



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

01/07/2025 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

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

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

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

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

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

Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

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

Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

6. **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.

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

Consideration and possible approval of the agenda for the January 7, 2025, meeting.

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

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

- A. Apollo Mechanical Contractors- General / 2400 Peru Dr. ~ McCarran, NV
- B. Erthos Manufacturing LLC - Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- C. Erthos Partner Services LLC - Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- D. Honeywell International Inc. - Out of County / 715 Peachtree St. ~ N.E. Atlanta, GA
- E. KAWM Group LLC - Contractor / 1426 Foothill Rd. ~ Reno, NV
- F. Mazak Optonics Corporation - Out of County / 2725 Galvin Ct. ~ Elgin, IL
- G. McCuan Metals Inc. - Contractor / 1320 High Chaparral Dr. ~ Reno, NV
- H. Precision Fitness Training, LLC - Home Based / 4680 Hanaupah Rd. ~ Reno, NV
- I. Silicon Valley Mechanical, Inc. - Contractor / 2115 Ringwood Ave. ~ San Jose, CA

II 24-25 Property Tax bill correction in the amount of (\$153.21) for parcel 3-431-02. Concrete was picked up during the 2024-25 reappraisal and it is personal property non taxable pavers. Resulting in a reduction in taxes of \$153.21.

III Approval of claims in the amount of \$19,747,408.93.

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

Resolution No. 25-756 honoring retired Storey County Commissioner Lance Gilman for his 12 years of service to the residents and businesses of Storey County.

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

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

Badge pinning ceremony for Battalion Chief Bryce Montoya and Fire Captain Matt Dixon, after successfully completing their promotional probationary period.

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

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

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

15. **10:30 A.M. PUBLIC HEARING:**

Public hearing to consider public comments on proposed lease of that portion of Piper's Opera House known as the Old Corner 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 utilities; 35% of the monthly electric billing and \$50 for water service.

16. **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 and water payments requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.

17. **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.

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

Consideration and possible action to approve a refund of electrical and water 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 \$11,077.53.

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

Consideration and possible approval of unbudgeted grant-funded, Health Community Worker Position for the 2024-2025 Fiscal Year.

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

Consideration and possible approval of Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.

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

Consideration and possible approval for the County Manager to sign and approve the cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) for the processing of the right-of-way application for the Lead Siphon Project. Work under this agreement will not exceed \$10,100.

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

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

Consideration and possible approval to make a conditional offer to purchase the property located at 300 Italy Drive in McCarren Nevada, APN 005-091-67, based upon the appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, including approval of opening escrow, and completing a title search, not to exceed \$3,800,000 and approximately \$280,000 in applicable closing costs.

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

Discussion and possible approval to utilize available funds from the Capital Projects Fund for the purchase of a tractor and trailer that were not budgeted for in the FY 2024 budget, but outlined in the district CIP, not to exceed \$300,000.

25. **RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

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

Report of Public Works Department regarding roads and highways throughout Storey County.

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

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

Possible acceptance of a bid for replacement of fuel tanks and pumps at 100 Toll Road and 1705 Peru Drive, from LA Perks Petroleum, in the amount of \$686,007.00. The acceptance of this bid will allow staff to issue a Notice of Intent to Award to the apparent low bidder and solicit a contract for construction for legal review. Upon legal approval, the contract will be brought before this board for approval.

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

For Consideration and possible approval of acceptance of the 2024 Winter Grant round from the Nevada State Off Highway Vehicles Commission for the grant amount of \$28,065.78 for the Storey County Sheriff's Office, Off Highway Vehicle Operations Unit.

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

For Consideration and possible approval of receipt of a donation for the Storey County Sheriff's Office for the purchase of a traffic unit for patrol, emergency response and community outreach.

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

Consideration and possible approval authorizing the County Manager to sign and approve an amendment to an existing 2024-2025 contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions for \$6,500 per month effective July 1, 2024, through December 31, 2024, and \$10,000 per month effective January 1, 2025, through June 30, 2025.

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

Consideration and possible authorization for the County Manager to sign and approve a contract from 01/07/25 through 12/31/25 between Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and Youtube clips, and social media outreach programs for a total cost of \$200,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and local leadership.

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

Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees, and filling vacancies on the Virginia City Tourism Commission for the 2025 calendar year.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precincts 3 & 6 Lockwood and River Districts, on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 5 Virginia City Highlands District, on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 1 Virginia City District, on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve the remainder of a term for County At Large position on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing the County At Large position on the Storey County Planning Commission.

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

For consideration and possible approval of business license second 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

40. **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.

41. **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, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

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

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

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

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

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

CERTIFICATION OF POSTING

I, 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 1/02/2025; 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: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

- **Recommended motion:** I (commissioner) motion to elect _____ as Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

- **Prepared by:** Drema S Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** Elect Chair

- **Supporting Materials:** No 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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.
- **Recommended motion:** I (commissioner) motion to elect _____ as Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

- **Prepared by:** Drema S Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** Elect Chair
- **Supporting Materials:** No 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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 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 January 7, 2025, 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: 1/7/2025 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. Apollo Mechanical Contractors– General / 2400 Peru Dr. ~ McCarran, NV
 - B. Erthos Manufacturing LLC – Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
 - C. Erthos Partner Services LLC – Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
 - D. Honeywell International Inc. – Out of County / 715 Peachtree St. ~ N.E. Atlanta, GA
 - E. KAWM Group LLC – Contractor / 1426 Foothill Rd. ~ Reno, NV
 - F. Mazak Optonics Corporation – Out of County / 2725 Galvin Ct. ~ Elgin, IL
 - G. McCuan Metals Inc. – Contractor / 1320 High Chaparral Dr. ~ Reno, NV
 - H. Precision Fitness Training, LLC – Home Based / 4680 Hanaupah Rd. ~ Reno, NV
 - I. Silicon Valley Mechanical, Inc. – Contractor / 2115 Ringwood Ave. ~ San Jose, CA
- **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 23, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 7, 2025** COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Apollo Mechanical Contractors**– General / 2400 Peru Dr. ~ McCarran, NV
- B. Erthos Manufacturing LLC** – Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- C. Erthos Partner Services LLC** – Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- D. Honeywell International Inc.** – Out of County / 715 Peachtree St. ~ N.E. Atlanta, GA
- E. KAWM Group LLC** – Contractor / 1426 Foothill Rd. ~ Reno, NV
- F. Mazak Optonics Corporation** – Out of County / 2725 Galvin Ct. ~ Elgin, IL
- G. McCuan Metals Inc.** – Contractor / 1320 High Chaparral Dr. ~ Reno, NV
- H. Precision Fitness Training, LLC** – Home Based / 4680 Hanaupah Rd. ~ Reno, NV
- I. Silicon Valley Mechanical, Inc.** – Contractor / 2115 Ringwood Ave. ~ San Jose, CA

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 1

Agenda Item Type: Consent Agenda

- **Title:** 24-25 Property Tax bill correction in the amount of (\$153.21) for parcel 3-431-02. Concrete was picked up during the 2024-25 reappraisal and it is personal property non taxable pavers. Resulting in a reduction in taxes of \$153.21.
- **Recommended motion:** I (commissioner) move to approve the reduction of the 24-25 tax bill for parcel 3-431-02.
- **Prepared by:** Jana Seddon

Department: Assessor

Contact Number: 775-847-0961

- **Staff Summary:** 24-25 Property Tax bill correction in the amount of (\$153.21) for parcel 3-431-02. Concrete was picked up during the 2024-25 reappraisal and it is personal property non taxable pavers. Resulting in a reduction in taxes of \$153.21.
- **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

Jana Seddon

Storey County Assessor

Storey County Courthouse
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@StoreyCounty.org

December 11, 2024

Memo to: Storey County Commissioners

Re: Tax Bill Corrections

Gregory & Michelle Adkins
390 Panamint Rd
Parcel: 003-431-02

The above referenced parcel was part of our 24-25 reappraisal. We mistakenly picked up new concrete that was actually personal property pavers.

	Original	Correction	New Value
2024-25 Assessed Values	172,499	(4,426)	168,073
Total Tax Dollars	\$4880.89	\$ (153.21)	\$ 4,727.68

Please approve this correction and advise the Treasurer and/or Assessor to make the change and issue an amended bill or refund as necessary.

Thank You,



Jana Seddon
Assessor
Storey County

Tax Year 2024 (2024 - 2025)

Storey County

Property Key: 003-431-02

Source: Secured

Type: Value Change

Owner: ADKINS, GREGORY S & MICHELLE

390 PANAMINT RD

RENO, NV 89521

Correction Reason:

BOE Case:

Legal Description: PARCEL MAP ID :

LOT : 39 BLOCK :

10'S- 39

TOWN : HIGHLAND RANCHES

The nature of such error and the cause which produced the error are as follows:

Value Change

2024 Correction

	Assessed Value	Taxes
Starting Assessed Value and Balance Due	168,073	\$4,880.89
+ Value Change Due to Changes in Building Value	0	N/A
+ Value Change Due to Changes in Land Value	0	N/A
+ Value Change Due to Changes in Pers.Prop Value	0	N/A
+ Tax Change Due to Changes in Special Assessments	N/A	\$0.00
+ Tax Change Due to Changes in Ad Valorem	N/A	(\$153.21)
+ Value/Tax Change Due to Changes in Recoupment	N/A	N/A
+ Value Change Due to Changes in Abatements	N/A	\$0.00
+ Value Change Due to Changes in Exemptions	0	\$0.00
Total Change in New Value	(4,427)	N/A
Total Change in Value/Taxes	0	(\$153.21)
Final Corrected Value and Balance Due	168,073	\$4,727.68
Total Payments Made Before Correction	N/A	\$2,440.45
Refund	N/A	\$0.00
Balance Due	N/A	\$2,287.23

This certificate is a preview. Actual values are calculated at the time this correction is posted.

Assessor's Signature

Treasurer's Signature

Board Chair's Signature

Change Notes:



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$19,747,408.93.
- **Recommended motion:** Approval of claims as submitted.
- **Prepared by:** Cory Y Wood

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Please find attached claims.
- **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

Check Register

Packet: APPKT06953 - 2024-08-23 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404671	PORTER GROUP LLC	08/22/2024	EFT	0.00	10,000.00	
407205	ADAMS, JENNIE LYNN	08/23/2024	Regular	0.00	100.00	114951
406510	SILVER STATE GOVERNMENT RELAT	08/23/2024	Regular	0.00	6,500.00	114952
403795	ALPINE LOCK INC	08/23/2024	Regular	0.00	190.45	114953
100135	ALSCO INC	08/23/2024	Regular	0.00	194.60	114954
406619	AMAZON BUSINESS	08/23/2024	Regular	0.00	64.44	114955
403651	ARC HEALTH AND WELLNESS	08/23/2024	Regular	0.00	2,138.00	114956
406683	SIERRA MEAT CO	08/23/2024	Regular	0.00	2,408.79	114957
103061	ASSESSOR'S ASSOC OF NEV	08/23/2024	Regular	0.00	360.00	114958
100073	AUTO & TRUCK ELECTRIC,INC	08/23/2024	Regular	0.00	320.00	114959
403959	BENDER, DEBORAH	08/23/2024	Regular	0.00	171.00	114960
101605	SIERRA ELECTRONICS	08/23/2024	Regular	0.00	9,763.16	114961
405077	MACKAY MANSION	08/23/2024	Regular	0.00	1,936.00	114962
100471	MOUNDHOUSE TRUE VALUE HARDV	08/23/2024	Regular	0.00	479.37	114963
403671	THE WASHOE CLUB MUSEUM	08/23/2024	Regular	0.00	1,617.50	114964
99763	CANYON GENERAL IMPROVEMENT I	08/23/2024	Regular	0.00	61.30	114965
100475	CAPITAL CITY AUTO PARTS	08/23/2024	Regular	0.00	1,557.86	114966
406995	CARSON CITY FINANCE DEPT	08/23/2024	Regular	0.00	56,714.23	114967
405831	CARSON NOW LLC	08/23/2024	Regular	0.00	200.00	114968
405669	CARSON TAHOE HEALTH	08/23/2024	Regular	0.00	344.26	114969
404216	CARSON VALLEY OIL CO	08/23/2024	Regular	0.00	7,914.01	114970
404048	CARSON WATER SUBCONSERVAN	08/23/2024	Regular	0.00	21,207.96	114971
99720	CASELLE INC	08/23/2024	Regular	0.00	289.00	114972
407203	CASS, SHELIA	08/23/2024	Regular	0.00	525.00	114973
403775	CHARM-TEX	08/23/2024	Regular	0.00	246.30	114974
100505	CITY OF CARSON TREASURER	08/23/2024	Regular	0.00	50.00	114975
406481	CLEARGOV, INC.	08/23/2024	Regular	0.00	7,212.00	114976
405134	CMC TIRE INC	08/23/2024	Regular	0.00	1,099.59	114977
99708	COLLINS CONSTRUCTION	08/23/2024	Regular	0.00	50.90	114978
403887	COMSTOCK GOLD MILL LLC	08/23/2024	Regular	0.00	94.00	114979
406372	CONSTRUCTION MATERIALS ENGINI	08/23/2024	Regular	0.00	380.00	114980
103220	ON THE SIDE GRAPHICS & SIGNS	08/23/2024	Regular	0.00	300.00	114981
404466	FIRST CHOICE COFFEE SRV	08/23/2024	Regular	0.00	154.75	114982
99652	COMSTOCK CHRONICLE	08/23/2024	Regular	0.00	451.50	114983
406059	3D CONCRETE LLC	08/23/2024	Regular	0.00	1,283.16	114984
404509	FASTENAL COMPANY	08/23/2024	Regular	0.00	832.83	114985
403712	FAST GLASS	08/23/2024	Regular	0.00	605.00	114986
407155	FOR THE SONG CHARITABLE FUND	08/23/2024	Regular	0.00	1,750.00	114987
407202	FORT ORANGE PRESS INC	08/23/2024	Regular	0.00	645.00	114988
100826	FOURTH WARD SCHOOL MUSEUM	08/23/2024	Regular	0.00	656.00	114989
407074	GARDA CL SOUTHWEST INC	08/23/2024	Regular	0.00	38.25	114990
103470	GREAT BASIN TERMITE & PEST CON	08/23/2024	Regular	0.00	500.00	114991
405784	LAKOTA HRM, LLC	08/23/2024	Regular	0.00	3,087.50	114992
404514	ENVORONMENTAL TEST SYSTEMS	08/23/2024	Regular	0.00	692.20	114993
102983	USABLUEBOOK	08/23/2024	Regular	0.00	1,248.99	114994
100866	CHAMPION CHEVROLET	08/23/2024	Regular	0.00	39,768.25	114995
407213	HILL COUNTRY MUSIC LLC	08/23/2024	Regular	0.00	1,750.00	114996
406603	HUSTLER HYDRAULICS LLC	08/23/2024	Regular	0.00	14.22	114997
100978	INTERSTATE OIL CO	08/23/2024	Regular	0.00	705.68	114998
405726	IT1 CONSULTING, LLC	08/23/2024	Regular	0.00	5,075.18	114999
403834	IT1 SOURCE LLC	08/23/2024	Regular	0.00	61,937.41	115000
407201	JIA, JASON	08/23/2024	Regular	0.00	8.50	115001
406428	J W WELDING SUPPLIES & TOOLS	08/23/2024	Regular	0.00	113.52	115002
103032	JOHN DEERE FINANCIAL POWERPLA	08/23/2024	Regular	0.00	138.54	115003

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405799	JOHNSON LAW PRACTICE PLLC	08/23/2024	Regular	0.00	850.00	115004
405263	KANSAS CITY LIFE INS CO	08/23/2024	Regular	0.00	9.35	115005
407118	L3HARRIS TECHNOLOGIES INC	08/23/2024	Regular	0.00	19,221.46	115006
405465	LEGAL & LIABILITY RISK MNGMNT IN	08/23/2024	Regular	0.00	350.00	115007
101030	LIFE-ASSIST INC	08/23/2024	Regular	0.00	5,448.31	115008
404102	LIQUID BLUE EVENTS LLC	08/23/2024	Regular	0.00	14,000.00	115009
102751	LYON CO COMPTROLLER	08/23/2024	Regular	0.00	3,000.00	115010
407208	COAST TO COAST SOLUTIONS, INC.	08/23/2024	Regular	0.00	409.60	115011
405307	THE TOMBSTONE COWBOYS/HELLD	08/23/2024	Regular	0.00	4,119.00	115012
102857	MICHAEL HOHL MOTOR CO	08/23/2024	Regular	0.00	195.07	115013
403096	MONARCH DIRECT LLC	08/23/2024	Regular	0.00	1,285.50	115014
406697	NMS LABS	08/23/2024	Regular	0.00	287.00	115015
101228	NEV ADMIN BLDG & GROUNDS	08/23/2024	Regular	0.00	12,725.54	115016
403347	NEV DEPT BUSINESS & INDUS	08/23/2024	Regular	0.00	5.00	115017
403317	NEV DEPT PUBLIC SAFETY	08/23/2024	Regular	0.00	1,086.75	115018
101269	NEVADA LEGAL SERVICES INC	08/23/2024	Regular	0.00	779.00	115019
406600	NORTHWEST FIRE FIGHTER BENEFIT	08/23/2024	Regular	0.00	5,274.09	115020
407001	UNIVERSAL ENGINEERING SCIENCES	08/23/2024	Regular	0.00	4,349.00	115021
406417	OOSOSHARP, LLC	08/23/2024	Regular	0.00	2,014.49	115022
405127	O'REILLY AUTO PARTS	08/23/2024	Regular	0.00	1,410.23	115023
404746	OTIS ELEVATOR COMPANY	08/23/2024	Regular	0.00	3,897.00	115024
404556	OUTFRONT MEDIA LLC	08/23/2024	Regular	0.00	739.54	115025
403104	OVERHEAD DOOR CO SIERRA NEVAI	08/23/2024	Regular	0.00	4,233.00	115026
404983	MOUNTAIN UNIFORMS	08/23/2024	Regular	0.00	1,874.50	115027
101825	PETERBILT TRUCK PARTS & E	08/23/2024	Regular	0.00	489.60	115028
403895	WAY IT WAS MUSEUM	08/23/2024	Regular	0.00	335.50	115029
404837	PIPER'S OPERA HOUSE	08/23/2024	Regular	0.00	234.00	115030
101435	PITNEY BOWES GLOBAL FINANCIAL	08/23/2024	Regular	0.00	168.24	115031
407206	PLACER LABS INC.	08/23/2024	Regular	0.00	10,000.00	115032
407034	PREDICTIVE BALLISTICS LLC	08/23/2024	Regular	0.00	2,315.00	115033
103221	PEBP	08/23/2024	Regular	0.00	2,203.12	115034
405420	JOY ENGINEERING	08/23/2024	Regular	0.00	610.41	115035
102388	REDWOOD TOXICOLOGY LABORATC	08/23/2024	Regular	0.00	138.37	115036
404863	REFUSE, INC	08/23/2024	Regular	0.00	537.47	115037
101520	RENO PAINT MART INC	08/23/2024	Regular	0.00	183.24	115038
406815	RCG ECONOMICS LLC	08/23/2024	Regular	0.00	62,500.00	115039
200395	SAINT MARYS ARTCENTER INC	08/23/2024	Regular	0.00	26.00	115040
101568	SANI-HUT COMPANY INC	08/23/2024	Regular	0.00	670.00	115041
103241	SBC GLOBAL SERVICES IN LD	08/23/2024	Regular	0.00	1.77	115042
103241	SBC GLOBAL SERVICES IN LD	08/23/2024	Regular	0.00	92.05	115043
404675	SUPERIOR POOL PRODUCTS	08/23/2024	Regular	0.00	208.30	115044
406778	SILVER STATE ANALYTICAL LABORA	08/23/2024	Regular	0.00	1,524.00	115045
404187	SAWDUST TRAILS	08/23/2024	Regular	0.00	72.00	115046
102461	SIERRA CONTROLS LLC	08/23/2024	Regular	0.00	13,393.63	115047
407189	RIDEZILLA	08/23/2024	Regular	0.00	37,566.25	115048
406945	SILVER STATE JANITORIAL SERVICES	08/23/2024	Regular	0.00	480.00	115049
403384	SMITHS FOOD & DRUG CENTER	08/23/2024	Regular	0.00	1,443.79	115050
101658	SPB UTILITY SERVICES INC	08/23/2024	Regular	0.00	6,493.00	115051
101717	ST CO SCHOOL DISTRICT	08/23/2024	Regular	0.00	398,562.65	115052
405475	STAPLES BUSINESS ADVANTAGE	08/23/2024	Regular	0.00	293.91	115053
405764	STAPLES CONTRACT & COMMERCIA	08/23/2024	Regular	0.00	84.52	115054
101229	OFFICE OF THE STATE CONTROLLER	08/23/2024	Regular	0.00	334,611.03	115055
403892	PONDEROSA MINE TOURS	08/23/2024	Regular	0.00	4,995.00	115056
407051	SUNRISE DISTRIBUTING LLC	08/23/2024	Regular	0.00	1,914.05	115057
405665	SUPERIOR COURT OF CALIFORNIA, C	08/23/2024	Regular	0.00	124.00	115058
405244	SUTTON HAGUE LAW CORP	08/23/2024	Regular	0.00	4,125.00	115059
406676	SWITCH	08/23/2024	Regular	0.00	2,534.23	115060
407068	SYSKO SACRAMENTO INC	08/23/2024	Regular	0.00	2,499.12	115061
405185	THATCHER COMPANY OF NEVADA, I	08/23/2024	Regular	0.00	518.00	115062
404615	THE ANTOS AGENCY	08/23/2024	Regular	0.00	6,500.00	115063
407185	THE MOORE LAW GROUP	08/23/2024	Regular	0.00	98.00	115064

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
407185	THE MOORE LAW GROUP	08/23/2024	Regular	0.00	98.00	115065
404030	TAHOE SIERRA DISTRIBUTING CO	08/23/2024	Regular	0.00	231.00	115066
405010	TIMELY TESTING LTD	08/23/2024	Regular	0.00	350.00	115067
407212	TRUCKEE MEADOWS CREMATION A	08/23/2024	Regular	0.00	1,345.00	115068
405112	TYLER TECHNOLOGIES, INC	08/23/2024	Regular	0.00	8,755.00	115069
406738	UBEO BUSINESS SERVICES	08/23/2024	Regular	0.00	3,578.49	115070
405929	CALNEVA SIGNS	08/23/2024	Regular	0.00	1,600.00	115071
407142	UNIFIRST CORPORATION	08/23/2024	Regular	0.00	300.79	115072
102962	UNIFORMITY	08/23/2024	Regular	0.00	1,112.67	115073
406623	US FOODS INC	08/23/2024	Regular	0.00	8,043.50	115074
101845	US POSTOFFICE (VC)	08/23/2024	Regular	0.00	300.00	115075
404828	V & T ROCK, INC	08/23/2024	Regular	0.00	2,741.37	115076
403268	CELLCO PARTNERSHIP	08/23/2024	Regular	0.00	367.44	115077
403894	VIRGINIA & TRUCKEE RR CO, INC.	08/23/2024	Regular	0.00	6,289.00	115078
101899	GRAINGER	08/23/2024	Regular	0.00	71.62	115079
407092	WALKER'S OFFICE SOLUTIONS INC	08/23/2024	Regular	0.00	2,638.00	115080
405574	WASHOE COUNTY FORENSIC SCIENC	08/23/2024	Regular	0.00	718.00	115081
101809	WEDCO INC	08/23/2024	Regular	0.00	51.75	115082
101920	WESTERN NEVADA SUPPLY CO	08/23/2024	Regular	0.00	193.72	115083
405794	WHARTON CONCRETE FORMING SU	08/23/2024	Regular	0.00	84.00	115084
405184	UNIFORMS2YOU / RENO UNIFORMS	08/23/2024	Regular	0.00	2,166.82	115085
404295	WELLS ONE COMMERCIAL CARD	08/23/2024	Bank Draft	0.00	42,295.34	DFT0001932

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	258	135	0.00	1,273,091.05
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	49	1	0.00	42,295.34
EFT's	1	1	0.00	10,000.00
Total	308	137	0.00	1,325,386.39

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Comp. J. Wood 8/22/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 8.22.24
 Comptroller Date

[Signature] 9/30/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2024	1,325,386.39
			<u>1,325,386.39</u>



STOREY COUNTY

Check Register

Packet: APPKT07243 - 2024-08-31 August Wires cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101848	USDA RURAL DEVELOPMENT	08/31/2024	Bank Draft	0.00	29,802.18	DFT0001996

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	29,802.18
EFT's	0	0	0.00	0.00
	6	1	0.00	29,802.18

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Wood 11/14/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 12-16-24
 Comptroller Date

[Signature] 11/13/2024
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	8/2024	29,802.18
			<u>29,802.18</u>



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 09/13/2024 - 09/13/2024
Payment Date Range 09/13/2024 - 09/13/2024

Payable Number	Description	Units	Price	Post Date	1099 Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors												
404300 - INTERNAL REVENUE SERVICE												
INV0019285	Medicare	0.00	0.00	9/13/2024	DFT0001943	9/13/2024	109,702.41	0.00	0.00	0.00	109,702.41	109,702.41
							13,263.12	0.00	0.00	0.00	13,263.12	13,263.12
							13,263.12					
INV0019286	Social Security	0.00	0.00	9/13/2024	DFT0001944	9/13/2024	1,156.32	0.00	0.00	0.00	1,156.32	1,156.32
							1,156.32					
INV0019287	Federal Income Tax w/h	0.00	0.00	9/13/2024	DFT0001945	9/13/2024	45,967.35	0.00	0.00	0.00	45,967.35	45,967.35
							45,967.35					
INV0019307	Medicare	0.00	0.00	9/13/2024	DFT0001947	9/13/2024	7,994.58	0.00	0.00	0.00	7,994.58	7,994.58
							7,994.58					
INV0019308	Social Security	0.00	0.00	9/13/2024	DFT0001948	9/13/2024	1,314.82	0.00	0.00	0.00	1,314.82	1,314.82
							1,314.82					
INV0019309	Federal Income Tax w/h	0.00	0.00	9/13/2024	DFT0001949	9/13/2024	40,006.22	0.00	0.00	0.00	40,006.22	40,006.22
							40,006.22					
Vendors: (1)							109,702.41	0.00	0.00	0.00	109,702.41	109,702.41
Total 01 - Storey County Vendors:							109,702.41	0.00	0.00	0.00	109,702.41	109,702.41
Vendors: (1)							109,702.41	0.00	0.00	0.00	109,702.41	109,702.41
Report Total:							109,702.41	0.00	0.00	0.00	109,702.41	109,702.41

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin

Approved By:

Comptroller

Treasurer

20240912

Date

9-12-24

Date

9/30/24

Date



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 09/13/2024 - 09/13/2024
Payment Date Range 09/13/2024 - 09/13/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Payment Number	Account Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
405424 - OPTUM BANK, MEMBER FDIC	HSA Contributions	0.00	0.00	14,834.59	9/13/2024	DFT0001942		9/13/2024	Insurances	14,834.59	0.00	0.00	0.00	14,834.59	14,834.59
									Rds-Ins	1,100.06					
									Wtr-Ins	251.00					
									Swr-Ins	241.00					
									VCTC-Ins	235.00					
									Pipers-Ins	115.00					
INV0019296	HSA Contributions	0.00	0.00	2,593.00	9/13/2024	DFI0001946		9/13/2024	Fire-Ins	2,593.00	0.00	0.00	0.00	2,593.00	2,593.00
									FireMutual-Ins	2,495.97	97.03				

Vendors: (1)	Total 01 - Storey County Vendors:	17,427.59	0.00	0.00	0.00	17,427.59	17,427.59
Vendors: (1)	Report Total:	17,427.59	0.00	0.00	0.00	17,427.59	17,427.59

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20240912 Date

Approved By: [Signature] 9-12-24 Date

Comptroller [Signature] 9/30/24 Date

Treasurer [Signature] 9/30/24 Date



STOREY COUNTY


Payroll Check Register Report Summary

Pay Period: 8/26/2024-9/8/2024

Packet: PRPKT02196 - 2024-09-13: FIRE Payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	52	220,769.60
Total	52	220,769.60

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

 20240912
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:  9.12.24
 Comptroller Date

 9/30/24
 Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 8/26/2024-9/8/2024

Packet: PRPKT02192 - 2024-09-13 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	722.35
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	185	394,886.26
Total	186	395,608.61

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kyan C. 20240912
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 9-12-24
 Comptroller Date

[Signature] 9/30/24
 Treasurer Date



STOREY COUNTY

Vendor History Report

Posting Date Range 09/27/2024 - 09/27/2024
Payment Date Range 09/27/2024 - 09/27/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
405424 - OPTUM BANK, MEMBER FDIC	HSA Contributions				9/27/2024					14,897.79	0.00	0.00	0.00	14,897.79	14,897.79
INV0019323	HSA Contributions				9/27/2024	DFT0001951				14,897.79	0.00	0.00	0.00	14,897.79	14,897.79
											12,955.73				
									Insurances		1,100.06				
									Rds-Ins		251.00				
									Wtr-Ins		241.00				
									Swr-Ins		235.00				
									VCTC-Ins		115.00				
									Pipers-Ins						

Vendors: (1)	Total 01 - Storey County Vendors:	14,897.79	0.00	0.00	0.00	14,897.79	14,897.79
Vendors: (1)	Report Total:	14,897.79	0.00	0.00	0.00	14,897.79	14,897.79

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin [Signature] Date 20240926

Approved By: [Signature] Date 9/26/24

Comptroller [Signature] Date 9/30/24

Treasurer [Signature] Date



STOREY COUNTY

Check Register

Packet: APPKT07065 - 2024-09-27 PERS 715 kc

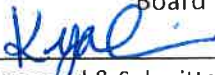
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 405456	PUBLIC EMPLOYEES RETIREMENT BC	09/27/2024	EFT	0.00	82,135.85	10583

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	82,135.85
	2	1	0.00	82,135.85

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

 20240926
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

 9/26/24
 Comptroller Date

 9/30/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	9/2024	82,135.85
			<u>82,135.85</u>



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 09/27/2024 - 09/27/2024
Payment Date Range 09/27/2024 - 09/27/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
404300 - INTERNAL REVENUE SERVICE															
INV0019336	Medicare	0.00	0.00	13,050.32	9/27/2024	001-29503-000	DFT0001952	9/27/2024	Medicare	109,778.61	0.00	0.00	0.00	109,778.61	109,778.61
INV0019337	Social Security	0.00	0.00	1,231.04	9/27/2024	001-29505-000	DFT0001953	9/27/2024	Social Security	13,050.32	0.00	0.00	0.00	13,050.32	13,050.32
INV0019338	Federal Income Tax w/hold	0.00	0.00	45,541.68	9/27/2024	001-29501-000	DFT0001954	9/27/2024	Federal w/holding	1,231.04	0.00	0.00	0.00	1,231.04	1,231.04
INV0019354	Medicare	0.00	0.00	8,004.70	9/27/2024	001-29503-000	DFT0001955	9/27/2024	Medicare	45,541.68	0.00	0.00	0.00	45,541.68	45,541.68
INV0019355	Social Security	0.00	0.00	1,302.40	9/27/2024	001-29505-000	DFT0001956	9/27/2024	Social Security	8,004.70	0.00	0.00	0.00	8,004.70	8,004.70
INV0019356	Federal Income Tax w/h	0.00	0.00	40,648.47	9/27/2024	001-29501-000	DFT0001957	9/27/2024	Federal w/holding	1,302.40	0.00	0.00	0.00	1,302.40	1,302.40
Vendors: (1)										109,778.61	0.00	0.00	0.00	109,778.61	109,778.61
Vendors: (1)										109,778.61	0.00	0.00	0.00	109,778.61	109,778.61
Report Total:										109,778.61	0.00	0.00	0.00	109,778.61	109,778.61

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20240926 Date

Approved By:

[Signature] for IM 9/26/24 Date

[Signature] 9/30/24 Date



STOREY COUNTY

Check Register

Packet: APPKT07340 - 2024-09-30 C/T SEPT WIRES/DRAFTS cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 101848	USDA RURAL DEVELOPMENT	09/30/2024	Bank Draft	0.00	29,802.18	DFT0002023

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	29,802.18
EFT's	0	0	0.00	0.00
	6	1	0.00	29,802.18

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Wood 12/12/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 12.12.24
 Comptroller Date

[Signature] 12.16.24
 Treasurer - Deputy Date



STOREY COUNTY

Check Register

Packet: APPKT07142 - 2024-10-03 Tesla Wire cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404752	TESLA INC	10/03/2024	Bank Draft	0.00	2,622,123.72	DFT0001968

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	2,622,123.72
EFT's	0	0	0.00	0.00
	1	1	0.00	2,622,123.72

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cary Y. Wood 10/17/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 10.17.24
 Comptroller Date

[Signature] 11/20/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	10/2024	2,622,123.72
			<u>2,622,123.72</u>



STOREY COUNTY

Check Register

Packet: APPKT07158 - 2024-10-25 PR Payment kc

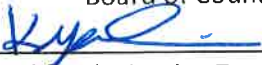
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	10/25/2024	EFT	0.00	158,106.83	10598
407110	ROCKY MOUNTAIN HOSPITAL AND M	10/25/2024	EFT	0.00	5,151.73	10599
404869	SCSO EMPLOYEES ASSOCIATIO	10/25/2024	EFT	0.00	756.00	10600
404639	VOYA INSTITUTIONAL TRUST COMP,	10/25/2024	EFT	0.00	11,334.48	10601
300003	AFLAC	10/25/2024	Regular	0.00	1,723.70	115661
300008	AFSCME LOCAL4041	10/25/2024	Regular	0.00	726.38	115662
300001	COLONIAL LIFE & ACCIDENT INS CO	10/25/2024	Regular	0.00	103.38	115663
407117	COMMONWEALTH OF MASSACHUS	10/25/2024	Regular	0.00	1,200.00	115664
404704	DVM INSURANCE AGENCY	10/25/2024	Regular	0.00	48.57	115665
406598	MICHIGAN STATE DISBURSEMENT U	10/25/2024	Regular	0.00	393.79	115666
300011	NEVADA STATE TREASURER	10/25/2024	Regular	0.00	4.00	115667
406600	NORTHWEST FIRE FIGHTER BENEFIT	10/25/2024	Regular	0.00	2,746.35	115668
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	10/25/2024	Regular	0.00	406.17	115669
300010	STATE COLLECTION & DISBURSEMEI	10/25/2024	Regular	0.00	1,124.44	115670
300006	STOREY CO FIRE FIGHTERS ASSOC	10/25/2024	Regular	0.00	1,700.00	115671
300005	WASHINGTON NATIONAL INS	10/25/2024	Regular	0.00	1,649.42	115672

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	12	0.00	11,826.20
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	11	4	0.00	175,349.04
	31	16	0.00	187,175.24

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes


 _____ 20241024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

 _____ 10.24.24
 Comptroller Date


 _____ 10.25.24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	10/2024	187,175.24
			<u>187,175.24</u>



STOREY COUNTY

Check Register

Packet: APPKT07341 - 2024-10-31 C/T OCT WIRES/DRAFTS cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 101848	USDA RURAL DEVELOPMENT	10/31/2024	Bank Draft	0.00	65,462.18	DFT0002024

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	1	0.00	65,462.18
EFT's	0	0	0.00	0.00
	7	1	0.00	65,462.18

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Yellison 12/12/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

Jim C... 12-12-24
 Comptroller Date

K. G. Tate 12-16-24
 Treasurer-Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	10/2024	65,462.18
			<u>65,462.18</u>



STOREY COUNTY

Check Register

Packet: APPKT07238 - 2024-11-15 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404394	GTP ACQUISITION PARTNERS II LLC	11/15/2024	EFT	0.00	1,268.77	10610
406777	DOWL LLC	11/15/2024	EFT	0.00	34,954.25	10611
406777	DOWL LLC	11/15/2024	EFT	0.00	7,523.75	10612
406777	DOWL LLC	11/15/2024	EFT	0.00	42,592.50	10613
400481	ALLISON, MACKENZIE, LTD	11/15/2024	Regular	0.00	1,715.00	115816
406619	AMAZON BUSINESS	11/15/2024	Regular	0.00	222.69	115817
403651	ARC HEALTH AND WELLNESS	11/15/2024	Regular	0.00	1,469.00	115818
405268	ARGENTUM PARTNERS, LTD	11/15/2024	Regular	0.00	9,900.00	115819
406683	SIERRA MEAT CO	11/15/2024	Regular	0.00	2,086.49	115820
100073	AUTO & TRUCK ELECTRIC,INC	11/15/2024	Regular	0.00	1,335.00	115821
101605	SIERRA ELECTRONICS	11/15/2024	Regular	0.00	243.80	115822
405077	MACKAY MANSION	11/15/2024	Regular	0.00	65.00	115823
407072	BISBEE,PATRICIA L.	11/15/2024	Regular	0.00	403.46	115824
103160	BOTCHA CALOOP'S INC	11/15/2024	Regular	0.00	125.00	115825
406408	BRADY INDUSTRIES OF NEVADA LLC	11/15/2024	Regular	0.00	134.92	115826
100471	MOUNDHOUSE TRUE VALUE HARDV	11/15/2024	Regular	0.00	141.68	115827
403671	THE WASHOE CLUB MUSEUM	11/15/2024	Regular	0.00	237.50	115828
99763	CANYON GENERAL IMPROVEMENT I	11/15/2024	Regular	0.00	1,420.30	115829
100475	CAPITAL CITY AUTO PARTS	11/15/2024	Regular	0.00	103.18	115830
100792	CAPITAL FORD INC	11/15/2024	Regular	0.00	141.00	115831
404500	CARSON DODGE CHRYSLER INC	11/15/2024	Regular	0.00	227.60	115832
405831	CARSON NOW LLC	11/15/2024	Regular	0.00	200.00	115833
404216	CARSON VALLEY OIL CO	11/15/2024	Regular	0.00	7,715.25	115834
406889	THE RIDGE, PLLC	11/15/2024	Regular	0.00	960.00	115835
99720	CASELLE INC	11/15/2024	Regular	0.00	289.00	115836
407169	HEADWAY TRANSPORTATION, LLC	11/15/2024	Regular	0.00	10,000.00	115837
405134	CMC TIRE INC	11/15/2024	Regular	0.00	5,190.48	115838
405587	COMBINED SYSTEMS, INC	11/15/2024	Regular	0.00	407.50	115839
406406	COMSTOCK PROPANE	11/15/2024	Regular	0.00	2,240.65	115840
406372	CONSTRUCTION MATERIALS ENGINI	11/15/2024	Regular	0.00	80,482.50	115841
406602	CORWIN BUICK GMC RENO	11/15/2024	Regular	0.00	66,671.25	115842
404466	FIRST CHOICE COFFEE SRV	11/15/2024	Regular	0.00	365.45	115843
99652	COMSTOCK CHRONICLE	11/15/2024	Regular	0.00	945.00	115844
406010	DEITZ MEDIA & MARKETING, LLC	11/15/2024	Regular	0.00	18,515.87	115845
403835	EWING IRRIGATION PRODUCTS, INC	11/15/2024	Regular	0.00	534.55	115846
404509	FASTENAL COMPANY	11/15/2024	Regular	0.00	694.53	115847
100826	FOURTH WARD SCHOOL MUSEUM	11/15/2024	Regular	0.00	22.00	115848
407074	GARDA CL SOUTHWEST INC	11/15/2024	Regular	0.00	328.42	115849
404145	GRAFICS UNLIMITED	11/15/2024	Regular	0.00	1,585.00	115850
103470	GREAT BASIN TERMITE & PEST CON	11/15/2024	Regular	0.00	195.00	115851
405322	H & E EQUIPMENT SERVICES, INC.	11/15/2024	Regular	0.00	1,936.85	115852
407255	HAGANDER, AUSTIN	11/15/2024	Regular	0.00	75.00	115853
405293	HIGHLAND ELECTRIC AND LIGHTING	11/15/2024	Regular	0.00	2,043.50	115854
405460	MELODY HOOVER PHOTOGRAPHY	11/15/2024	Regular	0.00	250.00	115855
403105	HOSE & FITTINGS ETC	11/15/2024	Regular	0.00	280.49	115856
405360	HUNTINGTON, ELIZABETH L.	11/15/2024	Regular	0.00	192.00	115857
404328	INTERCEPT INC	11/15/2024	Regular	0.00	2,130.00	115858
100978	INTERSTATE OIL CO	11/15/2024	Regular	0.00	4,418.89	115859
403834	IT1 SOURCE LLC	11/15/2024	Regular	0.00	11,496.84	115860
103317	SILVER STATE INTERNATIONAL TRUC	11/15/2024	Regular	0.00	2,655.01	115861
406428	J W WELDING SUPPLIES & TOOLS	11/15/2024	Regular	0.00	176.19	115862
103032	JOHN DEERE FINANCIAL POWERPLA	11/15/2024	Regular	0.00	170.33	115863
406617	JOHN H BURROWS INC	11/15/2024	Regular	0.00	342.41	115864
407219	K7 CONSTRUCTION INC	11/15/2024	Regular	0.00	279,182.20	115865

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101040	L N CURTIS & SONS	11/15/2024	Regular	0.00	18,887.85	115866
101030	LIFE-ASSIST INC	11/15/2024	Regular	0.00	997.61	115867
404102	LIQUID BLUE EVENTS LLC	11/15/2024	Regular	0.00	2,000.00	115868
404363	MA LABS INC	11/15/2024	Regular	0.00	2,944.51	115869
405307	THE TOMBSTONE COWBOYS/HELLD	11/15/2024	Regular	0.00	50.00	115870
103237	WESTERN ENVIORNMENTAL TESTIN	11/15/2024	Regular	0.00	257.00	115871
103126	PRIORITY DISPATCH CORP	11/15/2024	Regular	0.00	46.50	115872
102857	MICHAEL HOHL MOTOR CO	11/15/2024	Regular	0.00	647.34	115873
404225	MURKOVICH, KRISTI D	11/15/2024	Regular	0.00	16.06	115874
101256	N-3 GRAZING BOARD SECRETARY	11/15/2024	Regular	0.00	15.61	115875
101226	NEV COMPTROLLER STE 5	11/15/2024	Regular	0.00	10,374.00	115876
101226	NEV COMPTROLLER STE 5	11/15/2024	Regular	0.00	293.00	115877
101026	NEV LEGISLATIVE COUNSEL	11/15/2024	Regular	0.00	40.94	115878
101241	NEV PUBLIC AGENCY INSURANCE PC	11/15/2024	Regular	0.00	5,000.00	115879
99806	CONCENTRA MEDICAL CENTERS	11/15/2024	Regular	0.00	136.00	115880
406417	OOSOSHARP, LLC	11/15/2024	Regular	0.00	1,557.64	115881
405127	O'REILLY AUTO PARTS	11/15/2024	Regular	0.00	779.91	115882
407060	JOHNSTONE SUPPLY	11/15/2024	Regular	0.00	2,050.94	115883
407233	PACIFIC STEEL & RECYCLING	11/15/2024	Regular	0.00	801.84	115884
403895	WAY IT WAS MUSEUM	11/15/2024	Regular	0.00	33.00	115885
101435	PITNEY BOWES GLOBAL FINANCIAL	11/15/2024	Regular	0.00	1,076.10	115886
403329	PROTECTION DEVICES INC	11/15/2024	Regular	0.00	930.75	115887
404797	PYROGUYS, INC	11/15/2024	Regular	0.00	9,500.00	115888
404863	REFUSE, INC	11/15/2024	Regular	0.00	500.14	115889
101521	RENO DRAIN OIL SERVICE	11/15/2024	Regular	0.00	196.25	115890
101520	RENO PAINT MART INC	11/15/2024	Regular	0.00	217.17	115891
407254	ROBERT ALLEN POOLS AND SPAS, IN	11/15/2024	Regular	0.00	8,379.52	115892
406447	ROUDMAN, REBECCA	11/15/2024	Regular	0.00	1,600.00	115893
101568	SANI-HUT COMPANY INC	11/15/2024	Regular	0.00	950.00	115894
406778	SILVER STATE ANALYTICAL LABORAT	11/15/2024	Regular	0.00	2,247.00	115895
404187	SAWDUST TRAILS	11/15/2024	Regular	0.00	20.00	115896
101632	SIERRA PEST CONTROL INC	11/15/2024	Regular	0.00	55.00	115897
406945	SILVER STATE JANITORIAL SERVICES	11/15/2024	Regular	0.00	480.00	115898
101658	SPB UTILITY SERVICES INC	11/15/2024	Regular	0.00	6,170.00	115899
405989	TSA CUSTOM CAR AND TRUCK	11/15/2024	Regular	0.00	14,514.24	115900
101745	ST CO WATER SYSTEM	11/15/2024	Regular	0.00	5,100.03	115901
407249	STAMPS, LISA	11/15/2024	Regular	0.00	500.00	115902
405475	STAPLES BUSINESS ADVANTAGE	11/15/2024	Regular	0.00	163.05	115903
407257	ADVISORY COUNCIL FOR PROSECUT	11/15/2024	Regular	0.00	225.00	115904
101229	OFFICE OF THE STATE CONTROLLER	11/15/2024	Regular	0.00	2,495.00	115905
404028	STATE OF NEVADA-RURAL REGIONA	11/15/2024	Regular	0.00	151.00	115906
403892	PONDEROSA MINE TOURS	11/15/2024	Regular	0.00	310.00	115907
103089	SUN RIDGE SYSTEMS INC	11/15/2024	Regular	0.00	6,800.00	115908
404892	SUNBELT PUBLICATIONS, INC	11/15/2024	Regular	0.00	300.27	115909
407051	SUNRISE DISTRIBUTING LLC	11/15/2024	Regular	0.00	1,231.05	115910
407068	SYSCO SACRAMENTO INC	11/15/2024	Regular	0.00	2,049.56	115911
405185	THATCHER COMPANY OF NEVADA, I	11/15/2024	Regular	0.00	518.00	115912
404615	THE ANTOS AGENCY	11/15/2024	Regular	0.00	5,324.56	115913
406977	THE SIGN AND DESIGN SHOP LLC	11/15/2024	Regular	0.00	1,105.06	115914
407013	TRANSUNION RISK AND ALTERNATI	11/15/2024	Regular	0.00	125.00	115915
406738	UBEO BUSINESS SERVICES	11/15/2024	Regular	0.00	1,246.52	115916
407142	UNIFIRST CORPORATION	11/15/2024	Regular	0.00	458.88	115917
406623	US FOODS INC	11/15/2024	Regular	0.00	7,074.84	115918
101845	US POSTOFFICE (VC)	11/15/2024	Regular	0.00	350.00	115919
101845	US POSTOFFICE (VC)	11/15/2024	Regular	0.00	300.00	115920
404828	V & T ROCK, INC	11/15/2024	Regular	0.00	1,238.78	115921
403983	VCTC	11/15/2024	Regular	0.00	300.00	115922
101899	GRAINGER	11/15/2024	Regular	0.00	3,130.62	115923
406579	WASHOE COUNTY	11/15/2024	Regular	0.00	416.00	115924
101920	WESTERN NEVADA SUPPLY CO	11/15/2024	Regular	0.00	475.11	115925
405794	WHARTON CONCRETE FORMING SU	11/15/2024	Regular	0.00	461.14	115926

Check Register

Packet: APPKT07238-2024-11-15 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405184	UNIFORMS2YOU / RENO UNIFORMS	11/15/2024	Regular	0.00	1,749.34	115927
404295	WELLS ONE COMMERCIAL CARD	11/15/2024	Bank Draft	0.00	40,142.73	DFT0001995

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	241	112	0.00	660,028.51 ✓
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	54	1	0.00	40,142.73
EFT's	9	4	0.00	86,339.27
	304	117	0.00	786,510.51

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Y. Wood 11/14/24
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: *JM'Car* 11.14.24
 Comptroller Date

ADuke 11-14-24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2024	786,510.51
			<u>786,510.51</u>



STOREY COUNTY

Check Register

Packet: APPKT07250 - 2024-11-18 Clerk/Treasurer EOM Aug, Sept & Oct + State Q1 Payables DF

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
101226	NEV COMPTROLLER STE 5	11/19/2024	Regular	0.00	1,972,168.25	115929
101717	ST CO SCHOOL DISTRICT	11/19/2024	Regular	0.00	1,228,850.16	115930
101229	OFFICE OF THE STATE CONTROLLER	11/19/2024	Regular	0.00	6,346,843.26	115931

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	3	0.00	9,547,861.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	3	0.00	9,547,861.67

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Wood 11/19/24
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 11-19-24
 Comptroller Date

[Signature] 11-19-24
 Treasurer Date



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 11/22/2024 - 11/22/2024

Payment Date Range 11/22/2024 - 11/22/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
405424 - OPTUM BANK, MEMBER FDIC															
INV0019513	HSA Contributions	0.00	0.00	16,201.79	11/22/2024	001-29506-000	DFT0002000	11/22/2024	Insurances	16,201.79	0.00	0.00	0.00	16,201.79	16,201.79
						020-29506-000			Rds-Ins	14,509.73	850.06				
						090-29506-000			Wtr-Ins	251.00					
						130-29506-000			SWr-Ins	241.00					
						230-29506-000			VCTC-Ins	235.00					
						231-29506-000			Pipers-Ins	115.00					
INV0019536	HSA Contributions	0.00	0.00	2,793.00	11/22/2024	DFT0002004		11/22/2024	Fire-Ins	2,793.00	0.00	0.00	0.00	2,793.00	2,793.00
						250-29506-000									
Vendors: (1) Total 01 - Storey County Vendors:										18,994.79	0.00	0.00	0.00	18,994.79	18,994.79
Vendors: (1) Report Total:										18,994.79	0.00	0.00	0.00	18,994.79	18,994.79

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20241121 Date

Approved By:

[Signature] 11/21/24 Date

Comptroller [Signature] 11/25/2024 Date
Treasurer [Signature] 11/25/2024 Date



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 11/22/2024 - 11/22/2024
Payment Date Range 11/22/2024 - 11/22/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
404300 - INTERNAL REVENUE SERVICE														
INV0019526	Medicare	0.00	0.00	13,155.48	11/22/2024	001-29503-000	DFT0002001	11/22/2024	13,155.48	0.00	0.00	0.00	13,155.48	13,155.48
INV0019527	Medicare	0.00	0.00	13,155.48	11/22/2024	001-29503-000	DFT0002002	11/22/2024	13,155.48	0.00	0.00	0.00	13,155.48	13,155.48
INV0019528	Social Security	0.00	0.00	1,026.58	11/22/2024	001-29505-000	DFT0002002	11/22/2024	1,026.58	0.00	0.00	0.00	1,026.58	1,026.58
INV0019528	Social Security	0.00	0.00	1,026.58	11/22/2024	001-29505-000	DFT0002003	11/22/2024	1,026.58	0.00	0.00	0.00	1,026.58	1,026.58
INV0019528	Federal Income Tax w/h	0.00	0.00	46,166.52	11/22/2024	001-29501-000	DFT0002003	11/22/2024	46,166.52	0.00	0.00	0.00	46,166.52	46,166.52
INV0019544	Medicare	0.00	0.00	7,191.20	11/22/2024	001-29503-000	DFT0002005	11/22/2024	7,191.20	0.00	0.00	0.00	7,191.20	7,191.20
INV0019545	Medicare	0.00	0.00	7,191.20	11/22/2024	001-29503-000	DFT0002006	11/22/2024	7,191.20	0.00	0.00	0.00	7,191.20	7,191.20
INV0019545	Social Security	0.00	0.00	816.16	11/22/2024	001-29505-000	DFT0002006	11/22/2024	816.16	0.00	0.00	0.00	816.16	816.16
INV0019546	Social Security	0.00	0.00	816.16	11/22/2024	001-29505-000	DFT0002007	11/22/2024	816.16	0.00	0.00	0.00	816.16	816.16
INV0019546	Federal Income Tax w/h	0.00	0.00	32,467.43	11/22/2024	001-29501-000	DFT0002007	11/22/2024	32,467.43	0.00	0.00	0.00	32,467.43	32,467.43
Vendors: (1) Total 01 - Storey County Vendors:									100,823.37	0.00	0.00	0.00	100,823.37	100,823.37
Vendors: (1) Report Total:									100,823.37	0.00	0.00	0.00	100,823.37	100,823.37

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 11/21/24 Date

Approved By:

[Signature]

11/21/24 Date

Comptroller

[Signature]

11.25.24 Date

Treasurer



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 11/4/2024-11/17/2024

Packet: PRPKT02255 - 2024-11-22: FIRE Payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	55	201,318.04
Total	55	201,318.04

* County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

 20241121
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
 11.21.24
 Comptroller Date

 11.25.24
 Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07262 - 2024-11-22 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	PUBLIC EMPLOYEES RETIREMENT BK	11/22/2024	EFT	0.00	87,298.03	10618

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	87,298.03
	2	1	0.00	87,298.03

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

[Signature] 20241121
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: *[Signature]* 11.21.24
 Comptroller Date

[Signature] 11.25.24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2024	87,298.03
			<u>87,298.03</u>



STOREY COUNTY

Check Register

Packet: APPKT07261 - 2024-11-22 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	11/22/2024	EFT	0.00	161,767.31	10614
407110	ROCKY MOUNTAIN HOSPITAL AND H	11/22/2024	EFT	0.00	5,273.56	10615
404869	SCSO EMPLOYEES ASSOCIATIO	11/22/2024	EFT	0.00	756.00	10616
404639	VOYA INSTITUTIONAL TRUST COMP,	11/22/2024	EFT	0.00	11,634.48	10617
300003	AFLAC	11/22/2024	Regular	0.00	1,662.81	115932
300008	AFSCME LOCAL4041	11/22/2024	Regular	0.00	689.93	115933
300001	COLONIAL LIFE & ACCIDENT INS CO	11/22/2024	Regular	0.00	103.38	115934
407117	COMMONWEALTH OF MASSACHUS	11/22/2024	Regular	0.00	1,200.00	115935
404704	DVM INSURANCE AGENCY	11/22/2024	Regular	0.00	48.57	115936
406598	MICHIGAN STATE DISBURSEMENT U	11/22/2024	Regular	0.00	393.79	115937
300011	NEVADA STATE TREASURER	11/22/2024	Regular	0.00	4.00	115938
406600	NORTHWEST FIRE FIGHTER BENEFIT	11/22/2024	Regular	0.00	2,746.35	115939
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	11/22/2024	Regular	0.00	406.17	115940
300010	STATE COLLECTION & DISBURSEME	11/22/2024	Regular	0.00	1,124.44	115941
300006	STOREY CO FIRE FIGHTERS ASSOC	11/22/2024	Regular	0.00	1,700.00	115942
300005	WASHINGTON NATIONAL INS	11/22/2024	Regular	0.00	1,649.42	115943

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	12	0.00	11,728.86
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	11	4	0.00	179,431.35
	31	16	0.00	191,160.21

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20241121 Date

Approved By:

Comptroller 11.21.24 Date
Treasurer 11-25-24 Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2024	191,160.21
			<u>191,160.21</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 11/4/2024-11/17/2024

Packet: PRPKT02250 - 2024-11-22 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	6	6,620.47
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	190	384,311.32
Total	196	390,931.79

Handwritten initials in blue ink next to the Amount column.

* County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kyali 20241121
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 11.21.24
Comptroller Date

[Signature] 11.25.24
Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07287 - 2024-11-29 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404671	PORTER GROUP LLC	11/29/2024	EFT	0.00	10,000.00	10619
407110	ANTHEM BLUE CROSS AND BLUE SH	11/29/2024	EFT	0.00	1,808.40	10620
403470	A-1 RADIATOR REPAIR INC	11/29/2024	Regular	0.00	265.00	115944
406510	SILVER STATE GOVERNMENT RELAT	11/29/2024	Regular	0.00	6,500.00	115945
403795	ALPINE LOCK INC	11/29/2024	Regular	0.00	227.00	115946
406619	AMAZON BUSINESS	11/29/2024	Regular	0.00	114.19	115947
403651	ARC HEALTH AND WELLNESS	11/29/2024	Regular	0.00	3,946.00	115948
406683	SIERRA MEAT CO	11/29/2024	Regular	0.00	3,358.18	115949
99663	AT&T MOBILITY II LLC	11/29/2024	Regular	0.00	4,574.36	115950
100073	AUTO & TRUCK ELECTRIC,INC	11/29/2024	Regular	0.00	1,110.00	115951
407266	AVERA, TAMARA	11/29/2024	Regular	0.00	25.00	115952
405113	AXON ENTERPRISE, INC	11/29/2024	Regular	0.00	9,099.60	115953
405077	MACKAY MANSION	11/29/2024	Regular	0.00	26.00	115954
407271	BLIEDEN, ELIZABETH	11/29/2024	Regular	0.00	466.58	115955
100471	MOUNDHOUSE TRUE VALUE HARDV	11/29/2024	Regular	0.00	38.98	115956
406556	BRIAN BROWN MEDIATION, LTD	11/29/2024	Regular	0.00	10,000.00	115957
403671	THE WASHOE CLUB MUSEUM	11/29/2024	Regular	0.00	232.00	115958
403259	CALIFORNIA INDUSTRIAL RUBBER CI	11/29/2024	Regular	0.00	317.00	115959
404777	CAL-NEVADA TOWING	11/29/2024	Regular	0.00	513.00	115960
100475	CAPITAL CITY AUTO PARTS	11/29/2024	Regular	0.00	1,646.84	115961
407268	CAPITOL CAB	11/29/2024	Regular	0.00	80.72	115962
404500	CARSON DODGE CHRYSLER INC	11/29/2024	Regular	0.00	346.47	115963
404216	CARSON VALLEY OIL CO	11/29/2024	Regular	0.00	6,609.24	115964
403775	CHARM-TEX	11/29/2024	Regular	0.00	355.60	115965
404633	CHARTER COMMUNICATIONS	11/29/2024	Regular	0.00	87.08	115966
404798	CINTAS	11/29/2024	Regular	0.00	1,149.12	115967
100505	CITY OF CARSON TREASURER	11/29/2024	Regular	0.00	100.00	115968
406028	FINDER'S KEEPERS	11/29/2024	Regular	0.00	604.13	115969
406960	GOLD HILL HOTEL MANAGEMENT LI	11/29/2024	Regular	0.00	461.22	115970
405134	CMC TIRE INC	11/29/2024	Regular	0.00	8,428.88	115971
407272	COLLEEN BROWNWELL TRUST	11/29/2024	Regular	0.00	123.41	115972
100655	COMMUNITY CHEST INC	11/29/2024	Regular	0.00	55,747.46	115973
406406	COMSTOCK PROPANE	11/29/2024	Regular	0.00	3,171.32	115974
406740	D&D ROOFING & SHEET METAL	11/29/2024	Regular	0.00	24,589.00	115975
404466	FIRST CHOICE COFFEE SRV	11/29/2024	Regular	0.00	419.73	115976
99652	COMSTOCK CHRONICLE	11/29/2024	Regular	0.00	66,912.30	115977
406742	DICKINSON, SONYA	11/29/2024	Regular	0.00	607.50	115978
405997	DIVIDE GRAPHICS	11/29/2024	Regular	0.00	30.00	115979
403576	DOMINION VOTING SYSTEMS INC.	11/29/2024	Regular	0.00	11,000.00	115980
406831	DREILING, DEREK CHARLES	11/29/2024	Regular	0.00	145.00	115981
407260	ELIAS, REIGN	11/29/2024	Regular	0.00	500.00	115982
404509	FASTENAL COMPANY	11/29/2024	Regular	0.00	621.63	115983
405969	FLEETPRIDE, INC	11/29/2024	Regular	0.00	333.52	115984
406817	FOLEY, HELEN A	11/29/2024	Regular	0.00	4,000.00	115985
100826	FOURTH WARD SCHOOL MUSEUM	11/29/2024	Regular	0.00	8,522.00	115986
406642	FRONTLINE PUBLIC SAFETY SOLUTIC	11/29/2024	Regular	0.00	1,874.25	115987
407074	GARDA CL SOUTHWEST INC	11/29/2024	Regular	0.00	320.77	115988
404640	GLADDING, EDWARD A.	11/29/2024	Regular	0.00	3,000.00	115989
103470	GREAT BASIN TERMITE & PEST CON	11/29/2024	Regular	0.00	225.00	115990
406103	MISBEHAVEN FARMS, LLC	11/29/2024	Regular	0.00	375.00	115991
407264	GRUENEMAY, SANDRA	11/29/2024	Regular	0.00	88.38	115992
403518	HART, DAVID E	11/29/2024	Regular	0.00	294.00	115993
406745	HAYDEN, SHERYL	11/29/2024	Regular	0.00	725.00	115994
407262	HERNANDEZ, HERNANDEZ KIMBERL	11/29/2024	Regular	0.00	329.00	115995

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405490	HIGASHI-PIZZUTO, GRACE	11/29/2024	Regular	0.00	215.00	115996
403105	HOSE & FITTINGS ETC	11/29/2024	Regular	0.00	8.10	115997
406603	HUSTLER HYDRAULICS LLC	11/29/2024	Regular	0.00	88.08	115998
407253	IMMERS, KENNETH	11/29/2024	Regular	0.00	533.40	115999
100978	INTERSTATE OIL CO	11/29/2024	Regular	0.00	2,636.75	116000
407159	ISENBERG, JANICE	11/29/2024	Regular	0.00	400.00	116001
405726	IT1 CONSULTING, LLC	11/29/2024	Regular	0.00	474.56	116002
403834	IT1 SOURCE LLC	11/29/2024	Regular	0.00	20,797.08	116003
103317	SILVER STATE INTERNATIONAL TRUC	11/29/2024	Regular	0.00	6,328.96	116004
406617	JOHN H BURROWS INC	11/29/2024	Regular	0.00	493.20	116005
404724	MILLER'S JACKETS AND UNIFORMS	11/29/2024	Regular	0.00	174.00	116006
407265	JUNG, KATHERY	11/29/2024	Regular	0.00	2,045.19	116007
405263	KANSAS CITY LIFE INS CO	11/29/2024	Regular	0.00	40.89	116008
101040	L N CURTIS & SONS	11/29/2024	Regular	0.00	8,926.00	116009
407258	THE LAMAR COMPANIES	11/29/2024	Regular	0.00	3,750.00	116010
407252	LAYDON, CAROLE	11/29/2024	Regular	0.00	410.00	116011
101030	LIFE-ASSIST INC	11/29/2024	Regular	0.00	741.25	116012
407261	LIVINGSTON, MARGERY	11/29/2024	Regular	0.00	129.83	116013
406650	LIVINGSTON, PAUL	11/29/2024	Regular	0.00	1,125.00	116014
405548	LUMOS & ASSOCIATES, INC	11/29/2024	Regular	0.00	8,999.90	116015
407065	LYNCH, WILLIAM CRAIG	11/29/2024	Regular	0.00	485.00	116016
102751	LYON CO COMPROLLER	11/29/2024	Regular	0.00	5,364.25	116017
406639	NV DISTRIBUTORS, LLC	11/29/2024	Regular	0.00	2,240.00	116018
406622	MEALS ON WHEELS AMERICA	11/29/2024	Regular	0.00	250.00	116019
102857	MICHAEL HOHL MOTOR CO	11/29/2024	Regular	0.00	215.49	116020
407273	J. MILLETT CONST CO	11/29/2024	Regular	0.00	10,460.00	116021
401157	MOORE, DEBORAH	11/29/2024	Regular	0.00	469.20	116022
403207	MSM SHEET METAL & STEEL FABRIC	11/29/2024	Regular	0.00	479.04	116023
406758	NAVIANT, INC	11/29/2024	Regular	0.00	6,858.75	116024
403731	NEV DEPT OF PUBLIC SAFETY	11/29/2024	Regular	0.00	995.00	116025
101269	NEVADA LEGAL SERVICES INC	11/29/2024	Regular	0.00	2,959.00	116026
406600	NORTHWEST FIRE FIGHTER BENEFIT	11/29/2024	Regular	0.00	5,274.09	116027
102782	OFFICE DEPOT	11/29/2024	Regular	0.00	34.82	116028
404118	OPTUMINSIGHT INC	11/29/2024	Regular	0.00	442.50	116029
405127	O'REILLY AUTO PARTS	11/29/2024	Regular	0.00	2,109.47	116030
404870	LAW OFFICE OF JOAN OSBORNE	11/29/2024	Regular	0.00	1,470.00	116031
404983	MOUNTAIN UNIFORMS	11/29/2024	Regular	0.00	385.50	116032
407030	PACIFIC RECORDS MANAGEMENT/P	11/29/2024	Regular	0.00	292.08	116033
406231	PAUL E YANDRE & JEFFREY J TEAGU	11/29/2024	Regular	0.00	126.21	116034
403895	WAY IT WAS MUSEUM	11/29/2024	Regular	0.00	46.00	116035
407251	PHILLIPS, MARIEDAVIE DYOGI	11/29/2024	Regular	0.00	100.00	116036
101435	PITNEY BOWES GLOBAL FINANCIAL :	11/29/2024	Regular	0.00	168.24	116037
406657	PIZZUTO, CHRISTOPHER A	11/29/2024	Regular	0.00	110.00	116038
102589	PUBLIC AGENCY COMPENSATION TF	11/29/2024	Regular	0.00	243,010.00	116039
103221	PEBP	11/29/2024	Regular	0.00	2,322.33	116040
404888	QUIGLEY, KATHRYN J.	11/29/2024	Regular	0.00	162.50	116041
407124	RAINBOW BEND HOMEOWNERS AS:	11/29/2024	Regular	0.00	500.00	116042
404863	REFUSE, INC	11/29/2024	Regular	0.00	210.99	116043
101520	RENO PAINT MART INC	11/29/2024	Regular	0.00	135.16	116044
200395	SAINT MARYS ARTCENTER INC	11/29/2024	Regular	0.00	33,740.00	116045
407064	SARGENT, SHARON L.	11/29/2024	Regular	0.00	147.50	116046
103241	SBC GLOBAL SERVICES IN LD	11/29/2024	Regular	0.00	78.69	116047
406778	SILVER STATE ANALYTICAL LABORAT	11/29/2024	Regular	0.00	729.00	116048
407270	SHAWN BARKER CONSTRUCTION	11/29/2024	Regular	0.00	114.62	116049
406367	SHEPHERD SCOTT F.	11/29/2024	Regular	0.00	500.00	116050
404842	SHIELDS, HARPER & CO	11/29/2024	Regular	0.00	360.14	116051
406258	SIDDONS MARTIN EMERGENCY GRC	11/29/2024	Regular	0.00	23,240.26	116052
101630	NV ENERGY	11/29/2024	Regular	0.00	15,568.73	116053
	Void	11/29/2024	Regular	0.00	0.00	116054
406744	SMITH, LYNN MARIE	11/29/2024	Regular	0.00	115.00	116055
403234	TAHOE SUPPLY COMPANY LLC	11/29/2024	Regular	0.00	109.84	116056

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406029	ST. CLAIR, FAITH A.	11/29/2024	Regular	0.00	140.00	116057
406494	ROY L STRALLA ATTORNEY AT LAW F	11/29/2024	Regular	0.00	5,000.00	116058
403892	PONDEROSA MINE TOURS	11/29/2024	Regular	0.00	484.00	116059
407051	SUNRISE DISTRIBUTING LLC	11/29/2024	Regular	0.00	1,636.05	116060
405244	SUTTON HAGUE LAW CORP	11/29/2024	Regular	0.00	2,550.00	116061
406676	SWITCH	11/29/2024	Regular	0.00	3,240.11	116062
403971	SYN TECH SYSTEMS INC	11/29/2024	Regular	0.00	182.50	116063
407068	SYSCO SACRAMENTO INC	11/29/2024	Regular	0.00	2,294.57	116064
405705	TELEFLEX LLC	11/29/2024	Regular	0.00	1,850.00	116065
103063	THE PITNEY BOWES RESERVE ACCOI	11/29/2024	Regular	0.00	250.00	116066
102311	THORNDAL ARMSTRONG PC	11/29/2024	Regular	0.00	176.64	116067
406649	THROWER-VICTORINE, DENISE	11/29/2024	Regular	0.00	855.00	116068
404030	TAHOE SIERRA DISTRIBUTING CO	11/29/2024	Regular	0.00	264.00	116069
407250	TUOMALA, JOHN HENRY	11/29/2024	Regular	0.00	775.00	116070
406725	JOHNSON CONTROLS SECURITY SOL	11/29/2024	Regular	0.00	558.81	116071
405112	TYLER TECHNOLOGIES, INC	11/29/2024	Regular	0.00	45,881.00	116072
403035	TYLER, BRET	11/29/2024	Regular	0.00	125.00	116073
406738	UBEO BUSINESS SERVICES	11/29/2024	Regular	0.00	1,676.62	116074
407142	UNIFIRST CORPORATION	11/29/2024	Regular	0.00	458.88	116075
102962	UNIFORMITY	11/29/2024	Regular	0.00	44.78	116076
406623	US FOODS INC	11/29/2024	Regular	0.00	8,485.95	116077
403268	CELLCO PARTNERSHIP	11/29/2024	Regular	0.00	316.78	116078
101899	GRAINGER	11/29/2024	Regular	0.00	202.15	116079
405574	WASHOE COUNTY FORENSIC SCIENC	11/29/2024	Regular	0.00	1,782.00	116080
101809	WEDCO INC	11/29/2024	Regular	0.00	77.98	116081
101920	WESTERN NEVADA SUPPLY CO	11/29/2024	Regular	0.00	8,274.83	116082
405794	WHARTON CONCRETE FORMING SU	11/29/2024	Regular	0.00	358.65	116083
103218	WHITE CAP, LP	11/29/2024	Regular	0.00	97.79	116084
407267	WILSON, EDWARD	11/29/2024	Regular	0.00	40.50	116085
405184	UNIFORMS2YOU / RENO UNIFORMS	11/29/2024	Regular	0.00	4,636.96	116086
404295	WELLS ONE COMMERCIAL CARD	11/29/2024	Bank Draft	0.00	40,028.79	DFT0002011

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	281	142	0.00	758,049.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	43	1	0.00	40,028.79
EFT's	2	2	0.00	11,808.40
TOTAL	326	146	0.00	809,886.79

[Handwritten initials/signature]

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Wood 11/27/24
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 11.27.24
 Comptroller Date
[Signature] 11.27.24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2024	809,886.79
			<u>809,886.79</u>



STOREY COUNTY

Check Register

Packet: APPKT07342 - 2024-11-30 C/T WIRES/DRAFTS cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101848	USDA RURAL DEVELOPMENT	11/30/2024	Bank Draft	0.00	29,802.18	DFT0002025

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	29,802.18
EFT's	0	0	0.00	0.00
	6	1	0.00	29,802.18

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Wood 12/12/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 12-12-24
 Comptroller Date

Treasurer

[Signature] 12/16/24
 Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2024	29,802.18
			<u>29,802.18</u>



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 12/06/2024 - 12/06/2024
Payment Date Range 12/06/2024 - 12/06/2024

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
404300 - INTERNAL REVENUE SERVICE														
INV0019584	Medicare	0.00	0.00	12/6/2024	001-29503-000	DFT0002013	12/6/2024	Medicare	98,748.34	0.00	0.00	0.00	98,748.34	98,748.34
INV0019584	Medicare	0.00	0.00	13,258.12	001-29503-000	DFT0002013	12/6/2024	Medicare	13,258.12	0.00	0.00	0.00	13,258.12	13,258.12
INV0019585	Social Security	0.00	0.00	12/6/2024	001-29505-000	DFT0002014	12/6/2024	Social Security	886.20	0.00	0.00	0.00	886.20	886.20
INV0019585	Social Security	0.00	0.00	886.20	001-29505-000	DFT0002014	12/6/2024	Social Security	886.20	0.00	0.00	0.00	886.20	886.20
INV0019586	Federal Income Tax w/held	0.00	0.00	12/6/2024	001-29501-000	DFT0002015	12/6/2024	Federal w/holding	46,858.60	0.00	0.00	0.00	46,858.60	46,858.60
INV0019586	Federal Income Tax w/h	0.00	0.00	46,858.60	001-29501-000	DFT0002015	12/6/2024	Federal w/holding	46,858.60	0.00	0.00	0.00	46,858.60	46,858.60
INV0019606	Medicare	0.00	0.00	12/6/2024	001-29503-000	DFT0002017	12/6/2024	Medicare	6,784.16	0.00	0.00	0.00	6,784.16	6,784.16
INV0019606	Medicare	0.00	0.00	6,784.16	001-29503-000	DFT0002017	12/6/2024	Medicare	6,784.16	0.00	0.00	0.00	6,784.16	6,784.16
INV0019607	Federal Income Tax w/held	0.00	0.00	12/6/2024	001-29501-000	DFT0002018	12/6/2024	Federal w/holding	30,961.26	0.00	0.00	0.00	30,961.26	30,961.26
INV0019607	Federal Income Tax w/h	0.00	0.00	30,961.26	001-29501-000	DFT0002018	12/6/2024	Federal w/holding	30,961.26	0.00	0.00	0.00	30,961.26	30,961.26
Vendors: (1)									98,748.34	0.00	0.00	0.00	98,748.34	98,748.34
Total 01 - Storey County Vendors:									98,748.34	0.00	0.00	0.00	98,748.34	98,748.34
Vendors: (1)									98,748.34	0.00	0.00	0.00	98,748.34	98,748.34
Report Total:									98,748.34	0.00	0.00	0.00	98,748.34	98,748.34

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin

20241205 Date

Approved By:

Comptroller

Date

Treasurer

Date



STOREY COUNTY

Payroll Check Register

Report Summary

Pay Period: 11/18/2024-12/1/2024

Packet: PRPKT02275 - 2024-12-06: FIRE payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	51	189,735.63
Total	51	189,735.63

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kyal 12/4/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 12.5.24
 Comptroller Date

[Signature] 12.9.2024
 Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07295 - 2024-12-06 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	12/06/2024	EFT	0.00	162,327.36	10621
407110	ROCKY MOUNTAIN HOSPITAL AND H	12/06/2024	EFT	0.00	236,596.72	10622
404639	VOYA INSTITUTIONAL TRUST COMP	12/06/2024	EFT	0.00	11,139.48	10623
300003	AFLAC	12/06/2024	Regular	0.00	1,718.78	116087
300008	AFSCME LOCAL4041	12/06/2024	Regular	0.00	665.20	116088
300001	COLONIAL LIFE & ACCIDENT INS CO	12/06/2024	Regular	0.00	103.38	116089
407117	COMMONWEALTH OF MASSACHUS	12/06/2024	Regular	0.00	1,200.00	116090
404704	DVM INSURANCE AGENCY	12/06/2024	Regular	0.00	80.60	116091
405263	KANSAS CITY LIFE INS CO	12/06/2024	Regular	0.00	1,054.27	116092
406598	MICHIGAN STATE DISBURSEMENT U	12/06/2024	Regular	0.00	393.79	116093
300011	NEVADA STATE TREASURER	12/06/2024	Regular	0.00	4.00	116094
406600	NORTHWEST FIRE FIGHTER BENEFIT	12/06/2024	Regular	0.00	46,446.18	116095
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	12/06/2024	Regular	0.00	406.17	116096
300010	STATE COLLECTION & DISBURSEME	12/06/2024	Regular	0.00	1,124.44	116097
300006	STOREY CO FIRE FIGHTERS ASSOC	12/06/2024	Regular	0.00	1,650.00	116098
300005	WASHINGTON NATIONAL INS	12/06/2024	Regular	0.00	1,649.42	116099
300002	WESTERN INSURANCE SPECIALTIES I	12/06/2024	Regular	0.00	425.50	116100

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	14	0.00	56,921.73
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	16	3	0.00	410,063.56
	43	17	0.00	466,985.29

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kepler 20241205
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 12.5.24
Comptroller Date

Michelle Moorhead 12-5-24
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2024	466,985.29
			<u>466,985.29</u>



STOREY COUNTY

Payroll Check Register

Report Summary

Pay Period: 11/18/2024-12/1/2024

Packet: PRPKT02266 - 2024-12-06 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	722.35
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	182	393,843.31
Total	183	394,565.66

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kya C. 20241205
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 12-5-24
Comptroller Date

Michelle Moorhead 12-5-24
Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07336 - 2023-12-13 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404394	GTP ACQUISITION PARTNERS II LLC	12/13/2024	EFT	0.00	1,315.56	10625
406777	DOWL LLC	12/13/2024	EFT	0.00	160,266.98	10626
404671	PORTER GROUP LLC	12/13/2024	EFT	0.00	10,000.00	10627
407248	ACCESSIBLE SOLUTIONS LLC	12/13/2024	Regular	0.00	123.75	116101
400481	ALLISON, MACKENZIE, LTD	12/13/2024	Regular	0.00	1,408.00	116102
403795	ALPINE LOCK INC	12/13/2024	Regular	0.00	9.00	116103
406619	AMAZON BUSINESS	12/13/2024	Regular	0.00	1,677.33	116104
403651	ARC HEALTH AND WELLNESS	12/13/2024	Regular	0.00	10,243.00	116105
405268	ARGENTUM PARTNERS, LTD	12/13/2024	Regular	0.00	5,000.00	116106
406683	SIERRA MEAT CO	12/13/2024	Regular	0.00	1,717.91	116107
99663	AT&T MOBILITY II LLC	12/13/2024	Regular	0.00	2,420.69	116108
403619	AT&T TELECONFERENCE SERVICE	12/13/2024	Regular	0.00	64.85	116109
100073	AUTO & TRUCK ELECTRIC,INC	12/13/2024	Regular	0.00	1,680.00	116110
405077	MACKAY MANSION	12/13/2024	Regular	0.00	140.50	116111
100471	MOUNDHOUSE TRUE VALUE HARDV	12/13/2024	Regular	0.00	945.03	116112
403671	THE WASHOE CLUB MUSEUM	12/13/2024	Regular	0.00	398.75	116113
99763	CANYON GENERAL IMPROVEMENT I	12/13/2024	Regular	0.00	1,356.00	116114
100475	CAPITAL CITY AUTO PARTS	12/13/2024	Regular	0.00	765.82	116115
404500	CARSON DODGE CHRYSLER INC	12/13/2024	Regular	0.00	43.48	116116
404216	CARSON VALLEY OIL CO	12/13/2024	Regular	0.00	8,848.74	116117
99720	CASELLE INC	12/13/2024	Regular	0.00	289.00	116118
403775	CHARM-TEX	12/13/2024	Regular	0.00	108.90	116119
100505	CITY OF CARSON TREASURER	12/13/2024	Regular	0.00	20.00	116120
405134	CMC TIRE INC	12/13/2024	Regular	0.00	1,732.84	116121
406406	COMSTOCK PROPANE	12/13/2024	Regular	0.00	7,098.89	116122
406602	CORWIN BUICK GMC RENO	12/13/2024	Regular	0.00	841.57	116123
407278	CRAFT PRODUCTIONS	12/13/2024	Regular	0.00	4,440.00	116124
103220	ON THE SIDE GRAPHICS & SIGNS	12/13/2024	Regular	0.00	300.00	116125
404466	FIRST CHOICE COFFEE SRV	12/13/2024	Regular	0.00	435.41	116126
406010	DEITZ MEDIA & MARKETING, LLC	12/13/2024	Regular	0.00	24,661.53	116127
405997	DIVIDE GRAPHICS	12/13/2024	Regular	0.00	170.00	116128
406518	ESO SOLUTIONS, INC	12/13/2024	Regular	0.00	10,664.24	116129
404509	FASTENAL COMPANY	12/13/2024	Regular	0.00	1,967.32	116130
405969	FLEETPRIDE, INC	12/13/2024	Regular	0.00	114.25	116131
406817	FOLEY, HELEN A	12/13/2024	Regular	0.00	4,000.00	116132
100826	FOURTH WARD SCHOOL MUSEUM	12/13/2024	Regular	0.00	60.50	116133
406958	NEOGOV	12/13/2024	Regular	0.00	12,118.40	116134
404145	GRAFICS UNLIMITED	12/13/2024	Regular	0.00	315.00	116135
100856	GRANITE CONSTRUCTION COMPAN'	12/13/2024	Regular	0.00	1,230.45	116136
103470	GREAT BASIN TERMITE & PEST CON'	12/13/2024	Regular	0.00	300.00	116137
405784	LAKOTA HRM, LLC	12/13/2024	Regular	0.00	1,710.00	116138
102983	USABLUEBOOK	12/13/2024	Regular	0.00	997.78	116139
406941	BLIZZ INC	12/13/2024	Regular	0.00	3,500.00	116140
406603	HUSTLER HYDRAULICS LLC	12/13/2024	Regular	0.00	137.70	116141
404328	INTERCEPT INC	12/13/2024	Regular	0.00	2,215.00	116142
100978	INTERSTATE OIL CO	12/13/2024	Regular	0.00	3,800.86	116143
100885	IRON MOUNTAIN	12/13/2024	Regular	0.00	400.37	116144
403834	IT1 SOURCE LLC	12/13/2024	Regular	0.00	54,720.28	116145
103317	SILVER STATE INTERNATIONAL TRUC	12/13/2024	Regular	0.00	277.15	116146
405326	JENSEN PRECAST	12/13/2024	Regular	0.00	5,619.00	116147
406428	J W WELDING SUPPLIES & TOOLS	12/13/2024	Regular	0.00	242.07	116148
103032	JOHN DEERE FINANCIAL POWERPLA	12/13/2024	Regular	0.00	999.98	116149
406617	JOHN H BURROWS INC	12/13/2024	Regular	0.00	363.44	116150
407219	K7 CONSTRUCTION INC	12/13/2024	Regular	0.00	228,534.23	116151

Check Register

Packet: APPKT07336-2023-12-13 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101040	L N CURTIS & SONS	12/13/2024	Regular	0.00	9,651.85	116152
407118	L3HARRIS TECHNOLOGIES INC	12/13/2024	Regular	0.00	2,663.58	116153
407152	PORAC LEGAL DEFENSE FUND	12/13/2024	Regular	0.00	144.00	116154
101030	LIFE-ASSIST INC	12/13/2024	Regular	0.00	1,108.08	116155
405548	LUMOS & ASSOCIATES, INC	12/13/2024	Regular	0.00	4,265.00	116156
103237	WESTERN ENVIORNMENTAL TESTIN	12/13/2024	Regular	0.00	334.00	116157
102857	MICHAEL HOHL MOTOR CO	12/13/2024	Regular	0.00	401.48	116158
403096	MONARCH DIRECT LLC	12/13/2024	Regular	0.00	715.00	116159
407222	MONTOYA, BARBARA	12/13/2024	Regular	0.00	25.00	116160
404565	MOUNTAIN DENTAL	12/13/2024	Regular	0.00	1,161.00	116161
101160	NATIONAL ASSN OF COUNTIES (NAC	12/13/2024	Regular	0.00	450.00	116162
404374	NATIONAL SHERIFF'S ASSOC	12/13/2024	Regular	0.00	125.00	116163
406758	NAVIANT, INC	12/13/2024	Regular	0.00	6,858.75	116164
101228	NEV ADMIN BLDG & GROUNDS	12/13/2024	Regular	0.00	9,633.21	116165
101226	NEV COMPTROLLER STE 5	12/13/2024	Regular	0.00	13,588.00	116166
101226	NEV COMPTROLLER STE 5	12/13/2024	Regular	0.00	324.00	116167
403317	NEV DEPT PUBLIC SAFETY	12/13/2024	Regular	0.00	1,167.25	116168
101269	NEVADA LEGAL SERVICES INC	12/13/2024	Regular	0.00	510.00	116169
101266	NEVADA TAXPAYERS ASSN	12/13/2024	Regular	0.00	750.00	116170
406600	NORTHWEST FIRE FIGHTER BENEFIT	12/13/2024	Regular	0.00	12,779.35	116171
102782	OFFICE DEPOT	12/13/2024	Regular	0.00	41.15	116172
406417	OOSOSHARP, LLC	12/13/2024	Regular	0.00	1,203.06	116173
405127	O'REILLY AUTO PARTS	12/13/2024	Regular	0.00	1,125.00	116174
407060	JOHNSTONE SUPPLY	12/13/2024	Regular	0.00	141.96	116175
403104	OVERHEAD DOOR CO SIERRA NEVAI	12/13/2024	Regular	0.00	750.00	116176
404983	MOUNTAIN UNIFORMS	12/13/2024	Regular	0.00	773.00	116177
406359	PACSTATES	12/13/2024	Regular	0.00	16,212.73	116178
407030	PACIFIC RECORDS MANAGEMENT/P	12/13/2024	Regular	0.00	289.93	116179
405584	PERPETUAL STORAGE, INC.	12/13/2024	Regular	0.00	1,939.81	116180
403895	WAY IT WAS MUSEUM	12/13/2024	Regular	0.00	171.00	116181
404845	PILOT THOMAS LOGISTICS LLC	12/13/2024	Regular	0.00	5,206.14	116182
404837	PIPER'S OPERA HOUSE	12/13/2024	Regular	0.00	16.00	116183
403329	PROTECTION DEVICES INC	12/13/2024	Regular	0.00	389.85	116184
103221	PEBP	12/13/2024	Regular	0.00	4,644.66	116185
102388	REDWOOD TOXICOLOGY LABORATC	12/13/2024	Regular	0.00	342.00	116186
404863	REFUSE, INC	12/13/2024	Regular	0.00	421.73	116187
407274	FIRST LINE FIRE SERVICE TRAINING I	12/13/2024	Regular	0.00	4,089.00	116188
404909	RENO TYPE	12/13/2024	Regular	0.00	1,390.00	116189
407275	ROOF, ERIC	12/13/2024	Regular	0.00	274.00	116190
200395	SAINT MARYS ARTCENTER INC	12/13/2024	Regular	0.00	20.00	116191
406536	SAPIENCE PRACTICE	12/13/2024	Regular	0.00	14,050.00	116192
103241	SBC GLOBAL SERVICES IN LD	12/13/2024	Regular	0.00	3.92	116193
406778	SILVER STATE ANALYTICAL LABORA1	12/13/2024	Regular	0.00	1,792.00	116194
404187	SAWDUST TRAILS	12/13/2024	Regular	0.00	59.50	116195
406258	SIDDONS MARTIN EMERGENCY GRC	12/13/2024	Regular	0.00	3,608.65	116196
101632	SIERRA PEST CONTROL INC	12/13/2024	Regular	0.00	55.00	116197
407279	SKY ELEMENTS LLC	12/13/2024	Regular	0.00	15,000.00	116198
101658	SPB UTILITY SERVICES INC	12/13/2024	Regular	0.00	4,531.00	116199
405989	TSA CUSTOM CAR AND TRUCK	12/13/2024	Regular	0.00	45,279.45	116200
101717	ST CO SCHOOL DISTRICT	12/13/2024	Regular	0.00	37,964.15	116201
101745	ST CO WATER SYSTEM	12/13/2024	Regular	0.00	4,405.87	116202
405475	STAPLES BUSINESS ADVANTAGE	12/13/2024	Regular	0.00	781.91	116203
101229	OFFICE OF THE STATE CONTROLLER	12/13/2024	Regular	0.00	6,825.00	116204
101229	OFFICE OF THE STATE CONTROLLER	12/13/2024	Regular	0.00	196,773.44	116205
101229	OFFICE OF THE STATE CONTROLLER	12/13/2024	Regular	0.00	386.82	116206
101335	STATE OF NEVADA, DEPT OF TAXAT	12/13/2024	Regular	0.00	285.67	116207
403892	PONDEROSA MINE TOURS	12/13/2024	Regular	0.00	1,198.00	116208
407051	SUNRISE DISTRIBUTING LLC	12/13/2024	Regular	0.00	205.35	116209
407068	SYSCO SACRAMENTO INC	12/13/2024	Regular	0.00	1,310.22	116210
405185	THATCHER COMPANY OF NEVADA, I	12/13/2024	Regular	0.00	2,489.38	116211
404615	THE ANTOS AGENCY	12/13/2024	Regular	0.00	5,978.34	116212

Check Register

Packet: APPKT07336-2023-12-13 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103306	PURCHASE POWER	12/13/2024	Regular	0.00	1,897.70	116213
407013	TRANSUNION RISK AND ALTERNATI	12/13/2024	Regular	0.00	125.00	116214
403225	TRI GENERAL IMPROVEMENT	12/13/2024	Regular	0.00	1,450.41	116215
405112	TYLER TECHNOLOGIES, INC	12/13/2024	Regular	0.00	13,778.00	116216
407142	UNIFIRST CORPORATION	12/13/2024	Regular	0.00	499.13	116217
406623	US FOODS INC	12/13/2024	Regular	0.00	7,468.99	116218
101845	US POSTOFFICE (VC)	12/13/2024	Regular	0.00	1,020.00	116219
404828	V & T ROCK, INC	12/13/2024	Regular	0.00	2,048.61	116220
406994	VANTAGE ID APPLICATIONS INC	12/13/2024	Regular	0.00	82,558.50	116221
101899	GRAINGER	12/13/2024	Regular	0.00	100.75	116222
101890	WASHOE COUNTY	12/13/2024	Regular	0.00	12,784.03	116223
405574	WASHOE COUNTY FORENSIC SCIENC	12/13/2024	Regular	0.00	498.00	116224
103080	WATERS VACUUM TRUCK SERVICE	12/13/2024	Regular	0.00	340.00	116225
405794	WHARTON CONCRETE FORMING SU	12/13/2024	Regular	0.00	235.41	116226
405568	ANTOHONEY J. WREN AND ASSOCIA	12/13/2024	Regular	0.00	4,500.00	116227
405184	UNIFORMS2YOU / RENO UNIFORMS	12/13/2024	Regular	0.00	14,021.57	116228
404295	WELLS ONE COMMERCIAL CARD	12/13/2024	Bank Draft	0.00	22,547.39	DFT0002019

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	298	128	0.00	1,003,634.35
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	39	1	0.00	22,547.39
EFT's	13	3	0.00	171,582.54
	350	132	0.00	1,197,764.28

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Wood 12/12/24
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 12-12-24
 Comptroller Date

[Signature] 12/12/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2024	<u>1,197,764.28</u>
			1,197,764.28



STOREY COUNTY

Check Register

Packet: APPKT07345 - 2024-12-16 Spcl Ck S/O cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 407282	DOLAN DODGE RAM FIAT	12/16/2024	Regular	0.00	25,000.00	116229

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	25,000.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	25,000.00

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cary Wood 12/16/24
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 12-16-24
 Comptroller Date

Michelle Moorhead 12-16-24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2024	25,000.00
			<u>25,000.00</u>



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Resolution No. 25-756 honoring retired Storey County Commissioner Lance Gilman for his 12 years of service to the residents and businesses of Storey County.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 25-756 honoring retired Storey County Commissioner Lance Gilman for his 12 years of service to the residents and businesses of Storey County.

• **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** Commissioner Lance Gilman has retired following three consecutive terms (12 years) serving as Storey County Commissioner and is hereby being recognized for his years of service and dedication to the residents and businesses of our county.

• **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

RESOLUTION NO. 25-756

**A RESOLUTION HONORING
COMMISSIONER LANCE GILMAN**

A Resolution Honoring COMMISSIONER LANCE GILMAN,

WHEREAS, LANCE GILMAN faithfully served Storey County for twelve (12) years from January 7, 2013, to January 6, 2025; and

WHEREAS, LANCE GILMAN has been dedicated to his job and the citizens of Storey County, and

WHEREAS, LANCE GILMAN has served with distinction, earning the respect of all he worked with both locally and statewide; and

WHEREAS, LANCE GILMAN's professional skills as County Commissioner and several other capacities have served to make Storey County a better place to live, work, and play.

THEREFORE IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor LANCE GILMAN for exemplary service to the people of Storey County, Nevada this 7th day of January, 2025.

PASSED and ADOPTED the 7th day of January 2025, by the following:

AYES: _____

NAYS: _____

ABSTAINS: _____

ABSENT: _____

Attest: _____

Jim Hindle, Storey County Clerk-Treasurer



Board of Storey County Fire Commissioners Agenda Action Report

**Meeting date: 1/7/2025 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 and Fire Captain Matt Dixon, after successfully completing their 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 and Fire Captain Matt Dixon have completed their promotional probationary period and are now officially promoted as a permanent Battalion Chief and Fire Captain. This ceremony recognizes his dedication and the completion of this significant milestone in their careers.
- **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: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Public hearing to consider public comments on proposed lease of that portion of Piper's Opera House known as the Old Corner 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 utilities; 35% of the monthly electric billing and \$50 for water service.
- **Recommended motion:** No Motion.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Following the recent approval of the new lease for Divide Fitness LLC, which continues to include no payment for utilities, Ponderosa Saloon LLC (Old Corner Bar) has requested an amendment to their lease to remove the electrical and water utility payments in Section 3.02. Staff is presenting to the board the possibility of granting this request as it will maintain consistency in the County's commercial leases agreements.
- The only other change to the lease is in the opening paragraph which now states the following, "Updated this ___ day of December, 2024 with all changes retroactive to the initial commencement date of the lease, December 2023." All other sections of the lease will remain unchanged.
- **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

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between VC Ponderosa Saloon LLC; (dba Old Corner Bar) ("Lessee"), and Storey County, a political subdivision of the State of Nevada ("Lessor") this ___ day of December, 2023 (its effective date).

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Landlord is leasing to Lessee, the following premises named the "*Old Corner Bar*" located *Piper's Opera House 12 North B St Virginia City, NV 89440*. Specifically, Lessee is leasing: (1) The bar area; (2) Storage area in back of bar; (3) Restrooms; and (4) Utility room

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

ARTICLE II - TERM

Section 2.01. Effective Date. The effective date of the Lease ("Effective Date") will be as set forth above under Lease Agreement.

Section 2.02. Term. The term of this Lease will be for a period of up to two years subject to earlier termination by Lessee upon 30 days notice to Lessor and commencing on the Effective Date and ending two years from the Effective Date; The lease is renewable for an additional 2 years and is automatically renewed unless a notice of termination in writing is provided at least 90 days prior to the expiration of the initial term. Either party may terminate this lease at any time upon providing written notice of the termination 90 days in advance of the termination.

ARTICLE III - RENTAL AND RELATED CHARGES

Section 3.01. Rent. LESSEE shall pay to LESSOR as rent for the Leased Premises, the sum set of ONE THOUSAND EIGHT HUNDRED DOLLARS (\$1,800.00) per month. Rent is due the first day of every month for the upcoming month. A late fee of 5% of the monthly rental will be charged for all rental payments made later than the 15th day of any month.

All rent and other sums payable to LESSOR under this Lease shall be paid to LESSOR at LESSOR's address for notices under this Lease or to such other person or at such other place as LESSOR may from time to time designate in writing.

Section 3.02. Utilities. LESSEE will pay \$50.00 per month for water directly to LESSOR. LESSEE will pay no propane. LESSEE will pay 35% of electric bill. LESSEE shall pay for bar phone service, cable and satellite radio for bar use.

Article IV - USE AND MAINTENANCE

Section 4.01 Use of Property. LESSEE'S use of the property shall be to provide bar services, liquor sales, snack and food services and music and entertainment in and about Piper's Opera House. LESSEE must request in writing and obtain prior approval to use the Lobby area of the property using a form provided by LESSOR.

Section 4.02 Improvements. LESSEE may make alterations and improvements to the premises after obtaining LESSOR'S written consent. At any time before this lease ends, LESSEE may remove any of LESSEE'S alterations and improvements, as long as LESSEE repairs any damage caused by attaching the items to or removing them from the premises. At the conclusion of the lease, the LESSOR, at its discretion, may require the LESSEE to remove any alterations and/or improvements LESSEE made to the property. Written consent is not required for decorating purposes i.e.: pictures.

Section 4.03 Maintenance. LESSOR will maintain and make all necessary repairs to the following parts of the building in which the leased premises are located: Roof; Foundation and structural components; Exterior walls; Interior walls; Exterior doors and windows; Plumbing system; Sewage disposal; and electrical system. LESSEE will maintain the leased premises and keep in good condition except those specified above as being LESSOR'S responsibility.

ARTICLE V – INSURANCE

Section 5.01 INSURANCE REQUIREMENTS. Lessee shall procure and maintain for the duration of the Lease, insurance against claims for injury to persons or damage to property which may arise from or in connection with this Lease.

The insurance requirements herein are minimum requirements for this Lease and in no way limit the indemnity covenants contained in this Lease. The LESSOR in no way warrants that the minimum limits contained herein are sufficient to protect the LESSEE from liabilities that might arise out of this Lease. LESSEE is free to purchase such additional insurance as Lessee determines necessary.

Section 5.02 MINIMUM SCOPE AND LIMITS OF INSURANCE. Lessee shall provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a "following form" basis.

A. Commercial General Liability – Occurrence Form
Policy shall include bodily injury, property damage and broad form contractual liability coverage.

• General Aggregate	\$2,000,000
• Products – Completed Operations Aggregate	\$1,000,000
• Personal and Advertising Injury	\$1,000,000

- Each Occurrence \$1,000,000
- Fire Damage (Damage to Rented Premises) \$100,000

The policy shall be endorsed to include the following additional insured language:
 "Storey County shall be named as an additional insured with respect to liability arising out of the use and/or occupancy of the property subject to this Lease."

B. Property Insurance

Coverage for Lessee's tenant improvements Replacement Value

Coverage on building (required if Lessee is sole occupant) Replacement Value

- a. Property insurance shall be written on an all risk, replacement cost coverage, including coverage for flood and earth movement.
- b. The State of Nevada shall be named as a loss payee on property coverage for tenant improvements.
- c. If property coverage on the building is required, "Storey County shall be named as a loss payee".
- d. Policy shall contain a waiver of subrogation against the Storey County.

Section 5.03 ADDITIONAL INSURANCE REQUIREMENTS: The policies shall include, or be endorsed to include, the following provisions: 1) On insurance policies where the Storey County is named as an additional insured, the Storey County shall be an additional insured to the full limits of liability purchased by the Lessee even if those limits of liability are in excess of those required by this Lease. 2) The LESSEE's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.

Section 5.04 NOTICE OF CANCELLATION. Any contract for insurance for each insurance policy required by the insurance provisions of this Contract shall not be suspended, voided or canceled except after providing thirty (30) days prior written notice been given to the Storey County, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice shall be sent directly to LESSOR. Should LESSEE fail to provide State timely notice, LESSEE will be considered in breach and subject to cure provisions set forth within this contract.

Section 5.05 ACCEPTABILITY OF INSURERS. Insurance is to be placed with insurers duly licensed or authorized to do business in the state of Nevada and with an "A.M. Best" rating of not less than A- VII. Storey County in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

Section 5.06 VERIFICATION OF COVERAGE. LESSEE shall furnish the LESSOR with certificates of insurance (ACORD form or equivalent approved by the LESSOR) as required by this Lease. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the State before the Lease commences. Each insurance policy required by this Lease must be in effect at or prior to commencement of this Lease and remain in effect for the duration of the Lease. Failure to maintain the insurance policies as required by this Lease or to provide evidence of renewal is a material breach of contract.

All certificates required by this Lease shall be sent directly LESSOR. The State reserves the right to require complete, certified copies of all insurance policies and endorsements required by this Lease at any time.

Section 5.07 APPROVAL. Any modification or variation from the insurance requirements in this Lease must have prior approval from the LESSOR, whose decision shall be final. Such action will not require a formal lease amendment, but may be made by administrative action.

VI. MISCELLANEOUS

Section 6.01 Taxes. LESSEE will pay all personal property taxes levied and assessed against Tenant's personal property as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275. LESSOR is responsible for all personal and real property taxes levied and assesses against LESSOR's personal property and real property.

Section 6.02 Damage to Premises. If the premises are damaged through fire or other cause not the fault of LESSEE, LESSEE will owe no rent for any period during which LESSEE is substantially deprived of the use of premises. Loss of revenue by LESSEE will be subtracted from monthly rent until loss is repaid to tenant in full. If LESSEE is substantially deprived of the use of the premises for more than 90 days because of such damage, LESSEE may terminate lease by written notice of termination to LESSOR. Upon termination of the lease by either LESSEE or LESSOR no further obligation for loss of use is required.

SECTION 6.03 Quiet Enjoyment. As long as LESSEE is not in default under the terms of this lease. LESSEE will have the right to occupy the premises peacefully and without interference.

Section 6.04 Disputes. If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected. The parties will share the costs of the mediator equally. Each Party will cooperate fully and fairly with mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to arbitration before an arbitrator mutually selected by the parties .

Section 6.05 Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Section 6.06 Notices: All notices must be writing. A notice may be delivered to a party at the address that follows a Party's signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by all the parties.

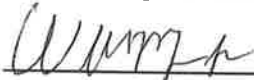
Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this _____ day of _____, 2023.



Tamara Migan, Managing Member



William Migan Jr. Managing Member

Dated this 12th day of January, 2023



Jay Carmona, Chairman Storey County Board of Commissioners

Attest:



Jim Hindle Storey County Clerk/Treasurer

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between VC Ponderosa Saloon LLC; (dba Old Corner Bar) ("Lessee"), and Storey County, a political subdivision of the State of Nevada ("Lessor") this ____ day of December, 2023 (its effective date). Updated this ____ day of ~~October~~, December 2024 with all changes retroactive to the initial commencement date of the lease, December 2023.

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Landlord is leasing to Lessee, the following premises named the "*Old Corner Bar*" located *Piper's Opera House 12 North B St Virginia City, NV 89440*. Specifically, Lessee is leasing: (1) The bar area; (2) Storage area in back of bar; (3) Restrooms; and (4) Utility room

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Section 3.02. Utilities. ~~LESSEE will pay \$50.00 per month for water directly to LESSOR.~~ LESSEE will pay no propane. ~~LESSEE will pay 35% of electric bill.~~ LESSEE shall pay for bar phone service. cable and satellite radio for bar use.

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Section 4.01 Use of Property. LESSEE'S use of the property shall be to provide bar services, liquor sales, snack and food services and music and entertainment in and about Piper's Opera House. LESSEE must request in writing and obtain prior approval to use the Lobby area of the property using a form provided by LESSOR.

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- A. Commercial General Liability – Occurrence Form
Policy shall include bodily injury, property damage and broad form contractual liability coverage.
- General Aggregate \$2,000,000

- Products – Completed Operations Aggregate \$1,000,000
- Personal and Advertising Injury \$1,000,000
- Each Occurrence \$1,000,000
- Fire Damage (Damage to Rented Premises) \$100,000

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 "Storey County shall be named as an additional insured with respect to liability arising out of the use and/or occupancy of the property subject to this Lease."

B. Property Insurance

Coverage for Lessee's tenant improvements Replacement Value

Coverage on building (required if Lessee is sole occupant) Replacement Value

- a. Property insurance shall be written on an all risk, replacement cost coverage, including coverage for flood and earth movement.
- b. The State of Nevada shall be named as a loss payee on property coverage for tenant improvements.
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Section 5.04 NOTICE OF CANCELLATION. Any contract for insurance for each insurance policy required by the insurance provisions of this Contract shall not be suspended, voided or canceled except after providing thirty (30) days prior written notice been given to the Storey County, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice shall be sent directly to LESSOR. Should LESSEE fail to provide State timely notice, LESSEE will be considered in breach and subject to cure provisions set forth within this contract.

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certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the State before the Lease commences. Each insurance policy required by this Lease must be in effect at or prior to commencement of this Lease and remain in effect for the duration of the Lease. Failure to maintain the insurance policies as required by this Lease or to provide evidence of renewal is a material breach of contract.

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Section 5.07 APPROVAL. Any modification or variation from the insurance requirements in this Lease must have prior approval from the LESSOR, whose decision shall be final. Such action will not require a formal lease amendment, but may be made by administrative action.

VI. MISCELLANEOUS

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SECTION 6.03 Quiet Enjoyment. As long as LESSEE is not in default under the terms of this lease. LESSEE will have the right to occupy the premises peacefully and without interference.

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Section 6.06 Notices: All notices must be writing. A notice may be delivered to a party at the address that follows a Party’s signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by all the parties.

Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this _____ day of _____, 2023.

Tamara Migan, Managing Member

William Migan Jr. Managing Member

Dated this _____ day of _____, 2023

Jay Carmona, Chairman Storey County Board of Commissioners

Attest:

Jim Hindle Storey County Clerk/Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** 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 and water payments requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.
- **Recommended motion:** I, Commissioner _____, move 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 and water payments requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with a possible two-year renewal.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Following the recent approval of the new lease for Divide Fitness LLC, which continues to include no payment for utilities, Ponderosa Saloon LLC (Old Corner Bar) has requested an amendment to their lease to remove the electrical and water utility payments in Section 3.02. Staff is presenting to the board the possibility of granting this request as it will maintain consistency in the County’s commercial leases agreements.
- The only other change to the lease is in the opening paragraph which now states the following, “Updated this ____ day of December 2024 with all changes retroactive to the initial commencement date of the lease, December 2023.”. All other sections of the lease will remain unchanged.
- **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

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between VC Ponderosa Saloon LLC; (dba Old Corner Bar) ("Lessee"), and Storey County, a political subdivision of the State of Nevada ("Lessor") this ___ day of December, 2023 (its effective date).

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Landlord is leasing to Lessee, the following premises named the "*Old Corner Bar*" located *Piper's Opera House 12 North B St Virginia City, NV 89440*. Specifically, Lessee is leasing: (1) The bar area; (2) Storage area in back of bar; (3) Restrooms; and (4) Utility room

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

ARTICLE II - TERM

Section 2.01. Effective Date. The effective date of the Lease ("Effective Date") will be as set forth above under Lease Agreement.

Section 2.02. Term. The term of this Lease will be for a period of up to two years subject to earlier termination by Lessee upon 30 days notice to Lessor and commencing on the Effective Date and ending two years from the Effective Date; The lease is renewable for an additional 2 years and is automatically renewed unless a notice of termination in writing is provided at least 90 days prior to the expiration of the initial term. Either party may terminate this lease at any time upon providing written notice of the termination 90 days in advance of the termination.

ARTICLE III - RENTAL AND RELATED CHARGES

Section 3.01. Rent. LESSEE shall pay to LESSOR as rent for the Leased Premises, the sum set of ONE THOUSAND EIGHT HUNDRED DOLLARS (\$1,800.00) per month. Rent is due the first day of every month for the upcoming month. A late fee of 5% of the monthly rental will be charged for all rental payments made later than the 15th day of any month.

All rent and other sums payable to LESSOR under this Lease shall be paid to LESSOR at LESSOR's address for notices under this Lease or to such other person or at such other place as LESSOR may from time to time designate in writing.

Section 3.02. Utilities. LESSEE will pay \$50.00 per month for water directly to LESSOR. LESSEE will pay no propane. LESSEE will pay 35% of electric bill. LESSEE shall pay for bar phone service, cable and satellite radio for bar use.

Article IV - USE AND MAINTENANCE

Section 4.01 Use of Property. LESSEE'S use of the property shall be to provide bar services, liquor sales, snack and food services and music and entertainment in and about Piper's Opera House. LESSEE must request in writing and obtain prior approval to use the Lobby area of the property using a form provided by LESSOR.

Section 4.02 Improvements. LESSEE may make alterations and improvements to the premises after obtaining LESSOR'S written consent. At any time before this lease ends, LESSEE may remove any of LESSEE'S alterations and improvements, as long as LESSEE repairs any damage caused by attaching the items to or removing them from the premises. At the conclusion of the lease, the LESSOR, at its discretion, may require the LESSEE to remove any alterations and/or improvements LESSEE made to the property. Written consent is not required for decorating purposes i.e.: pictures.

Section 4.03 Maintenance. LESSOR will maintain and make all necessary repairs to the following parts of the building in which the leased premises are located: Roof; Foundation and structural components; Exterior walls; Interior walls; Exterior doors and windows; Plumbing system; Sewage disposal; and electrical system. LESSEE will maintain the leased premises and keep in good condition except those specified above as being LESSOR'S responsibility.

ARTICLE V – INSURANCE

Section 5.01 INSURANCE REQUIREMENTS. Lessee shall procure and maintain for the duration of the Lease, insurance against claims for injury to persons or damage to property which may arise from or in connection with this Lease.

The insurance requirements herein are minimum requirements for this Lease and in no way limit the indemnity covenants contained in this Lease. The LESSOR in no way warrants that the minimum limits contained herein are sufficient to protect the LESSEE from liabilities that might arise out of this Lease. LESSEE is free to purchase such additional insurance as Lessee determines necessary.

Section 5.02 MINIMUM SCOPE AND LIMITS OF INSURANCE. Lessee shall provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a "following form" basis.

A. Commercial General Liability – Occurrence Form
Policy shall include bodily injury, property damage and broad form contractual liability coverage.

- | | |
|---|-------------|
| • General Aggregate | \$2,000,000 |
| • Products – Completed Operations Aggregate | \$1,000,000 |
| • Personal and Advertising Injury | \$1,000,000 |

- Each Occurrence \$1,000,000
- Fire Damage (Damage to Rented Premises) \$100,000

The policy shall be endorsed to include the following additional insured language:
 "Storey County shall be named as an additional insured with respect to liability arising out of the use and/or occupancy of the property subject to this Lease."

B. Property Insurance

Coverage for Lessee's tenant improvements Replacement Value

Coverage on building (required if Lessee is sole occupant) Replacement Value

- a. Property insurance shall be written on an all risk, replacement cost coverage, including coverage for flood and earth movement.
- b. The State of Nevada shall be named as a loss payee on property coverage for tenant improvements.
- c. If property coverage on the building is required, "Storey County shall be named as a loss payee".
- d. Policy shall contain a waiver of subrogation against the Storey County.

Section 5.03 ADDITIONAL INSURANCE REQUIREMENTS: The policies shall include, or be endorsed to include, the following provisions: 1) On insurance policies where the Storey County is named as an additional insured, the Storey County shall be an additional insured to the full limits of liability purchased by the Lessee even if those limits of liability are in excess of those required by this Lease. 2) The LESSEE's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.

Section 5.04 NOTICE OF CANCELLATION. Any contract for insurance for each insurance policy required by the insurance provisions of this Contract shall not be suspended, voided or canceled except after providing thirty (30) days prior written notice been given to the Storey County, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice shall be sent directly to LESSOR. Should LESSEE fail to provide State timely notice, LESSEE will be considered in breach and subject to cure provisions set forth within this contract.

Section 5.05 ACCEPTABILITY OF INSURERS. Insurance is to be placed with insurers duly licensed or authorized to do business in the state of Nevada and with an "A.M. Best" rating of not less than A- VII. Storey County in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

Section 5.06 VERIFICATION OF COVERAGE. LESSEE shall furnish the LESSOR with certificates of insurance (ACORD form or equivalent approved by the LESSOR) as required by this Lease. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the State before the Lease commences. Each insurance policy required by this Lease must be in effect at or prior to commencement of this Lease and remain in effect for the duration of the Lease. Failure to maintain the insurance policies as required by this Lease or to provide evidence of renewal is a material breach of contract.

All certificates required by this Lease shall be sent directly LESSOR. The State reserves the right to require complete, certified copies of all insurance policies and endorsements required by this Lease at any time.

Section 5.07 APPROVAL. Any modification or variation from the insurance requirements in this Lease must have prior approval from the LESSOR, whose decision shall be final. Such action will not require a formal lease amendment, but may be made by administrative action.

VI. MISCELLANEOUS

Section 6.01 Taxes. LESSEE will pay all personal property taxes levied and assessed against Tenant's personal property as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275. LESSOR is responsible for all personal and real property taxes levied and assesses against LESSOR's personal property and real property.

Section 6.02 Damage to Premises. If the premises are damaged through fire or other cause not the fault of LESSEE, LESSEE will owe no rent for any period during which LESSEE is substantially deprived of the use of premises. Loss of revenue by LESSEE will be subtracted from monthly rent until loss is repaid to tenant in full. If LESSEE is substantially deprived of the use of the premises for more than 90 days because of such damage, LESSEE may terminate lease by written notice of termination to LESSOR. Upon termination of the lease by either LESSEE or LESSOR no further obligation for loss of use is required.

SECTION 6.03 Quiet Enjoyment. As long as LESSEE is not in default under the terms of this lease. LESSEE will have the right to occupy the premises peacefully and without interference.

Section 6.04 Disputes. If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected. The parties will share the costs of the mediator equally. Each Party will cooperate fully and fairly with mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to arbitration before an arbitrator mutually selected by the parties .

Section 6.05 Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Section 6.06 Notices: All notices must be writing. A notice may be delivered to a party at the address that follows a Party's signature or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier.

Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by all the parties.

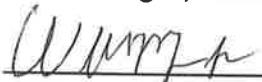
Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this _____ day of _____, 2023.



Tamara Migan, Managing Member



William Migan Jr. Managing Member

Dated this 12th day of January, 2023



Jay Carmona, Chairman Storey County Board of Commissioners

Attest:



Jim Hindle Storey County Clerk/Treasurer

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between VC Ponderosa Saloon LLC; (dba Old Corner Bar) ("Lessee"), and Storey County, a political subdivision of the State of Nevada ("Lessor") this ____ day of December, 2023 (its effective date). ~~Updated this ____ day of October, December 2024 with all changes retroactive to the initial commencement date of the lease, December 2023.~~

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Landlord is leasing to Lessee, the following premises named the "*Old Corner Bar*" located *Piper's Opera House 12 North B St Virginia City, NV 89440*. Specifically, Lessee is leasing: (1) The bar area; (2) Storage area in back of bar; (3) Restrooms; and (4) Utility room

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

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Section 2.01. Effective Date. The effective date of the Lease ("Effective Date") will be as set forth above under Lease Agreement.

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All rent and other sums payable to LESSOR under this Lease shall be paid to LESSOR at LESSOR's address for notices under this Lease or to such other person or at such other place as LESSOR may from time to time designate in writing.

Section 3.02. Utilities. ~~LESSEE will pay \$50.00 per month for water directly to LESSOR.~~ LESSEE will pay no propane. ~~LESSEE will pay 35% of electric bill.~~ LESSEE shall pay for bar phone service. cable and satellite radio for bar use.

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- A. Commercial General Liability – Occurrence Form
Policy shall include bodily injury, property damage and broad form contractual liability coverage.
- General Aggregate \$2,000,000

- Products – Completed Operations Aggregate \$1,000,000
- Personal and Advertising Injury \$1,000,000
- Each Occurrence \$1,000,000
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The policy shall be endorsed to include the following additional insured language:
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B. Property Insurance

Coverage for Lessee's tenant improvements Replacement Value

Coverage on building (required if Lessee is sole occupant) Replacement Value

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VI. MISCELLANEOUS

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Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by all the parties.

Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Dated this _____ day of _____, 2023.

Tamara Migan, Managing Member

William Migan Jr. Managing Member

Dated this _____ day of _____, 2023

Jay Carmona, Chairman Storey County Board of Commissioners

Attest:

Jim Hindle Storey County Clerk/Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** 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.
- **Recommended motion:** I, Commissioner, _____, move to approve 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.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** On July 18, 2023, Storey County Commissioners approved an agreement with Ponderosa Saloon, LLC (Old Corner Bar) to accept monthly payments for back utility billings for the time period Feb 2019 through April 2023. The amount of this agreement was \$8,651.53 of which \$6,650.00 has been paid.
- Following the recent approval of the new lease for Divide Fitness LLC, which continues with no payment for utilities, the Old Corner Bar business owners requested, and staff is presenting the option to the Board to cancel this agreement with Ponderosa Saloon, LLC. This cancellation is suggested to maintain consistency in the County’s commercial leases agreements.
- **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

**AGREEMENT BETWEEN STOREY COUNTY AND
VC PONDEROSA SALOON LLC**

This Agreement is entered into between Storey County (County) and VC Ponderosa Saloon LLC (DBA Old Corner Bar) (Ponderosa Saloon) and is entered into as of the date of the last signature affixed to this agreement.

BACKGROUND

The Ponderosa Saloon has leased the Old Corner Bar located in Piper's Opera House from County since February 5, 2019. Under the terms of the lease Ponderosa Saloon was required to pay thirty-five percent (35%) of the electric bill, billed to Piper's Opera House. Due to a misunderstanding, that bill has not been paid by Ponderosa Saloon. The County is presently owed the amount of \$8,651.53 from Ponderosa Saloon. The purpose of this Agreement is to set forth the terms by which Ponderosa Saloon will pay that amount to Storey County.

NOW THEREFORE IS IT HEREBY AGREED AS FOLLOWS:

1. Ponderosa Saloon shall make 23 equal payments of \$360.48 plus one additional payment of \$360.49.
2. Payments are due on the first of each month beginning on July 1, 2023, and continuing until August 1, 2025
3. Payments are past due ten (10) days after the first of each month. A late payment must be accompanied by a \$25.00 late payment fee.
4. Payments should be made to the Storey County Treasurer.

Dated this _____ day of _____, 2023.

Tamara Migan, Managing Member

William Migan Jr. Managing Member

Dated this 18th day of July, 2023

Jay Carmona, Chairman Storey County Board of Commissioners

Attest:

Jim Hindle Storey County Clerk/Treasurer

**AGREEMENT BETWEEN STOREY COUNTY AND
VC PONDEROSA SALOON LLC**

This Agreement is entered into between Storey County (County) and VC Ponderosa Saloon LLC (DBA Old Corner Bar) (Ponderosa Saloon) and is entered into as of the date of the last signature affixed to this agreement.


BACKGROUND

The Ponderosa Saloon has leased the Old Corner Bar located in Piper's Opera House from County since February 5, 2019. Under the terms of the lease Ponderosa Saloon was required to pay thirty-five percent (35%) of the electric bill, billed to Piper's Opera House. Due to a misunderstanding, that bill has not been paid by Ponderosa Saloon. The County is presently owed the amount of \$8,651.53 from Ponderosa Saloon. The purpose of this Agreement is to set forth the terms by which Ponderosa Saloon will pay that amount to Storey County.

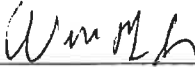
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2. Payments are due on the first of each month beginning on July 1, 2023, and continuing until August 1, 2025
3. Payments are past due ten (10) days after the first of each month. A late payment must be accompanied by a \$25.00 late payment fee.
4. Payments should be made to the Storey County Treasurer.

Dated this 8th day of Sept, 2023.



Tamara Migan, Managing Member



William Migan Jr. Managing Member

Dated this _____ day of _____, 2023

Jay Carmona, Chairman Storey County Board of Commissioners

Attest:

Jim Hindle Storey County Clerk/Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action to approve a refund of electrical and water 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 \$11,077.53.
- **Recommended motion:** I, Commissioner _____, move to approve a refund of electrical and water 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 \$11,077.53.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** If the previous items are approved and the Ponderosa Saloon LLC (Old Corner Bar) is no longer responsible for payment of electric and water utilities, staff is presenting a recommendation that all prior payments are refunded as follows:
 - Electric utility payments made according to the agreement dated July 18, 2023, \$6,650.00
 - Electric utility payments made under the terms of the January 2024 lease amount to \$827.53.
 - Water utility payments from January 2019 through November 2024 in the amount of \$3,600.00.
- The results in a total refund of \$11,077.53 to the Ponderosa Saloon LLC.
- **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

Old Corner Bar Utility payments

Packet	Description	Period	Past Electrical Utilities	Current Electrical Utilities
FY22-23				
GLPKT07319	PUBLIC WORKSMISC - PONDEROSA ELECTRIC PUBLIC WORKS	June/July	350.00	
FY23-24				
GLPKT07387	PUBLIC WORKS PONDEROSA ELECTRIC PUBLIC WORKS	July	350.00	
GLPKT07589	PUBLIC WORKS 001-36500 PONDO PUBLIC WORKS	August	350.00	
GLPKT07702	PUBLIC WORKS 001-36500 PONDO SALOON ELECT PUBLIC WORKS	September	350.00	
GLPKT07821	PUBLIC WORKS 001-36500 MISC PUBLIC WORKS	October	350.00	
GLPKT08051	VC PONDEROSA SALOON LLC ELECTRIC OCT VC PONDEROSA SALOON LLC	December	350.00	
GLPKT08100	VC PONDEROSA SALOON LLC CORNER BAR ELECTRIC VC PONDEROSA SALOON LLC	Nov/December	350.00	
GLPKT08228	VC PONDEROSA SALOON LLC ELECTRIC FOR OCB VC PONDEROSA SALOON LLC	January	350.00	
GLPKT08277	VC PONDEROSA SALOON LLC OCT 2023 POWER BILL VC PONDEROSA SALOON LLC	January		276.91
GLPKT08398	VC PONDEROSA SALOON LLC DEC 2023 POWER VC PONDEROSA SALOON LLC	February		283.02
GLPKT08398	VC PONDEROSA SALOON LLC ELECTRIC FOR OLD CORNER BAR VC PONDEROSA SALOON LLC	February	350.00	
GLPKT08513	VC PONDEROSA SALOON LLC ELECTRIC FOR OCB VC PONDEROSA SALOON LLC	March	350.00	
GLPKT08641	VC PONDEROSA SALOON LLC ELECTRIC FOR OCB VC PONDEROSA SALOON LLC	April	350.00	
GLPKT08778	VC PONDEROSA SALOON LLC OCB ELECTRIC VC PONDEROSA SALOON LLC	May	350.00	
GLPKT08938	VC PONDEROSA SALOON LLC OLD CORNER BAR ELECTRIC VC PONDEROSA SALOON LLC	June	350.00	
			4,550.00	559.93
FY24-25				
GLPKT09131	VC PONDEROSA SALOON CORNER BAR ELECTRIC VC PONDEROSA SALOON	July	350.00	
GLPKT09199	VC PONDEROSA SALOON POWER BILL VC PONDEROSA SALOON	July		267.60
GLPKT09360	VC PONDEROSA SALOON LLC RENTS - COUNTY BUILDINGS - ELECTRIC VC PONDEROSA SALOON LLC	August	350.00	
GLPKT09495	VC Ponderosa Saloon LLC RENTS - COUNTY BUILDINGS - Electric VC Ponderosa Saloon LLC	September	350.00	
GLPKT09620	VC PONDEROSA SALOON LLC RENTS - COUNTY BUILDINGS VC PONDEROSA SALOON	October	350.00	
	11/20/2024	November	350.00	
	12/23/2024	December	350.00	
			2,100.00	267.60
Total Electric			6,650.00	827.53

[Water payments CY 2019 12*\\$50](#)
[Water payments CY 2020 12*\\$50](#)
[Water payments CY 2021 12*\\$50](#)
[Water payments CY 2022 12*\\$50](#)
[Water payments CY 2023 12*\\$50](#)
[Water payments CY 2024 12*\\$50](#)

600.00
600.00
600.00
600.00
600.00
600.00

3,600.00

-

Total as of Nov 25, 2024

10,250.00

827.53

Past Utilities

Current Utilities

Total refund

11,077.53

Piper's Payments for Electricity to SPPCo or NV Energy

Post Date	Packet	Vendor Name
01/04/2019	GLPKT00486	SIERRA PACIFIC POWER CO
02/01/2019	GLPKT00604	SIERRA PACIFIC POWER CO
03/01/2019	GLPKT00715	SIERRA PACIFIC POWER CO
03/29/2019	GLPKT00812	SIERRA PACIFIC POWER CO
05/10/2019	GLPKT00970	SIERRA PACIFIC POWER CO
06/07/2019	GLPKT01079	SIERRA PACIFIC POWER CO
06/30/2019	GLPKT01180	SIERRA PACIFIC POWER CO
08/02/2019	GLPKT01289	SIERRA PACIFIC POWER CO
08/30/2019	GLPKT01385	SIERRA PACIFIC POWER CO
10/11/2019	GLPKT01588	SIERRA PACIFIC POWER CO
11/08/2019	GLPKT01697	SIERRA PACIFIC POWER CO
12/02/2019	GLPKT01806	SIERRA PACIFIC POWER CO
01/31/2020	GLPKT02021	SIERRA PACIFIC POWER CO
02/28/2020	GLPKT02158	SIERRA PACIFIC POWER CO
03/27/2020	GLPKT02262	SIERRA PACIFIC POWER CO
05/08/2020	GLPKT02449	SIERRA PACIFIC POWER CO
06/05/2020	GLPKT02551	SIERRA PACIFIC POWER CO
06/30/2020	GLPKT02671	SIERRA PACIFIC POWER CO
07/31/2020	GLPKT02803	SIERRA PACIFIC POWER CO
08/28/2020	GLPKT02908	SIERRA PACIFIC POWER CO
10/09/2020	GLPKT03069	SIERRA PACIFIC POWER CO
11/06/2020	GLPKT03168	SIERRA PACIFIC POWER CO
12/18/2020	GLPKT03333	SIERRA PACIFIC POWER CO
12/31/2020	GLPKT03377	SIERRA PACIFIC POWER CO
02/12/2021	GLPKT03533	SIERRA PACIFIC POWER CO
03/12/2021	GLPKT03630	SIERRA PACIFIC POWER CO
04/09/2021	GLPKT03759	SIERRA PACIFIC POWER CO
05/07/2021	GLPKT03863	SIERRA PACIFIC POWER CO
06/04/2021	GLPKT03977	SIERRA PACIFIC POWER CO
06/30/2021	GLPKT04098	SIERRA PACIFIC POWER CO
07/30/2021	GLPKT04261	SIERRA PACIFIC POWER CO
08/27/2021	GLPKT04372	SIERRA PACIFIC POWER CO
09/24/2021	GLPKT04480	SIERRA PACIFIC POWER CO
11/05/2021	GLPKT04670	SIERRA PACIFIC POWER CO
12/03/2021	GLPKT04777	SIERRA PACIFIC POWER CO
12/31/2021	GLPKT04868	SIERRA PACIFIC POWER CO
01/28/2022	GLPKT04988	SIERRA PACIFIC POWER CO
02/25/2022	GLPKT05110	SIERRA PACIFIC POWER CO
04/08/2022	GLPKT05262	SIERRA PACIFIC POWER CO
05/06/2022	GLPKT05382	SIERRA PACIFIC POWER CO
06/03/2022	GLPKT05510	SIERRA PACIFIC POWER CO

06/30/2022	GLPKT05645	SIERRA PACIFIC POWER CO
07/29/2022	GLPKT05844	SIERRA PACIFIC POWER CO
08/26/2022	GLPKT05992	SIERRA PACIFIC POWER CO
10/07/2022	GLPKT06169	SIERRA PACIFIC POWER CO
11/04/2022	GLPKT06291	SIERRA PACIFIC POWER CO
12/02/2022	GLPKT06409	SIERRA PACIFIC POWER CO
02/10/2023	GLPKT06649	SIERRA PACIFIC POWER CO
03/10/2023	GLPKT06761	SIERRA PACIFIC POWER CO
04/07/2023	GLPKT06874	SIERRA PACIFIC POWER CO

Description	Amount
1694053-293401 / 12 N B PIPERS VC NV 89440	512.23
1694053-293401 / 12 N B PIPERS VC NV 89440	483.99
1694053-293401 / 12 N B PIPERS VC NV 89440	466.29
1694053-293401 / 12 N B PIPERS VC NV 89440	404.03
1694053-293401 / 12 N B PIPERS VC NV 89440	407.16
1694053-293401 / 12 N B PIPERS VC NV 89440	416.28
1694053-293401 / 12 N B PIPERS VC NV 89440	407.99
	<hr/>
	2,585.74
1694053-293401 / 12 N B PIPERS VC NV 89440	427.08
1694053-293401 / 12 N B PIPERS VC NV 89440	454.36
1694053-293401 / 12 N B PIPERS VC NV 89440	474.37
1694053-293401 / 12 N B PIPERS VC NV 89440	845.54
1694053-293401 / 12 N B PIPERS VC NV 89440	428.04
1694053-293401 / 12 N B PIPERS VC NV 89440	424.87
1694053-293401 / 12 N B PIPERS VC NV 89440	442.69
1694053-293401 / 12 N B PIPERS VC NV 89440	372.32
1694053-293401 / 12 N B PIPERS VC NV 89440	402.67
1694053-293401 / 12 N B PIPERS VC NV 89440	286.58
1694053-293401 / 12 N B PIPERS VC NV 89440	292.58
	<hr/>
	4,851.10
1694053-293401 / 12 N B PIPERS VC NV 89440	377.38
1694053-293401 / 12 N B PIPERS VC NV 89440	356.83
1694053-293401 / 12 N B PIPERS VC NV 89440	380.27
1694053-293401 / 12 N B PIPERS VC NV 89440	419.24
1694053-293401 / 12 N B PIPERS VC NV 89440	360.91
1694053-293401 / 12 N B PIPERS VC NV 89440	339.09
1694053-293401 / 12 N B PIPERS VC NV 89440	365.54
1694053-293401 / 12 N B PIPERS VC NV 89440	459.57
1694053-293401 / 12 N B PIPERS VC NV 89440	409.67
1694053-293401 / 12 N B PIPERS VC NV 89440	483.37
1694053-293401 / 12 N B PIPERS VC NV 89440	486.96
1694053-293401 / 12 N B PIPERS VC NV 89440	425.13
	<hr/>
	4,863.96
1694053-293401 / 12 N B PIPERS VC NV 89440	532.53
1694053-293401 / 12 N B PIPERS VC NV 89440	573.10
1694053-293401 / 12 N B PIPERS VC NV 89440	543.11
1694053-293401 / 12 N B PIPERS VC NV 89440	578.89
1694053-293401 / 12 N B PIPERS VC NV 89440	488.69
1694053-293401 / 12 N B PIPERS VC NV 89440	510.64
1694053-293401 / 12 N B PIPERS VC NV 89440	557.39
1694053-293401 / 12 N B PIPERS VC NV 89440	511.19
1694053-293401 / 12 N B PIPERS VC NV 89440	492.04
1694053-293401 / 12 N B PIPERS VC NV 89440	565.41
1694053-293401 / 12 N B PIPERS VC NV 89440	535.98

1694053-293401 / 12 N B PIPERS VC NV 89440	562.19
	6,451.16
1694053-293401 / 12 N B PIPERS VC NV 89440	759.34
1694053-293401 / 12 N B PIPERS VC NV 89440	752.44
1694053-293401 / 12 N B PIPERS VC NV 89440	744.32
1694053-293401 / 12 N B PIPERS VC NV 89440	659.83
1694053-293401 / 12 N B PIPERS VC NV 89440	703.97
1694053-293401 / 12 N B PIPERS VC NV 89440	727.98
1694053-293401 / 12 N B PIPERS VC NV 89440	885.72
1694053-293401 / 12 N B PIPERS VC NV 89440	733.10
	5,966.70
Jan 2019-March 2023	24,718.66
<i>Old Corner Bar 35%</i>	8,651.53

Source Transaction

December

Item - INV0002060 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0002697 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0003229 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0003978 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0004612 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0005141 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0005807 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0006379 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0007083 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0007707 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0008191 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0009206 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0009687 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0010288 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0010883 : Vendor - SIERRA PACIFIC POWER CO

Item - 1000169405306327427 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0011770 : Vendor - SIERRA PACIFIC POWER CO

Item - INV0012186 : Vendor - SIERRA PACIFIC POWER CO

Item - 1000169405306327427 08192020 : Vendor - SIERRA PACIFIC POWER CO

Item - September 2020 : Vendor - SIERRA PACIFIC POWER CO

Item - October 2020 : Vendor - SIERRA PACIFIC POWER CO

Item - November 2020 : Vendor - SIERRA PACIFIC POWER CO

Item - December 2020 : Vendor - SIERRA PACIFIC POWER CO

Item - January 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - February 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - March 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - April 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - May 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - Payment : Vendor - SIERRA PACIFIC POWER CO

Item - July 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - August 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - September 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - October 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - November 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - December 2021 : Vendor - SIERRA PACIFIC POWER CO

Item - January 2022 : Vendor - SIERRA PACIFIC POWER CO

Item - February 2022 : Vendor - SIERRA PACIFIC POWER CO

Item - March 2022 : Vendor - SIERRA PACIFIC POWER CO

Item - April 2022 : Vendor - SIERRA PACIFIC POWER CO

Item - MAY 2022 : Vendor - SIERRA PACIFIC POWER CO

[Item - JUNE 2022 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - July 2022 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - August 2022 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - SEPT 2022 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - OCT 2022 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - NOV 2022 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - JAN 2023 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - FEB 2023 : Vendor - SIERRA PACIFIC POWER CO](#)

[Item - MARCH 2023 : Vendor - SIERRA PACIFIC POWER CO](#)



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of unbudgeted grant-funded, Health Community Worker Position for the 2024-2025 Fiscal Year.
- **Recommended motion:** I (commissioner), move to approve the unbudgeted grant-funded, Health Community Worker Position for the 2024-2025 Fiscal Year.
- **Prepared by:** Stacy York

Department: Health and Community Services
847-0957

Contact Number: 775-

- **Staff Summary:** This item seeks the consideration and potential approval of a grant-funded position that was not included in the 2024-2025 fiscal year budget. The position, funded through The Fund for a Resilient Nevada, is essential to support the goals, projects and initiatives in the Health & Community Services Department. Approval of this position will help align our strategic priorities moving forward.
- **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: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.
- **Recommended motion:** I (commissioner) move to approve Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** As our community continues to grow, the role of the Senior Services Director has expanded beyond its original scope to encompass a broader range of services for the entire community. To reflect this evolution, we are seeking approval to reallocate the position of Senior Services Director to Health & Community Services Director at grade 152.
-
- In addition, we are proposing the creation of a new Community Health Worker position at grade 116, which will be grant-funded.
-
- The proposed grade levels for both positions are based on external salary data as well as internal alignment to ensure fairness and competitiveness.
-
- In accordance with NRS 245.045, which grants the Board the authority to fix the salaries of all appointive officers and employees through ordinances or resolutions, the proposed resolution aligns with these legal requirements.
- **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

Consideration and possible approval of Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.

I (commissioner) move to approve Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.

As our community continues to grow, the role of the Senior Services Director has expanded beyond its original scope to encompass a broader range of services for the entire community. To reflect this evolution, we are seeking approval to reallocate the position of Senior Services Director to **Health & Community Services Director** at grade 152.

In addition, we are proposing the creation of a new **Community Health Worker** position at grade 116, which will be grant-funded.

The proposed grade levels for both positions are based on external salary data as well as internal alignment to ensure fairness and competitiveness.

In accordance with NRS 245.045, which grants the Board the authority to fix the salaries of all appointive officers and employees through ordinances or resolutions, the proposed resolution aligns with these legal requirements.

NRS 245.045 states that the Board has authority to fix the salaries of all appointive officers and employees by the enactment of ordinances or the adoption of resolutions. The proposed resolution conforms to the NRS requirement. The proposed grade level requests are based on external salary data as well as internal alignment.

With the growth in the community the Senior Services Director no longer handles just senior services. This department is now covering a broader area of services to cover the whole community. We are seeking approval for the reallocation of the Senior Services Director to a Health & Community Services Director in grade 152. With this also comes approval of a new position as Community Health Worker. This position is grant funded. The proposed grade level

requests are based on external salary data as well as internal alignment. NRS 245.045 states that the Board has authority to fix the salaries of all appointive officers and employees by the enactment of ordinances or the adoption of resolutions. The proposed resolution conforms to the NRS requirement.

This item seeks the consideration and potential approval of a grant-funded position that was not included in the 2024-2025 fiscal year budget. The position, funded through The Fund for a Resilient Nevada, is essential to support the goals, projects and initiatives in the Health & Community Services Department. Approval of this position will help align our strategic priorities moving forward.

RESOLUTION NO. 25-755

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 245.045 FOR APPOINTED OFFICIALS.

BE IT HEREBY RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, STOREY COUNTY, NEVADA:

WHEREAS, for the purposes of NRS 245.045, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed and non-represented County employees by the enactment of a resolution.

WHEREAS, the salaries of all appointed officials and non-represented county employees, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule A for appointed officials and non-represented employees of the county and General Salary Schedule B for intermittent/less than parttime employees of the county.

WHEREAS, the General Salary Schedule step and grade ranges (Schedules A and B) will be consistent with the AFSCME general employees salary schedule and will be adjusted accordingly on a year-by-year basis to account for cost-of-living and to maintain consistency in the county's classification plan.

WHEREAS, the salary grade range of appointed officials and non-represented employees shall be as follows for the 2024-25 fiscal period:

Position	Salary Grade
Accounting / Payroll Technician	Grade 122
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116
Administrative Assistant III	Grade 119
Administrative Officer	Grade 140
Assistant Sheriff	Grade 144
Automotive/Equipment Manager	Grade 133
Bailiff/Court Services Officer	Grade 124
Buildings and Grounds Manager	Grade 133
Building Official	Grade 144
Business Development Officer	Grade 140
Chief Deputy District Attorney	Grade 153
Civil/Records Division Manager	Grade 130
Code Enforcement Officer	Grade 124
Community Development Director	Grade 152
Community Health Worker	Grade 116
Community Resource Coordinator	Grade 130
Comptroller	Grade 154

Cook	Grade 115
Corrections Officer	Grade 117
County Manager	Grade 161
Culinary Coordinator	Grade 119
Cyber Security Officer	Grade 133
Deputy District Attorney	Grade 152
Dispatch Manager	Grade 140
Emergency Management Director	Grade 144
Events and Assistant Tourism Director	Grade 140
Event and Site Manager	Grade 124
Grants Manager	Grade 135
Health & Community Services Director	Grade 152
HR Director	Grade 144
HR Generalist	Grade 124
Information Technology Director	Grade 152
Information Technology Officer	Grade 140
Kitchen Aide	Grade 110
Management Analyst	Grade 131
Meals on Wheels Coordinator	Grade 110
Planning Manager	Grade 144
Program Coordinator (Senior Services)	Grade 113
Project Manager	Grade 133
Public Relations Officer	Grade 124
Public Works Director	Grade 152
Roads Manager	Grade 133
Network Security Administrator	Grade 140
Senior Center Site Manager	Grade 119
Senior Planner	Grade 140
Senior Services Director	Grade 144
Tourism Director	Grade 152
Undersheriff	Grade 148

WHEREAS, the salary grade and step range of casual intermittent less-than part-time positions in the General Salary Schedule B shall be as follows for the 2024-25 fiscal period:

IPT Administrative Assistant I	Grade 110
IPT Administrative Assistant II	Grade 116
IPT Evidence Custodian	Grade 115
IPT Facilities Maintenance Worker	Grade 110
IPT Homemaker	Grade 110
IPT Inmate Work Crew Coordinator	Grade 117
IPT Lifeguard	Grade 100
IPT Maintenance Worker/Heavy Equipment Operator	Grade 118
IPT Park Maintenance Worker	Grade 105

IPT Pool Maintenance Worker	Grade 110
IPT Pool Supervisor	Grade 108
IPT Program Coordinator (Senior Services)	Grade 113
IPT Road Worker	Grade 110
IPT Volunteer Coordinator (Sheriff Office)	Grade 117
IPT Tourism Assistant	Grade 110
IPT Tourism Transportation Driver	Grade 110
IPT Transportation Driver	Grade 110
IPT Visitor Liaison	Grade 110

WHEREAS, the salary grade and step range of casual, intermittent, less-than part-time Deputy Sheriff positions shall be as outlined in Appendix A of the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO) for the 2024-25 fiscal period.

WHEREAS, the flat-rate salaries for the positions below shall be set by the Storey County Board of Commissioners as follows:

Government Affairs Director	\$30,000 (salary split 50/50 with SCSD)
Justice of the Peace	\$ 89,500

WHEREAS, salaries are set by the Nevada Legislature and County Commissioners for elected positions as follows:

Assessor	\$71,361
Commissioners	\$30,806.31
Clerk/Treasurer	\$71,361
District Attorney	\$122,678
Recorder	\$71,361
Sheriff	\$96,937

WHEREAS, if there is a PERS increase, said increase will be shared equally between Storey County and the employee in accordance with NRS 286.421 (3) (a) (1) and will be so reflected on Salary Schedule A. Salary Schedule B and casual, intermittent, less than part-time Deputy Sheriffs will not be impacted by any changes in PERS contributions.

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, by unanimous vote, to adopt Resolution 25-755 providing for the setting of salaries for the appointed officials and non-represented employees.

This resolution shall be effective on the 7th day of January 2025.

PROPOSED AND ADOPTED this 7th day of January 2025.

THOSE VOTING AYE:

THOSE VOTING NAY:

STOREY COUNTY

BOARD OF COUNTY COMMISSIONERS:

Jay Carmona, Chairman

ATTEST:

CLERK TO THE BOARD

IPT Non-Represented

	1	2	3	4	5	6
97	\$ 29,661.90	\$ 30,700.05	\$ 31,774.59	\$ 32,886.68	\$ 34,037.71	\$ 35,229.02
98	\$ 30,418.83	\$ 31,483.48	\$ 32,585.39	\$ 33,725.89	\$ 34,906.30	\$ 36,128.00
99	\$ 31,199.39	\$ 32,291.37	\$ 33,421.57	\$ 34,591.34	\$ 35,802.02	\$ 37,055.10
100	\$ 32,003.64	\$ 33,123.76	\$ 34,283.09	\$ 35,482.99	\$ 36,724.89	\$ 38,010.28
101	\$ 32,831.53	\$ 33,980.61	\$ 35,169.92	\$ 36,400.89	\$ 37,674.92	\$ 38,993.55
102	\$ 33,683.04	\$ 34,861.96	\$ 36,082.13	\$ 37,345.00	\$ 38,652.07	\$ 40,004.91
103	\$ 34,558.25	\$ 35,767.79	\$ 37,019.65	\$ 38,315.35	\$ 39,656.39	\$ 41,044.34
104	\$ 35,433.43	\$ 36,673.61	\$ 37,957.17	\$ 39,285.69	\$ 40,660.67	\$ 42,083.80
105	\$ 36,332.29	\$ 37,603.92	\$ 38,920.04	\$ 40,282.25	\$ 41,692.12	\$ 43,151.34
106	\$ 37,254.78	\$ 38,558.69	\$ 39,908.25	\$ 41,305.03	\$ 42,750.70	\$ 44,246.98
107	\$ 38,200.93	\$ 39,537.96	\$ 40,921.79	\$ 42,354.05	\$ 43,836.44	\$ 45,370.72
108	\$ 39,170.74	\$ 40,541.71	\$ 41,960.67	\$ 43,429.30	\$ 44,949.32	\$ 46,522.56
109	\$ 40,187.85	\$ 41,594.41	\$ 43,050.22	\$ 44,556.98	\$ 46,116.48	\$ 47,730.57
110	\$ 41,230.63	\$ 42,673.69	\$ 44,167.27	\$ 45,713.14	\$ 47,313.10	\$ 48,969.04
111	\$ 42,261.39	\$ 43,740.54	\$ 45,271.46	\$ 46,855.96	\$ 48,495.92	\$ 50,193.28
112	\$ 43,317.91	\$ 44,834.03	\$ 46,403.23	\$ 48,027.34	\$ 49,708.29	\$ 51,448.09
113	\$ 44,400.88	\$ 45,954.90	\$ 47,563.33	\$ 49,228.03	\$ 50,951.03	\$ 52,734.32
114	\$ 45,510.89	\$ 47,103.76	\$ 48,752.41	\$ 50,458.73	\$ 52,224.78	\$ 54,052.66
115	\$ 46,648.65	\$ 48,281.36	\$ 49,971.20	\$ 51,720.21	\$ 53,530.40	\$ 55,403.98
116	\$ 47,814.88	\$ 49,488.42	\$ 51,220.50	\$ 53,013.22	\$ 54,868.69	\$ 56,789.09
117	\$ 49,010.25	\$ 50,725.60	\$ 52,501.01	\$ 54,338.54	\$ 56,240.38	\$ 58,208.81
118	\$ 50,235.51	\$ 51,993.75	\$ 53,813.52	\$ 55,696.99	\$ 57,646.40	\$ 59,664.02
119	\$ 51,491.40	\$ 53,293.61	\$ 55,158.88	\$ 57,089.44	\$ 59,087.57	\$ 61,155.64
120	\$ 52,778.69	\$ 54,625.94	\$ 56,537.85	\$ 58,516.68	\$ 60,564.76	\$ 62,684.53
121	\$ 54,098.14	\$ 55,991.59	\$ 57,951.28	\$ 59,979.59	\$ 62,078.87	\$ 64,251.63
122	\$ 55,450.60	\$ 57,391.38	\$ 59,400.08	\$ 61,479.08	\$ 63,630.86	\$ 65,857.94
123	\$ 56,836.86	\$ 58,826.16	\$ 60,885.08	\$ 63,016.06	\$ 65,221.60	\$ 67,504.37
124	\$ 58,257.79	\$ 60,296.81	\$ 62,407.21	\$ 64,591.44	\$ 66,852.15	\$ 69,191.98
125	\$ 59,714.23	\$ 61,804.22	\$ 63,967.36	\$ 66,206.24	\$ 68,523.45	\$ 70,921.77
126	\$ 61,207.10	\$ 63,349.34	\$ 65,566.56	\$ 67,861.39	\$ 70,236.54	\$ 72,694.81
127	\$ 62,737.26	\$ 64,933.07	\$ 67,205.74	\$ 69,557.94	\$ 71,992.44	\$ 74,512.20
128	\$ 64,305.68	\$ 66,556.41	\$ 68,885.87	\$ 71,296.88	\$ 73,792.27	\$ 76,374.99
129	\$ 65,913.36	\$ 68,220.32	\$ 70,608.03	\$ 73,079.31	\$ 75,637.09	\$ 78,284.39
130	\$ 67,561.17	\$ 69,925.83	\$ 72,373.23	\$ 74,906.30	\$ 77,528.02	\$ 80,241.50
131	\$ 69,250.20	\$ 71,673.97	\$ 74,182.56	\$ 76,778.93	\$ 79,466.19	\$ 82,247.53
132	\$ 70,981.46	\$ 73,465.80	\$ 76,037.11	\$ 78,698.42	\$ 81,452.85	\$ 84,303.71
133	\$ 72,755.98	\$ 75,302.45	\$ 77,938.03	\$ 80,665.86	\$ 83,489.17	\$ 86,411.29
134	\$ 74,574.89	\$ 77,185.00	\$ 79,886.48	\$ 82,682.51	\$ 85,576.40	\$ 88,571.57
135	\$ 76,439.26	\$ 79,114.64	\$ 81,883.65	\$ 84,749.58	\$ 87,715.81	\$ 90,785.87
136	\$ 78,350.26	\$ 81,092.50	\$ 83,930.74	\$ 86,868.31	\$ 89,908.71	\$ 93,055.53
137	\$ 80,309.01	\$ 83,119.83	\$ 86,029.01	\$ 89,040.03	\$ 92,156.44	\$ 95,381.91
138	\$ 82,316.74	\$ 85,197.81	\$ 88,179.74	\$ 91,266.04	\$ 94,460.34	\$ 97,766.46
139	\$ 84,374.67	\$ 87,327.76	\$ 90,384.25	\$ 93,547.69	\$ 96,821.86	\$ 100,210.62
140	\$ 86,484.04	\$ 89,510.97	\$ 92,643.84	\$ 95,886.39	\$ 99,242.41	\$ 102,715.90
141	\$ 88,646.12	\$ 91,748.74	\$ 94,959.93	\$ 98,283.54	\$ 101,723.47	\$ 105,283.79

142	\$ 90,862.28	\$ 94,042.45	\$ 97,333.94	\$ 100,740.62	\$ 104,266.56	\$ 107,915.89
143	\$ 93,133.84	\$ 96,393.52	\$ 99,767.30	\$ 103,259.16	\$ 106,873.22	\$ 110,613.79
144	\$ 95,462.18	\$ 98,803.38	\$ 102,261.48	\$ 105,840.64	\$ 109,545.06	\$ 113,379.14
145	\$ 97,848.74	\$ 101,273.44	\$ 104,818.00	\$ 108,486.65	\$ 112,283.66	\$ 116,213.61
146	\$ 100,294.97	\$ 103,805.28	\$ 107,438.47	\$ 111,198.81	\$ 115,090.76	\$ 119,118.94
147	\$ 102,802.34	\$ 106,400.40	\$ 110,124.42	\$ 113,978.79	\$ 117,968.03	\$ 122,096.92
148	\$ 105,372.37	\$ 109,060.43	\$ 112,877.53	\$ 116,828.24	\$ 120,917.22	\$ 125,149.32
149	\$ 108,006.69	\$ 111,786.94	\$ 115,699.47	\$ 119,748.97	\$ 123,940.18	\$ 128,278.08
150	\$ 110,706.85	\$ 114,581.61	\$ 118,591.97	\$ 122,742.69	\$ 127,038.67	\$ 131,485.03
151	\$ 113,474.53	\$ 117,446.16	\$ 121,556.78	\$ 125,811.25	\$ 130,214.66	\$ 134,772.16
152	\$ 116,311.40	\$ 120,382.30	\$ 124,595.68	\$ 128,956.55	\$ 133,470.01	\$ 138,141.46
153	\$ 119,219.20	\$ 123,391.87	\$ 127,710.58	\$ 132,180.44	\$ 136,806.75	\$ 141,595.00
154	\$ 122,199.66	\$ 126,476.65	\$ 130,903.34	\$ 135,484.95	\$ 140,226.93	\$ 145,134.87
155	\$ 125,254.65	\$ 129,638.56	\$ 134,175.92	\$ 138,872.06	\$ 143,732.59	\$ 148,763.25
156	\$ 128,386.04	\$ 132,879.54	\$ 137,530.33	\$ 142,343.89	\$ 147,325.93	\$ 152,482.33
157	\$ 131,595.67	\$ 136,201.52	\$ 140,968.58	\$ 145,902.48	\$ 151,009.07	\$ 156,294.38
158	\$ 134,885.56	\$ 139,606.55	\$ 144,492.79	\$ 149,550.02	\$ 154,784.28	\$ 160,201.73
159	\$ 138,257.71	\$ 143,096.73	\$ 148,105.12	\$ 153,288.80	\$ 158,653.90	\$ 164,206.79
160	\$ 141,714.16	\$ 146,674.15	\$ 151,807.75	\$ 157,121.03	\$ 162,620.25	\$ 168,311.97
161	\$ 145,257.01	\$ 150,341.01	\$ 155,602.94	\$ 161,049.04	\$ 166,685.75	\$ 172,519.76
162	\$ 148,888.43	\$ 154,099.52	\$ 159,493.00	\$ 165,075.26	\$ 170,852.90	\$ 176,832.75
163	\$ 152,610.65	\$ 157,952.01	\$ 163,480.35	\$ 169,202.15	\$ 175,124.23	\$ 181,253.57
164	\$ 156,425.91	\$ 161,900.82	\$ 167,567.34	\$ 173,432.19	\$ 179,502.32	\$ 185,784.90
165	\$ 160,336.56	\$ 165,948.34	\$ 171,756.54	\$ 177,768.01	\$ 183,989.89	\$ 190,429.54

7	8	9	10
\$ 36,462.05	\$ 37,738.22	\$ 39,059.05	\$ 40,426.12
\$ 37,392.49	\$ 38,701.24	\$ 40,055.77	\$ 41,457.73
\$ 38,352.04	\$ 39,694.35	\$ 41,083.66	\$ 42,521.57
\$ 39,340.63	\$ 40,717.55	\$ 42,142.67	\$ 43,617.66
\$ 40,358.31	\$ 41,770.84	\$ 43,232.82	\$ 44,745.98
\$ 41,405.06	\$ 42,854.24	\$ 44,354.15	\$ 45,906.55
\$ 42,480.88	\$ 43,967.74	\$ 45,506.62	\$ 47,099.34
\$ 43,556.73	\$ 45,081.22	\$ 46,659.07	\$ 48,292.13
\$ 44,661.64	\$ 46,224.82	\$ 47,842.68	\$ 49,517.16
\$ 45,795.64	\$ 47,398.48	\$ 49,057.42	\$ 50,774.44
\$ 46,958.69	\$ 48,602.24	\$ 50,303.34	\$ 52,063.95
\$ 48,150.84	\$ 49,836.12	\$ 51,580.37	\$ 53,385.69
\$ 49,401.13	\$ 51,130.18	\$ 52,919.73	\$ 54,771.91
\$ 50,682.96	\$ 52,456.86	\$ 54,292.86	\$ 56,193.10
\$ 51,950.04	\$ 53,768.29	\$ 55,650.18	\$ 57,597.94
\$ 53,248.77	\$ 55,112.47	\$ 57,041.41	\$ 59,037.86
\$ 54,580.02	\$ 56,490.32	\$ 58,467.47	\$ 60,513.84
\$ 55,944.50	\$ 57,902.55	\$ 59,929.13	\$ 62,026.66
\$ 57,343.11	\$ 59,350.13	\$ 61,427.37	\$ 63,577.34
\$ 58,776.71	\$ 60,833.89	\$ 62,963.07	\$ 65,166.79
\$ 60,246.10	\$ 62,354.72	\$ 64,537.14	\$ 66,795.95
\$ 61,752.27	\$ 63,913.58	\$ 66,150.57	\$ 68,465.83
\$ 63,296.08	\$ 65,511.45	\$ 67,804.36	\$ 70,177.50
\$ 64,878.50	\$ 67,149.23	\$ 69,499.46	\$ 71,931.95
\$ 66,500.42	\$ 68,827.95	\$ 71,236.93	\$ 73,730.21
\$ 68,162.96	\$ 70,548.66	\$ 73,017.88	\$ 75,573.50
\$ 69,867.02	\$ 72,312.38	\$ 74,843.30	\$ 77,462.84
\$ 71,613.70	\$ 74,120.18	\$ 76,714.39	\$ 79,399.40
\$ 73,404.04	\$ 75,973.17	\$ 78,632.24	\$ 81,384.36
\$ 75,239.15	\$ 77,872.49	\$ 80,598.04	\$ 83,418.97
\$ 77,120.12	\$ 79,819.33	\$ 82,613.00	\$ 85,504.46
\$ 79,048.11	\$ 81,814.80	\$ 84,678.32	\$ 87,642.07
\$ 81,024.34	\$ 83,860.18	\$ 86,795.30	\$ 89,833.13
\$ 83,049.94	\$ 85,956.69	\$ 88,965.17	\$ 92,078.95
\$ 85,126.17	\$ 88,105.59	\$ 91,189.29	\$ 94,380.93
\$ 87,254.33	\$ 90,308.24	\$ 93,469.02	\$ 96,740.44
\$ 89,435.69	\$ 92,565.94	\$ 95,805.74	\$ 99,158.95
\$ 91,671.57	\$ 94,880.09	\$ 98,200.88	\$ 101,637.91
\$ 93,963.37	\$ 97,252.09	\$ 100,655.91	\$ 104,178.86
\$ 96,312.46	\$ 99,683.39	\$ 103,172.32	\$ 106,783.35
\$ 98,720.27	\$ 102,175.48	\$ 105,751.61	\$ 109,452.94
\$ 101,188.28	\$ 104,729.88	\$ 108,395.43	\$ 112,189.26
\$ 103,718.00	\$ 107,348.12	\$ 111,105.31	\$ 114,994.01
\$ 106,310.96	\$ 110,031.83	\$ 113,882.96	\$ 117,868.86
\$ 108,968.71	\$ 112,782.62	\$ 116,730.01	\$ 120,815.57

\$ 111,692.93	\$ 115,602.19	\$ 119,648.27	\$ 123,835.95
\$ 114,485.26	\$ 118,492.24	\$ 122,639.48	\$ 126,931.86
\$ 117,347.42	\$ 121,454.57	\$ 125,705.48	\$ 130,105.16
\$ 120,281.07	\$ 124,490.90	\$ 128,848.09	\$ 133,357.79
\$ 123,288.12	\$ 127,603.20	\$ 132,069.30	\$ 136,691.73
\$ 126,370.31	\$ 130,793.26	\$ 135,371.03	\$ 140,109.02
\$ 129,529.57	\$ 134,063.08	\$ 138,755.31	\$ 143,611.74
\$ 132,767.82	\$ 137,414.69	\$ 142,224.20	\$ 147,202.04
\$ 136,086.99	\$ 140,850.05	\$ 145,779.81	\$ 150,882.10
\$ 139,489.20	\$ 144,371.30	\$ 149,424.30	\$ 154,654.16
\$ 142,976.41	\$ 147,980.60	\$ 153,159.91	\$ 158,520.49
\$ 146,550.83	\$ 151,680.10	\$ 156,988.90	\$ 162,483.52
\$ 150,214.58	\$ 155,472.08	\$ 160,913.62	\$ 166,545.60
\$ 153,969.96	\$ 159,358.91	\$ 164,936.46	\$ 170,709.24
\$ 157,819.21	\$ 163,342.89	\$ 169,059.89	\$ 174,976.99
\$ 161,764.69	\$ 167,426.45	\$ 173,286.38	\$ 179,351.40
\$ 165,808.79	\$ 171,612.11	\$ 177,618.52	\$ 183,835.16
\$ 169,954.03	\$ 175,902.43	\$ 182,059.00	\$ 188,431.08
\$ 174,202.89	\$ 180,300.00	\$ 186,610.49	\$ 193,141.86
\$ 178,557.96	\$ 184,807.47	\$ 191,275.74	\$ 197,970.39
\$ 183,021.90	\$ 189,427.67	\$ 196,057.64	\$ 202,919.65
\$ 187,597.45	\$ 194,163.36	\$ 200,959.08	\$ 207,992.65
\$ 192,287.36	\$ 199,017.43	\$ 205,983.05	\$ 213,192.46
\$ 197,094.56	\$ 203,992.87	\$ 211,132.62	\$ 218,522.28



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for the County Manager to sign and approve the cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) for the processing of the right-of-way application for the Lead Siphon Project. Work under this agreement will not exceed \$10,100.
- **Recommended motion:** I (commissioner) move to approve the County Manager to sign and approve the cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) for the processing of the right-of-way application for the Lead Siphon Project. Work under this agreement will not exceed \$10,100.
- **Prepared by:** Sara Sturtz

Department: Business Development

Contact Number: 775-350-9473

- **Staff Summary:** The cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) will be for the processing of the right-of-way application for the Lead Siphon Project. The BLM does not have the specific appropriated funds to process the Lead Siphon project application this fiscal year; however due to the County's grant funding timelines for this project, the BLM has given the County the option to sign the cost reimbursement agreement. The BLM has esitmated that up to 92 federal work hours may be needed to process the application, and the direct and indirect costs to process the application would be \$10,100.
- **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



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Sierra Front Field Office
5665 Morgan Mill Road
Carson City, Nevada 89701

Phone: 775-885-6000 Fax: 775-885-6147
<http://www.blm.gov/nevada>

In Reply Refer To:

NVNV 105960560

NOV 25 2024

Your Reference

Application for Storey County Siphon Pipeline Replacement.

CERTIFIED MAIL 7022 0410 0001 9410 6902 – RETURN RECEIPT REQUESTED

DECISION

Jason Wierzbicki	:	Application
Storey County	:	Amendment to Right-of-Way
26 S. B Street	:	May 29th, 2024
Virginia City, Nevada 89440	:	

Processing Fee Category Determined

The Bureau of Land Management (BLM) received your application on May 29, 2024, for an amendment to a water transmission line right-of-way (ROW) in Storey County, Nevada. We assigned serial number NVNV 105960560 (Legacy Serial No. NVN 0048420) to your application. Please refer to that number in all future correspondence relating to this project.

The BLM estimates that up to 92 federal work hours may be needed to process your application. Per 43 CFR 2804.14(b), this work hour estimate corresponds with a Cost Recovery fee Category 6, which would require you to reimburse the BLM for the full reasonable costs to process your application if you were not exempt from paying cost recovery fees. The BLM estimates that the cost to process your application would be \$10,100, taking into account direct labor and other indirect costs. Pursuant to the regulations contained in 43 CFR 2804.22, the BLM does not have specific appropriated funds to process your application, therefore we will work on it as our current funding availability allows. No cost recovery fees are due.

You may elect to pay full actual costs under the provisions of 43 CFR 2804.14(f) to expedite processing of your application. The method and procedures for payment of costs are described in the enclosed Cost Reimbursement Agreement (CRA) which the BLM has prepared. Please review the document and if it meets with your approval, sign and date both copies and return to the address shown above, along with processing fees in the amount of \$10,100.

INTERIOR REGION 10 • CALIFORNIA-GREAT BASIN

CALIFORNIA*, NEVADA*, OREGON*

* PARTIAL

Pursuant to the regulations contained in 43 CFR 2807.14, the BLM is required to notify, in writing, existing ROW holders when we receive a grant application for land subject to an existing grant or near or adjacent to it. The following existing ROW holders will be notified of your application:

1. NVN 083300, Sierra Pacific Power Company
2. NVN 053654, Nevada Bell
3. NVN 057461, Great Basin Gas Transmission Company
4. NVN 066026, BIA
5. NVN 097211, Sierra Pacific Power Company

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4 and the enclosed Form 1842-1. If an appeal is taken, your notice of appeal must be filed in this office (at the above address) within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

If you wish to file a petition (request) pursuant to regulation 43 CFR 2801.10 for a stay (suspension) of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed with this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

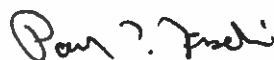
Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulation, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,
- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.

If you have any questions, please contact Chris Searle, Realty Specialist, at (775) 885-6080, email csearle@blm.gov, or at the above address.

Sincerely,



Paul Fuselier
Acting Field Manager
Sierra Front Field Office

**COST REIMBURSEMENT AGREEMENT
BETWEEN**

**STOREY COUNTY
AND**

**THE BUREAU OF LAND MANAGEMENT
CARSON CITY DISTRICT OFFICE**

BLM Cost Recovery Project Number LLNVC02000-5101-_____

I. AUTHORITY: Section 304(b) and 504(g) of the Federal Land Policy and Management Act (FLPMA) [43 U.S.C. 1734(b) and 1764(g)], as amended and 43 CFR Subpart 2804.

II. PURPOSE: This Agreement between Storey County “Applicant” and the Bureau of Land Management, Carson City District Office “BLM”, establishes procedures to reimburse BLM for costs incurred to process a right-of-way application “Application”, serial number NVN-0048420, referred to by Applicant as Storey County Siphon Replacement. If a decision is made to authorize a right-of-way this Agreement shall be utilized to reimburse BLM for costs incurred to monitor the use of the right-of-way, if applicable.

III. PROVISIONS OF AGREEMENT

A. In accordance with Section 304(b) of FLPMA and 43 CFR 2804.19, Applicant agrees to reimburse BLM for the costs incurred by BLM for processing the Application, and should a right-of-way be approved, costs for issuing a right-of-way grant and monitoring the use of the right-of-way, as applicable. Further, in accordance with 43 CFR 2804.14(f), Applicant waives consideration of reasonable costs, as would be determined under 43 CFR 2804.20 and 2804.21, and agrees to pay all actual costs incurred by BLM related to the Application from the date the Application was received by BLM.

B. This Agreement is subject to the Reimbursable Cost Provisions and the Descriptions of Direct and Indirect Costs contained in Exhibit #1, the Work Plan contained in Exhibit #2, and the Financial Plan contained in Exhibit #3. This cost estimate may be amended should actual costs exceed estimated costs.

C. Applicant will be advised as to the nature and extent of all major studies needed to complete the Environmental Assessment (EA) or Environmental Impact Statement (EIS). BLM will prepare a separate Memorandum of Understanding (MOU) to which this Agreement may be attached and incorporated therein for any project requiring preparation of an EIS. BLM may, at its discretion, prepare a separate MOU for projects not requiring an EIS.

IV. EFFECTIVE DATE: This Agreement shall be effective as of the latter date of its execution by both parties. Unless terminated earlier, it shall continue until the BLM authorized officer closes the case file or determines the Agreement is no longer needed.

V. TERMINATION: Either party to this Agreement may terminate this Agreement with written notice to the other party; however, termination of this Agreement does not waive Applicant's responsibility for payment of BLM costs incurred up to the date of written notice of termination as provided in Section IV of this Agreement. If Applicant terminates this agreement, their future cost obligation will cease immediately upon their written notification. However, Applicant will reimburse BLM for processing costs incurred by BLM in closing its review of the Application and which cannot reasonably be avoided after BLM receives written notice of termination of the project or withdrawal of the Application.

VI. SIGNATURES OF AGREEMENT

For Applicant

For BLM

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Title)

(Title)

(Date)

(Date)

Exhibit 1

REIMBURSABLE COST PROVISIONS

- A. BLM agrees to process the Application to the extent funding under the Agreement permits. Processing will include, but not be limited to, the following: coordination, administration and approval of any necessary environmental analyses including the preparation of an EA or EIS; consultation with appropriate Federal, State, Tribal, and local officials; preparation of the administrative record and resolving any protests, appeals and litigation that might result from the proposal, preparation of all decisions and authorizations resulting from those decisions, monitoring the operation and termination of any resultant authorization; and other necessary processing actions consistent with a final decision.
- B. Applicant agrees to fund and utilize third party assistance contractors to expedite processing the Application, as needed. Third party assistance contractors may include, but are not limited to, contractors for preparation of National Environmental Policy Act (NEPA) documents, cultural resource inventories, biological inventories and surveys, engineering and design surveys, clerical staff support, NEPA adequacy reviews, resource specialist reviews, persons to aid in assembling the case file record, and compliance inspectors.
- C. If requested, BLM agrees to timely notify Applicant, in writing, of any changes to the indirect rate. Refer to the Definition of Direct and Indirect Costs below.
- D. BLM shall review monthly case processing and costs incurred. When BLM determines there are insufficient funds remaining for the next period of planned work, it shall inform Applicant of the work proposed to be done and request a further deposit. Deposits must be received prior to BLM incurring costs.
- E. Statements of BLM expenditures will be furnished to Applicant within 30 days of any such request.
- F. Applicant shall have the right to conduct, at their own expense, reasonable audits of the books, records, and documents of BLM relating to the items on any particular accounting statement provided by BLM. Applicant shall have 30 days after receipt of a statement to raise objections to or dispute any particular entry of cost item.
- G. BLM shall provide full justification of any disputed entry or cost item within 30 days of receipt of the objection or will delete the entry or cost item. If Applicant still objects to the entry or cost item, an appeal to the State Director may be made within 30 days of receipt of the BLM justification. The State Director's decision is the final administrative decision.
- H. Reimbursable funds, once obligated by BLM, are not refundable and will not be made refundable by termination of the project, withdrawal of the Application, or non-issuance of a grant.
- I. In accordance with 43 CFR 2804.27(a), if BLM denies the Application, Applicant must

reimburse BLM for all costs BLM incurred in processing the Application. If Applicant withdraws the Application, Applicant will reimburse BLM for processing costs incurred by BLM in closing its review of the Application and which cannot reasonably be avoided after BLM receives written notice of withdrawal of the Application.

J. Nothing herein shall be deemed to require BLM to maintain books, records, or documents other than those usually maintained by them, provided that such books, records, and documents reasonably segregate and identify the costs for which reimbursement is required and comply with generally accepted accounting practices for such documentation.

K. The designated points of contact with whom each party to this Agreement will communicate concerning any aspect of this Agreement are as follows:

BLM		Applicant	
Name:	Chris Searle Realty Specialist Carson City District Office	Name:	Jason Wierzbicki Storey County Virginia City
Address:	5665 Morgan Mill Road Carson City, Nevada 89701	Address:	26 S. B Street PO Box 176 Virginia City, NV 89440
Telephone:	775-885-6080	Telephone:	775-847-0958
Fax:		Fax:	
Email:	Csearle@blm.gov	Email:	jwierzbicki@storeycounty.org

Either party may designate a different point of contact by notifying the other party in writing of such change.

DESCRIPTION OF DIRECT AND INDIRECT COSTS

Direct costs are those costs which can be specifically identified with the Application and which are incurred for the benefit of said applicant in that the costs would not have been incurred but for the Application and are appropriate in order for BLM to process the Application. Examples of direct costs include, but are not limited to, personnel costs in the form of wages paid to BLM personnel working on the Application, with allowances provided for fringe benefits and leave surcharge rate and any overtime associated with processing the Application; travel expenses; purchased services, if necessary, such as printing, automated data processing services and photographic reproduction; and any miscellaneous supplies and equipment of a specialized nature, the use of which is directly applicable to processing the Application.

Indirect costs are those which cannot be specifically identified with the Application. These indirect costs have been calculated at a rate of **20.58** percent of direct costs. The indirect costs are subject to change annually. This percentage figure has been developed in accordance with Department of the Interior procedures and represents those administrative and program costs, excluding management overhead, which can be attributed to processing the Application. Indirect costs include a portion of the costs for capitalized and non-capitalized equipment; space rental;

telephone services; postage; personnel transfer costs; budget and program development; administrative and clerical support; training; safety management; public information, inquiries and reports; cartography and basic series mapping; aviation management; telecommunications; maintenance of equipment and tools; and systems design and implementation.

Excluded from indirect costs are costs for managerial work; evaluations of field office activities; program coordination; technical program direction; environmental education; interagency planning; studies and research; preparation of environmental documents relating to general program planning; law enforcement and firefighting.

Exhibit 2
Work Plan for (Storey County Siphon Replacement)

The following work plan describes the major tasks that BLM must complete to process the Application, including estimated time spans needed for BLM to complete their work on major tasks. Work that Applicant will be responsible for and the time Applicant will need to complete their work are not accounted for. Applicant work may include baseline resource studies, document revisions, or fulfilling BLM information requests. Lists contained within this work plan are for example purposes and are not intended to be exhaustive or limiting.

Schedule of Major Processing Tasks

Time estimates for each task represents the minimum time span BLM would reasonably need to complete the task, subject to the project timeline limitations and work plan assumptions described below. The tasks and time estimates are subject to change as the Application is processed. This schedule is not intended to be used to determine start or completion dates.

PROCESSING TASK	ESTIMATED BLM TIME REQUIRED
<p>1. Application Review: Application and Plan of Development (POD) review, complete initial adjudication, establish cost reimbursement account, etc.</p> <p><u>Milestone:</u> all initial adjudication work completed and WBS code activated.</p>	2-4 Weeks
<p>2. Pre-NEPA and Baseline: Application review by interdisciplinary (ID) team, field visits, provide suggestions for POD revisions, begin external agency coordination, prepare MOU for NEPA document preparation, determine baseline resource studies, review baseline resource studies, preliminary issue scoping, etc.</p> <p><u>Milestone:</u> signed MOU for NEPA document preparation and EA kickoff meeting.</p>	4-6 Weeks
<p>3. NEPA and Consultation: Review administrative drafts of NEPA documentation (CX) and provide comments, attend meetings, continue external agency coordination, assist with reviewing and responding to public comments, consult with regulatory agencies, prepare and issue NEPA decision, etc.</p> <p><u>Milestone:</u> NEPA decision and all regulatory compliance and external agency coordination complete.</p>	6-8 Weeks
<p>4. Decision Issuance: Prepare right-of-way grant package, approve performance bond instrument, prepare monitoring fee determination, complete final adjudication, etc.</p> <p><u>Milestone:</u> right-of-way grant issued (subject to decision making).</p>	4-6 Weeks
<p>5. Administration: Budget oversight, maintenance of records, completing reporting requirements, final adjudication, records notation, etc.</p>	Ongoing

The tasks in the above schedule are intended to provide a general timeline and examples of the type of work that will be required to process the Application. In general, the tasks must be completed in the order shown; BLM may adjust when certain tasks are initiated, as needed. Not all work needed to complete each task is shown; BLM will determine the work and personnel needed as the Application is processed.

Project timeline limitations:

The Application is not given specific priority over other BLM work. BLM will work on the Application when required information is available and as other work priorities allow. The need to respond to national, state, and local priority projects, including supporting seasonal wildland fire operations, may cause BLM, without notice, to delay or stop working on the Application for an extended and unpredictable amount of time.

BLM's ability to complete processing tasks in the estimated amount of time would be limited by Applicant's ability to complete actions Applicant is responsible for. BLM will inform Applicant when work on the Application cannot proceed due to the need for additional information or actions from Applicant. The time to process the project will increase directly by the amount of time taken by Applicant to supply additional information or complete actions needed by BLM. BLM's ability to process the project would be limited by funding and coordinating staff availability.

If BLM determines at any point in the NEPA process that a FONSI cannot be reached, BLM will inform Applicant that an EIS will be required to approve the Application.

Work plan assumptions:

NOTE: the following list does not specifically correspond to the items shown in the above table.

- 1) BLM Lands and Realty personnel will conduct case document review, legal source material review, data entry, communication with Applicant or stakeholders (e.g. other Federal government agencies; State, County, and local government entities; members of the public; etc.); facilitate ID review of the Application, prepare official correspondence and right-of-way grant documentation; and maintain the administrative record.

BLM resource specialists will conduct ID review of the Application including: identifying potential resource issues or missing data; coordination with appropriate regulatory agencies (e.g. U.S. Fish and Wildlife Service (USFWS), State Historic Preservation Office (SHPO), Nevada State Engineer, Nevada Commission on Mineral Resources, etc.); reviewing NEPA documents; and preparing reports.

- 2) Applicant will provide and revise technical drawings, POD, survey drawings, and other information specific to the Application when requested by BLM, in the format requested by BLM. BLM will provide feedback on information submitted by Applicant in a timely manner so corrections or changes can be made with as little delay as practicable.

3) Applicant will complete all needed baseline studies as determined by BLM during Internal Review and EA Preparation. Applicant may hire a qualified environmental contractor to complete baseline studies. BLM will approve contractors when appropriate and will review baseline studies for quality. Baseline studies that may be needed include:

- Wildlife surveys, including Threatened and Endangered (T&E) species, migratory birds, BLM sensitive species, and general wildlife
- Botanical surveys, including T&E and BLM sensitive species
- Biological Assessment for USFWS review
- Class III cultural resources inventories and cultural report
- Hydrology and/or water rights reports
- Visual Resources Inventory and/or Visual Contrast Rating
- Mineral Potential Report and/or mining claim report
- Socioeconomic and/or market reports
- Boundary evidence research and/or cadastral surveys

Certain baseline studies are weather or season dependent and may not be acceptable to BLM if completed during the wrong time of year or without proper authorization from BLM. BLM will determine when enough data has been collected to complete an environmental effects analysis in an EA or comply with agency regulatory requirements.

4) Applicant will prepare an EA. Applicant may hire a qualified environmental contractor to prepare the EA. Applicant will ensure all drafts of the EA are proofread and free of grammar/formatting errors before submitting documents to BLM. BLM will review documents and provide direction on needed changes, including content and formatting requirements specific to the Carson City District Office (CCDO). BLM will determine the duration of the public review period for the EA.

A MOU will be prepared prior to beginning the NEPA process.

5) Applicant will prepare draft FONSI and draft DR documents.

Exhibit 3 Financial Plan for Storey County Siphon Replacement

Potential direct costs are based on the estimated man-hours and operating expenses, including travel expenses, to complete the tasks described in Exhibit 2. BLM labor hours that may be billed to Applicant are estimated based on staff knowledge, existing workload levels, and BLM priorities at the time that the Work Plan in Exhibit 2 was created. Some BLM personnel that are not shown may charge to the project if needed.

Estimated costs may change as the Application is processed. BLM would revise the cost estimates only if additional travel or labor costs may cause BLM to exceed the existing account balance. The following cost estimates are not broken down to task or BLM fiscal quarter.

Cost Assumptions

Hourly billing rates for GS grade levels:

GS-5	GS-7	GS-9	GS-11	GS-12	GS-13
\$34.06	\$41.83	\$54.52	\$73.35	\$83.39	\$99.53

Rates current as of 3/1/2023

Support Services overhead rate¹: 20% of all direct labor costs

Round-trip distance² from Carson City District Office to project site: 60 miles

2020 GSA Fixed Ownership Rate³ (FOR) for full size pickup truck: \$.31 per mile

2024 Indirect Costs Rate⁴: 20.58% of direct costs

- 1) Support Services overhead covers labor costs for management oversight, budget, timekeeping, fleet management, and other Carson City District Office labor that is not directly billed to the project account.
- 2) From Google Maps website.
- 3) Most current FOR will be used for all mileage costs. Rate covers all fuel and fleet costs, except labor, for a single vehicle.
- 4) Indirect cost rate subject to change annually.

BLM Labor Costs

Cost Source	Cost Method	GS Grade	Estimated Hours	Estimated Costs
Realty Specialist	Hourly Billing	7	40	\$2,934.00
Land Law Examiner	Hourly Billing	9	3	\$163.56
P&EC (NEPA)	Hourly Billing	12	3	\$250.17
Assistant Field Manager	Hourly Billing	12	2	\$333.56
Field Manager	Hourly Billing	13	1	\$99.53
Fire and Fuels Management	Hourly Billing	11	0	\$0.00
Archaeologist	Hourly Billing	11	20	\$1,467.00
Botanist	Hourly Billing	11	2	\$146.7
Environmental Compliance Specialist	Hourly Billing	11	2	\$146.7
Geologist	Hourly Billing	11	1	\$73.35
Hydrologist	Hourly Billing	11	2	\$146.7
Outdoor Recreation Planner	Hourly Billing	11	2	\$146.7
Rangeland Mgmt Specialist	Hourly Billing	11	2	\$146.7

Wild Horse and Burro Specialist	Hourly Billing	11	0	\$0.00
Wildlife Biologist	Hourly Billing	11	10	\$733.50
GIS Specialist	Hourly Billing	11	2	\$146.7
Cadastral Surveyor	Hourly Billing	11	0	\$0.00
Budget Analyst	Hourly Billing	11	0	\$0.00

Subtotal direct labor costs: \$6,934.87

BLM Travel/Operating Costs

Estimated Trips	Vehicles per Trip	Estimated Vehicle Costs
2	1	\$37.20

Cost Summary

Carson City District Labor Costs:	\$6,934.87
Carson City District Travel/Operating Costs:	\$37.20
Other Labor Costs:	\$0.00
Other Travel/Operating Costs:	\$0.00
Subtotal Direct Costs	\$6,972.07
Support Services Overhead Costs:	\$1,386.97
Indirect Rate Costs:	\$1,720.29
Total Estimated Costs:	\$10,079.34
Rounded to:	\$10,100



Board of Storey County Fire Commissioners Agenda Action Report

**Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to make a conditional offer to purchase the property located at 300 Italy Drive in McCarren Nevada, APN 005-091-67, based upon the appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, including approval of opening escrow, and completing a title search, not to exceed \$3,800,000 and approximately \$280,000 in applicable closing costs.
- **Recommended motion:** Consideration and possible approval to make a conditional offer to purchase the property located at 300 Italy Drive in McCarren Nevada, APN 005-091-67, based upon the appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, including approval of opening escrow, and completing a title search, not to exceed \$3,800,000 and approximately \$280,000 in applicable closing costs.
- **Prepared by:** Jeremy Loncar

Department: Fire

Contact Number: 7753991746

- **Staff Summary:** The building located at 300 Italy Drive currently features eight apparatus bays and ample space to accommodate the District's future growth in our largest demand area, the Tahoe Reno Industrial Center (TRIC). With its strategic location and the size of the property, this site offers significant potential to enhance the Storey County Fire Protection District's operational capabilities.
- Situated on approximately five acres, the property (APN 005-091-68) is centrally located within TRIC, providing an ideal position to improve response times to high-demand areas. Relocating to this site would allow us to vacate the current Fire Station 75, establish a new modernized station, and relocate our training props with plenty of room for expansion. This move would enhance operational efficiency and ensure we are well-prepared for increasing service demands.
- While the building will require tenant improvements to meet our operational requirements, it provides a solid foundation for a facility that can support both our current and future needs. We have received a very high-end estimation for the completion of the fire station to bring it up to a state of operational readiness that was estimated to be \$7.5 million.

- The purchase of this property is based on the appraised value provided by Anthony J. Wren, MAI, SRA, Certified General Appraiser. After reviewing the appraisal and considering the strategic advantages of this site, it is the staff's recommendation to proceed with the purchase of the property.
-
- We propose providing AMB Real Estate LLC with a conditional offer letter for their review to initiate the acquisition process.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:**

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY FIRE PROTECTION DISTRICT

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

January 7, 2025

Re: Conditional Offer of Purchase for 300 Italy Drive, McCarran Nevada

AMB Real Estate LLC:

In accordance with a property appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, and conditioned upon approval by the Board of Fire Commissioners in accordance with NRS 244.275 authorizing the District to purchase real property after its value has been established by a sworn appraiser selected pursuant to Storey County Code 2.22, Storey County Fire Protection District hereby provides a conditional offer of purchase of the building located at 300 Italy Drive, McCarran Nevada (APN 005-091-67) not to exceed \$3,500,000.

This offer is also conditioned upon the following items: (1) Storey County Fire District having available budget funds for the purchase; (2) a clear title search of the property is obtained; (3) the Board of Fire Commissioners approval; and (4), and other conditions to be discussed.

This conditional offer is valid for 10 days from the date of this letter (until January 17, 2025).

Thank you for your time and consideration in this matter. Please reach out to me with any questions you may have.

Regards,

Jeremy B. Loncar
Fire Chief

Enclosures: Property Appraisal

Copied: Commission Chairman, Jay Carmona

Storey District Attorney's Office

Storey County Comptroller

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



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible approval to utilize available funds from the Capital Projects Fund for the purchase of a tractor and trailer that were not budgeted for in the FY 2024 budget, but outlined in the district CIP, not to exceed \$300,000.
- **Recommended motion:** I (Fire Commissioner) move to approve available funds from the Capital Projects Fund for the purchase of a tractor and trailer that were not budgeted for in the FY 2024 budget, not to exceed \$300,000.
- **Prepared by:** Jeremy Loncar

Department: Fire

Contact Number: 7753991746

- **Staff Summary:** To support SCFPD's operational needs, the FY 2025/2026 CIP includes the proposed acquisition of a new tractor and trailer to modernize and support the expansion of the Wildland Division fleet. However, to meet current operational demands, the District is seeking approval to utilize available Capital Projects Funds for the unbudgeted purchase of these items, not to exceed \$300,000.
-
- This request has been accelerated because SCFPD was able to secure an additional Cat D7G dozer for fire suppression from NDF and the FEPP/FPP program. Currently, the Wildland Division does not have the fleet capacity to transport multiple dozers simultaneously, even in instances all staffing requirements are met. Initial CIP estimates projected the cost for new units at \$400,000, but further assessment and outreach has identified bid assistance and cost savings.
-
- This upgrade will enhance equipment reliability, reduce maintenance costs, and improve the safe, efficient transport of heavy machinery to emergency incidents. By expanding the Wildland Division fleet, SCFPD will strengthen operational readiness for daily activities and emergency responses, avoid unnecessary travel constraints and downtime, and align with the goals outlined in the District CIP.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** 300,000

- **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 Highway Commissioners Agenda Action Report

**Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Report of Public Works Department regarding roads and highways throughout Storey County.

- **Recommended motion:** Discussion only.

- **Prepared by:** Jason Wierzbicki

Department: Public Works

Contact Number: 7758470958

- **Staff Summary:** Discussion of roads and highways throughout the county.

- **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: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Possible acceptance of a bid for replacement of fuel tanks and pumps at 100 Toll Road and 1705 Peru Drive, from LA Perks Petroleum, in the amount of \$686,007.00. The acceptance of this bid will allow staff to issue a Notice of Intent to Award to the apparent low bidder and solicit a contract for construction for legal review. Upon legal approval, the contract will be brought before this board for approval.
- **Recommended motion:** I, [commissioner], move to approve and accept this bid from LA Perks Petroleum in an amount not to exceed \$686,007.00 for the replacement of fuel tanks and pumps at 100 Toll Road and 1705 Peru Drive. The acceptance of this bid will allow staff to issue a Notice of Intent to Award to the apparent low bidder and solicit a contract for construction for legal review. Upon legal approval, the contract will be brought before this board for approval.

• **Prepared by:** Mike Northan

Department: Public Works

Contact Number: 775 230 4255

• **Staff Summary:** See attached staff report

• **Supporting Materials:** See Attachments

• **Fiscal Impact:** 686,007

• **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

BID FORM

Article I

Project name: Fuel Tank and Pump Replacement
100 Toll Road
Virginia City NV 89440
PWP-ST-xxxx-xxx

Property Owner: Storey County Public Works

Project Owner: Storey County

Bid Opening Date: **December 10, 2024**
Bid Opening Time: 2:00 PM PST (14:00 hours)
Place: Storey County Courthouse
26 South B Street
Virginia City NV 89440
Slammer Museum Conference Room

Deliver Bids To: Storey County Courthouse
26 South B Street, Clerk's Office
Mike Northan, Operations and Projects Coordinator

BIDDER NAME
AND ADDRESS
L.A. Perks Petroleum Specialists
765 East Greg Street #103
Sparks, NV 89431

TELEPHONE 775-358-4403

STATE OF INCORPORATION
(If applicable) Nevada

NAMES OF PARTNERS
(If applicable) Kylene Perks-President
Kieth Perks-Treasurer
Dennis McIntyre-Secretary

BID SURETY
(5% of total) Circle one:
 BID BOND CASH CERTIFIED CHECK CASHIERS CHECK

P4-13 Fuel Tank and Pump Replacement

ADDENDA RECEIPT

(List all received, if any)

Addendum 1 Recieved

Addendum 2 Recieved

Article II

In compliance with the notice inviting sealed bids, and in accordance with the bidding documents, the undersigned bidder, being duly licensed to perform such work by the Nevada State Contractor's Board, and being thoroughly familiar with all local conditions affecting the cost of the project, having carefully examined the site and bidding documents, proposes to provide and to furnish for the costs set forth tin the following bid schedule, all labor and material, tools, utilities, transportation, equipment and services required to perform and to complete in a workmanlike manner all the work from the date of the notice to proceed within the established construction time, subject to liquidated damages for excess working time as established in the construction contract.

Article III

BID SCHEDULE

BASE BID \$ 686,007.00 LUMP SUM

Article IV

Each bidder must list on this bid form the name of each subcontractor who will provide labor or a portion of the work or improvement for the bidder for which the subcontractor will be paid an amount exceeding 5% of the bidder's total bid. The prime contractor shall also list any portion of the work exceeding 5% of the prime contractor's total bid that the prime contractor intends to self-perform.

<u>Description of Work</u>	<u>Subcontractor</u>	<u>License</u>
Fueling/Civil	L.A. Perks Petroleum Specialists	12559
Electrical	Kenergy Electric	64997
Sawcutting/Concrete	Resource Development Company	0092962

Article V

The three lowest bidders must provide a second list within two (2) hours after the completion of the opening of the bids. This second list must contain:

The name and license number of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid 1% of the prime contractors total bid or \$50,000, whichever is greater, and a description of the work they will perform (to include the prime contractor or the prime contractor may provide a statement that the prime contractor will self-perform any portions of the work not listed).

1% Subcontractor List

Fueling/Civil	L.A. Perks Petroleum Specialists	12559
Electrical	Kenergy Electric	64997
Sawcutting/Concrete	Resource Development Company	0092962

BID BOND

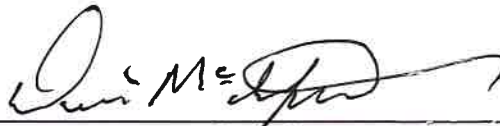
KNOW ALL MEN BY THESE PRESENTS, that we L.A. Perks Petroleum Specialists as Principal, hereinafter called the Principal, and SureTec Insurance Company a corporation duly organized under the laws of the State of Nevada, as Surety, hereinafter called Surety, are held and firmly bound unto Storey County Public Works as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Said Bid Dollars (\$ 5% of said bid), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Fuel Tanks and Pumps Replacement Project

NOW, THEREFORE, if the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing and give bond with good and sufficient surety, or, in the event of the failure of the Principal to enter into such Contract and give such bond or bonds; if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

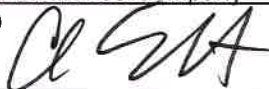
PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

17th day of December, 2024.



L.A. Perks Petroleum Specialists, Principal)

SureTec Insurance Company
(Surety)



(Christie Elliott, Attorney-In-Fact)

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Christie Elliott, Andrea Cotton, Austin Rottman

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Ten Million and 00/100 Dollars (\$10,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 16th day of December, A.D. 2024.



SURETEC INSURANCE COMPANY

By: *Michael C. Keimig*
Michael C. Keimig, President

State of Texas ss:
County of Harris

On this 16th day of December, A.D. 2024 before me personally came Michael C. Keimig, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Tanya Sneed
Tanya Sneed, Notary Public
My commission expires March 30, 2027

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 17th day of December 2024, A.D.

M. Brent Beaty
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 2810007
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

ALL-PURPOSE ACKNOWLEDGEMENT

State of Nevada

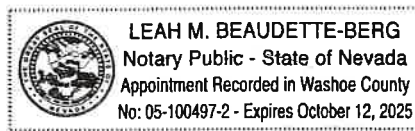
County of Washoe

On December 17, 2024 before me, Leah M Beaudette-Berg
(Notary)
Notary Public, personally appeared, Christie Elliott
Name(s) of Document Signer(s)

Personally, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/them authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Leah M. Beaudette-Berg
Signature of Notary



(Affix seal in the above blank space)



STOREY COUNTY PUBLIC WORKS

100 Toll Road

P.O. Box 435 Virginia City, Nevada 89440

Phone (775) 847-0958 Fax (775) 847-0947

mnorthan@storeycounty.org

ADDENDUM 1

Fuel Tanks and Pumps Replacement Project

P4-13

PWP ST-2025-083

The following changes are issued for the above referenced project:

1. The bid opening date has been changed to December 17, 2024. The bid place and time remain unchanged.

Storey County Project Coordinator

Mike Northan

mnorthan@storeycounty.org

Acknowledged

12/16/2024 1:17:15 PM

A handwritten signature in black ink, appearing to be "MN", is written over the right side of the acknowledgment stamp.



STOREY COUNTY PUBLIC WORKS

100 Toll Road

P.O. Box 435 Virginia City, Nevada 89440

Phone (775) 847-0958 Fax (775) 847-0947

mnorthan@storeycounty.org

ADDENDUM 2

Fuel Tanks and Pumps Replacement Project

P4-13

PWP ST-2025-083

Acknowledged

12/16/2024 1:17:45 PM

A handwritten signature in black ink, appearing to be "J. E. ...", is written over the acknowledgment stamp.

The following changes/RFI responses are issued for the above referenced project:

1. The sign-in sheet for the mandatory job walk is attached herewith.
2. The anticipated award date is in early January. The project must be completed prior to end of fiscal year June 30, 2025. The start date is at the discretion of the awarded contractor.
3. Ref section 3.1 It is the intent of the project to provide dispensers at each end of the tank, one for gasoline and one for diesel – not a split dispenser. Dispensers shall be ground mounted with spill containment.
4. If the new tanks require a new SPCC plan due to the increase in size, the county shall provide such plan.
5. The piping shall be welded and flanged system.
6. Pipe insulation will not be required.
7. Ground-mounted contained tank fills similar to the Toll Road site are required.
8. Storey County will require ICC U5 AST Installation/Retrofitting certification in addition to the manufacturer's certifications.
9. Provide emergency shut-off switches to comply with current codes (100' distance, etc.) no need to abate the existing switches, just add the additional compliant switches as required.
10. For bidders who want to provide cellular notification devices, provide that cost as a separate line-item bid below the lump sum amount on the bid form.
11. For the concrete structural slabs that support the tanks, soils shall be over-excavated minimum 12", native soils removed and disposed of, provide minimum of 12" of compacted structural fill in two lifts. Concrete thickness to be as determined by engineering provided by bidder. Structural fill material data sheet submittal required.



STOREY COUNTY PUBLIC WORKS

100 Toll Road

P.O. Box 435 Virginia City, Nevada 89440

Phone (775) 847-0958 Fax (775) 847-0947

mnorthan@storeycounty.org

12. For the fueling pads, soils to be over-excavated minimum 6", native soils removed and disposed of, provide minimum 6" compacted structural fill. Concrete thickness to be as determined by engineering provided by bidder. Structural fill material data sheet submittal required.
13. There is no specific model or manufacturer specified for the dispensers, it is requested to provide dispensers for which parts are readily available in this area and shall meet UL and ICC standards.

Storey County Project Coordinator

Mike Northan

mnorthan@storeycounty.org

P5-13 Fuel Pumps and Tanks Replacement Project

PWP ST-2025-083

Mandatory Site Inspection – Sign in Sheet

1. Company: Petro West
Project Lead: Andrew / Frank
Phone 775-899-4697 / 435-668-2554
Contact email FrankB@PetroWest.com
Representative Andrew

2. Company: Slide Mtn Construction
Project Lead: Pierce Buschini / Hunt Healy
Phone 925-705-4616 / 775-741-3559
Contact email pierce@slidemtn.com
Representative Pierce Buschini

3. Company: MKD Const. Inc.
Project Lead: Mike Grock
Phone 775-246-1900
Contact email MKD2@ah.net
Representative Mike

4. Company: L.A. PERKS PETROLEUM
Project Lead: PENN TANNER
Phone 775 813 4611
Contact email PENN@PERKSPETROLEUM.COM
Representative PENN TANNER

5. Company: _____
Project Lead: _____
Phone _____
Contact email _____
Representative _____

6.

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. L.A. Perks Petroleum Specialists		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) 765 E Greg Street, Suite 103	Requester's name and address (optional)	
	6 City, state, and ZIP code Sparks, NV 89431		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)														
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3.														
Social security number <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>														
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8	8	-	0	2	5	4	1	1	3					

Part II Certification
Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 11/20/2024
------------------	----------------------------	-------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Storey County
Community Development
PO Box 526
Virginia City, NV 89440

Account #: 016979

2025

County of Storey

Date Issued: 7/01/2024

Class: CONTRACTOR

Expires: 6/30/2025

This License is Granted to:

BUSINESS LICENSE

L P PERKS PETROLEUM SPECIALIST
765 E GREG ST. #103
SPARKS NV 89431



L P PERKS PETROLEUM SPECIALIST, having paid the required Storey County business license fee(s) in the amount of \$ 100.00 is hereby granted permission to transact business under the CONTRACTOR license for the period 7/01/2024 through 6/30/2025 in conformance with and subject to the County Commissioners of Storey County, Nevada.

~ COUNTERSIGNED ~

Jennifer McCain
Storey County Comptroller

Pete Renaud
Building Official

THIS LICENSE MUST BE DISPLAYED IN A CONSPICUOUS PLACE

****NON-TRANSFERABLE****

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

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nscb.nv.gov

STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that
L A PERKS PETROLEUM SPECIALISTS

Licensed since September 29, 1988

License No. **0012559A**

Is duly licensed as a contractor in the following classification(s):

PRINCIPALS:

KYLEN PERKS, President, QI
DENNIS MCINTYRE, Secretary
LEROY PERKS, JR, QI

C-1 Plumbing and Heating

LIMIT: Unlimited

EXPIRES: 09/30/2025


Chair, Nevada State Contractors Board



Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nscb.nv.gov

STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that
L A PERKS PETROLEUM SPECIALISTS

Licensed since April 13, 2000

License No. **0012559B**

Is duly licensed as a contractor in the following classification(s):

PRINCIPALS:

KYLEN PERKS, President, Qi
DENNIS MCINTYRE, Secretary
LEROY PERKS, JR, Qi

A General Engineering

LIMIT: \$5,000,000
EXPIRES: 04/30/2025


Chair, Nevada State Contractors Board



Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nscb.nv.gov

STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that
L A PERKS PETROLEUM SPECIALISTS

Licensed since April 13, 2000

License No. **0012559C**

Is duly licensed as a contractor in the following classification(s):

PRINCIPALS:

KYLEN PERKS, President, QI
DENNIS MCINTYRE, Secretary
LEROY PERKS, JR, QI

B-2 Residential and Small Commercial; B-4 Service Stations

LIMIT: \$5,000,000
EXPIRES: 04/30/2025


Chair, Nevada State Contractors Board



SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

L.A. PERKS PLUMBING & HEATING, INC.

Nevada Business Identification # NV19861000909

Expiration Date: 01/31/2025

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



Certificate Number: B202401184276403

You may verify this certificate

online at <http://www.nvsos.gov>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 01/18/2024.

A handwritten signature in black ink that reads "FVAguilar".

FRANCISCO V. AGUILAR
Secretary of State

Joe Lombardo
Governor



Joy Grimmer
Director

Bob Ragar
Deputy Director

Wilfred J. Lewis, Jr.
Administrator

Carson City Office:
680 West Nye Lane, Suite 103
Carson City, Nevada 89703
Phone: (775) 684-4141

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION

Las Vegas Office:
7115 Amigo Street, Suite 100
Las Vegas, Nevada 89119
Phone: (702) 486-5115

December 13, 2024

L. A. Perks Petroleum Specialists
Attn: Ms. Toni Martin
765 E. Greg Street, Suite 103
Sparks, NV 89431

RE: Qualification results

Dear Ms. Martin:

On **December 13, 2024** the State Public Works Board qualified **L. A. Perks Petroleum Specialists** to bid public works construction projects up to **\$2,500,000** using the State of Nevada license number **12559B** license classification **A – General Engineering**, using the State of Nevada license number **12559C** license classification **B2 – residential and Small Commercial**, and using the State of Nevada license number **12559A** license classification **C1 – Plumbing and Heating**.

This qualification to bid is valid through **December 12, 2026**. The results of the Qualification will be posted on our web site www.publicworks.nv.gov the “bid” drop down menu at the top of the home page / List of Qualified bidders.

Please contact this office at (775) 684-4141, if you should have any questions.

Sincerely,

Wilfred J. Lewis, Jr.
Public Works Administrator

WJL/kp
cc: file



NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
8400 WEST SUNSET ROAD, SUITE 150, LAS VEGAS, NV, 89113 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110

CERTIFICATE OF ELIGIBILITY

PER NRS 338.147 and NRS 338.1389

CERTIFICATE NUMBER: BPC-18-11-08-0577

L A PERKS PLUMBING & HEATING INC DBA L A PERKS PETROLEUM SPECIALISTS (HEREIN THE "GENERAL CONTRACTOR") NEVADA STATE CONTRACTORS' LICENSE NUMBER: 0012559B ORIGINAL ISSUE DATE: 04/13/2000 BUSINESS TYPE: CORPORATION CLASSIFICATION: A-GENERAL ENGINEERING MONETARY LICENSE LIMIT: \$5,000,000 STATUS: ACTIVE IS HEREBY ISSUED THIS CERTIFICATE BY THE NEVADA STATE CONTRACTORS' BOARD, BASED UPON THE INFORMATION CONTAINED IN THE STATEMENT OF COMPLIANCE WITH NEVADA REVISED STATUTES (NRS) 338.147 AND NRS 338.1389 AND THE AFFIDAVIT OF CERTIFIED PUBLIC ACCOUNTANT SUBMITTED TO THE NEVADA STATE CONTRACTORS BOARD AS PROOF OF CONTRACTOR'S COMPLIANCE WITH THE PROVISIONS OF NRS 338.147 AND NRS 338.1389, ATTACHED HERETO. IN ACCORDANCE WITH THE PROVISIONS OF NRS 338.147(3), THE ABOVE-NAMED GENERAL CONTRACTOR AND A CERTIFIED PUBLIC ACCOUNTANT HAVE SUBMITTED FULLY EXECUTED AND NOTARIZED SWORN AFFIDAVITS AS PROOF OF PREFERENTIAL BIDDER STATUS, UNDER PENALTY OF PERJURY, CERTIFYING THAT THE GENERAL CONTRACTOR IS QUALIFIED TO RECEIVE A PREFERENCE IN BIDDING AS SET FORTH IN NRS 338.147 AND NRS 338.1389 AND OTHER MATTERS RELATING THERETO.

THIS CERTIFICATE OF ELIGIBILITY IS ISSUED ON MAY 1, 2024 AND EXPIRES ON APRIL 30, 2025, UNLESS SOONER REVOKED OR SUSPENDED BY THE NEVADA STATE CONTRACTORS BOARD.

Susan Broli Kamesch
SUSAN BROLI KAMESCH, LICENSING ADMINISTRATOR DATE 4.29.2024
FOR MARGI A. GREIN, EXECUTIVE OFFICER

The Nevada State Contractors Board assumes no liability or responsibility for the accuracy or validity of the information contained in the Contractors Statement of Compliance or the Affidavit of Certified Public Accountant as Proof of Contractors Compliance with the Provisions of NRS 338.147 and NRS 338.1389. The above-named General Contractor shall bear the responsibility to ascertain the accuracy and validity of the affidavits provided to support the issuance of this certificate.



Fuel Tanks and Pumps Replacement Project

P4-13

PWP ST-2025-083

Bid results staff report

Present:

Mike Northan

Trent Skretta

On December 17, 2024 at 14:00 hours, staff received sealed bids for the above project. Of four plan-holders, only one submitted a bid. The bid was responsive and contained all required documents. The base bid amount is \$686,007.00. The budgeted amount for the project was \$630,000.

After deliberations with staff, and in consideration of the unique qualifications of the bidder, the elapsed time from the determination of the budget amount, the unlikely chance of receiving lower bids, the comptroller has agreed to adjust the budget amount to meet the submitted bid.

Staff therefore recommends that we accept the bid from LA Perks Petroleum and solicit a contract for the work from them for legal review and execution.

Next steps:

BOCC agenda request to accept the bid and clarify the budget. (Jan 7)

Issue Notice of Intent to Award

Begin submittals review

Request contract form from LA Perks – must incorporate bid documents by reference

Legal review

BOCC agenda request to accept and award contract (Jan 21)

Notify Office of Labor Commissioner

Determine start date.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** For Consideration and possible approval of acceptance of the 2024 Winter Grant round from the Nevada State Off Highway Vehicles Commission for the grant amount of \$28,065.78 for the Storey County Sheriff's Office, Off Highway Vehicle Operations Unit.
- **Recommended motion:** I (insert name) motion to approve the receipt of grant funds of \$28,065.78 from the Nevada State Off Highway Vehicles Commission 2024 Winter Grant Round for the Storey County Sheriff's Office Off Highway Operations Unit. This grant will be used to purchase equipment to enhance this units response to off highway incidents and for community outreach.
- **Prepared by:** Sheriff Mike Cullen

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** The Storey County Sheriff's Office has applied for and has been granted funds from the 2024 Winter Grant Round of the Nevada State Off Highway Vehicles Commission. These funds will allow the Sheriff's Office to purchase one off road quad vehicle, a trailer for transportation and storage of that vehicle and miscellaneous educational and outreach materials along with other items of equipment including communication gear for current OHV units in use at the Sheriff's Office.
- **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



NEVADA OFF-HIGHWAY VEHICLES PROGRAM GRANT APPLICATION

Nevada Commission on Off-Highway Vehicles
Nevada Department of Conservation and Natural Resources

Applicant Information

Organization Name: Storey County Sheriff's Office

Contact Person: Brooke Beaumont Sergeant
Name Title

Mailing Address: 205 South C Street Unit #
Street Address
Virginia City NV 89440
City State Zip Code

Phone: 775-847-0959 **Email:** bbeaumont@storeycounty.org

Which best describes your organization? (Check one)

<input type="checkbox"/> State Agency	<input type="checkbox"/> Non-Profit Organization
<input type="checkbox"/> Federal Agency	<input type="checkbox"/> Community-Based Organization
<input checked="" type="checkbox"/> County/City Agency	<input type="checkbox"/> For Profit
<input type="checkbox"/> Local/Municipal Entity	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Individual	

If the applicant is a corporate or legal entity, proof of good standing in the entity's state of incorporation is required. NAC 490.1345 (Note: grantees must have the capacity to implement and accomplish proposed project and properly administer awarded funds).

Has the applicant previously received OHV Grant Program funding?

No Yes

Does the applicant currently have open grants from the Nevada OHV Program?

No Yes

Number of projects funded: 2
Amount of funding received: \$ \$103,932.30
Number of projects completed: 0

Project Information

Project Name: Storey County NRS 490 Enforcement & Education/Outreach

Select all that describes the project type(s) NRS 490.069 Sec.2c?

- | | |
|---|---|
| <input checked="" type="checkbox"/> OHV compliance and enforcement | <input checked="" type="checkbox"/> OHV safety training and education |
| <input type="checkbox"/> Studies or planning for trails and facilities | <input type="checkbox"/> Enhancement or maintenance |
| <input type="checkbox"/> Mapping and signing | <input type="checkbox"/> Construction of trails/facilities |
| <input type="checkbox"/> Restoration of areas damaged by OHVs | <input type="checkbox"/> Acquisition of land |
| <input type="checkbox"/> Construction of trail features to minimize impacts on environmentally sensitive areas or important wildlife habitats | |

Project Cost *(grant request and matching funds directly related to the project)*

OHV grant request	\$28,065.78
Matching Funds	\$2,205.00
Total Project Amount	\$30,270.78

What are the sources or partners for your leveraged (matching) funds?

- | | |
|---|---|
| <input type="checkbox"/> Federal | <input checked="" type="checkbox"/> In-kind |
| <input type="checkbox"/> State | <input type="checkbox"/> Private |
| <input checked="" type="checkbox"/> City/County | <input type="checkbox"/> Other: _____ |

Please describe leveraged (matching) funds (ex. another grant, volunteer hours, cash donation, etc.):

Type here:
 The Storey County Sheriff's Office will provide additional funds for overtime for enforcement, safety classes/presentations, staff training, and VIN inspection & OHV registration drives. Deputies/Sergeants will continue to volunteer time planning and attending OHV events, promoting the OHV program, and administering and management of the grant.

User group(s) that will be able to utilize this project (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Single Track Motorcycle | <input checked="" type="checkbox"/> Snowmobiles |
| <input checked="" type="checkbox"/> ATV/Quads | <input checked="" type="checkbox"/> Dune Buggy |
| <input checked="" type="checkbox"/> UTV/Side by Side | <input checked="" type="checkbox"/> Mountain Bikers |
| <input checked="" type="checkbox"/> Hiking/Backpacking | <input checked="" type="checkbox"/> Equestrian |
| <input checked="" type="checkbox"/> Snowshoers/Skiers | <input type="checkbox"/> Other: _____ |

If applicable, please explain how this project will aid with managing user interactions:

Type here:

This grant seeks to improve all trail users experiences participating in outdoor recreational disciplines in Storey County, with a heavy focus on the Virginia Hills. The historic nature of our county draws tens of thousands of users throughout the year. This application seeks to create a proactive presence while enforcing NRS 490, provide education and outreach to those users of our open space, and minimize conflict between OHV riders and other trail users utilizing the trails identified in the NVOHV mapping inventory. It is our hope we can bridge the sometimes contentious gap between the OHV community and the cyclists, hikers, and equestrians that use the vast open space of Storey County.

Proposed Scope of Work

Please describe exactly what work will be completed. Programs, planning, NEPA, surveys, mapping, include miles of trail, trail type and any other pertinent information (NAC 490.1375). If purchase of equipment is included, please explain where/how it will be housed and maintained.

Type here:

Prior to 2023, the Storey County Sheriff's Office had no OHV/NRS 490 enforcement program. This is part of a multi-phase project for Storey County to have a robust and positive program in the county. Phase One is equipment, enforcement, and education/outreach.

Education/outreach & enforcement - To continue to provide an overt presence for our deputies to improve NRS 490 enforcement/compliance, offer off-road etiquette, stewardship education, and outreach opportunities through our staff and partners. Enforcement expectations are in line with the opinion memo of Anthony Walsh, dated August 30, 2021 Subject: Parameters of Off Highway Vehicle Grant Funding in Connection to Law Enforcement Funding Requests, and the examples in Attachment F provided by the NVOHV Grant program.

Equipment - this request is for the following equipment purchase: (500) printed color brochures, (500) law enforcement challenge coins, (4) ComTav headsets and adapters, (1) Yamaha Raptor 700 quad, (1) Haulmark 6 x 12 foot covered trailer, (2) training slots for deputies to attend the law enforcement specific POST certified Mystery School training course.

Execution - SCSO will assign qualified deputies trained in off-road motorcycle operation to work on the trails identified by the Nevada Off Highway Vehicle program within the jurisdiction cited above. This work will target NRS 490 regulations, focused on operation and registration requirements, multiple times during the year SCSO will partner with Nevada Outdoor School, Tread Lightly!, Pine Nut Mountains Trails Association, and the Nevada Offroad Association. The addition of the Yamaha quad will enhance the existing

base equipment of the program. The quad will allow an existing piece of equipment to be moved and stored in the North end of the county. Currently, no equipment is available at the North end of the county, unless loaded and trailered, resulting in high response times. The North and South ends of the county have a unique layout, being separated by either other jurisdictions or extremely rugged terrain. The quad will also allow for more rider accessibility. The current fleet of Gas Gas dirt bikes only allow more skilled and experienced riders to participate in the program. The quad will allow deputies to learn and ride on a more stable platform with easier transitions from a side by side to smaller OHV for potential terrain or space challenges. The covered 6 x 12 foot trailer will be assigned to the quad, as well as, the existing Gas Gas dirt bikes as both a transportation and storage solution. The addition of com headsets will allow deputies to communicate with each other and dispatch, enhancing safety and communication while in the field. To further the execution of the program, two deputies will attend a law enforcement POST certified off road motorcycle training course by Mystery School (two day course). This course will progress their existing skills on the Gas Gas dirt bikes, making them safer and more effective, especially considering the rugged, challenging terrain of Storey County.

Project Deliverables

Please describe *quantitative* outcomes for your project. Examples could include miles of trail created, number of enforcement overtime hours, presentations held, programs facilitated, users engaged, pounds of trash collected, etc.

Type here:

SCSO will focus hours per quarter to NRS 490 enforcement and education/outreach using equipment and educational materials on trails. In addition, SCSO participates in events throughout the year hosted by SCSO and the Virginia City Tourism Commission. Examples include the Virginia City Grand Prix, parades, OHV specific events/rides, and SCSO hosted events such as riding events VIN inspection/registration drives.

Project Timeline: Funding Agreements are two years unless specified. Please complete the table below providing a timeline of your project.

Quarter	Date	Project Goals	Deliverables
Q1	Jan-Mar, 25	NRS 490 enforcement/education, acquisition of educational materials, Yamaha quad, covered trailer.	30-50 hrs performing NRS 490 enforcement, attending events.
Q2	Apr-Jun, 25	NRS 490 enforcement/education	40-60 hrs performing NRS 490 enforcement,

			attending events, specifically focusing on VC Grand Prix in April.
Q3	Jul-Sep, 25	NRS 490 enforcement/education	40-60 hrs performing NRS 490 enforcement, attending events, focus on SCSO riding event targeting juvenile dirt bike riders (improving skills, learning about registration/safety).
Q4	Oct-Dec, 25	NRS 490 enforcement/education	30-50 hrs performing NRS 490 enforcement, attending events.
Q1	Jan-Mar, 26	NRS 490 enforcement/education	30-50 hrs performing NRS 490 enforcement, attending events.
Q2	Apr-Jun, 26	NRS 490 enforcement/education	40-60 hrs performing NRS 490 enforcement, attending events, specifically focusing on VC Grand Prix in April.
Q3	Jul-Sep, 26	NRS 490 enforcement/education	40-60 hrs performing NRS 490 enforcement, attending events.
Q4	Oct-Dec, 26	NRS 490 enforcement/education	40-60 hrs performing NRS 490 enforcement, attending events.

Priorities and Scoring Narrative

Grants will be scored based on answers to the ten (10) criteria listed below. Each criteria carries a weight determined by the OHV Commission, voted upon during the open meeting on 9/7/2021. Please reference Grant Manual Appendix A.

Law Enforcement Strategy that addresses registration enforcement, including Public Education & Outreach aimed at increasing renewals and new registrations: *How will your project increase the number of OHV registrations in the district. How will the equipment and time be used to increase OHV safety and awareness? Please reference the Law Enforcement Statistics reporting form.*

Type here:

If funded, this grant will allow SCSO to specifically target NRS 490 enforcement. This includes registration, equipment, and operational considerations including, but not limited to, NRS 490.082, 490.083, 490.0825, 490.090, 490.105, 490.110, 490.120, and 490.130, as well as, reward OHV users who participate in related educational training. Storey County has the largest per capita percentage of OHV registrations (2021) and it is our goal to increase this number more. SCSO will carry education materials when doing NRS 490 enforcement, along with VIN inspection forms and registration applications that can be completed during any stop of an unregistered OHV operation on land SCSO has jurisdiction. The com headsets and adapters will allow to communicate clearly via radio with our emergency dispatch center and each other. The addition of the quad will allow more deputies to perform NRS 490 enforcement, increasing our presence on our open land.

Planning, Environmental Studies, Conservation: *Describe how the environmental studies, conservation and/or planning will mitigate resources impacted by OHV recreation. How will your project contribute to the conservation of our natural resources, while enhancing OHV opportunities?*

Type here:

This application allows for direct contact with the OHV user/community. We are always interested in conservation issues, both with historic locations and/or the environment. We anticipate our community contacts while performing NRS 490 enforcement will include communications that can be passed along to interested conservation parties or agencies to address any conservation issues on land in SCSO's jurisdiction.

Enhancement or Maintenance of existing trails and facilities: *How will maintenance needs be prioritized and how often will your project hold a maintenance/ trails enhancement event? HOW will your project be maintained and WHO has committed to the ongoing maintenance of the facility or trail (note: a minimum of 2 maintenance/ trail events are required per year).*

Type here:

This application will enhance the trails through promoting responsible use and stewardship values. We are partnering with Tread Lightly!, the Pine Nut Mountains Trails Association, and Nevada Offroad Association to reinforce the stewardship and T.R.E.A.D. principles. We have a commitment for Tread Lightly! To join us on the NV OHV program mapped trails under SCSO's jurisdiction to offer stewardship guidance and education while our team is doing NRS 490 enforcement. All three groups have agreed to participate in our event weekends, with an education/outreach presence at appropriate street events in Virginia City. The addition of official brochures will allow our deputies to hand out quality materials that contain clear and detailed instructions on OHV safety and registration requirements. The law enforcement challenge coins will be used as an incentive/reward for completing SCSO and/or OHV education partner(s) OHV programs. By removing the anxiety some have in interaction with the law enforcement community, SCSO feels it is imperative to have these public relations components added to our program.

Training: *Please describe the goals and objectives of your public safety training program. Is it a nationally recognized certification? What sets your safety training program apart from the others?*

<p>Type here: SCSO will utilize the training programs developed under this grant program by the Nevada Outdoor School, Tread Lightly!, and the Nevada Offroad Association. There is no current OHV training program nationally that conforms to NRS 490 regulations.</p>
<p>Connectivity/Loops: <i>How will the project impact connectivity of OHV trails, facilities, and local communities? Please include maps of areas impacted by your project and describe those impacts.</i></p>
<p>Type here: This grant will allow for SCSO, while performing NRS 490 enforcement/education/outreach, to report back to the NV OHV Program's Mapping Collaborative of any trails on the land under SCSO jurisdiction that are no longer loops, or have become loops. The addition of additional equipment (quad) will allow for broader access to the county's terrain for mapping and educational purposes.</p>
<p>Access: <i>Please describe how your project improves OHV access in the project area. Explain what access/opportunities would be lost or restricted if the project does not occur.</i></p>
<p>Type here: Having a positive NRS 490 enforcement posture, intermixed with education, stewardship, and the T.R.E.A.D. principles, endorse connectivity to trails/routes in existence throughout the Northwest Nevada OHV community. Tourism is a very large part of Storey County, and we are working to promote a positive interaction and encourage OHV riders to visit. However, we are at a tipping point where having limited ability to perform NRS 490 enforcement on trails in the NV OHV Program's trail inventory, under SCSO jurisdiction, and the inability to meet riders where they recreate, makes it difficult to continue to grow and welcome this level of OHV tourism/recreation in Storey County. We are concerned that continued use by un-informed or un-trained riders will jeopardize Storey County access to the registered OHV recreationalist.</p>
<p>Trail mapping and signing of existing trails and facilities: <i>If a mapping component is included in the grant, please describe how it will be integrated with the current web mapping application found on OHV.NV.GOV</i></p>
<p>Type here: The Nevada OHV Grant Program has funded the mapping of trails on land under SCSO's jurisdiction. This grant will allow for validation of those trails in the course of conducting NRS 490 enforcement. Errors detected during this situational 'ground proofing' can be reported to the Mapping Collaborative. SCSO will be doing NRS 490 enforcement on those mapped trails.</p>
<p>Partnering and Leverage: <i>Who else is involved in this project? Please describe outreach with stakeholders, partners and local governments, that you have communicated with in planning this project.</i></p>
<p>Type here: SCSO is partnering with the Nevada Offroad Association, the Pine Nut Mountain Trails Association, Tread Lightly!, and the Nevada Outdoor School.</p>

Economic Integration: *How will this project improve OHV recreation opportunities that help local, regional, or state economies grow?*

Type here:

Tourism is a primary economic driver for parts of Storey County. It is only through a positive forward leaning posture in NRS 490 enforcement, education, and outreach, that the county can continue to encourage OHV tourists to ride to our communities to visit, spend the night, or otherwise involve themselves in the positive activities we can offer. If we are not able to assertively roll out this project, it may jeopardize the ability of the county to support such tourism and OHV recreation.

Demand for New Facilities: *Please provide justification for NEW facility/program development: restrooms, trails, signs, and other amenities.*

Type here:

This application is for materials (brochures, challenge coins) to assist in education and outreach, additional training to increase deputy safety and effectiveness, and additional equipment to expand SCSO's capabilities related to NRS 490 enforcement. Storey County sees several thousand OHV's monthly. Many do not have registration, nor understand or follow guidelines in NRS 490.110 and 490.120. The OHV recreational growth continues to exceed expectations and not having a robust presence in education and enforcement exacerbates conflict and safety concerns. Our county has an ideal location, both in trails in the NVOHV mapped inventory and locations to do outreach/education in Virginia City, all of which will accomplish the following: 1) increase safety of the OHV operator and those they interact with 2) enforce the registration and equipment requirements 3) promote safe and responsible OHV recreation and tourism in Nevada's most well-known historic county.

Project Budget

Proposed Budget: Provide your budget details to include all project expenses, including contracts, labor costs, volunteer or donated labor, equipment, travel, materials, etc. Each section needs to be broken down into specific item costs. You may create your own spreadsheet. (See Grant Manual Appendix B for example)

- Your budget must align clearly with your Scope of Work.
- Be specific. Each section needs to be broken down into individual line items and costs. For example, a lump sum for "travel" should be broken down into items such as lodging, per diem, gas etc.
- All travel expenses should be based off current GSA rates. Rates can be found [here](https://www.gsa.gov/travel/plan-book/per-diem-rates) or at <https://www.gsa.gov/travel/plan-book/per-diem-rates>.
- Reminder: Include all sources of funds for the completion of the project including federal, in-kind, private/city/county and state funds.
- ***Attach copies of estimates to support your budget and identify what each contract will include.***

LAND MANAGEMENT AND ENVIRONMENTAL COMPLIANCE

Classification of Land Management:

<input type="checkbox"/>	City/Municipal
<input checked="" type="checkbox"/>	County
<input type="checkbox"/>	State
<input type="checkbox"/>	Federal
<input type="checkbox"/>	Private
<input type="checkbox"/>	Lease; Attach copy of lease with expiration date
<input type="checkbox"/>	R&PP; Attach copy of lease with expiration date
<input checked="" type="checkbox"/>	Other: <u>All lands under the jurisdiction of the Storey County Sheriff's Office.</u>

Landowner(s): Lands under jurisdiction of Storey County as defined in NRS 243.335

If the proposed project is to be carried out on public land, attach any applicable written agreement with any government entity having jurisdiction over that land, including permits, leases, easements, and rights-of-way. NAC 490.135

Will there be ground disturbing activities (ex. construction, trail maintenance)?

Yes No

Standards/guidelines that will be applied to your project (if applicable):

<input type="checkbox"/>	Universal Access to Outdoor Recreation - A Design Guide
<input type="checkbox"/>	USFS Standard Specifications for Construction & Maintenance of Trails
<input type="checkbox"/>	BLM Handbook 9114-1 Trails
<input type="checkbox"/>	NOHVCC Handbooks
<input type="checkbox"/>	Other: _____

THE LANDOWNER MUST PROVIDE A LETTER STATING THAT:

(See Grant Manual Appendix C)

- a) Landowner has read the Request for Grant Application package.
- b) Landowner agrees with the application and the terms of the grant.
- c) Landowner holds an interest in the subject land that is sufficient in scope and authority to allow the applicant to complete the proposed project and operate and maintain the proposed project after its completion.
- d) Landowner is legally committing to maintain the trail/facility and will allow public motorized access to such trail/facilities for 25 years or the normal life of the project; and
- e) Landowner agrees to provide any match or other tasks in the application that are assigned to Landowner.

Federal Environmental Compliance:

If Federal funds or Land are a part of the project and NEPA was completed, indicate which document was produced, and **please attach the decision document to this application**:

- Record of Decision (ROD)
- Finding of No Significant Impact (FONSI) and a Decision Record (DR)
- Categorical Exclusion (CX)
- SHPO 106 compliance/concurrence letter
- Other compliance documents already completed.
- Not applicable

If NEPA or planning is a part of the project describe the steps in the Scope of Work.

Location, Maps, Photos

Nearest town/city/municipality of project (list multiple if applicable): Virginia City
County(s): Storey County

Required Maps: All maps must include a legend, north arrow, scale, and map name. Topographic maps are preferred. You may include *additional* aerial/google maps. (See Grant Manual Appendix D for examples)

The following map types are required:

1. General location map (showing project area within the state or county)
2. Detail map indicating specific project elements (e.g., structures, trail alignment)
 - o Maps larger than 11x17 will not be accepted


Required Photographs: At least two (2) overviews of the project area from different angles and distances. (Good photographs at trail level and google aeriels help the technical advisory committee and the Commission to understand the location, depth and breadth of your project.)

Trail projects: If the shapefiles for the trail system are available, please submit them in the e-file. The shapefiles of the trail will be required at project end. Contact the Program for assistance in the collection of the data if needed.

Disclaimer and Signature

I certify that my answers are true and complete to the best of my knowledge.

If this application is selected for funding, I understand that false or misleading information in my application or presentations may result in the termination of the grant.

Signature:  Date: 11/12/24
Printed Name: Brooke Beaumont Title: Sergeant

**APPLICATIONS DUE:
NOVEMBER 17, 2024 AT 11:59 PM, PST**

SUBMIT: ONE SINGLE ELECTRONIC FILE; PDF VIA EMAIL TO: KBarmore@ohv.nv.gov

OR

ONE FULL COLOR COPY OR MEMORY DEVICE ENCLOSED WITH APPLICATION
BY MAIL OR HAND DELIVERY
(8.5" X 11" ONLY. Maps should be no larger than 11"X17")

TO: NEVADA DEPT. OF CONSERVATION AND NATURAL RESOURCES
OFF-HIGHWAY VEHICLES PROGRAM
ATTN: KADEN BARMORE
901 S. STEWART STREET, SUITE 1003
CARSON CITY, NV 89701

To request assistance in planning your project or for questions about the OHV Grant program, please contact

Kaden Barmore
KBarmore@ohv.nv.gov

(775) 684-2794

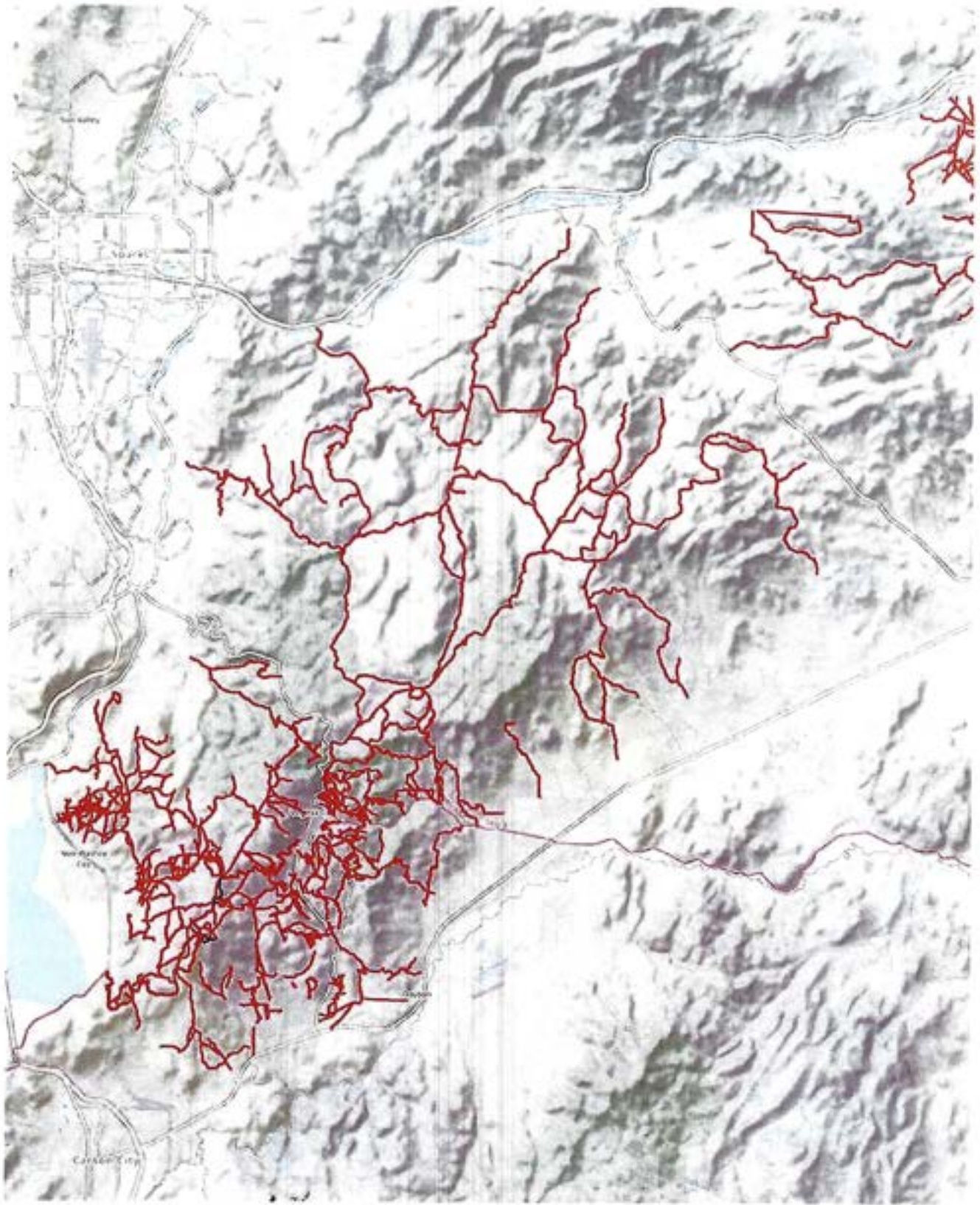
STOREY COUNTY NRS 490 ENFORCEMENT & EDUCATION/OUTREACH
--

Category	Item	Amount	Match	Project total
Outreach	Brochures x 500	\$1,279.43		\$1,279.43
Outreach	Challenge Coins x 500	\$2,975.00		\$2,975.00
Equipment	Com Tac headset x 2	\$4,651.85		\$4,651.85
Equipment	Yamaha Raptor 700	\$11,296.25		\$11,296.25
Equipment	Haulmark 6x12 trailer	\$6,423.25		\$6,423.25
Training	Mystery School x 2 slots	\$1,440.00		\$1,440.00
Staff	Grant Administration & Training OT (Sgt time for grant & OT \$49 x 45 hrs)		\$2,205.00	\$2,205.00

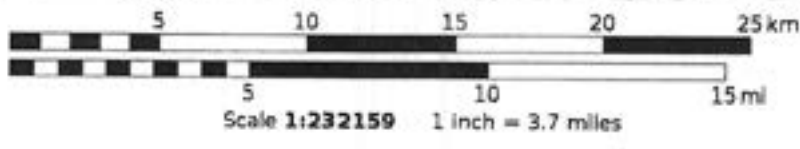
Totals		\$28,065.78	\$2,205.00	\$30,270.78
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Percentages	Project total	Request	Match
\$30,270.78	100%	92.72%	7.28%

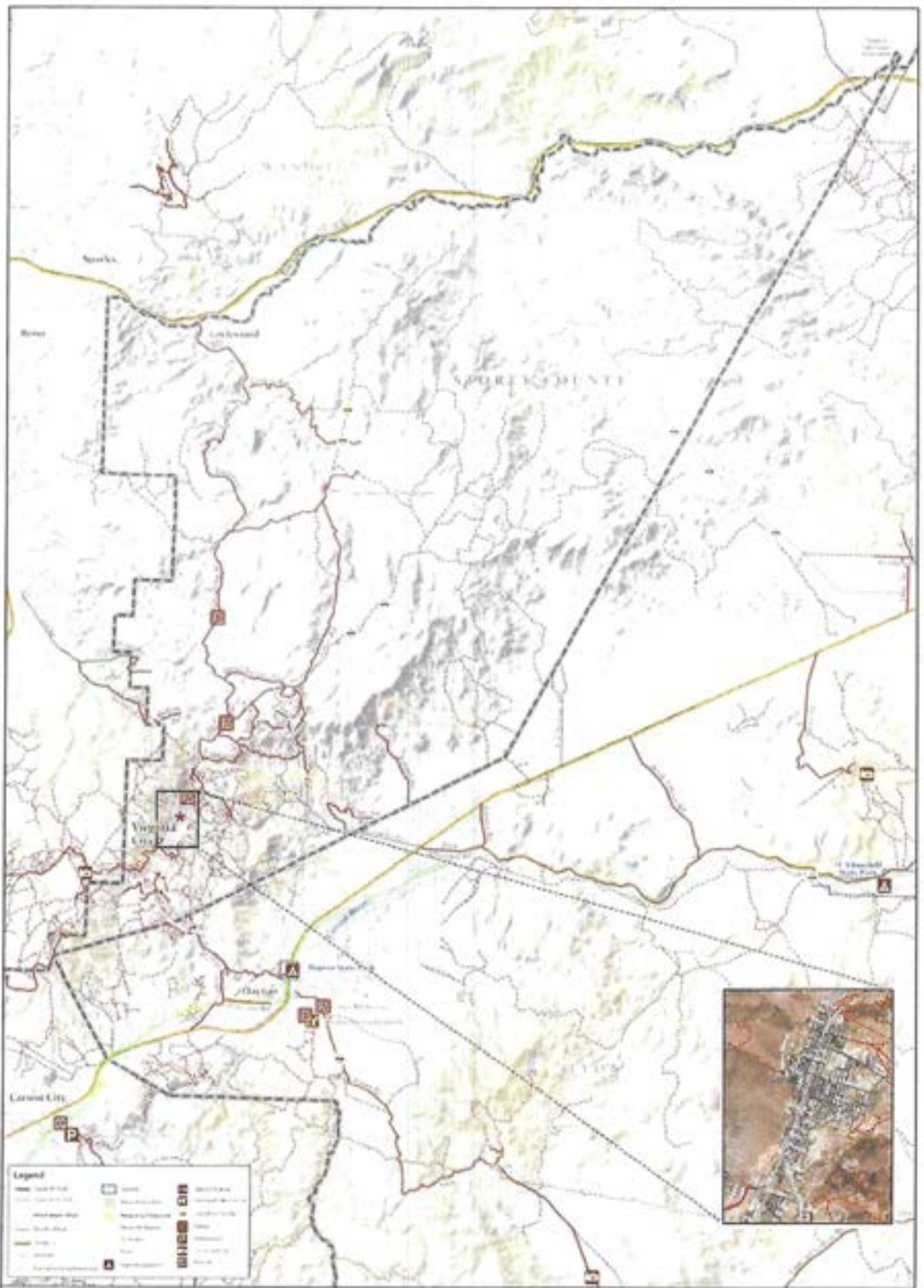




SCS0
WGS84
UTM Zone 11S
 CALTOPO
12



MN
12.90
06/07/2023



Legend

State Route	County	Water
Interstate	Major Highway	Wetlands
Other Road	Off-Highway Vehicle Trail	Wetlands - 100' Buffer
Trail	Trail	Wetlands - 300' Buffer
Trail	Trail	Wetlands - 500' Buffer
Trail	Trail	Wetlands - 1000' Buffer
Trail	Trail	Wetlands - 2000' Buffer
Trail	Trail	Wetlands - 3000' Buffer
Trail	Trail	Wetlands - 4000' Buffer
Trail	Trail	Wetlands - 5000' Buffer
Trail	Trail	Wetlands - 6000' Buffer
Trail	Trail	Wetlands - 7000' Buffer
Trail	Trail	Wetlands - 8000' Buffer
Trail	Trail	Wetlands - 9000' Buffer
Trail	Trail	Wetlands - 10000' Buffer

UNIVERSITY OF NEVADA

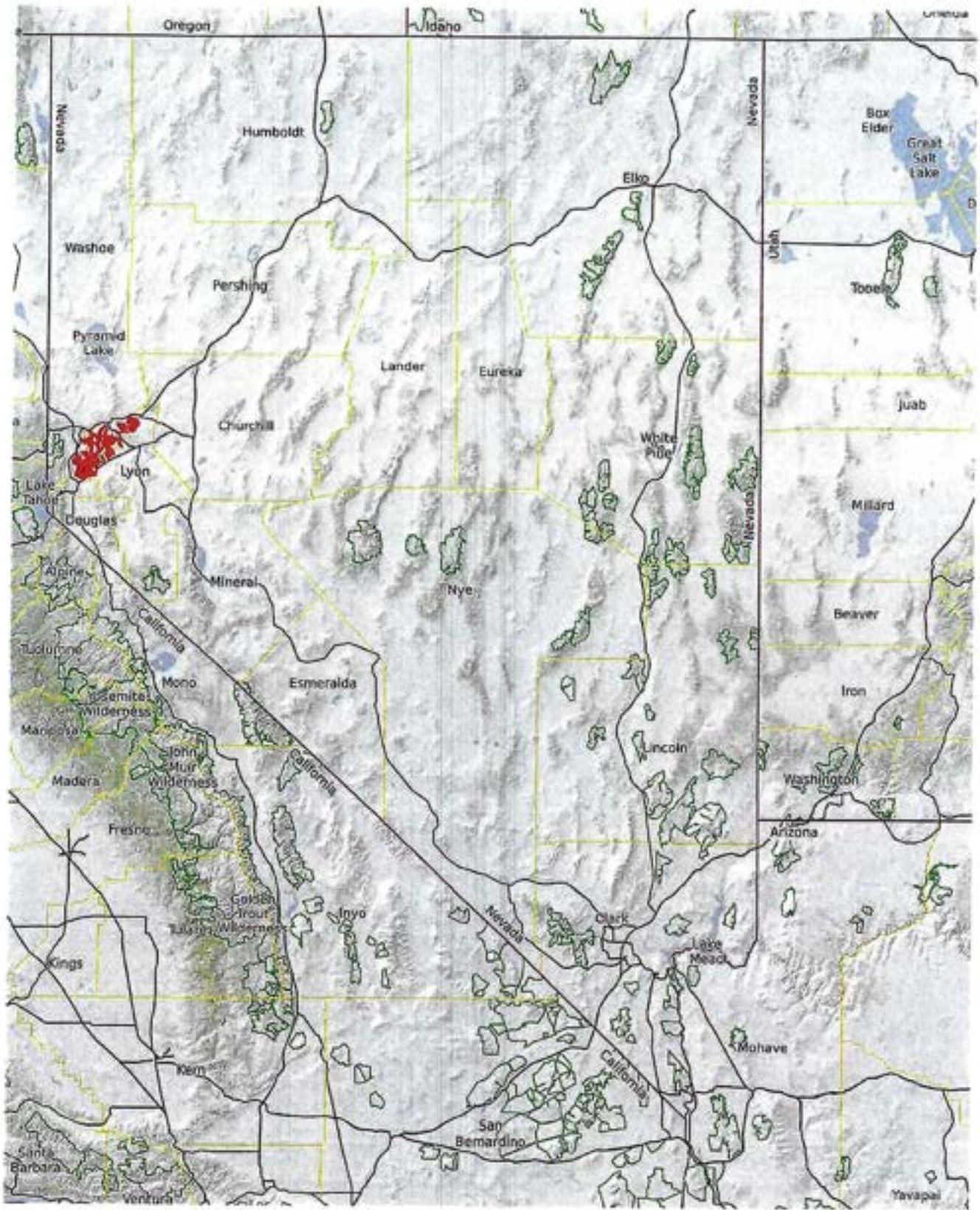


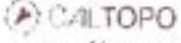
OFF-HIGHWAY VEHICLE TRAILS

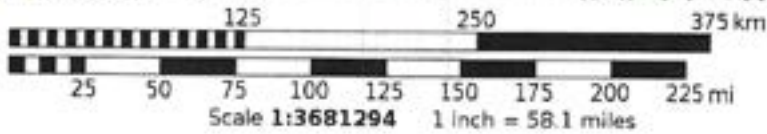
Storey County, Nevada



This map was prepared by the Nevada Department of Conservation & Natural Resources. It is not intended to be used as a legal document. The information on this map is for informational purposes only and does not constitute a warranty. The user assumes all liability for any use of this map. © 2000 Nevada Department of Conservation & Natural Resources.



SCSO
 WGS84
 UTM Zones 10S-12T

 14





STOREY COUNTY COMMISSIONERS' OFFICE

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

Jay Carmona, Chair
Clay Mitchell, Vice-Chair
Lance Gilman, Commissioner

Austin Osborne, County Manager

June 7, 2023

Nevada Off-Highway Vehicles Program
Department of Conservation and Natural Resources
901 S. Stewart Street, Ste. 1003
Carson City, Nevada 89701

Re: Storey County Sheriff's Office OHV Grant Application

Dear Commissioners:

The above stated off-highway project has Storey County support and approval as of June 1, 2023.

Storey County supports this application to establish an OHV education and enforcement program within the Storey County Sheriff's Office. This project includes all lands under the jurisdiction of the Storey County Sheriff, including the trails in the NV OHV Program.

Storey County agrees to provide any in-kind match or other tasks in the application that have been included in this application.

As one of the original nine Nevada counties, Storey County has held the jurisdictional interest in this land since 1861, and we are sufficient in scope and authority to allow the applicant to complete the proposed project.

If you have any questions or concerns, please contact me at 775.847.0968 or by email at countymanager@storeycounty.org.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Osborne", written over a horizontal line.

Austin Osborne
Storey County Manager

C.c.: Commission Chairman Carmona
Sheriff Cullen
County Comptroller McCain



Date: May 7, 2023

Nevada Commission on Off-Highway Vehicles
901 S. Stewart Street, Suite 1003
Carson City, NV 89701

Re: Letter of Support- Storey County Sheriff's Department

Commission Members,

Tread Lightly! supports the grant application from the Story County Sherris department to cover the cost of an enforcement, education, and stewardship program within their department.

Through our Nevada program manager, other Nevada partners, and the Sheriff's department, we will assist in promoting the Nevada Ride Smart Ride Safe program, the T.R.E.A.D. principles, and champion ethics necessary to preserve responsible OHV recreation.

Additionally Tread Lightly will work with the SCSO to incorporate the T.R.E.A.D. Principles as part of their OHV regulation education & enforcement. This could be as simple as providing the unit with informational literature, stickers and more to carry with them when they are do that work on the remote trails within their county, or as detailed as accompanying them on our Tread Lightly branded equipment (UTV) while they are in the more remote corners of the county. This puts law enforcement and education efforts in the one place that allows for individual one on one interaction... the very trails that OHV riders use.

SCSO joining the Ride Smart Ride Safe initiative, allows for a comprehensive and consistent message that crosses all boundaries irrespective of where the OHV rider has started their ride. It is this messaging along with T.R.E.A.D. principals, ensure visitors and locals alike are well-informed and empowered to recreate responsibly.

Sincerely,

A handwritten signature in black ink that reads "Matt Caldwell". The signature is fluid and cursive, written over a white background.

Matt Caldwell
Executive Director
Tread Lightly!



May 5, 2023

State of Nevada
Off-Highway Vehicles Program
901 South Stewart Street, Suite 1003
Carson City, NV 89701

RE: Story County Sheriff Enforcement, Education and Outreach

Nevada Outdoor school supports the grant application from the Story County Sheriff's Office (SCSO) to cover the cost of an enforcement, education and stewardship program.

We are ready to assist SCSO in promoting the Nevada Ride Safe Ride Smart OHV Safety program and to assist the communities by providing our OHV safety education in partnership with the Sheriff's Office and the Storey County School District, including our online and hands on education programs.

SCSO joining the Nevada Ride Safe Ride Smart initiative, continues to grow the comprehensive and consistent stewardship message to all OHV riders in Nevada, and having that consistent effort builds the necessary momentum to improve the OHV experience for all riders with safety and offroad ethics in mind.

Sincerely,


Melanie Erquiaga, Executive Director



The Pine Nut Mountains Trails Association

P.O. Box 3012
Gardnerville, NV 89410

29 May 2023

Nevada Off-Highway Vehicles Program
Department of Conservation and Natural Resources
901 S. Stewart Street, Ste 1003
Carson City, Nevada 89701

Subject: Storey County Grant Application

The Pine Nut Mountains Trail Association (PNMTA) supports the Storey County application seeking funding to conduct *NRS 490 Enforcement & Education/Outreach*.

There is little doubt Storey County is the single largest annual draw for recreational Offroad riders in northwest Nevada. This consistent visitation by members of the OHV community has allowed for occasional conflicts between disparate users of Nevada's Public Lands. PNMTA supports a robust enforcement and education program to protect access for all users and afford a level of protection to the tourism efforts in Storey County.

PNMTA also looks forward to participating with the applicant during any number of events in Virginia City to offer a club level focus on stewardship and etiquette on our Public Lands.

PNMTA as Nevada's oldest *Public Lands Access Advocacy* club is focused on all types of recreational use and dedicates significant effort to advocate for protection of public access to Nevada's Public Lands.

Sincerely,

Jon Allen
President PNMTA

PNMTA is a Nevada Non-Profit, formed in 1998, dedicated to preserving access to public lands, and educating the public on responsible land use. PNMTA is best known for conducting annual public land clean up events resulting in the removal of over a quarter million pounds of trash from public lands.



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Carson City District Office
5665 Morgan Mill Road
Carson City, Nevada 89701
Phone: 775-885-6000 Fax: 775-885-6147
<http://www.blm.gov/nevada>

July 24, 2023

MEMORANDUM

TO: Nevada Off-Highway Vehicles Program Commissioners

FROM: Supervisory Law Enforcement Ranger, Michael Yost

SUBJECT: Storey County Sheriff's Office OHV Grant Application

Bureau of Land Management (BLM) Law Enforcement Carson City District supports the application to establish an OHV education and enforcement program within the Storey County Sheriff's Office. This project includes all lands administered by BLM within Storey County, including the trails in the NV OHV Program.

If you have any questions or need further justification please let me know.

775-291-0156
myost@blm.gov.

**MICHAEL
YOST**

Digitally signed by
MICHAEL YOST
Date: 2023.07.24
08:00:37 -07'00'

Michael Yost
Supervisor Law Enforcement Ranger
BLM Carson City District



antos agency

Estimate

ESTIMATE: #060324

CLIENT: Storey County Sheriff's Office

PROJECT: Off-Highway Vehicle Program Tri-fold Brochure

Design **\$875**

- 5hrs design and production
- Follow Storey County Sheriff's Office branding
- Use the content and copy provided in the sample brochure
- Use of stock photography if necessary
- Two rounds of edits
- Prepare print-ready files

Printing **\$404.43**

- Stock: 100# white text
- Size: 12" w x 9" h flat, 4" w x 9" h folded
- Color: 4/4
- Digital Print
- Qty: 500 each

Estimate is based on existing information at time of quote and any change may affect final price. Estimate is accurate within +/- 10%.

Approvals:

Client P/O # _____

Client _____

Date: _____

Agency _____

Date: _____

ANY USAGE RIGHTS NOT EXCLUSIVELY TRANSFERRED ARE RESERVED TO THE AGENCY. USAGE BEYOND THAT GRANTED TO THE CLIENTS HEREIN SHALL REQUIRE PAYMENT OF A MUTUALLY AGREED UPON ADDITIONAL FEE SUBJECT TO ALL TERMS. USAGE RIGHTS GRANTED UPON RECEIPT OF PAYMENT.



Quote

Ranger Industries, LLC.
 1894 E. William St, 4-490
 Carson City, NV 89701
 Phone: 775-461-3725
 Fax: 775-461-3729
 www.rangercoin.com

To: Storey County Sheriff
 Attn: Dave Ranson
 PO Box 498
 Virginia City, NV 89440

Date: 5-15-2024
POC: Nancy Varin
Email: nancy@rangercoin.com

Quote #: RD0537 Storey County SOHO Quote 5-15-2024

Project: RD0537 Storey County SOHO coin

Qty:	Description	Unit Price	Total
500	1.75" x 3.5mm thick, 3D front and back, tri tone plate front and back, semi-cloisonne front and back, semi-sandblast front and back, transparent back only, package in double sided flip	\$5.95	2,975.00
	shipping - Customer pickup		\$2,975.00

Note:

- Production is approximately 5 weeks after order is confirmed.
- Please advise if you have an event date.
- Shipping charges will be finalized once quantity and weight is determined.

We look forward to earning your business.

Officially Licensed, Registered and Certified:
 Army • Navy • USMC • USAF • USCG • Veterans Administration • USFCR SAM • SDVOSB

A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS

Estimate

Waveband Communications Inc.



Waveband Communications, Inc.
1912 Liberty Road, Unit 14
Eldersburg, MD 21784
Phone: 800-806-1076
Email: nickhohman@wvbandcoms.com

Order #	Date
S15629	08/15/2024



Bill To:
Matt Willette 205 South C Street Virginia City, NV 89440

Ship To:
Matt Willette 205 South C Street Virginia City, NV 89440

Customer: Matt Willette

Contact: Matt Willette

Sales Rep	Payment Terms	FOB Point	Carrier	Ship Service	Date Scheduled
admin	Credit Card	Origin	Will Call		08/15/2024

Item #	Type	Number	Description	Unit Price	Qty Ordered	Total Price
1	Sale	MT20H682FB-47 GN	3M PELTOR ComTac V Headset MT20H682FB-47 GN, Foldable, Single Lead, Standard Dynamic Mic, NATO Wiring, Green	\$838.00	4 ea	\$ 3,352.00
2	Sale	PT0020-B-11	SILYNX DESIGN U94 Chest PTT Nexus Female to Harris XL200/XG100 connector, 18" Length, Straight cable, NATO wiring, BLACK	\$259.97	3 ea	\$ 779.91
3	Sale	PT0020-B-04	SILYNX DESIGN U94 Chest PTT Nexus Female to Motorola APX Connector, 18" Length, Straight Cable. BLACK	\$259.97	2 ea	\$ 519.94

Subtotal:	\$4,651.85
Sales Tax:	\$0.00
Total:	\$4,651.85

TaxID: 74-3097467 DUNS: 82-506-6785 CAGE CODE:520R5 GSA Contract#: GS35F2288A (Applies only to parts published on e-library).

Visit us at www.wvbandcoms.com

August 15, 2024 4:24:55 PM EDT

Huntley Motor World
 309 West Goldfield Ave.
 Yerington, NV 89447 US
 +17754631483
 huntleymotorworld.com



Estimate

ADDRESS
 STOREY COUNTY SHERIFFS
 OFFICE
 205 SOUTH C STREET
 VIRGINIA CITY, NEVADA
 89440

SHIP TO
 STOREY COUNTY
 SHERIFFS OFFICE
 205 SOUTH C STREET
 VIRGINIA CITY, NEVADA
 89440

ESTIMATE # E-U422006
DATE 11/05/2024

PHONE**
 7758470959

DATE	ITEM	QTY	RATE	AMOUNT	STOCK#
	Passport:7V0H1121XSU422006 Haulmark Model: PP612S2-D Passport VIN: 7V0H1121XSU422006 2990 GVWR 2" BALL SIZE V-NOSE 6'6" APPROXIMATE HEIGHT RADIAL TIRES DOME LIGHTS INSIDE VENTS SIDE WALL STONEGUARD SIDE DOOR RV LOCK HD FLOOR D-RINGS	1	5,895.00	5,895.00T	U422006
	Fees:Doc Fees:DOC FEE 5 Standard Dealership Fee	1	500.00	500.00T	DOC FEE 5
	Nevada Title Fee Nevada Title Fee	1	28.25	28.25	TF

SUBTOTAL 6,423.25
 TAX 0.00
TOTAL \$6,423.25

Accepted By

Accepted Date

All Deposits are Non-Refundable. Parts and Trailers have a 25% Restocking Fee when returned and must have managers approval. Custom Special Orders for Parts and Trailers are Final Sale and can not be returned. Estimates are Good for 24 hours. Manufacture Lead Times Vary and subject to change without notice to the customer.

SALES WORKSHEET

SALESPERSON: SHAYNE WARREN
(BROOK)

DATE: 11/5/24

BUYER INFORMATION

Name #1: STOREY COUNTY SHERIFFS DEPT Name #2: _____
 Address: 208. S C ST Home Phone: _____
 City, State, Zip: _____ Cell Phone: 725-230-3956
 Email Address: B.BEAUMONT@STOREYCOUNTY.ORG Work Phone: _____
 How did you hear about this machine: _____ County: STOREY CO.

VEHICLE INFORMATION

NU	Year	Make	Model name/code	Color	mileage	Vin/stock #
N	24	YAMAHA	RAPTOR 700	LIGHT BLUE	0	NY-A107915

TRADE INFORMATION

Year: _____ Make: _____ Model: _____ Color: _____
 VIN #: _____ Mileage: _____ Asked Trade Value \$: _____
 Lien Holder: _____ Payoff Amt: _____ Payoff good thru: _____

TOTALS

Price #1 \$ 9699 Method of Payment: _____
 Price #2 \$ _____ Cash Check Wire Xfer Outside Finance
 Price #3 \$ _____ Std Financing (Synchrony) (Sheffield) (Cap One)
 Freight \$ 950 Credit Union (America First) (United Fin)
 Set up \$ 450 (Greater Nev) (Great Basin) (Plumas Bank)
 Doc Fee \$149 x _____ = 149 Other _____
 Sub Total \$ 11,248 Finance Company: _____

Sales Tax @ 8.265% \$ XX FINANCE TERMS: _____
 Taxed Total \$ 11,248
 Title \$28.25x _____ = 28.25
 Ohv \$20.00x _____ = 20.00
TOTAL \$ 11,296.25 PARTS INSTALLED: YES or NO
 parts & labor \$ _____ INSTALLATION PRICE @ \$125ph _____
 CASH DOWN? \$ _____
 Amount to Finance \$ _____

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USD

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POST Motorcycle Officer Update Course

Two-day course designed to enhance an officer's ability to avoid accidents and injury, and gain a greater level of control in pursuit situations.



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\$ 720.00

DATE

DECEMBER 3-4

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Do your officers have the skills and confidence to avoid collisions and injury?

The Two-Day P.O.S.T. approved Police Officer Motorcycle Update Course (#32575; Plan IV) is specifically designed to enhance the officer's ability to avoid accidents and injury and to gain a greater level of control in pursuit situations over all types of terrain.

The course incorporates turning, sliding, braking, tight area U-turns, negotiating obstacles and pursuit techniques. By performing all of these riding techniques throughout the various drills over our 16-hour



> training course, the officer will gain new skills, confidence and control, becoming a much-improved rider.

Your agency will benefit by:

- Reducing Officer accidents and keeping officers on patrol.
- Reducing Workers Compensation Claims.
- Reducing hours of work an injured officer miss.
- Reducing bike repair or replacement costs.

Gain Skills! Gain Confidence! Gain Control!

Tuition of \$720.00 includes your Yamaha TT-R training motorcycles, gear rental, lunch, drinks, snacks, photos, video and steel shoe.

There is no damage deposit.

Build your own camp: special dates available upon request for groups of 4 or more. Contact us at (559) 855-3089 or info@richoliver.net to reserve.

Upcoming dates:

- **October 16-17, 2024** (5 spots available)
- **November 20-21, 2024** (3 spots available)

available)

- **December 3-4, 2024 (4 spots available)**

****additional dates are available to groups of 4 or more. Contact us at (559) 855-3089 or info@richoliver.net to schedule.**

Recommend 7

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Off-Road Challenge Course
\$ 399.00



Private Training Day
\$ 629.00



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\$ 359.00



Fun Camp
\$ 799.00

CONTACT US

Office: 559-855-3089 •

info@richoliver.net

Text: 559-970-1928

Facility: 28971
Auberry Road,
Prather, CA 93651

Mailing: 33940
Sterling
Lane, Auberry, CA
93602

859 859 859

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School

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'Motorcyclist
Online' Article 2017
Rich inducted into
the Yamaha Wall of
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Video 2014

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opportunities

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From: Kaden Barmore <kbarmore@ohv.nv.gov>
Sent: Wednesday, December 18, 2024 11:46 AM
To: Brooke Beaumont <bbeaumont@storeycounty.org>
Subject: 2024 Nevada OHV Grant Program Recipient Award

Hi SGT. Beaumont,

Thank you for applying for the 2024 Winter Commission on Off-Highway Vehicles Grant Program through the Nevada Off-Highway Vehicles Program (NVOHV) and the Nevada Division of Outdoor Recreation (NDOR) for the Storey County NRS 490 Enforcement and Education. We are excited to inform you that your project has been selected by the Commission to receive an award in the amount of \$28,065.78. This funding was made possible by off-highway vehicle registration fees throughout the state.

There was a total of 15 applications requesting over \$1.5 million in project funding, with only \$750,000 available to award. It was an extremely competitive pool of applicants, and we appreciate your interest in the program and the time commitment required by the application process.

We will contact you in the coming weeks to work out the details and stipulations of the NVOHV grant agreement. We will send a follow-up email providing awardees with information on next steps, including the funding agreement, progress report form, and payment reimbursement (outlay) form.

We look forward to working with your organization toward successful completion of this project. Please feel free to contact me 775-684-2794 or kbarmore@ohv.nv.gov to discuss any questions or concerns that you have throughout the project.

Happy trails,

Kaden Barmore (He/Him)
Off-Highway Vehicles Program Manager

[Nevada Department of Conservation and Natural Resources](#)
901 S. Stewart Street, Ste. 1003
Carson City, NV 89701
(E) kbarmore@ohv.nv.gov
(O) (775) 684-2794



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5-10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** For Consideration and possible approval of receipt of a donation for the Storey County Sheriff's Office for the purchase of a traffic unit for patrol, emergency response and community outreach.
- **Recommended motion:** I (Insert name) motion to approve the receipt of a donation of \$25,000 from Thomas and Debra Hayward for the purpose of a vehicle purchase for the Storey County Sheriff's Office for traffic enforcement, emergency response and community outreach.
- **Prepared by:** Sheriff Mike Cullen

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** The Storey County Sheriff's Office wishes to receive a \$25,000 donation so that they can purchase a specific 2023 Dodge Challenger for \$25,000. The donation is from Thomas and Debra Hayward. This vehicle will be used specifically for traffic enforcement, emergency response and community outreach.
- **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: 1/7/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval authorizing the County Manager to sign and approve an amendment to an existing 2024-2025 contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions for \$6,500 per month effective July 1, 2024, through December 31, 2024, and \$10,000 per month effective January 1, 2025, through June 30, 2025.
- **Recommended motion:** I (commissioner) motion to authorize the County Manager to sign and approve an amendment to an existing 2024-2025 contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions for \$6,500 per month effective July 1, 2024, through December 31, 2024, and \$10,000 per month effective January 1, 2025, through June 30, 2025.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** Silver State Government Relations (SSGR) has served on the Storey County government affairs team and provided direct lobbying services throughout the last several state legislative sessions and interim legislative periods. In addition to direct lobbying efforts, the firm facilitated engagements between Storey County officials and state legislators, county and city leaders, and other agents throughout Nevada and the region during regular session and interim periods. These engagements have occurred regularly throughout each year providing direct access and essential representation with leaders influencing or making legislative and policy decisions affecting Storey County. These services will continue as such under the proposed successor agreement.
-
- SSGR will promote Storey County Senate Bill 69 in the 2025 session and will continue to represent the county protecting “SB1 (2024)” post-abatement property tax revenues and preserving the county’s autonomy in business development, permitting, land use matters, master planning, and growth. The firm will also continue its team approach representing the county on various legislative affairs regarding transportation, housing, land use planning, broadband fiber infrastructure, and water resources, as well as other legislative bills potentially affecting the county. The firm will also continue expanding its resources to assist the county with water resource-related matters including, but not limited to, the

Marlette Water System.

- **Supporting Materials:** No 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

- **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

CONTRACT FOR SERVICES OF INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

STOREY COUNTY
FOR AND ON BEHALF OF STOREYCOUNTY
(COUNTY)

AND

SAM SHAD, OBA SAM SHAD PRODUCTIONS
(CONTRACTOR)

WHEREAS, Storey County (hereinafter County), a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Sam Shad OBA Sam Shad Productions. (hereinafter Contractor) herein specified are both necessary and desirable and in the best interests of County; and

WHEREAS, Contractor represents that it is duly qualified, equipped, staffed, ready, willing and able to perform and render the services as described in the attached Scope of Work;

Now, THEREFORE, in consideration of the agreements herein made, the parties mutually agree as follows:

1. **EFFECTIVE DATE OF CONTRACT.** This contract shall be effective the ___7th___ day of ___January___ 2025, through the ___31st___ day of ___December___, ___2025.

2. **INDEPENDENT CONTRACTOR STATUS.** The parties agree that Contractor, its associates and employees shall have the status of an independent contractor. As an independent contractor, Contractor is not a Storey County employee and that there shall be no:

- (1) Withholding of income taxes by the County;
- (2) Industrial insurance coverage provided by the County;
- (3) Participation in group insurance plans which may be available to employees of the County;
- (4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
- (5) Accumulation of vacation leave or sick leave;
- (6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

3. **RIGHTS.** Contractor and County agree to the following rights consistent with an independent contractor relationship:

- a. Contractor has the right to perform services for others during the term of this Agreement.
- b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.
- c. Contractor shall not be assigned a work location on County premises.
- d. Contractor, at Contractor's sole expense, will furnish all equipment and materials

used to provide the services required by this Agreement.

e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Agreement.

f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Agreement, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein.

g. Neither Contractor nor Contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Agreement.

h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Agreement.

Contractor further certifies the following:

i. Contractor is licensed by the State of Nevada or other political subdivision to provide similar services to other clients/customers.

j. Contractor understands that it is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Contractor understands that an IRS Form I 099 will be filed by County for all payments County makes to Contractor.

4. INDUSTRIAL INSURANCE.

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the contract.

5. GENERAL LIABILITY INSURANCE. Contractor shall maintain general liability insurance in the amount of one million dollars (\$1,000,000.00).

6. SERVICES To BE PERFORMED. The parties agree that the services to be performed are as set forth in the Scope of Work attached hereto as Exhibit A.

7. PAYMENT FOR SERVICES. Contractor agrees to provide the services set forth in Attachment A for a total amount of \$200,000.00. The Contractor will submit invoices to the County in the month of January 2025, for \$100,000.00 and in the month of April 2025, for \$100,000.00. Payments by the County shall be made within 30 days of receipt of each invoice. Contractor shall be responsible for all other expenses incurred while performing services under this Agreement, including without limitation licenses fees, memberships and dues; airtime costs; automobile and other travel expenses; and insurance premiums.

8. TERMINATION OF CONTRACT. This contract may be revoked without cause by either party prior to the date set forth in paragraph (2), provided that a revocation shall not be effective until 30 days after a party has served written notice upon the other party. The Contractor shall submit invoices for work performed to the date notice was given.

9. CONSTRUCTION OF CONTRACT. This contract shall be construed and interpreted according to the laws of the State of Nevada. Any dispute regarding this Contract shall be resolved by binding arbitration, with an arbiter selected from a list maintained by the Nevada Supreme Court of

senior/retired judges, with both parties to pay their own attorney fees. If the parties cannot agree on an arbiter, then the party defending the controversy shall make the ultimate decision on the arbiter. There shall be no presumption for or against the drafter in interpreting or enforcing this Contract.

10. COMPLIANCE WITH APPLICABLE LAWS. Contractor shall fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this contract, including, but not limited to, all federal, state, and local accounting procedures and requirements and all immigration and naturalization laws

11. ASSIGNMENT. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this contract without the prior written consent of the County.

12. COUNTY INSPECTION. The books, records, documents and accounting procedures and practices of Contractor related to this contract shall be subject to inspection, examination and audit by the County.

13. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract shall be the exclusive property of the County and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the County upon completion of the project, or termination or cancellation of this contract.

14. PUBLIC RECORDS LAW. Contractor expressly agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statute of the State of Nevada, shall be treated as public records pursuant to NRS Chapter 239 and shall be available for inspection and copying by any person, as defined in NRS § 0.039, or any governmental entity.

15. Confidentiality. CONTRACTOR shall keep confidential all information, in whatever form, produced, prepared, observed or received by CONTRACTOR to the extent that such information is confidential by law or otherwise required by this Contract.

16. INDEMNIFICATION. Contractor agrees to indemnify and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from the performance of this contract by Contractor or Contractor's agents or employees. The County agrees to indemnify and save and hold the Contractor, its agents and employees harmless from any and all claims, causes of action or liability arising from the performance of this contract by County or County's agents or employees.

17. MODIFICATION OF CONTRACT. This contract constitutes the entire contract between the parties and may only be modified by a written amendment signed by the parties and approved by the Board of County Commissioners.

18. NOTICES. All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given 3 days after mailing

by United States, postage prepaid, first class mail addressed to the other party at the addresses set forth below:

FOR COUNTY:

Storey County
P.O. Box 176
Virginia City, Nevada 89440
(775) 847-0968
Fax: (775)847-0949

FOR CONTRACTOR:

Sam Shad Productions
P. O. Box 10853
Reno, Nevada 89510

19. INCORPORATED DOCUMENTS. The parties agree that this Agreement incorporates the attached Exhibit A.

20. SEVERABILITY. The illegality or invalidity of any provision or portion of this Agreement shall not affect the validity of the remainder of the Agreement and this Agreement shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of the Agreement unenforceable.

21. No APPROPRIATION OF FUNDS. All payments and services provided under this agreement are contingent upon the availability of the necessary public funding. In the event that Storey County does not receive the funding necessary to perform in accord with the terms of this Agreement, this Agreement shall automatically terminate and all fees due and owing shall be paid.

22. AUTHORIZATION TO SIGN. Both parties represent that the persons signing this agreement are duly authorized to do so.

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

STOREY COUNTY

By: Austin Osborne,
Storey County Manager

Date

Sam Shad dba Sam Shad Productions

By: _____

Date

Print Name: _____

Date: _____

ATTACHMENT A

SCOPE OF SERVICES

Contractor Shall:

1. In consultation with County and its lobbyists, 1,040 commercials per annum, including bonuses, as approved by the County of thirty to sixty seconds in length, or potentially up to two minutes in length, shall be aired and published per this scope of work.
2. The commercials pursuant to Subsection 1 above will be published on the *Nevada Newsmakers* television programs statewide, and the *Nevada Newsmakers* website, audio and video webcasts, podcasts, and YouTube channel.

Four packages a week will be aired through December 31, 2025.

3. A banner will be provided by Storey County or an existing banner provided earlier, meeting the size and dimension requirements of the Contractor, will be displayed on the *Nevada Newsmakers* website. The banner will also serve as a hyperlink to the Storey County webpage featuring related materials. The County will be responsible for maintaining its webpage and related content.
4. The commercials, advertisements, and banner described in this scope of work will be published as described from the beginning of this contact through December 31, 2025.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees, and filling vacancies on the Virginia City Tourism Commission for the 2025 calendar year.
- **Recommended motion:** I (commissioner) motion to approve the list of appointments recommended by staff in the enclosure herewith to serve on state, county, and regional boards and committees, and the Virginia City Tourism Commission, for the 2025 calendar year.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The attached list indicates the recommended changes to the list of appointments for various boards and committees for calendar year 2025. This recommendation will also consider filling one of two vacancies – the “Business District Merchant” representative – on the Virginia City Tourism Commission (VCTC). County staff are still reviewing applications for the VCTC “At-Large” representative vacancy, for which a recommendation will be ready at a future board meeting.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

Approved

Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
---------------------------------	------------------------------------

**List of Storey County Board and Committee Appointments for 2025
Amended 01/07/25**

1. Legislative Representative – Clay Mitchell, Jay Carmona, and Austin Osborne, including department heads, elected officials, lobbyists, and staff as needed.
2. Nevada-NACO – Jay Carmona with ~~Lance Gilman~~ Donny Gilman as alternate.
3. Nevadaworks – ~~Lance Gilman~~ with Donny Gilman with Lara Mather as alternate.
4. Friends of Storey County Senior Center Board – ~~Lance Gilman~~ Donny Gilman.
5. Storey County Safety Committee Chair – Bryan Sandoval.
6. Comstock Cemetery Foundation Board – Caitlin Best.
7. Carson Water Subconservancy District – Jim Hindle with Austin Osborne as alternate.
8. State Land Use Planning Advisory Council (SLUPAC) – Kathy Canfield
9. Natural Resources Conservation Services (NRCS/USDA) – Kathy Canfield
10. Washoe-Storey Conservation District – Kathy Canfield
11. Truckee River Flood Management Authority, Technical Advisory Committee – ~~Lance Gilman~~ Donny Gilman with Kathy Canfield as alternate.
12. Comstock Historic District Commission – Clay Mitchell.
13. Nevada Commission for the Reconstruction of the V&T Railway – Clay Mitchell.
14. Saint Mary’s Art Center – Jay Carmona.
15. Historic Fourth Ward School and Museum Board – Clay Mitchell.
16. Economic Development Authority of Western Nevada (EDAWN) – ~~Austin Osborne~~ Donny Gilman, with Austin Osborne as alternate.
17. Western Nevada Development District (WNDD) (Elected official seat) – Clay Mitchell.
18. Western Nevada Development District (WNDD) (Appointed official seat) – Sara Sturtz.
19. Nevada Governor’s Workforce Development Board (Rural representative) – Lara Mather.
20. Northern Nevada Development Authority (NND) (elected official seat) – ~~Clay Mitchell~~ Donny Gilman.
21. Northern Nevada Development Authority (NND) (appointed official seat) – Lara Mather.
22. Northern Nevada Transportation Management Association – Lara Mather.
23. Storey County Wildlife Advisory Board – Rob DuFresne, Greg Hess Sr., Greg “Bum” Hess, Casey Kelly, and Todd Hess.
24. Virginia City Tourism Commission: Paul Hoyle, hotel representative; (still reviewing applications for the “at-large” representative) 1-year term*; Gretchen Lavach, business district merchant representative, 1-year term*; A. Perry, motel representative; and ~~Jay Carmona~~ Clay Mitchell, county commission representative.

Notes:

1. Friends of Storey County Senior Center, a non-profit 501(C)(3), will accompany and provide grant assistance and other support to Storey County Senior Services.
2. Before a County Manager position was created in Storey County, the board members would oversee certain departments of the county directly. This oversight may no longer be necessary with a County Manager now overseeing all appointed departments, and, therefore, a board member representative for Public Works is not assigned at this time. Also, the Fire District is overseen by the Fire District Chief, and that appointed Chief is overseen by the Fire District Board. Therefore, the same applies to the Fire District list.
3. ~~*Two seats will be considered for a 1-year term for the purpose of creating staggered board terms. These positions will be considered by the Storey County Commissioners at the first board meeting in 2025 for appointment to 2-year terms.~~



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precincts 3 & 6 Lockwood and River Districts, on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint James Umbach to represent Precincts 3 & 6 Lockwood and River Districts on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. The previous Precincts 3 & 6 planning commissioner had to resign as they successfully were elected to the Storey County Board of County Commissioners. This position will replace the previous person and will serve the remaining appointment time. This position appointment will expire on December 31, 2027.
- The planning commissioner vacancy was posted according to policy and NRS. One letter of interest was received. Based on qualifications and experiences, staff recommends the appointment of Jim Umbach to fulfill the remaining time for the Precincts 3 & 6 Lockwood and River Districts planning commissioner position, expiring on December 31, 2027.
- **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 of (NV) Planning Commissioner (Lockwood/River District)

SALARY	\$80.00 Monthly	LOCATION	Storey County Court House, NV
JOB TYPE	Intermittent Part-Time	JOB NUMBER	202400045
DEPARTMENT	Planning	OPENING DATE	11/19/2024
CLOSING DATE	Continuous		

Job Summary

STOREY COUNTY PUBLIC NOTICE

PLANNING COMMISSIONER VACANCY

Precinct 2 (Lockwood/River District)

Position: Storey County Planning Commissioner to represent Precinct 2 (Lockwood/River District).

All interested parties must live within this voting district. Incumbent Planning Commissioner is eligible to request reappointment. The Planning Commission is an advisory body to the Board of County Commissioners. It is responsible for directing the short- and long-range growth and development of the county through maintenance and implementation of the county master plan, zoning ordinances, and other applicable land-use policies. It is composed of seven commissioners who serve two or more times per month on the body and who are compensated pursuant to NRS 278.040. Each commissioner is appointed by the Board of County Commissioners to serve at its pleasure for a four year term with possible re-appointment following expiration of the term.

Preferred Qualifications: A Planning Commissioner’s primary duty is to make land-use decisions that are consistent with the policies and plans formally adopted by the Board of County Commissioners. Therefore, the first priority of a Planning Commissioner is to have strong decision-making skills and develop knowledge of county policies and applicable Nevada Revised Statutes. It is not necessary to have training in the fields of planning, architecture, law, civil engineering, geology, economics, or demography; these are skills that are available to the commissioner from staff, consultants, and applicants. The Planning Commissioner’s job is to weigh input given in staff reports and other professional reports, meeting testimonies, and other correspondence. A Planning Commissioner is like a judge who renders decisions based on the testimony of experts and others who appear as witnesses in a trial. Minimum qualifications of a Planning Commissioner include: a willingness and ability to research and report on issues, programs, and policies related to local land-use matters; ability to attend afternoon and night meetings on a regular basis; ability to sustain harmonious working relationships with commission members, the Board of County Commissioners, staff, residents, applicants, and the public; ability to act within the ethical standards set forth by NRS and NAC; and willingness to expand knowledge related to land-use planning. The new appointee must successfully pass a criminal background investigation.

Letter of Interest: All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary.

Closing Date: This position will remain open until filled. Letters of interest must be received in the Human Resources Office located at 26 South B Street, 1st Floor, Virginia City, NV, 89940. Please contact 775.847.0968 for further questions.

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County

Commissioners will consider letters of interest at an upcoming regularly scheduled meeting. Applicants may be asked to speak and should attend if possible.

Storey County is an Equal Opportunity Employer.

Posting dates: 11/19/2024 – Open Until Filled

Agency

Storey, County of (NV)

Address

PO Box 176

Virginia City, Nevada, 89440

Phone

775 817 0968

211 Rue de la Chartreuse
Lockwood, NV 89434
November 19, 2024

Storey County Human Resources
PO Box 176
Virginia City, NV 89440

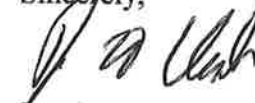
To Whom it May Concern:

I am interested in continuing my work with the Storey County Planning Commission. Over the last four years, I have learned a lot, enjoyed being part of the vibrant community, and gotten to know many of my neighbors. I have also served the last three years as chairperson of the commission. In that time, I have attended two state planning conferences, two national planning conferences, and continued my education independently.

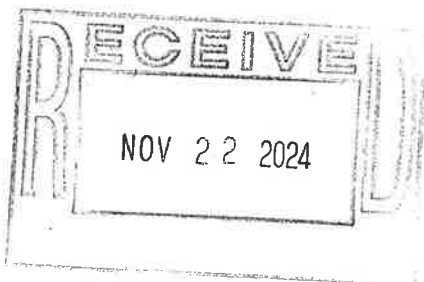
In addition to my duties with Storey County, I am also working full-time in planning with the City of Reno, so I bring that experience and perspective into play as well. I am currently pursuing my AICP certification to expand my knowledge of planning and related issues.

I look forward to continuing to work with the members of the Planning Commission, the Board of County Commissioners, and members of the public for the next four years. In the meantime, if you have any questions, please feel free to contact me at umbachjd@yahoo.com, or at 775 223-9688. Thank you.

Sincerely,



James D. Umbach





Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 5 Virginia City Highlands District, on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Carlos Negrete to represent Precinct 5 Virginia City Highlands District on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. The previous Precinct 5 planning commissioner had to resign due to leaving the area and Carlos Negrete fulfilled the remaining time of the previous planning commissioner’s term. This position appointment will expire on December 31, 2028. The planning commissioner vacancy was posted according to policy and NRS. One letter of interest was received. Based on qualifications and experience, staff recommends the appointment of Carlos Negrete to the Virginia City Highlands District Precinct 5 planning commissioner position, expiring on December 31, 2028.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**
 _____ Department Head
 _____ County Manager
- **Department Name:**
- **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 of (NV)
Planning Commissioner (Virginia City Highlands)

SALARY	\$80.00 Monthly	LOCATION	Storey County Court House, NV
JOB TYPE	Intermittent Part-Time	JOB NUMBER	202400046
DEPARTMENT	Planning	OPENING DATE	11/19/2024
CLOSING DATE	Continuous		

Job Summary

STOREY COUNTY PUBLIC NOTICE

PLANNING COMMISSIONER VACANCY

Precinct 5 (Highlands District)

Position: Storey County Planning Commissioner to represent Precinct 5 (Highlands including Virginia City Highlands, Highlands Ranches, and Virginia Ranches). All interested parties must live within this voting district. The Planning Commission is an advisory body to the Board of County Commissioners. It is responsible for directing the short- and long-range growth and development of the county through maintenance and implementation of the county master plan, zoning ordinances, and other applicable land-use policies. It is composed of seven commissioners who serve two or more times per month on the body and who are compensated pursuant to NRS 278.040. Each commissioner is appointed by the Board of County Commissioners to serve at its pleasure for a four year term with possible re-appointment following expiration of the term.

Preferred Qualifications: A Planning Commissioner’s primary duty is to make land-use decisions that are consistent with the policies and plans, including the county master plan, formally adopted by the Board of County Commissioners. Therefore, the first priority of a Planning Commissioner is to have strong decision-making skills and develop knowledge of county policies and applicable Nevada Revised Statutes. It is not critical to have training in the fields of planning, architecture, law, civil engineering, geology, economics, or demography; these are skills that are available to the commissioner from staff, consultants, and applicants. The Planning Commissioner’s job is to weigh input given in staff reports and other professional reports, meeting testimonies, and other correspondence. A Planning Commissioner is like a judge who renders decisions based on the testimony of experts and others who appear as witnesses in a trial. Minimum qualifications of a Planning Commissioner include: a willingness and ability to research and report on issues, programs, and policies related to local land-use matters; ability to attend afternoon and night meetings on a regular basis; ability to sustain harmonious working relationships with commission members, the Board of County Commissioners, staff, residents, applicants, and the public; ability to act within the ethical standards set forth by NRS and NAC; and willingness to expand knowledge related to land-use planning. The new appointee must successfully pass a criminal background investigation.

Letter of Interest: All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary.

Closing Date: Letters of interest (originals) must be received by the Storey County Human Resources Office, located at 26 South “B” Street (P.O. Box 176), Virginia City, NV 89440. Please contact 775.847.0968 for further questions.

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County

Commissioners will consider letters of interest at an upcoming regularly scheduled meeting. Applicants may be asked to speak and should attend if possible.

Storey County is an Equal Opportunity Employer.

Posting dates: 11/19/2024 – Open Until Filled

Agency

Storey, County of (NV)

Address

PO Box 176

Virginia City, Nevada, 89440

Phone

775-847-0968

Planning Commissioner Vacancies

Storey County Precinct 5 Letter of Interest for Reappointment

November 29, 2024

Storey County Planning Commissioner,

Please accept this Letter of Interest for reappointment with regards to the Precinct 5 Highlands District position that I currently hold for the above listed precinct.

It is with the above mentioned position that I would like to be considered for reappointment so that I can continue to assist the community that my wife and I reside in.

Respectfully,

A handwritten signature in black ink, appearing to read 'Carlos Negrete', written in a cursive style.

Carlos Negrete
360 Panamint Road
VC Highlands, NV 89521
(775) 221-0462



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 1 Virginia City District, on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Alexia Sober to represent Precinct 1 Virginia City District and on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. Alexia Sober previously held this position and successfully fulfilled the duties of a Planning Commissioner. This position appointment will expire on December 31, 2028.
-
- The planning commissioner vacancy was posted according to policy and NRS. One letter of interest was received. Based on qualifications and experience, staff recommends the appointment of Alexia Sober to be the Precinct 1 Virginia City Planning Commissioner, expiring on December 31, 2028.
- **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 of (NV)
Planning Commissioner (Virginia City)

SALARY	\$80.00 Monthly	LOCATION	Storey County Court House, NV
JOB TYPE	Intermittent Part-Time	JOB NUMBER	202400047
DEPARTMENT	Planning	OPENING DATE	11/19/2024
CLOSING DATE	Continuous		

Job Summary

STOREY COUNTY PUBLIC NOTICE

PLANNING COMMISSIONER VACANCY

Precinct 1 (Virginia City)

Position: Storey County Planning Commissioner to represent Precinct 1 (Virginia City).

All interested parties must live within this voting district. The incumbent Planning Commissioner is eligible to request reappointment. The Planning Commission is an advisory body to the Board of County Commissioners. It is responsible for directing the short- and long-range growth and development of the county through maintenance and implementation of the county master plan, zoning ordinances, and other applicable land-use policies. It is composed of seven commissioners who serve two or more times per month on the body and who are compensated pursuant to NRS 278.040. Each commissioner is appointed by the Board of County Commissioners to serve at its pleasure for a four year term with possible re-appointment following expiration of the term.

Preferred Qualifications: A Planning Commissioner's primary duty is to make land-use decisions that are consistent with the policies and plans formally adopted by the Board of County Commissioners. Therefore, the first priority of a Planning Commissioner is to have strong decision-making skills and develop knowledge of county policies and applicable Nevada Revised Statutes. It is not necessary to have training in the fields of planning, architecture, law, civil engineering, geology, economics, or demography; these are skills that are available to the commissioner from staff, consultants, and applicants. The Planning Commissioner's job is to weigh input given in staff reports and other professional reports, meeting testimonies, and other correspondence. A Planning Commissioner is like a judge who renders decisions based on the testimony of experts and others who appear as witnesses in a trial. Minimum qualifications of a Planning Commissioner include: a willingness and ability to research and report on issues, programs, and policies related to local land-use matters; ability to attend afternoon and night meetings on a regular basis; ability to sustain harmonious working relationships with commission members, the Board of County Commissioners, staff, residents, applicants, and the public; ability to act within the ethical standards set forth by NRS and NAC; and willingness to expand knowledge related to land-use planning. The new appointee must successfully pass a criminal background investigation.

Letter of Interest: All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary.

Closing Date: This position will remain open until filled. Letters of interest must be received in the Human Resources Office located at 26 South B Street, 1st Floor, Virginia City, NV, 89940. Please contact 775.847.0968 for further questions.

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County

Subject: Interest in Continuing Service as Storey County Planning Commissioner

Dear Storey County Commissioners and Staff,

I hope this message finds you well. I am writing to express my interest in continuing my service as a Planning Commissioner for Storey County, Nevada, for another term. It has been a privilege to contribute to the planning and development of our community, and I am eager to build on the work we have accomplished together.

Please let me know if there are any additional steps or materials needed to facilitate this process.

Thank you for your consideration, and I look forward to your response.

Best regards,

Alexia Sober

sober@comstockinc.com

775-600-5915



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve the remainder of a term for County At Large position on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Rachel Holderread to fulfill the term of County At Large position on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. The previous At Large planning commissioner resigned due to personal reasons. This position will replace the previous person and will serve the remaining appointment time. This position appointment will expire on December 31, 2027.
- The planning commissioner vacancy was posted according to policy and NRS. Three letters of interest were received. Applicants show an impressive background and their interest in serving our community is appreciated. Based on qualifications and experiences, staff recommends the appointment of Rachel Holderread to fulfill the remaining time for the County At Large planning commissioner position, expiring on December 31, 2027.
- **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 of (NV)
Planning Commissioner (At Large)

SALARY	\$80.00 Monthly	LOCATION	Storey County Court House, NV
JOB TYPE	Intermittent Part-Time	JOB NUMBER	Planning 1
DEPARTMENT	Planning	OPENING DATE	08/28/2024

Job Summary

STOREY COUNTY PUBLIC NOTICE
PLANNING COMMISSIONER VACANCY

Precinct (At Large)

Position: Storey County Planning Commissioner to represent the county At Large.

All interested parties must live within this voting district. The Planning Commission is an advisory body to the Board of County Commissioners. It is responsible for directing the short and long-range growth and development of the county through maintenance and implementation of the county master plan, zoning ordinances, and other applicable land-use policies. It is composed of seven commissioners who serve two or more times per month on the body and who are compensated pursuant to NRS 278.040. Each commissioner is appointed by the Board of County Commissioners to serve at its pleasure for a four-year term with possible re-appointment following expiration of the term.

Preferred Qualifications: A Planning Commissioner's primary duty is to make land-use decisions that are consistent with the policies and plans formally adopted by the Board of County Commissioners. Therefore, the first priority of a Planning Commissioner is to have strong decision-making skills and develop knowledge of county policies and applicable Nevada Revised Statutes. It is not critical to have training in the fields of planning, architecture, law, civil engineering, geology, economics, or demography; these are skills that are available to the commissioner from staff, consultants, and applicants. The Planning Commissioner's job is to weigh input given in staff reports and other professional reports, meeting testimonies, and other correspondence. A Planning Commissioner is like a judge who renders decisions based on the testimony of experts and others who appear as witnesses in a trial. Minimum qualifications of a Planning Commissioner include: a willingness and ability to research and report on issues, programs, and policies related to local land-use matters; ability to attend afternoon and night meetings on a regular basis; ability to sustain harmonious working relationships with commission members, the Board of County Commissioners, staff, residents, applicants, and the public; ability to act within the ethical standards set forth by NRS and NAC; and willingness to expand knowledge related to land-use planning. The new appointee must successfully pass a criminal background investigation.

Letter of Interest: All interested parties must submit a letter of interest showing qualifications and reason for applying for the appointment. An official job application is not necessary.

Closing Date: This position will remain open until filled. Letters of interest must be received in the Human Resources Office located at 26 South B Street, 1st Floor, Virginia City, NV, 89940. Please contact 775.847.0968 for further questions.

Tentative Appointment Date: Once a sufficient number of qualified candidates have applied, the Board of County Commissioners will consider letters of interest at an upcoming regularly scheduled meeting. Applicants may be asked to speak and should attend if possible.

Storey County is an Equal Opportunity Employer.

Posting dates: 8/28/24 – Open Until Filled

Agency

Storey, County of (NV)

Address

PO Box 176

Virginia City, Nevada, 89440

Phone

775-847-0968

(707) 362-7375 | rrholderead@gmail.com | 191 Mary Lane Dayton, NV 89403

October 30, 2024

Board of County Commissioners Storey County Human Resources 26 South B Street, 1st Floor
Virginia City, NV 89940

Dear Members of the Board,

I am writing to express my interest in the position of Planning Commissioner to represent Storey County At Large. As a dedicated resident of this voting district, I am passionate about contributing to the growth and development of our community through strategic planning and thoughtful land-use policies.

With a comprehensive background as a Community Association Manager in Nevada, I have developed strong decision-making skills and an in-depth understanding of policies, as well as the applicable Nevada Revised Statutes (NRS 116 and NAC 116). My experience includes managing a portfolio of common Interest communities (CIC's), planning and overseeing community maintenance and improvement projects, ensuring compliance with state laws, county codes, association governing documents, and fostering positive relationships with developers, boards, and owner members of CIC's. These skills align well with the responsibilities of a Planning Commissioner, which involve directing the short and long-range growth of the county through the maintenance and implementation of the county master plan, zoning ordinances, and other land-use policies.

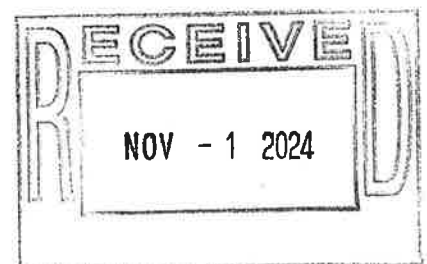
I am highly committed to ethical standards as set forth by NRS and NAC and have a proven track record of sustaining harmonious working relationships. My ability to research and report on CIC matters, combined with my willingness to expand my knowledge in land-use planning, positions me as an ideal candidate for this role.

I am enthusiastic about the opportunity to contribute to the Planning Commission and am confident that my background and skills will enable me to make valuable contributions to the board. I look forward to the possibility of serving our community in this capacity.

Thank you for considering my application. I am eager to discuss my qualifications further and am available at your convenience for an interview.

Sincerely,

Rachel Holderread



Rachel Rebekah Holderread

Community Association Manager | Mark Twain Estates, Storey County, NV | (707) 362-7375 | rrholderread@gmail.com

Professional Profile

Technical Skills

- Microsoft and Google Office products, Outlook, Word, Adobe, Excel, Access, PowerPoint, OneNote, Gmail, Google Calendar, Docs, and Drive.
- Virtual meeting programs, including Zoom and Skype, and various social media platforms.
- Common Interest Community Management software and web sources, Vantaca, VMS, Strong Room, Smartwebs, HomeWise, and others.
- Standard office equipment, printers, mailing machines – Pitney Bowes, phone systems, computers.

Clerical and Client Service Skills

- Arrange and schedule meetings.
- Create agendas and financial summaries.
- Prepare and distribute board packets.
- Host and/or attend meetings, take minutes.
- Draft Budgets and create annual budget packets.
- Draft documents, correspondence, and requests for proposals (RFP's).
- Oversee executive board elections.
- Perform inspections in accordance with CC&R's.
- Prepare violation notices, manage ARC and compliance processes.
- Monitor and manage account delinquencies and notices.
- Complete and submit annual state filings and registrations.
- Maintain filing and information database systems.
- Oversee projects and manage vendor contracts.
- Communicate professionally with clients, team members, and other individuals to answer questions, disseminate or explain information, and address complaints.
- Translate technical information, policies, and instructions into easily understood terms.
- Keep records of client interactions or transactions, recording details of inquiries, complaints, or comments, as well as actions taken.
- Manage property insurance claims and ADR filings on behalf of the client.
- Perform all duties in accordance with company policies and contracts, NRS 116, NAC 116, Nevada Business Law, County Codes, Ordinances, Association Governing Documents, and as directed by the Associations Executive Board.

Work Experience

Community Association Manager/CAM, Nevada Community Management, May 2024 – Present

Community Association Manager/CAM, Incline Property Management, August 2022 – March 2024

Administrative Assistant/CAM Assistant, Incline Property Management, Incline Village, Nevada November 2021 – August 2022

Executive Internship, Nevada District VP, Executive Regional Board, Phi Theta Kappa Honor Society April 2020 – April 2021

Student Life and Development, Student Government, Truckee Meadows Community College, Reno, Nevada, May 2018 – May 2020

Beauty Advisor, Walgreens, Eureka, California, 2011 – 2014

Education

Currently working on obtaining my CMCA Certification/International Certified Manager of Community Associations

UNLV, Provisional Community Association Manager Certification/CAM License obtained August 2022 and valid through September 2026. License # CAM.0010132

TMCC, dual major, AA in Business and AA in Communication Studies Research and Theory
College of the Redwoods, Eureka, CA. General Education/ Level 1 Accounting Certificate

References for Rachel Holderread

**Mark Twain Estates
191 Mary Lane
(707) 362-7375
rrholderread@gmail.com**

**Justin Nielsen
Bally's Corporation – Casino, Regional Senior Buyer
(971) 281-9083
Justinpn24@gmail.com
Personal Contact**

**Robyn Melo
Winhaven HOA Executive Board Member
(831) 801-2218
cowgirlup89423@outlook.com
Personal & Professional Contact**

**Shaunte Ibarra-Beltrami
Community Chest, Inc. Case Management Director
(775) 600-8200
shaunte@communitychestnevada.net
Professional Contact**

**Chance Brown
Supervising Community Association Manager
(775) 515-4242 ext. 666
Chance@nvcm.com
Professional Contact**

**Katie Miller
Regional Director
(775) 515-4242 ext. 401
katie@nvcm.com
Professional Contact**



November 3, 2024

Sheryl Hayden
952 Lafond Avenue
Dayton, NV 89403

RE: Planning Commissioner (at-Large) Position

To Whom It May Concern:

I was recently advised of the opening of the above position on the Planning Commissioners' Board, and I am submitting this letter of interest in the hope that I might be selected and be of service to the Board and the community in which I live. My most recent exposure to community service has been as a poll worker in recent elections. As such, I have met many residents in Storey County and would like to become more involved as I am now retired and have the time to do so.

I have lived and worked in this area since 2004, and I feel I have a vested interest in its future. That's what planning is all about...the future. I want my children and grandchildren to be able to appreciate and care for the land, its use and its preservation. I have worked for several non-profit healthcare organizations throughout my career and have come to believe that we are on this earth to be stewards of each other and our environment. I see the tremendous growth occurring around us and see the need for caring and thoughtful stewardship of this beautiful land we call Nevada.

<https://d.docs.live.net/f56f042f9dc28f93/Letter%20of%20Interest-Storey.docx>

I have attached my resume for your purview, and if you deem that I might have some experiences and talents that might further and enhance your mission, please contact me for further information.

Thank you for your consideration.

Sincerely,

Sheryl (Sherry) D. Hayden

SHERYL HAYDEN
952 LA FOND AVE
DAYTON, NV 89403
(775) 301-8216 (CELL PHONE}
sherrydhayden@gmail.com

OBJECTIVE

To apply for the position of Commissioner-at-Large on the Storey County Planning Board for the purpose of furthering its mission.

EXPERIENCE

**CHIEF FINANCIAL OFFICER,
CORPORATE COMPLIANCE OFFICER, 401(K)
PLAN ADMINISTRATOR, HIPAA COMPLIANCE
OFFICER**

2004-2013
Sierra Surgery Hospital, LLC
Carson City, NV

Initially hired to start up a new for-profit surgical specialty hospital owned 30% by a consortium of physicians and 70% by the local community hospital; revised the financial Performa for the current environment; wrote all the job descriptions for the financial departments, reviewed construction plans and marked the progress of same; planned and purchased equipment and supplies for start-up; obtained state licensure, Medicaid certification and Medicare certification for Parts A & B, formulated wage scales, negotiated contracts with payers and service providers, built all GL tables, payroll tables, charge master files, AP vendor master tables, AR payer files and tables, Materials Management master files in the computer system; wrote policies and procedures for finance, human resources, medical records management, purchasing, payroll, and other policies as needed; interviewed and hired all initial staff prior to start; After start-up, performed all aspects of accounting and management, including analysis, preparation, and presentation of financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; financing; analyzing and implementing appropriate accounting controls; tax reporting; human resource consultation; bidding and contracting with external organizations, and creating business Performa as needed; worked with external auditors for both the hospital financials and the 401(K) audits; gathered all statistics and data for the Medicare, Medicaid and Champus cost reports; assisted with preparation of tax returns for the Hospital and its physician owners

CONTROLLER

2000-2004
Maury Regional Health System
Columbia, TN

Provided financial support for a three-hospital, four clinic health system in rural Tennessee in a highly managed-care environment. Performed all aspects of accounting and management, including analysis, preparation, and presentation of consolidated financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; investing;

financing; analyzing and implementing appropriate accounting controls; tax reporting; risk management; human resource consultation; bidding and contracting with external organizations, and creating business scenarios as needed; total system beds were 380

TEACHER (PART-TIME)

1999-2000

Flathead Valley Community College
Kalispell, MT

Teach introductory business, marketing and international business courses to first and second year students.

**CHIEF FINANCIAL OFFICER,
CORPORATE COMPLIANCE OFFICER AND
DIRECTOR OF ADMINISTRATIVE SERVICES**

1997-2000

Immanuel Lutheran Corporation
Kalispell, MT

Perform all aspects of accounting and management, including analysis, preparation, and presentation of consolidated financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; investing; financing; analyzing and implementing appropriate accounting controls; tax reporting; risk management; human resource consultation; bidding and contracting with external organizations, and creating business performae as needed for a corporation comprised of a 159-bed long-term care facility, a 100-unit elderly assisted living facility, and a foundation.

Immanuel Lutheran Home - A 159 bed skilled nursing facility with Medicare, Medicaid, and private pay residents in a faith-based environment.

Buffalo Hill Terrace - A 100 unit independent living facility for elderly residents in a Christian-centered environment.

Immanuel Lutheran Development - A branch of the organization that does fund-raising through annuities, solicitations, endowments, bequests, and trusts.

Also responsible for administrative oversight of computer information services, accounts receivable, accounts payable, human resources, materials management, payroll, liability and property insurance policy renewals, and administration of the pension trust. Employees under direct management total approximately 20 FTEs. Total corporate FTEs are 220. Total assets managed were \$20 million.

VICE PRESIDENT OF FISCAL SERVICES

1977 - 1997

Northwest Healthcare Corporation
Kalispell, MT

Performed all aspects of accounting and management, including analysis, preparation, and presentation of consolidated financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; investing; financing; analyzing and implementing appropriate accounting controls; tax reporting; risk management; human resource consultation; bidding and contracting with external organizations, and creating business performae as

needed for a corporation comprised of the following entities under the parent corporation:

Flathead Health Center, Inc. - A 150-bed acute care facility with inpatient rehabilitation, inpatient psychiatric and chemical dependency, renal dialysis, home health, and hospice care

Northwest Horizons, Inc. - A 92-bed skilled nursing facility

A.L.E.R.T. - A hospital-based air ambulance corporation

Applied Health Services - A for-profit healthcare-related corporation whose divisions include a fitness and wellness center with 2,500 memberships, durable medical equipment services, 4 clinics, and a physician office management and claims processing service

Glacier Regional Insurance - A hospital-based HMO and third party administrator

Also responsible for administrative oversight of computer information services, medical records, accounts receivable, accounts payable, admissions, materials management, payroll, clinic operations, quality improvement, utilization review, re-engineering, clinical medical office management services, liability and property insurance policy renewals, and administration of the pension trust. Employees under direct management totaled approximately 100 FTEs. Total corporate FTEs were 1,200. Total assets managed were \$75 million.

EDUCATION

B.A.	University of Minnesota Minneapolis, MN
M.B.A.	University of Montana Missoula, MT (Graduated with a 3.80 GPA)

PROFESSIONAL ASSOCIATIONS/AWARDS

Advanced Member of Healthcare Financial Management Association since 1980
Awarded the HFMA Follmer Bronze Merit Award in 1990
Awarded the HFMA Reeves Silver Merit Award in 1993
Awarded the HFMA Muncie Gold Merit Award in 1996
Nursing Home Administrator's License - State of Montana 1999-2000

OTHER ACCOMPLISHMENTS

- Appointed to serve on a task force to reform Montana Workers' Compensation to providers
- Appointed to serve on a task force to evaluate the RFP from ABT Associates regarding prospective reimbursement for Medicaid providers
- Served as a task force member on Governor Stephen's Health Care Financing Commission
- Provided financial consultative services to St. Luke Community Hospital, Ronan, MT; St. Ignatius Community Hospital, St. Ignatius, MT; and Pondera Medical Center, Conrad, MT

- Served as chair of Small Employers' Re-insurance Board through appointment by State Auditor Mark O'Keefe
- Appointed to the Montana Hospital Association's Data Committee by James Ahrens, President and CEO
- Appointed to serve on Montana Health Facility Board of Directors by Governor Racicot in 1999
- Served as a National Course Coordinator for the national Healthcare Financial Management in 2004, 2005, 2007, 2009, 2010, 2011, 2012
- Served on the Nevada Hospital Association Finance Advisory Committee
- Served as Secretary on the Nevada Healthcare Financial Management Association Board of Directors 2006-2007

Kristen Brown
980 Cartwright Road
Reno, NV 89521

December 16, 2024

Kathy Canfield
Planning Manager
26 South B Street
Virginia City, NV 89440

Re: Planning Commissioner (At Large)

Dear Mrs. Canfield:

I am writing to express my interest in the Storey County Planning Commissioner vacancy. I am available to assist with that important role.

I am a Storey County resident with a master's degree in architectural history and 20 years' experience in historic preservation, architectural history, and cultural resource management. My experience includes working with cities and counties to develop and administer historic preservation ordinances and to conduct public meetings.

My application materials, including resume and references, have been submitted herein. Please let me know if you have questions or require additional information.

Sincerely,



Kristen Brown



KRISTEN BROWN, M.A.
Architectural Historian
Kautz Environmental Consultants, Inc.
1140 Financial Blvd., Suite 100, Reno, NV 89502
P.O. Box 15912, Las Vegas, NV 89114
Phone: (775) 829-4411; Fax: (775) 829-6161; kbrown@kecnv.com

Expertise:

Architectural Historian meeting the Secretary of the Interior's Professional Qualification Standards. Preservation Specialist knowledgeable in building rehabilitation best practices.

Education:

University of Texas at Austin, Master of Architectural History, 2007
Belmont College, Ohio, Building Preservation/Restoration Hands-On Material Science Studies, 2000
Stephens College, Missouri, B.A., Liberal Studies/Art History, 1997

Professional History:

- Kautz Environmental Consultants, Inc., Reno, Nevada, 2024-Present.
Architectural Historian/Preservation Specialist.
- Nevada State Historic Preservation Office, Carson City & Virginia City, Nevada, 2016-2024.
Multiple Roles Including CCCHP Rehabilitation Grant Program Technical Advisor, National Register Coordinator, Certified Local Government Coordinator, Comstock Preservation & History Officer, and Review & Compliance Architectural Historian.
- Texas State Historic Preservation Office, Austin, Texas, 2015-2016.
Certified Local Government Coordinator.
- SWCA Environmental Consultants, Austin, Texas, 2012-2015.
Architectural Historian.
- Texas State Historic Preservation Office, Austin, Texas, 2010-2012.
Multiple Roles Including Review & Compliance Architectural Historian and Statewide Survey Coordinator.
- Preservation Central, Inc., Austin, Texas, 2006-2010.
Architectural Historian.

Professional Experience:

Kristen Brown is an architectural historian and preservationist with deep experience in all aspects of building preservation and cultural resource management. Kristen has held positions in both the private and public sectors, including eight years at the Nevada State Historic Preservation Office.

Kristen's public sector roles included: providing technical recommendations for brick & mortar rehabilitation projects; reviewing and editing myriad documents including National Register nominations, historic contexts, and survey reports; project-managing rehabilitation grants; reviewing federal undertakings pursuant to Section 106 of the NHPA; reviewing grant and covenant projects for adherence to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*; assisting Certified Local Government communities with local preservation ordinances, grants, and training; authoring strategic planning documents; reviewing federal tax credit projects; and public outreach and education.

Kristen's private sector work has included: historic resource survey fieldwork; historic building research; and authoring National Register nominations, survey reports, design guidelines, historic contexts, local landmark nominations, preservation plans, and Section 106 compliance reports.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing the County At Large position on the Storey County Planning Commission.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] motion to appoint Kristen Brown to represent the County At Large position on the Storey County Planning Commission.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Pursuant to Storey County Code 2.12 and NRS, the term of a planning commissioner is four years. This position is open because of the previous holder of this position being re-assigned to represent the Precincts 3 & 6 Lockwood/River Districts. This position appointment will expire on December 31, 2028.
- The planning commissioner vacancy was posted according to policy and NRS. County staff received three letters of interest for the two At Large positions available. All applicants show an impressive background and their interest in serving our community is appreciated. Based on qualifications and experiences, staff recommends the appointment of Kristen Brown to represent the County At Large position on the planning commissioner position, expiring on December 31, 2028.
- **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

(707) 362-7375 | rrholderead@gmail.com | 191 Mary Lane Dayton, NV 89403

October 30, 2024

Board of County Commissioners Storey County Human Resources 26 South B Street, 1st Floor
Virginia City, NV 89940

Dear Members of the Board,

I am writing to express my interest in the position of Planning Commissioner to represent Storey County At Large. As a dedicated resident of this voting district, I am passionate about contributing to the growth and development of our community through strategic planning and thoughtful land-use policies.

With a comprehensive background as a Community Association Manager in Nevada, I have developed strong decision-making skills and an in-depth understanding of policies, as well as the applicable Nevada Revised Statutes (NRS 116 and NAC 116). My experience includes managing a portfolio of common Interest communities (CIC's), planning and overseeing community maintenance and improvement projects, ensuring compliance with state laws, county codes, association governing documents, and fostering positive relationships with developers, boards, and owner members of CIC's. These skills align well with the responsibilities of a Planning Commissioner, which involve directing the short and long-range growth of the county through the maintenance and implementation of the county master plan, zoning ordinances, and other land-use policies.

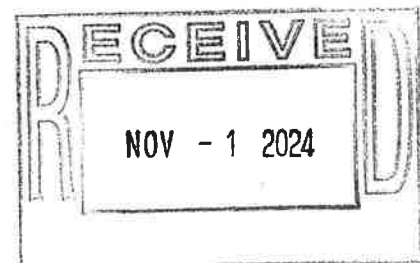
I am highly committed to ethical standards as set forth by NRS and NAC and have a proven track record of sustaining harmonious working relationships. My ability to research and report on CIC matters, combined with my willingness to expand my knowledge in land-use planning, positions me as an ideal candidate for this role.

I am enthusiastic about the opportunity to contribute to the Planning Commission and am confident that my background and skills will enable me to make valuable contributions to the board. I look forward to the possibility of serving our community in this capacity.

Thank you for considering my application. I am eager to discuss my qualifications further and am available at your convenience for an interview.

Sincerely,

Rachel Holderread



Rachel Rebekah Holderread

Community Association Manager | Mark Twain Estates, Storey County, NV | (707) 362-7375 | rrholderread@gmail.com

Professional Profile

Technical Skills

- Microsoft and Google Office products, Outlook, Word, Adobe, Excel, Access, PowerPoint, OneNote, Gmail, Google Calendar, Docs, and Drive.
- Virtual meeting programs, including Zoom and Skype, and various social media platforms.
- Common Interest Community Management software and web sources, Vantaca, VMS, Strong Room, Smartwebs, HomeWise, and others.
- Standard office equipment, printers, mailing machines – Pitney Bowes, phone systems, computers.

Clerical and Client Service Skills

- Arrange and schedule meetings.
- Create agendas and financial summaries.
- Prepare and distribute board packets.
- Host and/or attend meetings, take minutes.
- Draft Budgets and create annual budget packets.
- Draft documents, correspondence, and requests for proposals (RFP's).
- Oversee executive board elections.
- Perform inspections in accordance with CC&R's.
- Prepare violation notices, manage ARC and compliance processes.
- Monitor and manage account delinquencies and notices.
- Complete and submit annual state filings and registrations.
- Maintain filing and information database systems.
- Oversee projects and manage vendor contracts.
- Communicate professionally with clients, team members, and other individuals to answer questions, disseminate or explain information, and address complaints.
- Translate technical information, policies, and instructions into easily understood terms.
- Keep records of client interactions or transactions, recording details of inquiries, complaints, or comments, as well as actions taken.
- Manage property insurance claims and ADR filings on behalf of the client.
- Perform all duties in accordance with company policies and contracts, NRS 116, NAC 116, Nevada Business Law, County Codes, Ordinances, Association Governing Documents, and as directed by the Associations Executive Board.

Work Experience

Community Association Manager/CAM, Nevada Community Management, May 2024 – Present

Community Association Manager/CAM, Incline Property Management, August 2022 – March 2024

Administrative Assistant/CAM Assistant, Incline Property Management, Incline Village, Nevada November 2021 – August 2022

Executive Internship, Nevada District VP, Executive Regional Board, Phi Theta Kappa Honor Society April 2020 – April 2021

Student Life and Development, Student Government, Truckee Meadows Community College, Reno, Nevada, May 2018 – May 2020

Beauty Advisor, Walgreens, Eureka, California, 2011 – 2014

Education

Currently working on obtaining my CMCA Certification/International Certified Manager of Community Associations

UNLV, Provisional Community Association Manager Certification/CAM License obtained August 2022 and valid through September 2026. License # CAM.0010132

TMCC, dual major, AA in Business and AA in Communication Studies Research and Theory

College of the Redwoods, Eureka, CA. General Education/ Level 1 Accounting Certificate

References for Rachel Holderread

Mark Twain Estates
191 Mary Lane
(707) 362-7375
rrholderread@gmail.com

Justin Nielsen
Bally's Corporation – Casino, Regional Senior Buyer
(971) 281-9083
Justinpn24@gmail.com
Personal Contact

Robyn Melo
Winhaven HOA Executive Board Member
(831) 801-2218
cowgirlup89423@outlook.com
Personal & Professional Contact

Shaunte Ibarra-Beltrami
Community Chest, Inc. Case Management Director
(775) 600-8200
shaunte@communitychestnevada.net
Professional Contact

Chance Brown
Supervising Community Association Manager
(775) 515-4242 ext. 666
Chance@nvcm.com
Professional Contact

Katie Miller
Regional Director
(775) 515-4242 ext. 401
katie@nvcm.com
Professional Contact

Kristen Brown
980 Cartwright Road
Reno, NV 89521

December 16, 2024

Kathy Canfield
Planning Manager
26 South B Street
Virginia City, NV 89440

Re: Planning Commissioner (At Large)

Dear Mrs. Canfield:

I am writing to express my interest in the Storey County Planning Commissioner vacancy. I am available to assist with that important role.

I am a Storey County resident with a master's degree in architectural history and 20 years' experience in historic preservation, architectural history, and cultural resource management. My experience includes working with cities and counties to develop and administer historic preservation ordinances and to conduct public meetings.

My application materials, including resume and references, have been submitted herein. Please let me know if you have questions or require additional information.

Sincerely,



Kristen Brown



KRISTEN BROWN, M.A.
Architectural Historian
Kautz Environmental Consultants, Inc.
1140 Financial Blvd., Suite 100, Reno, NV 89502
P.O. Box 15912, Las Vegas, NV 89114
Phone: (775) 829-4411; Fax: (775) 829-6161; kbrown@kecnv.com

Expertise:

Architectural Historian meeting the Secretary of the Interior's Professional Qualification Standards. Preservation Specialist knowledgeable in building rehabilitation best practices.

Education:

University of Texas at Austin, Master of Architectural History, 2007
Belmont College, Ohio, Building Preservation/Restoration Hands-On Material Science Studies, 2000
Stephens College, Missouri, B.A., Liberal Studies/Art History, 1997

Professional History:

- Kautz Environmental Consultants, Inc., Reno, Nevada, 2024-Present.
Architectural Historian/Preservation Specialist.
- Nevada State Historic Preservation Office, Carson City & Virginia City, Nevada, 2016-2024.
Multiple Roles Including CCCHP Rehabilitation Grant Program Technical Advisor, National Register Coordinator, Certified Local Government Coordinator, Comstock Preservation & History Officer, and Review & Compliance Architectural Historian.
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(707) 362-7375 | rrholderead@gmail.com | 191 Mary Lane Dayton, NV 89403

October 30, 2024

Board of County Commissioners Storey County Human Resources 26 South B Street, 1st Floor
Virginia City, NV 89940

Dear Members of the Board,

I am writing to express my interest in the position of Planning Commissioner to represent Storey County At Large. As a dedicated resident of this voting district, I am passionate about contributing to the growth and development of our community through strategic planning and thoughtful land-use policies.

With a comprehensive background as a Community Association Manager in Nevada, I have developed strong decision-making skills and an in-depth understanding of policies, as well as the applicable Nevada Revised Statutes (NRS 116 and NAC 116). My experience includes managing a portfolio of common Interest communities (CIC's), planning and overseeing community maintenance and improvement projects, ensuring compliance with state laws, county codes, association governing documents, and fostering positive relationships with developers, boards, and owner members of CIC's. These skills align well with the responsibilities of a Planning Commissioner, which involve directing the short and long-range growth of the county through the maintenance and implementation of the county master plan, zoning ordinances, and other land-use policies.

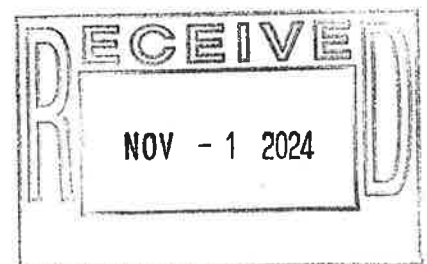
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I am enthusiastic about the opportunity to contribute to the Planning Commission and am confident that my background and skills will enable me to make valuable contributions to the board. I look forward to the possibility of serving our community in this capacity.

Thank you for considering my application. I am eager to discuss my qualifications further and am available at your convenience for an interview.

Sincerely,

Rachel Holderread



Rachel Rebekah Holderread

Community Association Manager | Mark Twain Estates, Storey County, NV | (707) 362-7375 | rrholderread@gmail.com

Professional Profile

Technical Skills

- Microsoft and Google Office products, Outlook, Word, Adobe, Excel, Access, PowerPoint, OneNote, Gmail, Google Calendar, Docs, and Drive.
- Virtual meeting programs, including Zoom and Skype, and various social media platforms.
- Common Interest Community Management software and web sources, Vantaca, VMS, Strong Room, Smartwebs, HomeWise, and others.
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College of the Redwoods, Eureka, CA. General Education/ Level 1 Accounting Certificate

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(707) 362-7375
rrholderread@gmail.com

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Bally's Corporation – Casino, Regional Senior Buyer
(971) 281-9083
Justinpn24@gmail.com
Personal Contact

Robyn Melo
Winhaven HOA Executive Board Member
(831) 801-2218
cowgirlup89423@outlook.com
Personal & Professional Contact

Shaunte Ibarra-Beltrami
Community Chest, Inc. Case Management Director
(775) 600-8200
shaunte@communitychestnevada.net
Professional Contact

Chance Brown
Supervising Community Association Manager
(775) 515-4242 ext. 666
Chance@nvcm.com
Professional Contact

Katie Miller
Regional Director
(775) 515-4242 ext. 401
katie@nvcm.com
Professional Contact



November 3, 2024

Sheryl Hayden
952 Lafond Avenue
Dayton, NV 89403

RE: Planning Commissioner (at-Large) Position

To Whom It May Concern:

I was recently advised of the opening of the above position on the Planning Commissioners' Board, and I am submitting this letter of interest in the hope that I might be selected and be of service to the Board and the community in which I live. My most recent exposure to community service has been as a poll worker in recent elections. As such, I have met many residents in Storey County and would like to become more involved as I am now retired and have the time to do so.

I have lived and worked in this area since 2004, and I feel I have a vested interest in its future. That's what planning is all about...the future. I want my children and grandchildren to be able to appreciate and care for the land, its use and its preservation. I have worked for several non-profit healthcare organizations throughout my career and have come to believe that we are on this earth to be stewards of each other and our environment. I see the tremendous growth occurring around us and see the need for caring and thoughtful stewardship of this beautiful land we call Nevada.

<https://d.docs.live.net/f56f042f9dc28f93/Letter%20of%20Interest-Storey.docx>

I have attached my resume for your purview, and if you deem that I might have some experiences and talents that might further and enhance your mission, please contact me for further information.

Thank you for your consideration.

Sincerely,

Sheryl (Sherry) D. Hayden

SHERYL HAYDEN
952 LA FOND AVE
DAYTON, NV 89403
(775) 301-8216 (CELL PHONE}
sherrydhayden@gmail.com

OBJECTIVE

To apply for the position of Commissioner-at-Large on the Storey County Planning Board for the purpose of furthering its mission.

EXPERIENCE

**CHIEF FINANCIAL OFFICER,
CORPORATE COMPLIANCE OFFICER, 401(K)
PLAN ADMINISTRATOR, HIPAA COMPLIANCE
OFFICER**

2004-2013
Sierra Surgery Hospital, LLC
Carson City, NV

Initially hired to start up a new for-profit surgical specialty hospital owned 30% by a consortium of physicians and 70% by the local community hospital; revised the financial Performa for the current environment; wrote all the job descriptions for the financial departments, reviewed construction plans and marked the progress of same; planned and purchased equipment and supplies for start-up; obtained state licensure, Medicaid certification and Medicare certification for Parts A & B, formulated wage scales, negotiated contracts with payers and service providers, built all GL tables, payroll tables, charge master files, AP vendor master tables, AR payer files and tables, Materials Management master files in the computer system; wrote policies and procedures for finance, human resources, medical records management, purchasing, payroll, and other policies as needed; interviewed and hired all initial staff prior to start; After start-up, performed all aspects of accounting and management, including analysis, preparation, and presentation of financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; financing; analyzing and implementing appropriate accounting controls; tax reporting; human resource consultation; bidding and contracting with external organizations, and creating business Performa as needed; worked with external auditors for both the hospital financials and the 401(K) audits; gathered all statistics and data for the Medicare, Medicaid and Champus cost reports; assisted with preparation of tax returns for the Hospital and its physician owners

CONTROLLER

2000-2004
Maury Regional Health System
Columbia, TN

Provided financial support for a three-hospital, four clinic health system in rural Tennessee in a highly managed-care environment. Performed all aspects of accounting and management, including analysis, preparation, and presentation of consolidated financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; investing;

financing; analyzing and implementing appropriate accounting controls; tax reporting; risk management; human resource consultation; bidding and contracting with external organizations, and creating business scenarios as needed; total system beds were 380

TEACHER (PART-TIME)

1999-2000

Flathead Valley Community College
Kalispell, MT

Teach introductory business, marketing and international business courses to first and second year students.

**CHIEF FINANCIAL OFFICER,
CORPORATE COMPLIANCE OFFICER AND
DIRECTOR OF ADMINISTRATIVE SERVICES**

1997-2000

Immanuel Lutheran Corporation
Kalispell, MT

Perform all aspects of accounting and management, including analysis, preparation, and presentation of consolidated financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; investing; financing; analyzing and implementing appropriate accounting controls; tax reporting; risk management; human resource consultation; bidding and contracting with external organizations, and creating business performae as needed for a corporation comprised of a 159-bed long-term care facility, a 100-unit elderly assisted living facility, and a foundation.

Immanuel Lutheran Home - A 159 bed skilled nursing facility with Medicare, Medicaid, and private pay residents in a faith-based environment.

Buffalo Hill Terrace - A 100 unit independent living facility for elderly residents in a Christian-centered environment.

Immanuel Lutheran Development - A branch of the organization that does fund-raising through annuities, solicitations, endowments, bequests, and trusts.

Also responsible for administrative oversight of computer information services, accounts receivable, accounts payable, human resources, materials management, payroll, liability and property insurance policy renewals, and administration of the pension trust. Employees under direct management total approximately 20 FTEs. Total corporate FTEs are 220. Total assets managed were \$20 million.

VICE PRESIDENT OF FISCAL SERVICES

1977 - 1997

Northwest Healthcare Corporation
Kalispell, MT

Performed all aspects of accounting and management, including analysis, preparation, and presentation of consolidated financial statements; budgeting; cost report preparation; monitoring compliance with Medicare and Medicaid regulations; strategic and operational planning; investing; financing; analyzing and implementing appropriate accounting controls; tax reporting; risk management; human resource consultation; bidding and contracting with external organizations, and creating business performae as

needed for a corporation comprised of the following entities under the parent corporation:

Flathead Health Center, Inc. - A 150-bed acute care facility with inpatient rehabilitation, inpatient psychiatric and chemical dependency, renal dialysis, home health, and hospice care

Northwest Horizons, Inc. - A 92-bed skilled nursing facility

A.L.E.R.T. - A hospital-based air ambulance corporation

Applied Health Services - A for-profit healthcare-related corporation whose divisions include a fitness and wellness center with 2,500 memberships, durable medical equipment services, 4 clinics, and a physician office management and claims processing service

Glacier Regional Insurance - A hospital-based HMO and third party administrator

Also responsible for administrative oversight of computer information services, medical records, accounts receivable, accounts payable, admissions, materials management, payroll, clinic operations, quality improvement, utilization review, re-engineering, clinical medical office management services, liability and property insurance policy renewals, and administration of the pension trust. Employees under direct management totaled approximately 100 FTEs. Total corporate FTEs were 1,200. Total assets managed were \$75 million.

EDUCATION

B.A.	University of Minnesota Minneapolis, MN
M.B.A.	University of Montana Missoula, MT (Graduated with a 3.80 GPA)

PROFESSIONAL ASSOCIATIONS/AWARDS

Advanced Member of Healthcare Financial Management Association since 1980
Awarded the HFMA Follmer Bronze Merit Award in 1990
Awarded the HFMA Reeves Silver Merit Award in 1993
Awarded the HFMA Muncie Gold Merit Award in 1996
Nursing Home Administrator's License - State of Montana 1999-2000

OTHER ACCOMPLISHMENTS

- Appointed to serve on a task force to reform Montana Workers' Compensation to providers
- Appointed to serve on a task force to evaluate the RFP from ABT Associates regarding prospective reimbursement for Medicaid providers
- Served as a task force member on Governor Stephen's Health Care Financing Commission
- Provided financial consultative services to St. Luke Community Hospital, Ronan, MT; St. Ignatius Community Hospital, St. Ignatius, MT; and Pondera Medical Center, Conrad, MT

- Served as chair of Small Employers' Re-insurance Board through appointment by State Auditor Mark O'Keefe
- Appointed to the Montana Hospital Association's Data Committee by James Ahrens, President and CEO
- Appointed to serve on Montana Health Facility Board of Directors by Governor Racicot in 1999
- Served as a National Course Coordinator for the national Healthcare Financial Management in 2004, 2005, 2007, 2009, 2010, 2011, 2012
- Served on the Nevada Hospital Association Finance Advisory Committee
- Served as Secretary on the Nevada Healthcare Financial Management Association Board of Directors 2006-2007



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/7/2025 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. 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:** 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 23, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 7, 2025** COMMISSIONERS Consent Agenda:

SECOND 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
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Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office