owned, leased, hired (rented) and non-owned vehicles (as applicable). RTC may agree to accept auto liability for non-owned and hired (rented) vehicles under the CGL if CONSULTANT does not own or operate any owned or leased vehicles.

CONSULTANT waives all rights against RTC, its officers, employees and volunteers for recovery of damages to the extent these damages are covered by the automobile liability or commercial umbrella liability insurance obtained by CONSULTANT pursuant to this Agreement.

12. INDUSTRIAL (WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY) INSURANCE

It is understood and agreed that there shall be no Industrial (Worker's Compensation and Employer's Liability) Insurance coverage provided for CONSULTANT or any Subs by RTC. The CONSULTANT, and any Subs, shall procure, pay for and maintain the required coverages.

CONSULTANT shall maintain workers' compensation and employer's liability insurance meeting the statutory requirements of the State of Nevada, including but not limited to NRS 616B.627 and NRS 617.210. The employer's liability limits shall not be less than **\$1,000,000** each accident for bodily injury by accident or **\$1,000,000** each employee for bodily injury by disease.

CONSULTANT shall provide a Final Certificate for itself and each Sub evidencing that CONSULTANT and each Sub maintained workers' compensation and employer's liability insurance throughout the entire course of the project.

If CONSULTANT, or any Sub is a sole proprietor, coverage for the sole proprietor must be purchased and evidence of coverage must appear on the Certificate of Insurance and Final Certificate.

CONSULTANT waives all rights against RTC, its elected officials, officers, employees and agents for recovery of damages to the extent these damages are covered by the workers compensation and employer's liability or commercial umbrella liability insurance obtained by Tenant pursuant to this agreement. CONSULTANT shall obtain an endorsement equivalent to WC 00 03 13 to affect this waiver.

13. PROFESSIONAL ERRORS AND OMISSIONS LIABILITY

CONSULTANT shall maintain professional liability insurance applying to liability for a professional error, omission, or negligent act arising out of the scope of CONSULTANT'S services provided under this Agreement with a limit of not less than **\$1,000,000** each claim and annual aggregate. CONSULTANT shall maintain professional liability insurance during the term of this Agreement and, if coverage is provided on a "claims made" or "claims made and reported" basis, shall maintain coverage or purchase an extended reporting period for a period of at least three (3) years following the termination of this Agreement.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.
- **Recommended motion:** I (commissioner) motion to direct county staff to amend the Storey County Strategic Plan mission statement, vision statement, and other elements as discussed at today’s workshop and to bring a draft of these amendments to the board at a future meeting for further review and consideration.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** This public workshop will provide opportunity to review the current FY2024-2025 Storey County Strategic Plan and update and amend it as necessary.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Vision Statement

Storey County is a place where independence is valued, the rural Nevada lifestyle and rich history is treasured, and businesses, large and small, thrive.

Mission Statement

We strive to provide excellent, efficient, and predictable services; be accessible and transparent; preserve our past and embrace our future; and provide safe and welcoming places for our residents, businesses, and stakeholders.

Perspectives and Goals

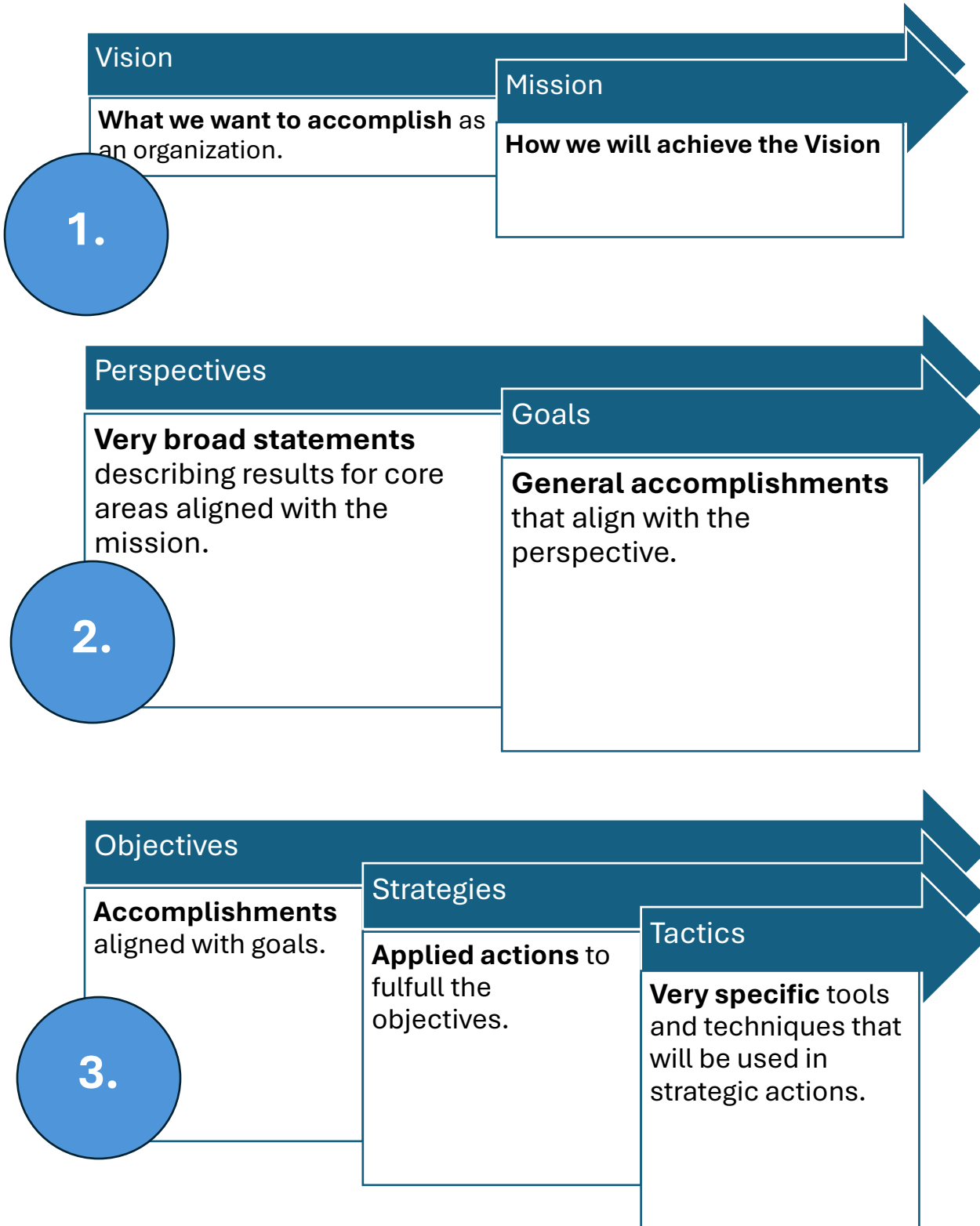
(See the remaining strategic plan for Objectives, Strategies, and Tactics supporting the Perspectives and Goals below.)

Perspective	Goal
1 Support the safety of our communities.	1.1 Keep communities safe from crime.
	1.2 Support and coordinate efforts with the Storey County Fire Protection District.
	1.3 Provide quick response to calls for emergency services.
	1.4 Have plans ready to prepare, respond, and recover from emergencies.
	1.5 Provide safe roadways, pedestrian ways, and drainages.

**BOCC TALKING PAPER
STRATEGIC PLAN UPDATE FOR 2025**

Perspective	Goal
2 Support the health and resiliency of our communities.	2.1 Create a safe and appealing built environment.
	2.2 Support the senior population through nutrition and other programming that creates holistic social and physical well-being.
	2.3 Support organizations and programs that contribute to the health and welfare of the general population.
	2.4 Provide safe and adequate drinking water.
	2.5 Provide for safe and adequate wastewater treatment and waste disposal.
	2.6 Operate recreational facilities for safe and optimum use by the public.
3 Respect and promote the distinct character and heritage of our communities.	3.1 Encourage public participation in setting the future direction of each unique community.
	3.2 Support infrastructure that enhances the character and heritage of our communities.
	3.3 Support historic preservation in the Virginia city and Gold Hill areas.
4 Attract, retain, and grow businesses that will support long-term sustainability.	4.1 Provide an environment that supports and promotes quality business growth and development.
	4.2 Support the tourism development efforts of the Virginia City Tourism Commission.
5 Storey County governance is accessible and transparent.	5.1 Encourage public participation in all aspects of governance.
	5.2 Provide accurate and timely information to every community.
6 Provide excellent, predictable, and efficient service to all our communities.	6.1 Anticipate, evaluate, and plan for public service needs.
	6.2 Maximize the efficient use of County resources.

A. SHORT RECAP



B. AN EXAMPLE

1. Perspective

- a. Support the health and resiliency of our communities.

2. Goal

- a. Support senior populations through nutrition and other programming that creates holistic social and physical well-being.

3. Objective

- a. Provide facilities that adequately serve the needs of all communities.

4. Strategy

- a. Replace and repair facilities to provide site-cooked meals, social activities, recreation, and support.

5. Tactic

- a. Replace the Lockwood Community Center.

C. OUR VISION & MISSION STATEMENT

Vision Statement

Storey County is a place where independence is valued, where the rural Nevada lifestyle and rich history is treasured, and where businesses, large and small, thrive.

Mission Statement

We strive to provide excellent, efficient, and predictable services; to be accessible and transparent; to preserve our past and embrace our future; and to provide safe and welcoming place for our residents, businesses, and stakeholders.

D. OUR PERSPECTIVES & GOALS

1. Perspective – Support the safety of our communities.

- 1.1 Keep communities safe from crime.
- 1.2 Support and coordinate efforts with the S.C. Fire Protection Dist.
- 1.3 Provide quick response to calls for emergency services.
- 1.4 Have plans ready to prepare, respond, and recover from emergencies.
- 1.5 Provide safe roadways, pedestrian ways, and drainages.

2. Perspective – Support the health and resiliency of our communities.

- 2.1 Create a safe and appealing built environment.
- 2.2 Support the senior population through nutrition and other programming that creates holistic social and physical well-being.
- 2.3 Support the organization and programs that contribute to the health and welfare of the general population.
- 2.4 Provide safe and adequate drinking water.
- 2.5 Provide for safe and adequate wastewater treatment and waste disposal.
- 2.6 Operate recreational facilities for safe and optimum use by the public.

3. Perspective – Respect and promote the distinct character and heritage of our communities.

- 3.1 Encourage public participation in setting the future direction of each unique community.
- 3.2 Support infrastructure that enhances the character and heritage of our communities.
- 3.3 Support historic preservation in the Virginia City and Gold Hill areas.

4. Perspective – Attract, retain, and grow businesses that will support long-term sustainability.

- 4.1 Provide an environment that supports and promotes quality business growth and development.
- 4.2 Support the tourism development efforts of the Virginia City Tourism Commission.

5. Perspective – Storey County governance is accessible and transparent.

- 5.1 Encourage public participation in all aspects of governance.
- 5.2 Provide accurate and timely information to every community.

6. Perspective – Provide excellent, predictable, and efficient service to all our communities.

- 6.1 Anticipate, evaluate, and plan for public service needs.
- 6.2 Maximize the efficient use of County resources.

E. SWOT (STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS) ANALYSIS

Goals and objectives are listed below and should be aligned with each respective SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis.

1. Perspective – Support the safety of our communities.

- 1.1 Keep communities safe from crime.
- 1.2 Support and coordinate efforts with the SCFPD.
- 1.3 Provide quick response to calls for emergency services.
- 1.4 Have plans ready to prepare, respond, and recover from emergencies.
- 1.5 Provide safe roadways, pedestrian ways, and drainages.

PERSPECTIVE 1 AND GOALS			
SWOT			
Internal		External	
Strengths	Weaknesses	Strengths	Weaknesses
Opportunities	Threats	Opportunities	Threats

2. Perspective – Support the health and resiliency of our communities.

- 2.1 Create a safe and appealing built environment.
- 2.2 Support the senior population through nutrition and other programming that creates holistic social and physical well-being.
- 2.3 Support the organization and programs that contribute to the health and welfare of the general population.
- 2.4 Provide safe and adequate drinking water.
- 2.5 Provide for safe and adequate wastewater treatment and waste disposal.
- 2.6 Operate recreational facilities for safe and optimum use by the public.

PERSPECTIVE 2 AND GOALS SWOT			
Internal		External	
Strengths	Weaknesses	Strengths	Weaknesses
Opportunities	Threats	Opportunities	Threats

3. Perspective – Respect and promote the distinct character and heritage of our communities.

- 3.1 Encourage public participation in setting the future direction of each unique community.
- 3.2 Support infrastructure that enhances the character and heritage of our communities.
- 3.3 Support historic preservation in the Virginia City and Gold Hill areas.

PERSPECTIVE 3 AND GOALS			
SWOT			
Internal		External	
Strengths	Weaknesses	Strengths	Weaknesses
Opportunities	Threats	Opportunities	Threats

4. Perspective – Attract, retain, and grow businesses that will support long-term sustainability.

- 4.1 Provide an environment that supports and promotes quality business growth and development.
- 4.2 Support the tourism development efforts of the Virginia City Tourism Commission.

PERSPECTIVE 4 AND GOALS			
SWOT			
Internal		External	
Strengths	Weaknesses	Strengths	Weaknesses
Opportunities	Threats	Opportunities	Threats

5. Perspective – Storey County governance is accessible and transparent.

- 5.1 Encourage public participation in all aspects of governance.
- 5.2 Provide accurate and timely information to every community.

PERSPECTIVE 5 AND GOALS			
SWOT			
Internal		External	
Strengths	Weaknesses	Strengths	Weaknesses
Opportunities	Threats	Opportunities	Threats

6. Perspective – Provide excellent, predictable, and efficient service to all our communities.

- 6.1 Anticipate, evaluate, and plan for public service needs.
- 6.2 Maximize the efficient use of County resources.

PERSPECTIVE 6 AND GOALS SWOT			
Internal		External	
Strengths	Weaknesses	Strengths	Weaknesses
Opportunities	Threats	Opportunities	Threats

Storey County Strategic Plan
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Perspectives and Goals

Item Nr	Perspective	Goal #	Goal	Objective	Strategy	Tactic(s)	Notes	Status	Applicable Department(s)
1	1. Support the safety of our communities.	1.1	1.1 Keep communities safe from crime.	Improve awareness and access to information in all county communities.	Include communications related to Sheriff's services and tips for staying safe.	Amended and operated FY24 PR outreach program. Plan changes for FY25.	Actively recruiting in house public relations officer. The PR plan will be updated with the successful hire. Work with PR officer on staff to continue coordinated targeted public outreach/social media; increase awareness of SO mobile app.	Finished or on-schedule.	CM, SO
2				Improve awareness and access to information in all county communities.	Include communications related to Sheriff's services and tips for staying safe.	Improving coordination with Sheriff's Office with shared PR outreach.	Done	Finished or on-schedule.	SO
New				Improve awareness and access to information in all county communities.	Include communications related to Sheriff's services and tips for staying safe.	Create a unified front - encourage members of the community/employees of Storey County to participate in field visits/ride-along with the SO.		Neutral/Acknowledged.	SO
3				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Facilitated and funded SO TRI-Center Substation project, phase 1.	Investigating requirement or waiver of environmental report; funding has been awarded, but will not be obligated until environmental report is completed.	Finished or on-schedule.	SO
4				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Negotiated Continue to monitor & follow-up GSA with Tesla to fund 7 Sheriff's patrol deputies and equipment.		Finished or on-schedule.	SO
5				Enhance law enforcement presence in each community.	Improve facilities and equipment.	The county explored options and federal funding to improve detention facilities. The jail facility will be further evaluated by an FY25 Lumos & Associates retained to conduct this analysis. Propane lot/935 S State Route 341 purchased by Storey County on 11/05/2024.		Finished or on-schedule.	PW, IT, CM, SO
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Creation of a Jail Design Committee for VC expansion.	Responsible for providing input/feedback on jail design within the budget & provide a facility that will meet the county needs today and in the future.	Neutral/Acknowledged.	SO
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Investigate relocation of emergency dispatch to criminal justice complex/divide.	Line of site on hill will provide improved radio communications.	Neutral/Acknowledged.	SO
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	e-board & ex-board meetings	Need more info on this one, wiring?	Neutral/Acknowledged.	SO, PW, B&G, IT
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Provide safe environment for public target practice/weapons training	Assist Storey County Jeep Posse w/obtaining certification from NRA member for range	Neutral/Acknowledged.	SO
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Ensure adequate vehicle maintenance, repair, and safety inspections of SO vehicles by hiring additional & properly trained fleet mechanic (s).	Routine maintenance is being delayed, critical repairs are priority and taking up most of the time. Equipment is becoming more specialized.	Neutral/Acknowledged.	FS
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Expand fleet services shop in VC to adequately provide vehicle maintenance, repair, and safety inspections of SO vehicles, tools, parts, and personnel.	Additional facilities are needed to house additional staff w/out overlapping shifts.	Neutral/Acknowledged.	PW, FS
New				Enhance law enforcement presence in each community.	Improve facilities and equipment.	Expand fleet services shop at TRI to adequately provide vehicle maintenance, repair, and safety inspections of SO vehicles, tools, parts, and personnel.	Additional facilities are needed to house additional staff w/out overlapping shifts; there is no fleet services staff at this facility; equipment must be hauled from VC.	Neutral/Acknowledged.	PW, FS
6	1. Support the safety of our communities.	1.2	1.2 Support and coordinate efforts with the Storey County Fire Protection District.	Update the Storey County Master Plan.	Develop goals and policies that enhance building and fire safety	The plan is under review and edits are being drafted.	December 31, 2024 target.	In progress with anticipated completion in FY25.	

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Item Nr	Perspective	Goal #	Goal	Objective	Strategy	Tactic(s)	Notes	Status	Applicable Department(s)
7				Enhance water systems for fire suppression.	Enhance Fire Water Cisterns for the Highlands (Phase 1 of 3).	Planned for FY25 phase 1.	An interlocal agreement is being drafted to cost-allocate all functions provided to fire district. The agreement will be part of the FY26 budget process. PW manages hydrants w/in Storey Co. system; agreement will need to be done regarding the cisterns.	In progress with anticipated completion in FY25.	CM, FD, CFO, DA, W/S, Plan
8				Share services between county and district to maximize resources.	Update interlocal agreement between the county and the Fire District for shared services.	Interlocal agreement for shared services in progress. The interlocal agreement for Station 71 expansion project is complete.	An interlocal agreement is being drafted to cost-allocate all functions provided to fire district. The agreement will be part of the FY26 budget process.	In progress with anticipated completion in FY25.	CM, FD, CFO, DA, B&G
9				Share services between county and district to maximize resources.	Update interlocal agreement between the county and the Fire District for shared services.	The county team is managing the grant and project for the Fire Station 71 project.	Design in FY25. Construction FY26.	In progress with anticipated completion in FY25.	CM, FD, CFO, DA, PW, Grant
10				Share services between county and district to maximize resources.	Update interlocal agreement between the county and the Fire District for shared services.	An interlocal agreement addressing shared services is being prepared for board consideration.	An interlocal agreement is being drafted to cost-allocate all functions provided to fire district. The agreement will be part of the FY26 budget process.	In progress with anticipated completion in FY25.	CM, FD, CFO, DA
New				Share services between county and district to maximize resources.	Update interlocal agreement between the county and the Fire District for shared services.	Ensure adequate vehicle maintenance, repair, and safety inspections of Fire District vehicles by hiring additional & properly trained fleet mechanic (s).	Routine maintenance is being delayed, critical repairs are priority and taking up most of the time. Equipment is becoming more specialized.	Neutral/Acknowledged.	FD/PW/Fleet
11	1. Support the safety of our communities.	1.3	1.3 Provide quick response to calls for emergency services.	Maintain inter-agency coordination.	Cooperate and meet regularly to share resources and information.	Monthly e-board meetings occur coordinating Fire, Sheriff, EM communications, and IT technology support.		Finished or on-schedule.	CM, FD, SO, IT, EM
12				Maintain inter-agency coordination.	Cooperate and meet regularly to share resources and information.	County IT resources were applied to administer MDT onboarding and maintenance.		Finished or on-schedule.	IT, FD, SO
13	1. Support the safety of our communities.	1.4	1.4 Have plans ready to prepare, respond, and recover from emergencies.	Improve awareness and access to information in all County communities.	Educate the public at community events and in field exercises about emergency preparedness.	Themed social media pushes and apps are being explored for future use.	This is budgeted for FY25.	Finished or on-schedule.	EM, SO
14				Improve awareness and access to information in all County communities.	Educate the public at community events and in field exercises about emergency preparedness.	Continue to utilize Change to Rave was done and will to better communicate with stakeholders.	Done; ongoing utilization	Finished or on-schedule.	EM, IT, SO, FD
15				Improve awareness and access to information in all County communities.	Educate the public at community events and in field exercises about emergency preparedness.	Town halls have expanded to include Sheriff, fire, and other officials.	Working on pre-planning town halls and distributing calendar.	Finished or on-schedule.	CM, PR, EM, SO, FD
16				Improve awareness and access to information in all County communities.	Educate the public at community events and in field exercises about emergency preparedness.	Logo-wear, signage, vehicle decals, and other branding is budgeted for FY25.		Finished or on-schedule.	EM, HR
17				Improve awareness and access to information in all County communities.	Educate the public at community events and in field exercises about emergency preparedness.	Emergency Management is implementing a 5-year Integrated Preparedness Plan with annually themed trainings and exercises to bolster community emergency preparedness.		Finished or on-schedule.	EM
18				Improve awareness and access to information in all County communities.	Establish consistent and uniform emergency/urgent messaging throughout the county.	The county seal, tagline, and colors are better integrated into website and social media.	Changes ongoing with new PR Officer.	Finished or on-schedule.	CM, PR, SO
19				Improve awareness and access to information in all County communities.	Establish consistent and uniform emergency/urgent messaging throughout the county.	Developing PIO and communications plan between SO, fire, EM, and other offices.	Coordination of major incident plans and processes between departments should ensure that each department operates within its area of expertise.	In progress with anticipated completion in FY25.	SO, Fire, EM, SO, HR

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Item Nr	Perspective	Goal #	Goal	Objective	Strategy	Tactic(s)	Notes	Status	Applicable Department(s)
20				Improve awareness and access to information in all County communities.	Inform the public where to obtain emergency response information during an event.	Ensure link to SO app is located on the Storey County website. Emergency management enhancements have been made to county website.	Ongoing	Finished or on-schedule.	EM, PR, SO
21	1. Support the safety of our communities.	1.5	1.5 Provide safe roadways, pedestrian ways, and drainages.	Enhance public outreach about road conditions.	Utilize online resources to provide information to the public.	Snow and road closures are more consistently noticed on county social media. Improvements still being made.		In progress with anticipated completion in FY25.	PW, PR
22				Enhance public outreach about road conditions.	Utilize online resources to provide information to the public.	A mobile app allowing direct public outreach has been evaluated and is budgeted for in FY25.	Reviewing benefits v. challenges of this.	Work to be done or uncertain elements.	CM, PR
23				Repair and improve existing county roads.	Update countywide road rehabilitation plan for Fiscal Year 2025.	The county road plan is better aligned with actual road conditions and projected funds.	Evaluating actual vs. anticipated Tesla post-abatement funds FY25 and FY26 for expansion of roads CIP.	In progress with anticipated completion in FY25.	PW, CFO
24				Repair and improve existing county roads.	Monitor FY25 revenues and accelerate the road repair schedule if funds allow.	The capital improvement plan for FY25 is updated. The plan needs to be refined for the next three to five years. FY25 revenues will be confirmed before all expenditures.	Evaluating actual vs. anticipated Tesla post-abatement funds.	In progress with anticipated completion in FY25.	CM, CFO, PW
New				Repair and improve existing county roads.	Create a truck turn around at the base of 6-mile canyon/road.	Interlocal agreement has been created with Lyon County.	In design.	Neutral/Acknowledged.	PW, SO
New				Repair and improve existing county roads.	Crosswalks at dangerous roadways.	Construct a crosswalk in Gold Hill	NDOT involvement/agreement required	Neutral/Acknowledged.	PW, SO
25				Repair and improve existing county roads.	Repair major collector roads identified in road rehabilitation plan as needing immediate attention.	Lousetown Road reconstruction began (SNC Construction).	Done	Finished or on-schedule.	PW
26				Repair and improve existing county roads.	Repair major collector roads identified in road rehabilitation plan as needing immediate attention.	Drainage at Peri Ranch Road at the LCC is corrected		In progress with anticipated completion in FY25.	PW
27				Repair and improve existing county roads.	Repair major collector roads identified in road rehabilitation plan as needing immediate attention.	Taylor Street Black & Howell washout is repaired.	Done	Finished or on-schedule.	EM, PW, Grant
28				Repair and improve existing county roads.	Repair major collector roads identified in road rehabilitation plan as needing immediate attention.	A new traffic signal is being installed at USA and Innovation. County will only maintain light.	Done	Finished or on-schedule.	CM, PW, CFO
29				Repair and improve existing county roads.	Repair major collector roads identified in road rehabilitation plan as needing immediate attention.	A traffic signal at Electric Avenue and Milan Drive will be 85% paid by Tesla per negotiated contract.		In progress with anticipated completion in FY25.	PW
30				Improve drainage infrastructure serving county roads.	Implement the goals and policies of the Storey County Master Plan.	Lockwood Flood Mitigation Study is near complete. Phase 3 implementation is ready for FY25.		In progress with anticipated completion in FY25.	Plan
31				Improve drainage infrastructure serving county roads.	Implement the goals and policies of the Storey County Master Plan.	Mark Twain/ Dayton Valley Area Drainage Master Plan planning continues.	Phase 1 culvert and drainage work has been ongoing. Some improvements are dependent on plan conformance as they impact Lyon County downstream.	In progress with anticipated completion in FY25.	Plan
32				Improve drainage infrastructure serving county roads.	Implement the goals and policies of the Storey County Master Plan.	Six Mile Canyon drainage culverts are planned and are budgeted for FY25.		In progress with anticipated completion in FY25.	PW, Plan
33				Improve drainage infrastructure serving county roads.	Prepare drainage study for County roads and parcels at the TRI-Center.	Only TRI-Center roads meeting county standards were accepted through dedication.		In progress with anticipated completion in FY25.	Plan
34				Enhance vehicle and pedestrian safety on county roads.	Slow down traffic and increase driver awareness on I and L Streets.	The county and VCTC are working together on solutions.	1 Street traffic calming devices are in the FY25 budget. Completed	Finished or on-schedule.	

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Perspectives and Goals

Item Nr	Perspective	Goal #	Goal	Objective	Strategy	Tactic(s)	Notes	Status	Applicable Department(s)
35				Enhance vehicle and pedestrian safety on county roads.	Design a proper vehicle rail crossing at Fairgrounds Road and F Street (Phase 1 of 2, design).	The RR crossing engineering at Fairground Road and F Street is budgeted for FY25.		In progress with anticipated completion in FY25.	
36				Enhance vehicle and pedestrian safety on county roads.	Manage increasing cross traffic at the Milan Drive and Electric Avenue intersection.	Tesla will pay 85% of traffic signal installation at Electric Avenue and Milan Drive per negotiated contract.	GSA Amendment 1 In Progress.	In progress with anticipated completion in FY25.	
37				Enhance vehicle and pedestrian safety on county roads.	Prevent semi-tractor-trailers from driving up Six Mile Canyon Road.	Six Mile Canyon Road semi-truck turnaround is engineered and budgeted for construction in FY25. This included cooperation by Storey County, Sheriff's Office, SCFD, and Lyon County.	Project is going to bid now.	In progress with anticipated completion in FY25.	
38				Enhance vehicle and pedestrian safety on county roads.	Prevent semi-tractor trailers from driving on Peri Ranch Road at the LCC community.	Limited resources are available to guarantee law enforcement presence at Peri Ranch Road during every closure of I80. Resources were added.	Staffing increases have occurred at SO.	Finished or on-schedule.	
39				Improve and expand road construction support facilities.	Facilitate a secure place to store Public Works equipment at project locations (mobile/MT & other areas as necessary).	Portable Fencing/trailer and security systems are budgeted for FY25 in CIP.		In progress with anticipated completion in FY25.	
40				Improve and expand road construction support facilities.	Enhance reliability of vehicle fueling stations.	New fuel tanks are budgeted in FY25.		Finished or on-schedule.	
41				Update the Storey County Master Plan.	Review plan to ensure that it aligns with changes to roads and pedestrian ways since 2016.	Master Plan update is occurring.	BOCC adoption consideration before December 31, 2024.	In progress with anticipated completion in FY25.	
42				Establish and maintain private-public partnerships.	Coordinate with Chamber of Commerce to implement "Main Streets" program in Virginia City to explore boardwalk resolutions.	The county, VCTC, S.C. Chamber of Commerce, and business community are exploring potential boardwalk maintenance programs under "Main Streets" program.		Work to be done or uncertain elements.	
43	2. Support the health and resiliency of our communities.	2.1	2.1 Create a safe and appealing built environment	Improve awareness and access to information in all county communities	Provide resources for prospective real estate buyers on zoning, development codes, Storey County Master Plan, and building limitations.	DEVNET system users are updating and aligning data with other data sources. This is an ongoing project.	DEVNET uses are subject to the Assessor's Office directives.	In progress with anticipated completion in FY25.	
44				Improve awareness and access to information in all county communities	Provide resources for prospective real estate buyers on zoning, development codes, Storey County Master Plan, and building limitations.	County website documents were updated.	Website upgrades are ongoing too. The new PR Officer will improve useability and appeal.	Finished or on-schedule.	IT
45				Improve awareness and access to information in all county communities	Educate new residents about rural living and challenges unique to Storey County.	FY25 strategic plan facilitates printed and online education materials that will be made part of permit packets.	"Code of the West" about rural communities, water line extension fees, historic district, buyer beware info (different from current docs on https://red.nv.gov/Content/Consumers/Main/)	Neutral/Acknowledged.	
46				Improve awareness and access to information in all county communities	Educate new residents about rural living and challenges unique to Storey County.	FY25 strategic plan includes website providing resources about mine claims, clouded title, water rights and issues, historic district designation, local zoning and land uses, ZIP Codes, local wildlife and climate, and level of government services.		In progress with anticipated completion in FY25.	IT
47				Implement the Storey County Master Plan.	Implement and conform to the policies of the Storey County Master Plan for each community.	Permitting and development has remained aligned with the master plan.		Finished or on-schedule.	
48				Improve vehicle circulation and parking in Virginia City.	Conduct a Virginia City vehicle parking and circulation study.	A comprehensive update to the Virginia City Parking Study is budgeted for in FY25. The parking plan update will be closely coordinated with the Sheriff's Office, fire district, and VCTC.		Finished or on-schedule.	SO

Storey County Strategic Plan
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Item Nr Perspective	Goal #	Goal	Objective	Strategy	Tactic(s)	Notes	Status	Applicable Department(s)
49			Support and maintain sustainable private-public partnerships.	Continue implementing the terms of the TRI-Center Development Agreement.	Road, drainage, and infrastructure dedications occur only when conforming to the TRI-Center development agreement. Ongoing plan review discussions occur between the county and TRIARC.		Finished or on-schedule.	
50			Support and maintain sustainable private-public partnerships.	Review and consider private-public partnership proposals.	Subject to requests.	Subject to request.	Neutral/Acknowledged.	
51			Support and maintain sustainable private-public partnerships.	Consider cost-effective government services agreements that offset infrastructure impacts of Nevada Revised Statute mandated tax abatements.	2024 plan completed and conformed to. Discussing 2025 legislative lobbying plan.		Finished or on-schedule.	
52			Support and maintain sustainable private-public partnerships.	Evaluate potential financial assistance to assist small businesses with building and façade repairs.	C-PACE local financing programs for private businesses and workforce housing are under evaluation to determine if they benefit or cause undue burden on the county.	BOCC directive pending.	Work to be done or uncertain elements.	
53			Support and maintain sustainable private-public partnerships.	Evaluate potential financial assistance to assist small businesses with building and façade repairs.	Chamber of Commerce to implement "Main Streets" program in Virginia City.		Work to be done or uncertain elements.	
54			Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards	Enforce county nuisance and building codes efficiently, accurately, and consistently.	Updates to county code budgeted for FY25.		Finished or on-schedule.	
55			Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards	Enforce county nuisance and building codes efficiently, accurately, and consistently.	A full-time Code Enforcement Officer has been hired. is budgeted for FY25. Recruitment efforts active now.		Finished or on-schedule.	SO, HR
56			Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards	Enforce county nuisance and building codes efficiently, accurately, and consistently.	Stakeholders report experiencing consistent and fair building code enforcement. Team applies alternative means and methods in permitting and plan review where appropriate. Everyone is treated equitably.		Finished or on-schedule.	
57			Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards	Provide resources and assistance to help residents conform to nuisance and building codes.	New solid waste franchise agreement includes for in-need citizens: --Free dump vouchers --Extra dump vouchers as needed --Free roll-off dumpsters --Free removal of rubbish --Senior discount --Senior low-income discount --Lockwood interlocal discount		Finished or on-schedule.	HCS
New			Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards	Enforce county nuisance and building codes efficiently, accurately, and consistently.	Enforcement of parking with permits and signage.		Neutral/Acknowledged.	SO

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	New			Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards	Enforce county nuisance and building codes efficiently, accurately, and consistently.	Update County Codes regarding overnight parking and use of EV charging stations.		Neutral/Acknowledged.	SO
58	2. Support the health and resiliency of our communities.	2.2	2.2 Support the local population through nutrition and other programming that creates holistic social and physical well-being.	Provide cost-effective social and health services in each community.	Maintain interlocal agreement with Community Chest, Inc.	Health and social service programs provided by Community Chest, Inc. are partially funded by the county and are applied with inter-local cooperation.	Includes preventative services.	Finished or on-schedule.	HCS, IT, SO
	New			Provide cost-effective social and health services in each community.	Provide regular welfare checks to members of the community.	Mental health providers, Community Chest employees, and other trained individuals accompany SO on ride-along in the community.		Neutral/Acknowledged.	SO
59				Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	Lockwood residents now enjoy locally prepared meals. The Washoe meal program was discontinued.		Finished or on-schedule.	HCS
60				Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	The Lockwood Community Center project has begun. VC/Mark Twain.	Construction is underway bids were received and are being evaluated now	Finished or on-schedule.	HCS, BG, BD
61				Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	The Mark Twain Community Center equipment bay expansion building will free up community center space. Start FY25.	Done and operational.	Finished or on-schedule.	HCS, IT, BG
62				Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	General Mark Twain Community Center improvements are budgeted for in FY25.		Finished or on-schedule.	HCS, IT, BG
63				Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	VC Senior Center expansions are near complete.		Finished or on-schedule.	HCS, BG
	New			Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	Provide/serve meals at the Storey County Jail .		Neutral/Acknowledged.	HCS, BG
	New			Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	Obtain necessary items/funding for items in Goal 2.2 by completing facilities study of the Mark Twain Community Center.		Neutral/Acknowledged.	HCS
	New			Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair facilities to provide/serve site-cooked & delivered meals, social activities, recreation, and other support to the community in each geographic area of the county.	Relocate VC Senior Center to current Hugh Gallagher Elementary School site upon completion of new elementary school site.		Neutral/Acknowledged.	HCS

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	New			Provide facilities & equipment that adequately serve the needs of all communities.	Replace and repair vehicles and equipment to provide/serve meals, social activities, recreation, and other support to the community in each geographic area of the county.	Ensure adequate vehicle maintenance, repair, and safety inspections of Health & Community Services vehicles by hiring additional & properly trained fleet mechanic (s).		Neutral/Acknowledged.	HCS/Fleet
	New			Provide facilities & equipment that adequately serve the needs of all communities.	Provide safe & welcoming grounds for residents and visitors to Storey County.	Investigate potential cost/productivity benefits of contracted landscaping services (RFP) for all or some of Storey county facilities.		Neutral/Acknowledged.	BG
64	2. Support the health and resiliency of our communities.	2.3	2.3 Support organizations and programs that contribute to the health and welfare of the general population.	Provide indigent/protected persons services in conformance with the Nevada Revised Statutes.	Evaluate and update indigent/protected person policies and programs as needed.	Indigent Services were moved to Health and Community Services (HCS). Seek Guardianship appointment opportunity/eligibility by HCS.	NRS 159	Finished or on-schedule.	HCS, HR
65				Provide indigent/protected persons services in conformance with the Nevada Revised Statutes.	Maintain interlocal agreements with Nevada State agencies providing youth, health, and other indigent/protected person services outside of the county's capacity.	Indigent services are funded annually. Seek Guardianship ability by HCS.		Finished or on-schedule.	HCS, HR
	New			Provide indigent/protected persons services in conformance with the Nevada Revised Statutes.	Provide additional education to seniors/community on available services, and where services may be obtained.	Provide information via traditional and non-traditional methods to reach underserved members the community.	Mail, newspaper, tubes in addition to technology.	Neutral/Acknowledged.	HCS/PIO
66				Expand broadband internet infrastructure and services countywide.	Implement MOU and agreement with CC Communications for broadband access to all communities in Storey County.	An MOU with CC Communications will facilitate broadband infrastructure expansion for residents and the county beginning in FY25.	Infrastructure development will begin FY25.	Finished or on-schedule.	HCS, IT, SO
67				Provide cost-effective social and health services to each community.	Provide health and social services through interlocal agreements with qualified agencies.	Maintain healthy coalitions. Health and social services are provided through an interlocal agreement with the Community Chest & quad counties.	Interlocal agreement for educational access?	Finished or on-schedule.	HCS
68				Provide cost-effective social and health services to each community.	Provide health and social services through interlocal agreements with qualified agencies.	Health services through an interlocal agreement with the Quad-Counties Health Coalition.		Finished or on-schedule.	HCS
69				Facilitate opportunities for affordable housing.	Explore methods that the county may apply toward facilitating infrastructure supporting housing development and rehabilitation.	Research has occurred with area jurisdictions, housing authorities, UNR, and others.		Finished or on-schedule.	HCS
70				Facilitate opportunities for affordable housing.	Explore methods that the county may apply toward facilitating infrastructure supporting housing development and rehabilitation.	The RCG Economics Housing Needs Assessment is underway. The plan will help county determine appropriate housing options.	Housing plan completion estimated July or August 2024.	Finished or on-schedule.	HCS
	New			Facilitate opportunities for affordable housing.	Explore methods that the county may apply toward facilitating infrastructure supporting housing development and rehabilitation.	Build, maintain and annually update a task force.		Neutral/Acknowledged.	HCS
71				Facilitate opportunities for affordable housing.	Update the Storey County Master Plan to consider additional potential housing opportunities.	The RCG Housing Needs Assessment will be applied to the county master plan update.		Finished or on-schedule.	HCS
72				Facilitate qualified workforce for businesses in the county.	Connect businesses with regional workforce development resources.	Business Development Officer and resources connect businesses to local resources for employees, professional development, and related programs. Strong relationship with TRI, VC/GH, and countywide companies.		Finished or on-schedule.	HCS

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73				Facilitate qualified workforce for businesses in the county.	Connect businesses with regional workforce development resources.	County is communicating workforce needs with chambers of commerce from Storey and Reno/Sparks.		Finished or on-schedule.	HCS
74	2. Support the health and resiliency of our communities.	2.4	2.4 Provide safe and adequate drinking water.	Improve water fund sustainability without impacting existing rate payers.	Increase water connection fees for new construction.	Evaluating new residential connection fee update ordinance. Subject to BOC direction.	On hold per BOCC directive.	Work to be done or uncertain elements.	
75				Improve water fund sustainability without impacting existing rate payers.	Increase water connection fees for new construction.	Completed commercial connection fee update ordinance.	Done.	Finished or on-schedule.	
76				Improve water fund sustainability without impacting existing rate payers.	Fund improvements through grants and federal appropriations.	Federal appropriations secured for the lead siphon project, or being pursued.	B Street water line completed. Funding is being pursued through Water Resources Development Act to complete Lead Siphon Project.	Finished or on-schedule.	BD, PW
77				Attract and retain qualified water distribution and treatment employees	Explore incentive programs to attract and retain certified and qualified water personnel.	Applied classification and compensation incentives accordance with policy and employee agreements.	Competing with Truckee Meadows Water Authority is a challenge for area jurisdictions. Water/Sewer fund is insufficient to support substantial wage increases.	Finished or on-schedule.	PW, HR
78				Improve water system infrastructure.	Design Silver City water transmission line replacement, phase 1 of 2.	Utilized design engineering to secure federal appropriations.		Finished or on-schedule.	PW
79				Improve water system infrastructure.	Design and environmental preliminary architectural reporting for Lead siphon replacement project, phase 1 of 5.	Utilized design engineering to secure federal appropriations.		Finished or on-schedule.	
80				Maintain safe and reliable water systems.	Repair and upgrade water storage and treatment systems.	Contract being finished to seal water tanks over several years. Budgeted replacement of water filter media in water treatment system.		In progress with anticipated completion in FY25.	
New				Maintain safe and reliable water systems.	Repair and upgrade water storage and treatment systems.	Maintain and repair pumps and generators with properly trained personnel and equipment.		Neutral/Acknowledged.	PW
81				Maintain safe and reliable water systems.	Maintain appropriate water and system security.	Security cameras and security installed.	Cameras have been installed at the treatment plant.	Finished or on-schedule.	IT
82				Ensure sufficient and affordable raw water to the Storey County Water System.	Maintain engagement with the State of Nevada.	Retained qualified water expert for anticipated FY25 Marlette Water Agreement with the State of Nevada.	Water consultant retired. Exploring several alternative consultants now. Secondary resources are secured.	Work to be done or uncertain elements.	
83	2. Support the health and resiliency of our communities.	2.5	2.5 Provide for safe and adequate wastewater treatment and waste disposal.	Improve wastewater fund sustainability without impacting existing rate payers.	Increase wastewater connection fees for new construction.	Evaluate new residential connection fee update ordinance. Subject to board direction.	On hold per BOCC.	Work to be done or uncertain elements.	
84				Improve wastewater fund sustainability without impacting existing rate payers.	Increase wastewater connection fees for new construction.	Completed commercial connection fee update ordinance.	Done	Finished or on-schedule.	
85				Improve wastewater fund sustainability without impacting existing rate payers.	Fund improvements through grants and federal appropriations.	Gold Hill sewer collection system awarded federal appropriation through EPA. Federal appropriations pending for Gold Hill sewer lines.		Finished or on-schedule.	BD, PW

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86				Attract and retain qualified wastewater distribution and treatment employees	Explore incentive programs to attract and retain certified and qualified wastewater personnel.	Completed competitive compensation plan updates: salaries and health insurance.	Competing with Truckee Meadows Water Authority is a challenge for area jurisdictions. Water/Sewer fund is insufficient to support substantial wage increases.	Finished or on-schedule.	
87				Maintain safe and reliable wastewater systems.	Repair and upgrade wastewater collection and treatment systems.	Budgeted FY25 phase 1 study.		Finished or on-schedule.	
New				Maintain safe and reliable wastewater systems.	Repair and upgrade wastewater collection and treatment systems.	Maintain and repair pumps and generators with properly trained personnel and equipment.		Neutral/Acknowledged.	PW
88				Improve operations and efficiency of the wastewater treatment plant.	Add generator to Gold Hill wastewater treatment plant.	Applied classification and compensation incentives accordance with policy and employee agreements.		Finished or on-schedule.	
89	2. Support the health and resiliency of our communities.	2.6	2.6 Operate recreational facilities for safe and optimum use by the public.	Expand parks and recreation facilities in each community in the county.	Seek community input, design, and implement parks and recreation equipment improvements and expansions in the county.	Engage public to discuss potential Mark Twain Park expansions and integration with Community Center upgrades.		Finished or on-schedule.	
90				Expand parks and recreation facilities in each community in the county.	Seek community input, design, and implement parks and recreation equipment improvements and expansions in the county.	Replaced playground equipment at Mark Twain Park.		Finished or on-schedule.	BG
91				Expand parks and recreation facilities in each community in the county.	Seek community input, design, and implement parks and recreation equipment improvements and expansions in the county.	Budgeted FY25 dog park land assessment.		Finished or on-schedule.	BG
92				Provide safe, secure, and functional park facilities in each community in the county.	Design and implement upgrades and repairs to existing park facilities.	Budgeted swing set at Highlands Pinion Park.		Finished or on-schedule.	
93				Provide safe, secure, and functional park facilities in each community in the county.	Design and implement upgrades and repairs to existing park/recreational facilities.	Budgeted 1964 Storey County Swimming Pool, phase 1 of 2 design improvement FY25.	This may be a \$10 million cost and needs to be prioritized against other critical infrastructure. Grants opportunities are in review.	Work to be done or uncertain elements.	
New				Provide safe, secure, and functional park facilities in each community in the county.	Design and implement upgrades and repairs to existing park/recreational facilities.	Maintain and repair pumps and generators with properly trained personnel and equipment.		Neutral/Acknowledged.	PW
94				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Increasing need to work with residents to identify viable off highway vehicle (OHV) areas for future designation. Planned FY25.		Work to be done or uncertain elements.	SO
95				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Increased need to engage in OHV forum/club outreach to properly align OHV maps to public OHV trails and away from private communities. Planned FY25.		Work to be done or uncertain elements.	SO
New				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Investigate opportunities to create an OHV Staging area for vehicles/trailers off main roads.	Possibly next to NDOT yard? Similar to Kings Canyon parking?	Work to be done or uncertain elements.	SO
96				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Supported Sheriff's OHV program grants.		Finished or on-schedule.	SO
97				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Increased need to demonstrate private properties and BLM land to Google Maps, Apples Maps, and other online mapping software providers. Planned FY25.		Work to be done or uncertain elements.	SO

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New				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Obtain grant funding for additional access roads, conservation, repairs; create a designated road to the petroglyphs.	Long Valley Road is a designated OHV trail on ohv.nv.gov/TRAILS	Neutral/Acknowledged.	SO
New				Manage Off Highway Vehicle (OHV) use in lands surrounding communities.	Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Build relationships with federal entities (BLM), MC/OHV groups to prevent overuse and encourage conservation.		Neutral/Acknowledged.	SO
New	2. Support the health and resiliency of our communities.	2.7	2.7 Support the health and resiliency of our Veterans, Prior & Current Service Military (Active Duty, Guard, & Reserve) and their families:	Recruitment, hiring, and retention of Veterans and other military connected families.	Storey County partnership with DoD Skillbridge program to provide civilian work experience during the last 180 days of their military service.	Investigate opportunity with DoD Skillbridge to become a DoD Skillbridge partner.	https://skillbridge.osd.mil/	Neutral/Acknowledged.	CM/HR
New				Recruitment, hiring, and retention of Veterans and other military connected families.	Storey County support of Guard/Reserve.	Storey County completion of the ESGR State of Support form.	https://www.esgr.mil/Employers/Statement-of-Support	Neutral/Acknowledged.	CM/HR
New				Recruitment, hiring, and retention of Veterans and other military connected families.	Storey County support of Veterans/prior military.	Obtain recognition as a military friendly employe by obtaining Patriot Employer Certification & Military Friendly Designation.	https://veterans.nv.gov/employers/patriot-employer-program/ https://www.militaryfriendly.com/	Neutral/Acknowledged.	HR
New				Improve awareness and access to information in all county communities regarding veteran and survivor benefits & resources.	Increase the number of Veteran Advocates (not VSOs) within Storey County.	Encourage county employees, and businesses within Storey County to complete the Nevada Department of Veterans Services Veteran Advocate Program every 3 years to learn about county, state, and federal benefits.	https://veterans.nv.gov/community/veterans-advocacy/	Neutral/Acknowledged.	CM/HR/HCS/CCI
New				Improve awareness and access to information in all county communities regarding veteran and survivor benefits & resources.	Accredited Veteran Service Officer availability (not advocates)	Partner with Veteran Service Organizations in Northern Nevada to have a VSO in attendance to assist with claims at local events, and or scheduled in the slammer, or other similar location.	https://www.va.gov/ogc/apps/accreditation/index.asp	Neutral/Acknowledged.	HCS/CCI
New				Improve awareness and access to information in all county communities regarding veteran and survivor benefits & resources.	Current and updated Veteran Resource page on Storey County website.	Ensure webpage is updated annually at a minimum, or as new information/updates are received.	https://www.storeycounty.org/538/Veteran-Services	Neutral/Acknowledged.	PR
New				Recognition of Veterans, prior/current service military families, and caregivers.	Recognize and learn about the contributions veterans have made to the prosperity of Nevada and the United States, while building relationships with Veteran Organizations, elected officials, Veterans, and their families.	Encourage Storey County employees, particularly veterans, to attend "Veterans Day at the Legislature" each 3rd Wednesday of March during each regular session of the Legislature	NRS 236.047	Neutral/Acknowledged.	HR
New				Annual Recognition of Operation Green Light.	Presentation each October at the BOCC for Resolution approval each November	Place green light in windows of county offices and businesses each November	https://www.naco.org/program/operation-green-light-veterans	Neutral/Acknowledged.	CM/BOCC
New				Improve awareness and access to information in all county communities regarding veteran and survivor benefits & resources.	Advocate on behalf of veterans and eligible family members to receive the benefits in which they are rightfully earned.	Join NACVSO Auxiliary to provide support to NACVSO (National Association of County Veterans Service Officers)	https://www.nacvso.org/membership-information	Neutral/Acknowledged.	CM/HR
New				Recognition of Veterans, prior/current service military families, and caregivers.	Ensure military from all branches, past and present, men & women, families, survivors, and caregivers are recognized for their	Social media presence.	https://www.uap.org/post/important-military-dates-holidays/	Neutral/Acknowledged.	PR

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98	3. Respect and promote the distinct character and heritage of our communities.	3.1	3.1 Encourage public participation in setting the future direction of each unique community.	Facilitate public awareness and involvement in community affairs.	Utilize online and other resources to provide information to the public	Explored several mobile apps. Budgeted for potential application FY25.		In progress with anticipated completion in FY25.	CM, PR			
99				Facilitate public awareness and involvement in community affairs.	Utilize online and other resources to provide information to the public	Electronic reader board for Mark Twain Community Center budgeted FY25.	PM is working on this project.	Finished or on-schedule.	IT, SO			
100				Facilitate public awareness and involvement in community affairs.	Facilitate public participation in the Storey County Master Plan update.	Began Master Plan update workshops in each community and by Zoom. Complete by October 2024.		Finished or on-schedule.				
	New			Facilitate public awareness and involvement in community affairs.	Utilize online and other resources to provide information to the public	Provide programmable reader boards at school zones to add and update pertinent and/or emergency information.		Neutral/Acknowledged.	SO, IT			
101	3. Respect and promote the distinct character and heritage of our communities.	3.2	3.2 Support infrastructure that enhances the character and heritage of our communities.	Protect Lagomarsino Petroglyphs.	Coordinate with adjacent landowners and applicable agencies to minimize roads and other development potentially impacting petroglyphs.	Educating area landowners and developers about the existence and value of the Petroglyphs.		In progress with anticipated completion in FY25.	SO			
102				Protect Lagomarsino Petroglyphs.	Coordinate with adjacent landowners and applicable agencies to minimize roads and other development potentially impacting petroglyphs.	Preparing conversations for FY25 encouraging alternatives that minimize impacts to the Petroglyphs.	Possible bullet proof enclosure? FY26	In progress with anticipated completion in FY25.	IT			
103				Protect Lagomarsino Petroglyphs.	Coordinate with adjacent landowners and applicable agencies to minimize roads and other development potentially impacting petroglyphs.	As a Cooperating Agency with the BLM on the Green-link project, encouraging major power transmission line alignment away from the Petroglyphs.		In progress with anticipated completion in FY25.				
104				Protect Lagomarsino Petroglyphs.	Provide security and public enjoyment at the Petroglyphs.	Planning to explore opportunities to facilitate 24/7 ranger station or onsite security in FY25.		In progress with anticipated completion in FY25.				
105				Protect Lagomarsino Petroglyphs.	Provide security and public enjoyment at the Petroglyphs.	Need to look at all options for this area, including possible regional assistance. This is an ongoing and growing area of work.		In progress with anticipated completion in FY25.				
				New			Protect Lagomarsino Petroglyphs.	Provide security and public enjoyment at the Petroglyphs.	Protect/secure the petroglyphs by adding surveillance cameras at the site.		Neutral/Acknowledged.	
106				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Added simple xeriscaping (low/no water) to the Sheriff's Lockwood Substation.		Finished or on-schedule.	SO			
107				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Continuing to work with artisan to complete north wrought iron fence of Courthouse.		In progress with anticipated completion in FY25.				
108				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Coordinating with Highlands to paint and refresh interior of dedicated community center building.		In progress with anticipated completion in FY25.				
109				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Repaired outdoor lighting at Highlands Community Center	Need to make "dark skies" adjustments. Happening now.	In progress with anticipated completion in FY25.	BG			
110				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Repaired outdoor lighting on telephone poll at Mark Twain Community Center.		In progress with anticipated completion in FY25.	BG			
111				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Maintain Mark Twain Veterans' Memorial.		Finished or on-schedule.				
112	Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Install flagpole at the Justice Court. Budgeted for early FY25.		Finished or on-schedule.							

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113				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Maintaining orderly parking lots and equipment maintenance yards.		Finished or on-schedule.	
114				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Maintaining or installing "dark skies" conforming light fixtures on all county facilities.		Finished or on-schedule.	
New				Reflect community pride and identity in public facilities.	Maintaining clean and well-managed building exteriors that complement the surrounding community.	Develop an agreement with Waste Management for disposal of paper/pharmaceuticals/narcotics disposal.	This would remove the SO need for an incinerator.	Neutral/Acknowledged.	SO
115				Develop and maintain roads and infrastructure that is compatible with the built environment in each community.	Repair road and pedestrian infrastructure.	Adjustments being made to complete road repair projects in accordance with annual Roads Capital Improvement Plan and the year budget. Changes to plan and review will be implemented in FY25.	Monitoring FY25 reality of Tesla post-abatement revenues before expanding this.	Finished or on-schedule.	
116				Develop and maintain roads and infrastructure that is compatible with the built environment in each community.	Repair road and pedestrian infrastructure.	Replaced broken streetlamps on B and C Streets in Virginia City and LED bulbs.		In progress with anticipated completion in FY25.	SO, PW
117				Develop and maintain roads and infrastructure that is compatible with the built environment in each community.	Repair road and pedestrian infrastructure.	The county has conformed to the transportation infrastructure goals and policies of the Storey County Master Plan in each community.		Finished or on-schedule.	
118				Develop and maintain roads and infrastructure that is compatible with the built environment in each community.	Repair road and pedestrian infrastructure.	Boardwalk maintenance and repairs are annual challenges. The county continues to enforce county codes regarding boardwalk maintenance. The county has also approached the Chamber of Commerce about implementing the Main Streets America program to assist businesses with these repairs.		Work to be done or uncertain elements.	
119				Develop and maintain roads and infrastructure that is compatible with the built environment in each community.	Repair road and pedestrian infrastructure.	The Virginia City Tourism Commission has made improvements to public transportation support systems. The county provides services to the VCTC by interlocal agreement and has offered to assist as needed.		Finished or on-schedule.	HR
120				Provide a community center in the Highlands, Lockwood, Mark Twain, and Virginia City.	Modify existing facilities and construct new facilities to provide community center services.	In cooperation with the fire district, the county fulfilled a dedicated community center in the Highlands.	Done.	Finished or on-schedule.	IT
121				Provide a community center in the Highlands, Lockwood, Mark Twain, and Virginia City.	Modify existing facilities and construct new facilities to provide community center services.	Completed Lockwood Community Center phase 1 design in cooperation with Community Chest, school district, and local stakeholders.	Done.	Finished or on-schedule.	
122				Provide a community center in the Highlands, Lockwood, Mark Twain, and Virginia City.	Modify existing facilities and construct new facilities to provide community center services.	Coordinated multi-year agreement and infrastructure development plan with Fire District to vacate MT Community Center for full use as a community center.		Finished or on-schedule.	
123				Provide a community center in the Highlands, Lockwood, Mark Twain, and Virginia City.	Modify existing facilities and construct new facilities to provide community center services.	Exploring potential community center facility expansion at Hugh Gallagher Elementary School if vacated by the school district.		In progress with anticipated completion in FY25.	

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	New			Provide a community center in the Highlands, Lockwood, Mark Twain, and Virginia City.	Modify existing facilities and construct new facilities to provide community center services.	Investigate possibility of the current elementary school to be converted into a community/veteran center when new school is constructed		Neutral/Acknowledged.	
124	3. Respect and promote the distinct character and heritage of our communities.	3.3	3.3 Support historic preservation in the Virginia city and Gold Hill areas.	Improve and maintain county-owned historic structures with assistance of qualified non-profit organizations.	Designate and assist qualified non-profit organizations to maintain historic county-owned structures.	Budgeted FY25 assistance to non-profit with grant efforts to install an elevator at Saint Mary's Art Center, phase 1 of 2 design.	Pending SHPO	Finished or on-schedule.	
125				Improve and maintain county-owned historic structures with assistance of qualified non-profit organizations.	Designate and assist qualified non-profit organizations to maintain historic county-owned structures.	Budgeted FY25 assistance to non-profit with seismic retrofit of Saint Mary's Art Center, phase 1 of 2 design, and other non-profits.		Finished or on-schedule.	BD, PW
126				Improve and maintain county-owned historic structures with assistance of qualified non-profit organizations.	Designate and assist qualified non-profit organizations to maintain historic county-owned structures.	Added resources to County Manager's Office enabling the county to build a non-profit organization program for Piper's Opera House. This is per a five-year plan that was delayed by Covid and other circumstances.	RFQ public bid is out now. (Discuss MOU for large event support if this is a necessity).	Finished or on-schedule.	IT
127				Improve and maintain county-owned historic structures with assistance of qualified non-profit organizations.	Designate and assist qualified non-profit organizations to maintain historic county-owned structures.	County will need to conform to SHPO Piper's Opera House structures repairs and maintenance program and covenants (historic structures report 2020) . Establishing non-profit management systems will resolve these matters.		In progress with anticipated completion in FY25.	BD, PW
	New			Improve and maintain county-owned historic structures with assistance of qualified non-profit organizations.	Installation of compatible equipment (i.e. generators)	Installation, placement of equipment conforms to surrounding area (Historic District "Appropriateness" standards		Neutral/Acknowledged.	PW
128				Make necessary upgrades to the Storey County Courthouse to ensure its future as a public service facility.	Seek fiscal resources to improve structural integrity of the Courthouse.	The county continues to seek funding for seismic retrofits to the Courthouse in accordance with historic structures report.		In progress with anticipated completion in FY25.	
129				Make necessary upgrades to the Storey County Courthouse to ensure its future as a public service facility.	Seek fiscal resources to improve structural integrity of the Courthouse.	Electronic door locks and security upgrades done.	Done. Possible metal door resembling a historical door? Will original doors need to be preserved for historical purposes?	Finished or on-schedule.	IT
130	4. Attract, retain, and grow businesses that will support long-term sustainability.	4.1	4.1 Provide an environment that supports and promotes quality business growth and development.	Provide high-speed broadband internet services to all residents and businesses in Storey County.	Utilize the expertise and resources of a qualified broadband service provider to develop infrastructure and provide affordable internet services.	Approved CC Communications broadband MOU. Work begins this summer.		Finished or on-schedule.	IT
131				Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	Prevent Reduce bureaucracy and foster a business-friendly and customer-oriented government.	A facilities analysis and strategic plan is budgeted in FY25.		Finished or on-schedule.	HR

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132			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	<u>Prevent</u> Reduce bureaucracy and foster a business-friendly and customer-oriented government.	A county code review for inconsistencies and inefficiencies is budgeted in FY25. Code updates are funded too.		In progress with anticipated completion in FY25.	
133			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	<u>Provide current, fair, and efficient business regulations.</u>	The county maintains streamlined, responsive, and efficient government.		In progress with anticipated completion in FY25.	HR
134			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	<u>Provide current, fair, and efficient business regulations.</u>	An interlocal agreement between the county and VCTC is complete. The county will in FY25 seek professional services to review, update, and align Storey County Codes with Virginia City Tourism Commission Codes.		Finished or on-schedule.	
135			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	Respond quickly and accurately to customer questions and demands.	Adding a Business Development Officer has ensured continued fast and thorough responses.		Finished or on-schedule.	
136			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	Respond quickly and accurately to customer questions and demands.	The county utilizes social media and other online outreach for business development, and it recognizes that advancements can be made in this area. The county is also exploring an app to communicate directly to residents and businesses.	PR Officer will be tasked with further improvements.	In progress with anticipated completion in FY25.	
137			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	Respond quickly and accurately to customer questions and demands.	Phone tree automation is reduced kept to a minimum.	Reduce confusion, but provide link to each department as necessary.	Finished or on-schedule.	
New			Maintain Storey County's competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.	Respond quickly and accurately to customer questions and demands.	Investigate phone system to have a <i>direct</i> line to each installed phone.		Neutral/Acknowledged.	
138			Provide needed assistance for business growth and development.	Study areas of needed and address known deficiencies.	RCG Economics is now working on the county's Housing Needs Assessment.	Done July or August.	Finished or on-schedule.	
139			Provide needed assistance for business growth and development.	Study areas of needed and address known deficiencies.	The county continues to seek and provide funding and programs that help small businesses with workforce, housing, and business needs.		In progress with anticipated completion in FY25.	

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140				Provide safe, clean, and professional facilities for businesses and prospective business clients.	Improve facilities to enhance business attraction and development	TRI-Center public restroom improvements budgeted in FY25.		Finished or on-schedule.	
141				Provide safe, clean, and professional facilities for businesses and prospective business clients.	Improve facilities to enhance business attraction and development	The county van is in prison getting painted. The van will soon appear professional and will sport graphics promoting Storey County.		Finished or on-schedule.	
142				Provide and coordinate resources to small businesses and entrepreneurs in Storey County.	Develop and coordinate programs that support small businesses and entrepreneurship in Storey County.	Coordination with the S.C. Chamber of Commerce to promote small business assistance has begun. This is an emerging area.		Work to be done or uncertain elements.	
143				Provide and coordinate resources to small businesses and entrepreneurs in Storey County.	Develop and coordinate programs that support small businesses and entrepreneurship in Storey County.	The county is continuing to expand potential assistance for workforce development and retention, childcare options, fringe benefits, and other support for small businesses. This is an emerging area.		In progress with anticipated completion in FY25.	
144				Provide and coordinate resources to small businesses and entrepreneurs in Storey County.	Develop and coordinate programs that support small businesses and entrepreneurship in Storey County.	The county coordinates with area resources to minimize duplication of services.		Finished or on-schedule.	
145	4. Attract, retain, and grow businesses that will support long-term sustainability.	4.2	4.2 Support the tourism development efforts of the Virginia City Tourism Commission.	Plan and facilitate infrastructure needed to implement successful tourism programs and facilities.	Federal funding was secured for the Fairgrounds water and electrical upgrade, phase 2 of 2.	Construction summer 2024.		Finished or on-schedule.	
146				Plan and facilitate infrastructure needed to implement successful tourism programs and facilities.	The county ensured compatibility of Taylor Street reconstruction with VCTC planned pocket park.			Finished or on-schedule.	
147				Plan and facilitate infrastructure needed to implement successful tourism programs and facilities.	The Virginia City vehicle parking and circulation study is budgeted for FY25.			Finished or on-schedule.	SO
148				Plan and facilitate infrastructure needed to implement successful tourism programs and facilities.	Community and emergency office members expressed desire to explore potential one-way traffic and increased parking on parts of B, D, and E Streets. This project will occur in FY25 in concert with the Virginia City parking study.	Egress plans/presence/EM preparedness added to local plan.		In progress with anticipated completion in FY25.	EM, SO
149				Update the Storey County Master Plan	Include key stakeholders in discussions and decisions of the Storey County Master Plan update.	VCTC and other stakeholders will be involved with the master plan update.		Finished or on-schedule.	
150				Share services to maximize resources.	Maintain interlocal agreement between the County and the Virginia City Tourism Commission to share and minimize duplicated services.	The VCTC-Storey County interlocal agreement was completed.		Finished or on-schedule.	

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151	5. Storey County governance is accessible and transparent.	5.1	5.1 Encourage public participation in all aspects of governance.	Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	The county desires to upload board meeting audio/video recordings to website in FY25.	OnBase program upgrades are in process FY25.	In progress with anticipated completion in FY25.	
New				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Create a "Storey County Community Day"	Encourage Storey County to participate in ride-along, tours, open-house, etc. with Storey County Departments.		Neutral/Acknowledged.	All
152				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	FY25 budgets include public outreach apps and programs.	SCSO app is available.	Finished or on-schedule.	IT
153				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	The county continues to increase public records on its website in FY25.		Finished or on-schedule.	IT, SO, HR
154				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	The county returned to Civic Plus website platform.		Finished or on-schedule.	IT, HR
155				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	County website continues to be updated by IT and departments.		Finished or on-schedule.	All
156				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	Website core training completed.		Finished or on-schedule.	IT, HR
157				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	The county plans to increase town hall, community interest, and other items on the website in addition to socials for FY25.		In progress with anticipated completion in FY25.	IT, SO
158				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	The planning commission is increasing meetings in each community.		Finished or on-schedule.	

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159				Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.	Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	The county plans to increase telephone, mail, fliers, tubes and other non-electronic means of communication where feasible in FY25.		In progress with anticipated completion in FY25.	
160	5. Storey County governance is accessible and transparent.	5.2	5.2 Provide accurate and timely information to every community.	Provide accurate and accessible information and public records.	Utilize technology and online resources to enhance awareness and provide information to stakeholders.	The county created a brand for Storey County: "Bold Ideas that Build Nevada".		Finished or on-schedule.	
161				Provide accurate and accessible information and public records.	Utilize technology and online resources to enhance awareness and provide information to stakeholders.	The county determined that its existing seal is well known and respected. The seal is the county's branding logo.		Finished or on-schedule.	
162				Provide accurate and accessible information and public records.	Utilize technology and online resources to enhance awareness and provide information to stakeholders.	The county will explore in FY25 expansion of social media and possible app to communicate directly to businesses and residents.		In progress with anticipated completion in FY25.	
163				Provide accurate and accessible information and public records.	Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	The county will expand use of non-electronic means of communicating with citizens (fliers, mail, etc.).		In progress with anticipated completion in FY25.	SO
164				Provide accurate and accessible information and public records.	Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	Community town halls occurred frequently in FY24, with focus on major projects.		Finished or on-schedule.	SO
165				Provide accurate and accessible information and public records.	Utilize existing public records management programs.	Training new elected officials and staff on public records systems is ongoing and budgeted for FY25.		Finished or on-schedule.	IT, HR
166				Provide accurate and accessible information and public records.	Utilize existing public records management programs.	Public records request consistently meet NRS requirements.		Finished or on-schedule.	SO, HR
167	6. Provide excellent, predictable, and efficient service to all our communities.	6.1	6.1 Anticipate, evaluate, and plan for public service needs.	Establish standard service levels for various county services.	Evaluate types and methods of services in other counties.	Conduct a comparable study of area counties where Storey County services need improvement.	Project initiated July 8.	Finished or on-schedule.	
168				Improve awareness and access to information in all county communities.	Develop improved communication strategies that provide advanced information on services service levels.			Neutral/Acknowledged.	
169				Maintain efficient buildings and facilities use and expansions.	Determine facility conditions and space needs for current and suture growth.	The county budgeted for a facilities analysis and strategic plan for FY25.		Finished or on-schedule.	IT, SO, HR
New				Maintain efficient buildings and facilities use and expansions.	Ensure statutory offices remain in courthouse.	Investigated statutory versus non-statutory office location regulations		Neutral/Acknowledged.	
170				Seek and secure grants and funding assistance that enhance county services.	Seek grants and financial assistance that benefit the County without undue burden.	The county is evaluating the cost versus benefit of grants before applying for them.		In progress with anticipated completion in FY25.	HR
171				Maintain effective government affairs.	Maximize team member knowledge and skills with organized assignments.	The county maintains a lobbyist work plan that maximizes resources and efficiency.		Finished or on-schedule.	

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172			Maintain effective government affairs.	Monitor federal activities, remain current on trends, and respond appropriately.	The county expanded its membership and is engaged with federal government affairs organizations.		Finished or on-schedule.	
173			Maintain effective government affairs.	Monitor <u>state and local</u> activities, and remain current on trends, <u>and respond appropriately</u> .	The county testified to the legislative interim committee and corresponded with legislators ensuring representation on water issues.		Finished or on-schedule.	
174			Maintain effective government affairs.	Monitor <u>state and local</u> activities, and remain current on trends, <u>and respond appropriately</u> .	The county continues to monitor bills, regional discussions, media, and other communications.		Finished or on-schedule.	SO
175			Maintain effective government affairs.	Monitor <u>state and local</u> activities, and remain current on trends, <u>and respond appropriately</u> .	The county regularly participates in community forums, Regional Development Authorities, regional development agencies, associations, lobbyist groups, and government affairs organizations.		Finished or on-schedule.	
176			Improve function, safety, and accessibility of public facilities.	Maintain communication with area leaders and agencies.	The Storey County Regional Benefits Report is regularly distributed to legislatures, agencies, and area leaders as needed.		Finished or on-schedule.	
177			Improve function, safety, and accessibility of public facilities.	Assess buildings for needed functional, security, and accessibility upgrades, implement upgrades to buildings within available funds.	Completed: (1) Courthouse electronic door locks, camera upgrades, seismic window treatment, and on-site security consol; (2) TRI McCarran Center electronic door locks and camera upgrades; (3) general facility camera upgrades; (4) swimming pool security systems; (5) Justice Court security upgrades.		Finished or on-schedule.	
New			Improve function, safety, and accessibility of public facilities.	Assess buildings for needed functional, security, and accessibility upgrades, implement upgrades to buildings within available funds.	Expansion of the TRI County Complex; relocate Fire District & expand Public Works and other		Neutral/Acknowledged.	
178	6.2	6.2 Maximize the efficient use of County resources.	Meet growing project demands through in-house and contracted services.	Utilize existing professional services contracts and technology programs to maximum potential.	The county maintains a contract with DOWL for roads, water, and infrastructure project management.		Finished or on-schedule.	
179			Meet growing project demands through in-house and contracted services.	Utilize existing professional services contracts and technology programs to maximum potential.	Departments increase training and evaluate Tyler Systems capabilities before considering new software systems and vendors.	Obtain add'l information via online tutoring/Tyler University/Tyler Representatives.	Finished or on-schedule.	All
New			Meet growing project demands through in-house and contracted services.	Utilize existing professional services contracts and technology programs to maximum potential.	Departments increase training and evaluate current software systems (Microsoft Office Suite, OnBase, etc.) before considering new software systems and vendors	Obtain add'l information via online tutoring/software representatives, Microsoft 365 Training (online), etc.	Neutral/Acknowledged.	All
180			Meet growing project demands through in-house and contracted services.	Utilize professional services contracts and technology programs to additional applications not able to be fulfilled with current staffing resources.	The county has expanded RFPs and RFQs and other means to secure best possible contracts for facilities projects. The county is exploring possible service contracts or RFP/RFQ for buildings and facilities management.		Finished or on-schedule.	HR
New			Data-Driven Decision Making	Utilize department specific software to guide strategic decisions that align with goals, objectives, and initiatives.	Research, collect and analyze data for presentation. Utilize SWOT analysis, decision tree, Excel, other necessary tools as applicable.		Neutral/Acknowledged.	All

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181			Maintain strategic plan alignment.	Review the strategic plan annually and update it as necessary to match current and projected resources.	The county team reviews and aligns department level and county level strategic plans in preparation for the tentative budget and capital improvement plan.		Finished or on-schedule.	HR
182			Maintain strategic plan alignment.	Review the strategic plan annually and update it as necessary to match current and projected resources.	The strategic plan this year is more detailed and better aligned with department plans and operations. The plan next year will include more performance metrics.		Finished or on-schedule.	HR
183			Maintain strategic plan alignment.	Review the strategic plan annually and update it as necessary to match current and projected resources.	The Capital Improvement Plan is aligned with expected revenues and the strategic plan.		Finished or on-schedule.	
184			Maintain strategic plan alignment.	Review the strategic plan annually and update it as necessary to match current and projected resources.	Update strategic plan with BOCC in November 2024 to align with the spring budget process.		In progress with anticipated completion in FY25.	
185			Maintain strategic plan alignment.	Review the strategic plan annually and update it as necessary to match current and projected resources.	Maintain the strategic plan as a "living document".	Place document on OneDrive/SharePoint for viewing and updating	In progress with anticipated completion in FY25.	
New			Maintain strategic plan alignment.	Review the Lobbyists strategic plan annually to match current and projected resources.	Place document on OneDrive/SharePoint for viewing and updating		Neutral/Acknowledged.	All
186			Maintain effective and statutory compliant public services, and cooperate with outside agencies to complete projects.	Utilize interlocal agreements and Memorandums of Understanding to maximize efficiency minimizing duplication.	An interlocal agreement between the county and fire district was approved for the Fire Station 71 project.	In progress; needs updating.	Finished or on-schedule.	IT, HR
187			Maintain effective and statutory compliant public services, and cooperate with outside agencies to complete projects.	Utilize interlocal agreements and Memorandums of Understanding to maximize efficiency minimizing duplication.	An interlocal agreement between county and fire district is being prepared for general shared services.		In progress with anticipated completion in FY25.	IT, HR
188			Maintain effective and statutory compliant public services, and cooperate with outside agencies to complete projects.	Utilize interlocal agreements and Memorandums of Understanding to maximize efficiency minimizing duplication.	An interlocal agreement between county and VCTC was approved to share services and minimize function duplication.		Finished or on-schedule.	HR
189			Maintain effective and statutory compliant public services, and cooperate with outside agencies to complete projects.	Utilize interlocal agreements and Memorandums of Understanding to maximize efficiency minimizing duplication.	A memorandum of understanding was completed with Comstock Cemetery Foundation to operate and enhance county cemeteries.	The MOU will need to be re-approved per a land survey of cemetery expansions.	In progress with anticipated completion in FY25.	
190			Maintain effective and statutory compliant public services, and cooperate with outside agencies to complete projects.	Utilize interlocal agreements and Memorandums of Understanding to maximize efficiency minimizing duplication.	The county continues to maintain interlocal agreements with the State of Nevada and other agencies for indigent, health, natural resources, law enforcement, and other services.		Finished or on-schedule.	
191			Ensure effective, consistent, and appropriate use of county funds and resources.	Maintain responsible and current administrative policies and procedures.	The county completed several major administrative policy updates including fiscal policies and vehicle uses. Additional policy updates are planned for FY25.		Finished or on-schedule.	HR

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New			Ensure effective, consistent, and appropriate use of county funds and resources.	Maintain responsible and current administrative policies and procedures.	Update Human Resource Policies every 5 years (minimum), or as new laws and regulations are updated.		Neutral/Acknowledged.	HR
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Provide transparent/quick access to questions/services.	Investigate the potential for a County "211" line; or add updated Storey County Info to Nevada 211	LM reaching out to NV 211 to update Storey County info.	Neutral/Acknowledged.	
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Provide transparent/quick access to questions/services.	Vehicle decals to include a general information telephone number for county services	Consider combining with item 1.4 regarding logos on vehicles	Neutral/Acknowledged.	
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Fiscally responsible procurement of vehicles and equipment.	Involve Fleet Services Manager in vehicle and equipment purchases to ensure compatibility with expertise of personnel, tools, and technologically currently on hand.	Specialized tools/equipment/parts for repairs and untrained personnel on specialty equipment hampers efficiency, adds delays, adds delays, and increases costs.	Neutral/Acknowledged.	All
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Reduce expenditures on vehicle maintenance and repairs.	Review mileage logs to investigate possibilities of car-pooling.	Efficiently eliminate unneeded vehicles and expenses.	Neutral/Acknowledged.	Fleet
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Ensure departments are staffed with the correct number, and type of employees	Annually review department data/needs to determine if changes are warranted in current staffing; comp/MP studies, CBA negotiation.		Neutral/Acknowledged.	All
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Encourage employee engagement/appreciation.	Annually recognize employees for outstanding service to Storey County through employee appreciation week/events.		Neutral/Acknowledged.	HR
New			Ensure effective, consistent, and appropriate use of county funds and resources.	Encourage employee engagement/appreciation.	Provide an opportunity to employees to tour (via chartered bus) all communities within Storey County educating them on the current development and businesses coming to TRI, history in VC, and growth within the other communities.		Neutral/Acknowledged.	All
New			Create and maintain effective goals, policy guidance, and balance current and future needs of Storey County.	Maintain comprehensive, and current organizational management.	Complete a general review annually, and a comprehensive review of countywide plans every other year - in even numbered years (opposite legislative sessions).	Review mission, vision, goals, SWOT analysis. Make CIP/Strat Plan living documents.	Neutral/Acknowledged.	All
New			Create and maintain effective goals, policy guidance, and balance current and future needs of Storey County.	Maintain comprehensive, and current organizational management.	Meet with necessary Storey County department heads/employees biennially to review countywide plans as a group (Piper's).		Neutral/Acknowledged.	All



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of business license second readings:
- A. All Points Electric LLC – Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC – Contractor / 1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC – Contractor / 4310 Cameron St. # 7 ~ Las Vegas, NV
- E. Corestates Construction Services Inc. – Contractor / 3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc. – Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emiliooo’s Plumbing & Water Heaters – Contractor / 1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC – Out of County / 50 Corporate Dr. ~ Auburn Hills, MI
- I. Graywolf Integrated Construction Company – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc. – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc. – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management – Contractor / 135 Shadycrest Dr. ~ Verdi, NV
- M. Shootin Trouble Electrical Servicing LLC – Contractor / 198 Shady Grove Ln. ~ Dayton, NV
- N. Sierra Summit Landscaping, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- O. Sunbelt Rentals Inc. – General / 1121 USA Parkway ~ McCarran, NV
- P. T J I Plumbing & Heating – Contractor / 2590 Baxter Way ~ Sparks, NV
- Q. Virginia City Mercantile – General / 85 S. C St. ~ Virginia City, NV

• **Recommended motion:** Approval

• **Prepared by:** Ashley Mead

Department: Community Development

Contact Number: 7758470966

- **Staff Summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next

meeting. A follow-up letter noting those to be continued or approved will be submitted prior to the

- Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

December 9, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **December 17, 2024**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. All Points Electric LLC** – Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC** – Contractor / 1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC** – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC** – Contractor / 4310 Cameron St. # 7 ~ Las Vegas, NV
- E. Corestates Construction Services Inc.** – Contractor / 3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc.** – Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emiliooo's Plumbing & Water Heaters** – Contractor / 1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC** – Out of County / 50 Corporate Dr. ~ Auburn Hills, MI
- I. Graywolf Integrated Construction Company** – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc.** – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc.** – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management** – Contractor / 135 Shadycrest Dr. ~ Verdi, NV
- M. Shootin Trouble Electrical Servicing LLC** – Contractor / 198 Shady Grove Ln. ~ Dayton, NV
- N. Sierra Summit Landscaping, LLC** – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- O. Sunbelt Rentals Inc.** – General / 1121 USA Parkway ~ McCarran, NV
- P. T J I Plumbing & Heating** – Contractor / 2590 Baxter Way ~ Sparks, NV
- Q. Virginia City Mercantile** – General / 85 S. C St. ~ Virginia City, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office