



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

01/21/2025 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. **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agenda item. Public comment is limited to 3 minutes per individual.

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

Consideration and possible approval of the agenda for the January 21, 2025, meeting.

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

Consideration and possible approval of the minutes from the December 17, 2024, meeting.

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

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

- A. 24/7 Rapid Repair Services- Out of County / 8368 Almadine Dr. ~ Sacramento, CA
- B. ABS Facility Services - Contractor / 560 S. Promenade Ave. Ste 101 ~ Corona, CA
- C. Amundson Roofing - Contractor / 300 395 US Highway ~ New Washoe City, NV
- D. Blusky Restoration Contractors LLC - Contractor / 9110 E. Nichols Ave. Ste. 180 ~ Centennial, CO
- E. Buck's Plumbing & Heating - Contractor / 275 Gallaway Ln. ~ Reno, NV
- F. EPC Services Company - Contractor / 1241 S 31st St. W. ~ Billings, MT
- G. GGRM Lawfirm - General / 420 USA Parkway # 106 ~ McCarran, NV
- H. I.S.E. Plumbing, Heating & Air - Contractor / 3551 Penn National Dr. ~ Reno, NV
- I. Keller North America, Inc. - Contractor / 7550 Teague Rd. Ste. 300 ~ Hanover, MD
- J. Kroeker Inc. - Contractor / 4627 S. Chestnut Ave. ~ Fresno, CA
- K. Masterfield Construction - Contractor / 1455 Deming Way # 12 ~ Sparks, NV
- L. Mini Mart - General / 580 E. Sydney ~ McCarran, NV
- M. Treats Galore LLC - Out of County / 575 Magistrate Ct. ~ Reno, NV

II Refund of \$186.67 for burned Mobile Home on parcel 3-284-13, 188 Martin Lane. Per NRS 361.768(3) If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated.

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

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

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

Presentation by Taylor Adams, President and CEO of the Economic Development Authority of Western Nevada (EDAWN) to update the board and public on economic indicators and forecasts for Storey County and the Reno-Sparks area, and other matters.

11. **DISCUSSION ONLY:**

Sheriff's State of the Sheriff's Office.

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

Re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Board of Equalization.

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

Re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Debt Management Commission.

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

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

Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Fire Protection Districts Capital and Staffing Improvement Plan for Fiscal Year 2025-2030.

16. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

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

Second reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.

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

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

Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees, and filling the remaining "at-large" vacancy on the Virginia City Tourism Commission and amending the Governor's Workforce Development Board designation for the 2025 calendar year.

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

Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following: SB69 Storey County bill adjusting tax abatement programming; SB78 amending regulations related to the Comstock Historic District Commission; proposals relating to the number of required planning commissioners; and other bills and BDRs potentially affecting Storey County.

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

For consideration and possible approval of business license second 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

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

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

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.

- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

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

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

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

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

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

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 1/15/2025; 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 a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By *Drema Smith*

Drema Smith
Administrative Assistant II



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/21/2025 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 21, 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: 1/21/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the December 17, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

12/17/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

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

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

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

Total Attendance: 27

In-Person: 24

Zoom: 3

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

Commissioner Carmona called the meeting to order at 10:01

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the December 17, 2024, meeting.

County Manager Austin Osborne requested continuing Item #12 to the Jan. 7, 2025, meeting and removing Items #11 and #13.

Public Comment: None

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

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the November 5, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes for the Nov. 5, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the November 13, 2024, Special Meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes of the Nov. 13, 2024, Special Meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the November 19, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes of our Nov. 19, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the December 3, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our meeting on Dec. 3, 2024, as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

10. CONSENT AGENDA FOR POSSIBLE ACTION:

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

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

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

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

Public Comment: None

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

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

Sheriff's Office

- Sheriff Mike Cullen said next year his office will do Citizens Academy on Wednesdays from 6 p.m. to 8 p.m. running March 5 through April 9. The first will be held in Lockwood with another in Virginia City.
- The Parade of Lights is set for Dec. 22 in Lockwood.
- Residents can download the Sheriff's Office app for information on mountain lions in the area.

Fire District

- Fire Chief Jeremy Loncar said there were plenty of ash cans for residents, as well as smoke detectors, available at the Virginia City Fire Station.
- He also asked that residents adopt a hydrant, by clearing snow around fire hydrants near their homes.

Operations and Projects

- Coordinator Mike Northan said the Lockwood Senior Center had the last slab pour. Next is the grout pours.
- The Fairgrounds project went out to bid; the date to open bids is Jan. 6, 2025.

Business Development Office

- Grants Manager Sara Sturtz said Storey County is sponsoring the Silver State Grants Conference at the Peppermill on Feb. 13-14.
- The Lead Siphon project was included in Water Resource Development Act bill passed by Congress.

Emergency Management

- Director Adam Wilson said the reimbursement for Federal Emergency Management Agency projects has been fast-tracked at the state level. The Taylor Street project was still with FEMA.
- Safety exercises with the school district are complete.
- There is ongoing updating of the regional mass casualty plan with Quad Counties.
- A new system called Intrepid, including communications, mapping and tracking software, has been installed.
- Winter is here, residents should start preparing for winter, and have emergency kits in their car.

VCTC

- Tourism Director Todd Tuttle thanked Public Works, the Sheriff's Office and EMS for their help with Christmas on the Comstock.
- On Dec. 7, the Grinch Made Me Do It Saloon Crawl was the strongest turnout ever for the event.
- On Dec. 14, the RennerVation event went well, along with the parade. Low visibility canceled the drone show.
- The drawing for the Believe Again shopping spree is still going on.
- The Decorating Contest will be judged by tomorrow.
- The Nutcracker vs. Tommyknocker, has had great reviews. It will be at Noon and 4 p.m. Dec. 20, 21, and 27.
- VCTC staff will attend the American Bus Association meeting in Philly Jan. 1-4; next year it will be held in Reno.

Health and Community Services

- Director Stacy York, said tomorrow's holiday lunch will have two seatings: at 11:30 a.m. and 12:30 p.m.
- The Christmas Eve brunch will be at 10:30 a.m. on the 24th.

IT

- Director James Deane said the noon siren is broken, and staff were looking at replacement rather than repair, due to age of the equipment.
- ATT fiber is at Station 72, and the Community Center; it will support the installation of cameras.
- We are tightening up policies and network issues, possibly using MFA to give a phone option. Governments and industries are going that way as it is.
- We are turning the evidence room into something usable for Sheriff and District Attorney starting Jan. 2.
- We finished the fiber connection for Community Chest between the Pink House and their building next door.

Public Relations

- Julia Moreno-Fritz said she is working on the final stages of commercials for Storey County to air during the legislative session focusing on economic growth, housing and community programs. All county communities will be featured.
- The County has secured a billboard in Reno and is working on one for Carson City.

County Manager

- County Manager Austin Osborne thanked everyone for a festive and fun Christmas party.

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

- Commissioner Carmona said the county's Christmas party was a great event. He also noted the passing of Barbara Garrett, a longtime resident of Virginia City.

16. 10:30 A.M. PUBLIC HEARING: Public Hearing on proposed Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.
<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>.

Public Comment: Resident Tom Zachry, who lives by Sutro Springs said he purchased that land when he was 27, and doesn't want to see any big growth around. He said he wants to protect the view, and he was opposed to any kind of dense development, whether it is residential, commercial or industrial. He said he talked to others who also want to protect the rural lifestyle. He also noted the state is working on Highway 50, which he said was a death

trap. They are planning a stoplight at Six Mile Canyon Road, and there will be one at North Pine Nut soon. The speed limit will be reduced. He said he was concerned about the water that there will not be enough recharge to support wells. He said he warned the county in 1975 that the Highlands would not have enough water, and no one listened to him. He said he understands the pressures that have been put on the county, and that a lot of the area in TRIC that should have been set aside, may some how be transitioned for residential housing.

County Manager Austin Osborne said he respected Mr. Zachry's comments, and there have been discussions between Mr. Zachry and Planning staff, and the Planning Commission. He said growth and change were happening and expects substantial buffering and transition zones from new development. He said this was in important housing element for the county. The county did hold public meetings in that community where density and barriers were discussed. The reason for us to do our planning and zoning is to prevent it from being done by courts or Legislature or other entities outside of the County. He noted that it will not happen soon, and there will be plenty of Planning Commission hearings for community input.

Motion: I, Commissioner Mitchell, move to close the public hearing on the proposed Resolution No. 2024-752, and conformance with federal, state and local regulations, and the existing 2016 Storey County Master Plan, the recommendation of approval by staff and the Storey County Planning Commission. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

17. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.
<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>

Kathy Canfield said this step is the final step of Master Plan update process that began in the summer of 2023. Planning staff decided to update the Master Plan, rather than replace it. This summer, we met with each community. Some new things were brought up:

- In Lockwood, the concern was secondary access in emergency situations when Interstate 80 is backed up.
- In the Highlands, water was a concern, and we are looking for ways to address it, continuing with the monitoring, as well as maintaining some open space.

- In Virginia City, we identified short-term rentals, AirBnBs, housing size and needed improvements.
- Mark Twain residents value the neighborhood as it is.

We had to look at the county which has been criticized for not being very balanced between residential vs. commercial vs. industrial development. It is logical to look at development where Lyon County is building up to our county line, but we have to look at our county as a whole. We have Painted Rock, then American Flat, in addition to Mark Twain. The residents of Mark Twain very strongly indicated they value their quality of life. East of the Mark Twain subdivision, the Flowery Range area, needs buffers to protect the Mark Twain neighborhood. The updated Master Plan identifies the Flowery Range area for development opportunity, but with consideration to protect Mark Twain Estates. We need to identify water sources and sanitation options. Any and all development proposals must go through zoning and Planned Unit Development approvals. Finally, the updated Master Plan has been approved by the Planning Commission and now comes before the Board of Commissioners.

Commissioner Mitchell emphasized the pressures on the county, and said he went to the local meetings and this plan allows the County to plan and ensure it controls its own path with development. He stated his support for the updated Master Plan.

Public Comment: None

Motion: Based on the findings of fact shown in Resolution No. 2024- 752, and conformance with Federal, State, and County regulations, and the existing 2016 Storey County Master Plan, the recommendation for approval by staff and the adoption of the Plan by the Planning Commission, I, Commissioner Mitchell, move to approve Resolution No. 2024-752, a Resolution adopting the 2024 Storey County Master Plan, including comprehensive text amendments to the existing Storey County Master Plan including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

18. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of the Storey County Audited Financial Statements for year ending June 30,2024, completed by DiPietro and Thornton.

Comptroller Jennifer McCain introduced Joe Costanza from DiPietro and Thornton.

Mr. Costanza said the audit made sure County finances were accurate and that the accounting system the county has is appropriate. He said the financial health of the County was very strong, with the revenue at \$22,700,000, up from \$16 million.

He said the audit ensured investments the County has made qualified under statutes and rules, and weren't too risky. The accounting system has continued to improve.

Mr. Costanza said the only problem with the County's finances was that, although deposits were made regularly, entries were not put into the Tyler accounting system in a timely manner.

Clerk-Treasurer Jim Hindle said the deficiency in updating entries was the result of a short staff situation. The recent addition of an experienced individual to assume the post of Deputy Treasurer has achieved immediate improvement. He said he plans to do strategic planning for improved anticipation of staff transitions and coverage. He also said this was not a reflection on the Comptroller's Office, but was due to personnel transitions in the Treasurer's Office and emphasized that the Treasurer's Office ensured timely collection and deposit of all funds due to the county and the delay was only in the posting of accounting entries in the Tyler system. Mr. Costanza agreed with this statement and was confident that improved processes will be implemented.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Audited Financial Statements for the year ending June 30, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Administrative Officer Lisa Maciel said Staff looked at the old MOU and revised to bring it current and up to date.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI) for CCI to continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building,

located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

21. DISCUSSION/FOR POSSIBLE ACTION: Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2023, through December 20, 2024. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

Brandie Lopez said the chief has been notified of his rights and has agreed to them. If this is approved, Chief Loncar will receive a step increase equal to that given to non-represented personnel.

Commissioners Carmona, Gilman and Mitchell praised Loncar for his performance, and were supportive of his self-evaluation. They in particular mentioned lack of turnover and frugality.

Chief Loncar, said the district have worked hard on prevention and increased services. He said his success came from his staff. Among those things, the district is working on succession planning, training and expansion of programs. He said staff are the future leaders.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to acknowledge Fire Chief Jeremy Loncar as scoring excellent or above satisfactory in all areas in this review, to commend his work and to award the customary step increase for this year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

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

Deputy Frank Valdez said there are no disqualifiers with this applicant.

Public Comment: None

Commissioner Mitchell noted these businesses were more restaurants than saloons.

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

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

Deputy Frank Valdez said there are no disqualifiers with this applicant.

Public Comment: None

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

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

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

IT Director James Dean said this is updating the existing MOU with updated language as the project moves into Phase 2 which will include the Highlands. He said the MOU will eventually include all of Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Mr. Deane said this is the updated service provider agreement that covers all of Storey County. Anyone with a telephone pole nearby can be included, and those living off the grid can be served through microwave options. The \$6.7 million will not be made as a whole payment but will be paid as the service is installed. As a result, he pay-out will be reflected over several budget cycles vs all at once.

Commissioner Carmona said construction will start in Virginia City shortly and he expressed appreciation to all involved.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not to exceed \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

County Manager Austin Osborne introduced Alex Tanchek from Silver State Government Relations. Mr. Osborne said we are in the early stages of the Legislative cycle. He said that the deadline for bills submitted by local jurisdictions has passed. We are monitoring bills covering anything with potential impact on the County, such as justice, indigent care or other programs. The governor and legislative leadership can still submit new bills. We are monitoring proposed legislation and keeping in touch with regional agencies, so nothing is missed. SB69 has been submitted by the County to address County involvement in the tax abatement evaluation and approval process. There is also a bill involving Washoe County and the transfer of a parcel of land north of Lockwood, though it could be moot since the involved parties could come to agreement on the land transfer.

Mr. Tanchek said there is still an opportunity for legislators to submit Bill Draft Requests for the first two weeks of session. In Mid-January the governor will be releasing his budget and then the Legislature will go to work on a final biennial budget.

Mr. Osborne said this review provides scope and breadth as to what we are dealing with, and gives direction on SB69. Information on bills affecting the county will be updated periodically throughout the 2025 legislative session and will be available on the Storey County website at: <https://www.storeycounty.org/654/Legislative-Bills>.

Commissioner Mitchell asked how to build specific support behind our bill, or SB78, which proposes to combine rolling several state commissions into one, impacting the Comstock Historic District. This could make getting certificates of appropriateness difficult.

Mr. Osborne said the language in SB789 is broad, and there are entities at the state level working to propose amendments that may address Commissioner Mitchell's concerns.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows: To move forward and work with GOED, Legislative leadership and others to build support behind SB69, which is our bill, to monitor and participate in discussions around SB78 and the potential impacts on the Historic District Commission, to establish and renew relationships with Legislative leadership in advance of the Legislative session. He modified the motion to direct staff to express a desire to mitigate any negative impacts on the Historic District and its residents. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Mr. Osborne said that the Waste Management Agreement, under Article 9, is an element where this board sets by resolution a franchise fee. There was a default to 8 percent which would yield approximately \$560,000 in income to the County. This goes to the general fund. The first billings that went out included an 8 percent franchise fee. The County would pay that back to the subscribers.

Commissioner Mitchell asked if this is totally separate from tonnage fees at the landfill. Kendra Kostelecki said it is the total billings, so the more we collect, the more you get. Mr. Mitchell also noted that this was a pass-through situation, so Waste Management was not concerned with it, and Ms. Kostelecki agreed.

Commissioner Carmona said the County needed to give back to the residents. The monthly bill is about \$27 on average, so 8 percent of that per month would be a savings, and he wanted to eliminate the franchise fee. Commissioners Gilman and Mitchell agreed.

Mr. Osborne said this will carry over for the entire span of the agreement to 2034.

Public Comment: None

Motion: I, Commissioner Mitchell, move to set the gross billing franchise fee from 8 percent down to 0 percent pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Mr. Osborne said there have been ongoing discussions on transportation of workers to TRIC. NDOT is still looking at their I80 widening project, but other options include a rail line between Reno and TRIC. Washoe Regional Transportation Commission has contracted with a company to do a study if it is feasible to construct and run a light-rail service. The partners are Washoe RTC, Panasonic and other companies in TRIC. Storey County has been asked to contribute \$100,000 of the \$797,517.81 study cost. It would make Storey County a stakeholder in the project. EDAWN is helping to coordinate, and the study would go from January to June 2025. The requested funds are budgeted. Mr. Osborne read the resolution.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Mr. Osborne said this is the FY2024-2025 Strategic Plan, which has been on the agenda for quite some time. It includes aspects of department strategic plans. It involves aspirations, goals, plans, spending and more.

Commissioner Mitchell asked about the timeframe of the Strategic Plan. Mr. Osborne said it will annually come back to the board for review and amendment.

Commissioner Mitchell called the Plan robust and appropriate, and said he wanted to move forward.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff to adopt the mission statement, vision statement, perspectives, goals and objectives and other elements, including the perspectives, goals and objectives, as outlined in this working document, and discussed in this and previous workshops, and to bring a draft of a final Strategic Plan for review at a future meeting, including strategies and tactics. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. All Points Electric LLC – Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC – Contractor / 1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC – Contractor / 4310 Cameron St. # 7 ~ Las Vegas, NV
- E. Corestates Construction Services Inc. – Contractor / 3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc. – Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emilioooo’s Plumbing & Water Heaters – Contractor / 1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC – Out of County / 50 Corporate Dr. ~ Auburn Hills, MI
- I. Graywolf Integrated Construction Company – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc. – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc. – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management – Contractor / 135 Shadycrest Dr. ~ Verdi, NV

M. Shootin Trouble Electrical Servicing LLC – Contractor / 198 Shady Grove Ln. ~ Dayton, NV
N. Sierra Summit Landscaping, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
O. Sunbelt Rentals Inc. – General / 1121 USA Parkway ~ McCarran, NV
P. T J I Plumbing & Heating – Contractor / 2590 Baxter Way ~ Sparks, NV
Q. Virginia City Mercantile – General / 85 S. C St. ~ Virginia City, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #32 listed as A-Q. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

33. PUBLIC COMMENT (No Action): Commissioner Carmona noted this was Commissioner Gilman’s final vote as a commissioner and thanked him for his service.

Nick Vanderpool from GC Government Affairs, expressed appreciation for Commissioner Gilman.

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

Commissioner Carmona adjourned the meeting at 12:25 p.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/21/2025 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. 24/7 Rapid Repair Services– Out of County / 8368 Almadine Dr. ~ Sacramento, CA
- B. ABS Facility Services – Contractor / 560 S. Promenade Ave. Ste 101 ~ Corona, CA
- C. Amundson Roofing – Contractor / 300 395 US Highway ~ New Washoe City, NV
- D. Blusky Restoration Contractors LLC – Contractor / 9110 E. Nichols Ave. Ste. 180 ~ Centennial, CO
- E. Buck’s Plumbing & Heating – Contractor / 275 Gallaway Ln. ~ Reno, NV
- F. EPC Services Company – Contractor / 1241 S 31st St. W. ~ Billings, MT
- G. GGRM Lawfirm – General / 420 USA Parkway # 106 ~ McCarran, NV
- H. I.S.E. Plumbing, Heating & Air – Contractor / 3551 Penn National Dr. ~ Reno, NV
- I. Keller North America, Inc. – Contractor / 7550 Teague Rd. Ste. 300 ~ Hanover, MD
- J. Kroeker Inc. – Contractor / 4627 S. Chestnut Ave. ~ Fresno, CA
- K. Masterfield Construction – Contractor / 1455 Deming Way # 12 ~ Sparks, NV
- L. Mini Mart – General / 580 E. Sydney ~ McCarran, NV
- M. Treats Galore LLC – Out of County / 575 Magistrate Ct. ~ Reno, NV

- **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

January 13, 2025
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 21, 2025**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. 24/7 Rapid Repair Services** – Out of County / 8368 Almadine Dr. ~ Sacramento, CA
- B. ABS Facility Services** – Contractor / 560 S. Promenade Ave. Ste 101 ~ Corona, CA
- C. Amundson Roofing** – Contractor / 300 395 US Highway ~ New Washoe City, NV
- D. Blusky Restoration Contractors LLC** – Contractor / 9110 E. Nichols Ave. Ste. 180 ~ Centennial, CO
- E. Buck's Plumbing & Heating** – Contractor / 275 Gallaway Ln. ~ Reno, NV
- F. EPC Services Company** – Contractor / 1241 S 31st St. W. ~ Billings, MT
- G. GGRM Lawfirm** – General / 420 USA Parkway # 106 ~ McCarran, NV
- H. I.S.E. Plumbing, Heating & Air** – Contractor / 3551 Penn National Dr. ~ Reno, NV
- I. Keller North America, Inc.** – Contractor / 7550 Teague Rd. Ste. 300 ~ Hanover, MD
- J. Kroeker Inc.** – Contractor / 4627 S. Chestnut Ave. ~ Fresno, CA
- K. Masterfield Construction** – Contractor / 1455 Deming Way # 12 ~ Sparks, NV
- L. Mini Mart** – General / 580 E. Sydney ~ McCarran, NV
- M. Treats Galore LLC** – Out of County / 575 Magistrate Ct. ~ Reno, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1

Agenda Item Type: Consent Agenda

- **Title:** Refund of \$186.67 for burned Mobile Home on parcel 3-284-13, 188 Martin Lane. Per NRS 361.768(3) If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated.
- **Recommended motion:** In accordance with the staff recommendation, I (commissioner) move to approve the refund for parcel 3-284-13 for a 6 month proration in the amount of \$186.67.
- **Prepared by:** Jana Seddon

Department: Assessor

Contact Number: 7752408113

- **Staff Summary:** The Mobile Home located at 188 Martin Lane burned on December 27, 2024. Per NRS 361.768(3) If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated. The home is a total loss, therefore it was completely removed from the tax roll along with the attached decks. The total yearly value removed from the property was \$20,811 equating to \$373.31 tax dollars. The property was livable for 6 months so the prorated refund amount is \$186.67.
- **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

January 8, 2025, 2024

Memo to: Storey County Commissioners

Re: **Tax Bill Corrections**

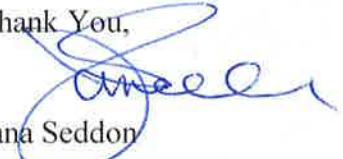
Patrick Bacon
3-284-13 188 Martin Lane

The above referenced Mobile Home burned on December 27, 2024. This mobile is unlivable and beyond repair. Please see attached photo. Per NRS 361.768(3), If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated.

	Assessed Value	Taxes Owed	Adjustment
2024-25 original	39,897	635.43	
2024-25 corrected	19,086	373.31	(\$262.12)
6 month proration $373.31 / 2 =$		186.64	(186.67)
Taxes are paid in full Refund Due		\$186.67	

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: 003-284-13

Source: Secured

Type: Value Change

Owner: BACON, PATRICK N

188 MARTIN LN

DAYTON, NV 89403

Correction Reason:

BOE Case:

Legal Description: PARCEL MAP ID :

LOT : 7 BLOCK : U.5

MTE U.5- 7

TOWN : MARK TWAIN ESTATES

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	24,246	\$635.43
+ 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	(\$186.67)
+ 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	0	N/A
Total Change in Value/Taxes	0	(\$186.67)
Final Corrected Value and Balance Due	24,246	\$448.76
Total Payments Made Before Correction	N/A	\$635.43
Refund	N/A	(\$186.67)
Balance Due	N/A	\$0.00

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: MH burned 12/27/24. 6 month prorated correction due for 2024-25. Total year refund after removing destroyed property is \$373.31. Divided by 2 = total refund of \$186.67 due.

Jana Seddon

From: Jana Seddon
Sent: Tuesday, January 7, 2025 2:04 PM
To: Jana Seddon



Sent from my iPhone



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation by Taylor Adams, President and CEO of the Economic Development Authority of Western Nevada (EDAWN) to update the board and public on economic indicators and forecasts for Storey County and the Reno-Sparks area, and other matters.

- **Recommended motion:** None.

- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The Economic Development Authority of Western Nevada (EDAWN) is a private/public partnership established in 1983, committed to adding quality jobs to the region by recruiting new companies, supporting the success of existing companies, and assisting newly forming companies, to diversify the economy and have a positive impact on the quality of life in Greater Reno-Sparks.

- **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

Economic Development Authority of Western Nevada (EDAWN)



Reno
Sparks
Tahoe

ECONOMIC DEVELOPMENT AUTHORITY
OF WESTERN NEVADA

What's EDAWN?



**Public/Private
Partnership**



**Attract/Retain
Quality Jobs**



**Attract/Train
Workforce**



**Entrepreneurial
Development**



**Metro Area to
Fernley**

The EDAWN Team

Business Development

- Innovation, Growth & Opportunity
- Strategy, Partnerships
- Investment, Diversification and Sustainability
- Job Creation and Expansion
- Increased Wages

Business Connections, Retention, Expansion, & Workforce

- Collaboration and Networking
- Expansion Support
- Workforce Development Resources & Connections
- Local Engagement
- Retention of Primary Companies
- Strategic Partnerships

Investor Relations

- Sustains Financial Health of the Organization
- Fosters Collaborative Relationships with EDAWN Stakeholders
- Coordinates Networking Events for Investors & Community
- Provides Connections & Introductions for Stakeholders

Entrepreneurial Development

- Start-Up Support and Incubation
- Mentorship and SBA Growth
- Access to Resources
- Innovation Ecosystem
- Attracts High Paying Jobs

EDAWN Assisted Companies



EDAWN Assisted Companies in Storey County 2023-2024

Company	Type	Industry	# Jobs	From	New Location
Edge Core	R	IT Infrastructure	50	CA	Storey
Vantage Data Center	R	IT Infrastructure	10	CO	Storey
Cipex Intl. / Intellistage	R	Logistics/Distribution	27	CA	Storey
American Real Estate Partners /Power House Data Centers	R	IT Infrastructure	50	VR	Storey
Aqua Metals	E	Advanced Manufacturing	39	NV	Storey
Vantage Data Center	R	IT Infrastructure	10	CO	Storey
Valeo Thermal Systems	E	Advanced Manufacturing	150	MI	Storey
Ridgeline	E	Technology/Ecosystem	29	NV	Storey
XCF Global	R	Clean Energy	108	CA	Storey
Old Dominion Freight Line	E	Logistics/Distribution	100	NV	Storey
Total: 10			573		

EDAWN Assisted Companies in 2023

Company	Industry	# Jobs	From	New Location	Average Wage	# of jobs \$40 per hour	Capital Expenditure
Aeon RV	Technology	20	CA	Reno	\$40.00	2	
Arcadia Cold	Logistics/Distribution	80	GA	Storey	\$29.00		8,000,000.00
Brokee.IO	Technology	10	CA	Reno	\$40.00	5	
Continental Advisory Services (ULAS)	Aerospace, Aviation, Defense	500	TX	Reno	\$50.00	250	125,000,000.00
Edge Core	E-Commerce	50	CA	Storey	\$23.68		106,000,000.00
Generac	Manufacturing	100	WI	Reno	\$50	100	10,000,000.00
Kraus Hamdani Aerospace	Manufacturing / Aerospace	25	CA	Reno	\$48.60	5	7,200,000.00
Kuriyama	Logistics/Distribution	15	CA	Reno	\$25.00		100,000,000.00
MADE Apparel	Technology	10	INTL	Reno	\$40.00	5	
Mental	Technology	10	CA	Reno	\$40.00	2	
Modiv	Back Office Support	20	CA	Reno	\$40.00	5	
Monin	Manufacturing	26	FL	Sparks	\$24.56		18,000,000.00
Montaro	Technology	15	CA	Reno	\$40.00	2	
Nailstry	Technology	10	FL	Reno	\$45.00	5	
OMEC Medical	Manufacturing	500	CA	Reno	\$35.00		15,000,000.00
OMNI Cable	Logistics/Distribution	50	PA	Storey	\$27.60	2	4,000,000.00
Phone2	Technology	10	NV	Reno	\$45.00	5	
PIP USA	Logistics/Distribution	50	CA	Storey	\$25.00	2	1,500,000.00
Stellar Aviation	Aerospace, Aviation, Defense	100	DE	Reno	\$32.00		25,000,000.00
Trivium Packaging	Manufacturing	17	OH	Storey	17		5,000,000.00
Truck X	Technology	30	CA	Reno	\$40.00	20	
Weber Metals	Manufacturing	100	CA	Verdi	\$32.00		10,000,000.00
Total: 22		1,748					434,700,000.00

EDAWN FY25 Scorecard

Big Four		Definition	FY25 Actual	FY25 Target
Total Job Creation Assisted	Total jobs assisted from BD, ED, and BRE		1691	1400
Total Job Creation Unassisted	Jobs reported as added in prior 12 months to visit without need for assistance		150	200
Total High Paying Jobs	Jobs that are announced that are at least 10% above average per capita wage		1390	600
Total Capital Investment	Total capital investment announced with each project development		\$2.5 B	\$600 M
Business Retention & Expansion		Definition	FY25 Actual	FY25 Target
Major Employer Visits	Visits and/or calls with primary companies		58	240
Jobs Creation Assisted (EXP)	Rolls up to Total Job Creation Assisted		294	285
Job Creation Unassisted	Jobs reported as added in prior 12 months to visit without need for assistance = 149		150	200
Job Losses	Downsizing or closures of companies visited		-63	N/A
Capital Investment Unassisted	Capital investment discovered as a result of business retention visits		N/A	N/A
Business Attraction		Definition	FY25 Actual	FY25 Target
Job Creation	Jobs announced by each company project		1390	1200
New Delivery (total square feet)	Industrial development completed in market for speculative and build to suite projects		8.25 M SF	5 M SF
New Qualified Leads	Inquiries that evolve into deeper due diligence activity		28	150
Site Visits	Company executives visit Northern Nevada real estate site options		32	150
Closed Projects	Projects that have committed and closed on properties and or leases		7	12
Capital Investment	Expenditures announced as a part of the company's project to relocate or expand into Northern Nevada		\$2.5 B	\$500 M

EDAWN FY25 Scorecard (cont.)

Business Creation		Definition	FY25 Actual	FY25 Target
Startup Assists	Team assistance with new or potentially relocating startups / EDAWN reporting		58	150
New Startups Created	New startups created in Northern Nevada (Relocated + Local) / EDAWN reporting		10	35
Startups Funded	Northern Nevada Startups Funded (#) / Crunchbase / Dealroom		0	15
Capital Investment	Northern Nevada Fundraising including Angel, Venture and Qualifying IPOs / Crunchbase / Dealroom		\$0	\$200M
Qualified Leads	Startup relocation leads qualified based on EDAWNS qualified lead standards / LinkedIn Direct outreach		2	60
Jobs Created	Startup jobs created based on EDAWNs job creation standard / Self reporting from founders		7	140
Investor Relations		Definition	FY25 Actual	FY25 Target
Investor Retention Rate	Investor Retention Percentage		17%	91%
Social Media - LinkedIn Engagement Rates	Rise in the level of interaction that EDAWN content receives from our audience on the LinkedIn platform		21%	15%
Event Attendance	Total number of registered attendees versus previous year		1,194	2,800
Investor Growth	Increase in number of Investors (Total # of Major Investors & Silver Investors)		200	230
Qualified Investor Leads	Pipeline of potential investors meeting specific criteria which suggests they are more likely to become an EDAWN Investor		18	45
Strategic Partnerships & Workforce		Definition	FY25 Actual	FY25 Target
Major Employer & Strategic Partnership Engagement	Annual engagements with key employers and strategic partners to support net job growth		19	60
Engagements with Education	Education engagement to support alignment and delivery of education solutions to meet key employer needs		9	24
Community initiative Engagement	Represent EDAWN on key regional initiatives that support growth in the region		8	24
Regional Schools Liaison Engagement	Metric 1: Meet with employers, school representatives, and recruit employers to participate in student/employer events to build pool of qualified job seekers Metric 2 Drive applicants for internships		Metric 1=18 Metric 2= 69	Metric 1=20 Metric 2=300 applicants

**Thank you for your
continued support!**





Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 20 minutes

Agenda Item Type: Discussion Only

- **Title:** Sheriff's State of the Sheriff's Office
- **Recommended motion:** Discussion Only/ No Action
- **Prepared by:** Sheriff Mike Cullen

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** State of the Sheriff's Office, and informational address regarding the Sheriff's Office, Staffing, Facilities and Programs
- **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

Staffing Levels

For many years The Storey County Sheriff's Office had been budgeted for 30 employees including sworn non-sworn and administrative staff. In January of 2023 we started with 13 sworn Deputies that were assigned to both patrol and the jail. We were down 17 positions. Immediately we began an aggressive strategy to recruit and retain employees. This included updating policies and procedures and negotiating a strong contract with the Deputy Sheriffs Association.

By stepping back, looking at recruiting and retention strategies and looking at how to improve on these strategies we were able to bring back several former employees and retain Deputies that had been looking to leave. Through these efforts we have been able to fill all the vacant positions, send 4 Deputies through the Nevada POST academy and we have recruited several that are already Nevada POST trained. Along with a massive 11-million-dollar Government Services Agreement with Tesla that included another 7 fully outfitted Deputies, we have filled all these positions. It was a huge effort that involved Sheriff's Office staff, county human resources and it also involved letting go of old outdated employee recruitment strategies and going out and finding good quality people of upstanding morale value with dedication to a career in Law Enforcement. We offered the right package to the right people at the right time and here we are.

The Sheriff 's Office is currently staffed with 43 sworn Deputies, 4 parttime Deputies 8 Reserve Deputies and several Volunteers. As of this writing we are minus one administrative assistant and one dispatch position.

In July of 23 we brought the Dispatch Center under our umbrella and again started an aggressive recruitment program, adjusting positions and tasks and slightly restructuring the Office we are now staffed with 9 in Dispatch.

Facilities

The Sheriff's Office man's 4 locations throughout the county,

- 205
 - The Main office as you know is at 205 C street in Virginia City. This location is home to the administrative offices and the investigations and now the patrol division. We have recently restructured the location to allow for a briefing area and patrol Deputy report writing room. We had done some minor modifications to the office area to allow for better functionality and handle the increase in personnel.
- 911
 - Located on the truck route, the Storey County Detention Center, this location has undergone significant changes since January of 2023. We have moved our Evidence storage over for security reasons as well as reconstructing the outdoor area around the facility making for easier storage of equipment and access to the area graveling and cleaning the yard updating camera systems and installing better file storage. The public access areas have been redone with a cleaner and more secure front entrance to the facility.
 - We recently worked with the county to purchase the old propane storage property in the front of the property allowing the entire area to be under the control of the Storey County Detention Center.
 - We are currently in the very early phase of construction discussions to begin construction of a new facility at this location which will house the detention center as well as the administrative/ patrol/ and investigations divisions. We are steadily moving forward and I am confident that we will see the some real movement in the next year.
- Lockwood Substation
 - The Lockwood sub-station is located at 420 Canyon Way in Lockwood at the north end of the county just inside Storey County along the Truckee River. This area serves about 450 residents of the Lockwood area as well as several businesses.
 - The Lockwood substation was replaced with a new facility starting in July of 23' and completed in the Spring of 24'
 - Budgeting for this project was completed prior to January of 2023.
 - This location currently houses our Volunteer Coordinator, allowing it to be staffed part time during the week.
 - Updates to this facility include zoom communication system. Video surveillance of the facility and the area and re-constructed parking areas.

- We have revitalized our incinerator program and can use it for document and evidence destruction at this location.
- This location has proven to be a great gathering location for events and meetings.
- TRI Substation
 - Located at 1705 Peru in the Tahoe Reno Industrial Complex.
 - This location sat vacant for many years. We moved a temporary location to the training rooms last year to serve the North end of the county while the Lockwood Substation was being constructed and while we began preparations to open the TRI substation.
 - The finger printing machine was relocated to this location, and it was staffed with one full-time administrative assistant
 - This was done to allow for ex-felon and sex offender registrations to be done at this location as well as brothel worker permits and fingerprinting to be done here rather than in Lockwood at the Lockwood substation.
 - We are starting remodeling construction on this location with the assistance of a federal appropriations fund which will add holding cells and workspace updates. With the number of arrests that come out of the TRI area we should be able to conduct the bail and arraignment process remotely. Saving time and money and allowing for better efficiency.
 - I am very proud of the progress we have made with this location and all the assistance and cooperation of the fire and Public Works personnel who share the building with us.

Equipment

- Vehicles
 - We have moved toward the restructuring of our Patrol fleet by adding 4-wheel drive Chevrolet Trucks to the mix. These vehicles have already proven to be superior to older outdated patrol units. We adjusted some of the fleet to better serve the county by switching vans with the Senior Center, adding a truck for our inmate work supervisor, recently getting a dodge challenger for traffic enforcement and community outreach, adding new graphics and an updated look to the units as well as updating a vehicle with graphics for the School Resource Officer. We have a Tesla in the fleet, off road capable vehicles from the OHV unit and we are working on a Search and Rescue specific vehicle for our Search and Rescue Unit. We have added two electric bicycles for special events, and we have the Mounted unit that utilizes real horsepower (horses). We equipped our older Yamaha side x side with a snowplow and snow tracks and updated the running gear with bigger tires for off road use.

We even have added an unmanned drone capable of flying over inaccessible terrain. All with the intention to better serve the county. We had documented so many cases in the past that we had been physically unable to get to emergencies because of inadequate equipment now we have that equipment.

- Uniforms
 - Outer carriers/ colors/ honor guard/
 - By working with the Deputy Sheriff's Association we came up with a comfortable and affordable set-up set up utilizing the outer carrier system for comfort and safety as well as the well-being to the officer. Our honor guard was re-uniformed with cleaner updated uniforms and equipment. We recently updated the Sheriff's Office uniform patch as well. These improvements have led to improved staff morale and pride. We are looked at by other agencies as a leader in our field now and others are following our lead. By getting outside that old box and way of thinking we can be innovative with gear, equipment and our updated modern standards. Times change and we have started that change with them.
- Communications
 - Dispatch/ handheld radios/ IT / MDT's / other.
 - With the dispatch center under the control of the Sheriff's Office now necessary changes were made to communications equipment starting with updating the radio systems and moving toward an 800 mhz system that will allow us to communicate with Nevada Highway Patrol and surrounding agencies. This system allows us to keep the UHF system that the Fire Department requires and allows us to have regional access to other agencies, it gives us more operational channels for handling emergencies and by involving ourselves with the state system it gives us reliable instant access to technology updates and maintenance especially in an emergency when a system may go down.
 - We have worked diligently with our county IT department with all our communications updates and changes, and it has proven to be a great partnership.
 - We are currently in the process of equipping the patrol units with Mobile Data terminals that will allow Deputies to have secure communications with dispatch, check calls for service and instantly access national crime data information. These tablets allow Deputies to finish reports in the field and use technology that we had not had previously to help with criminal

investigations. Supervisors can securely connect from home and have access to calls and information that they have not been able to have in years past.

- Overall these communications systems updates have brought our Deputies into the modern era and given them the tools to better serve the community and county.

- Other

- Off road/ snowplows/ other

- Programs such as our OHV Unit, and participation in the Nevada OHV grant program have enabled us to purchase off road equipment that includes a capable off road UTV and two off road dirt bikes, a trailer and equipment to go along with these units as well as training for our officers so that they can safely and efficiently access off road areas and promote off road safety, educate and enforce as necessary in Storey County
- We have equipped our other UTV with a snowplow and tracks that will help us reach remote locations during winter weather conditions that have been unreachable in years past.
- Some of the other simple pieces of equipment include breathalyzers, narcotics detection machines, tow ropes, cell phones, these smaller pieces of equipment had been realized to be desperately needed and were added so that Deputies could simply complete the task at hand.
- Storage system. All the old storage sheds that had been located near the jail were infested with rats and mice. Rethinking the way that these files were stored was a necessity. By re-doing the rear-fenced area at the jail and making it a usable piece of property we have now added three storage units to the area, one for storage of documents and miscellaneous equipment, one for the off-road unit and storage of the dirt bikes and equipment and one that has been converted to an evidence locker with a temperature controlled interior. We can safely store evidence, ensure that it is secure and under lock and key and surveillance and with all the updates to the evidence system we are better able to track and maintain a proper chain of custody.
- Speaking of security and surveillance. We moved to the use of a system called Verkada by working with the IT department. We have been able to equip many of our locations with surveillance cameras that are instantly accessible to the dispatch center. This system, known as Verkada has been effective in helping with

criminal investigations as well as maintaining surveillance on our facilities.

Programs

- Traffic Safety Programs
 - STEER (Safe Traffic Enforcement and Education) Program and Joining Forces Traffic safety was a major issue, as we had seen many fatal and major injury crashes over the years with little to know attention being paid. By involving ourselves with the Joining Forces program at the state we obtained funding to allow for overtime funds for Deputies to conduct education and enforcement campaigns alongside other agencies statewide.
 - Safety Seat checkpoints were conducted with state agencies and Storey County Fire Department personnel
 - Joining Forces has been around since 2001; By using these state funds to pay for overtime we have been able to get more Deputies on traffic specific patrols to decrease crashes and educate drivers on safe driving habits.
 - A recent donation to the Traffic Safety program from a private donor that included funding for a traffic specific patrol unit that when fully outfitted will assist with our community outreach and safety awareness campaigns, we are very excited to get this patrol unit up and running.
- Inmate Medical Doctor, we brought an actual medical doctor on board as part of the jail rehabilitation. This has saved trips to the emergency room as well as providing an on-call phlebotomist for DUI related blood draws. It limits our liability with prescription medication distribution and provides better medical attention to incarcerated people in our facility. This also helps us with any mental illness issues we may encounter with in custody persons that may be in crisis.
- Mental Health/ Avel E care, Mental Health has been an issue for many years and as we work toward actual in car community health workers, we have adopted the Avel E care program which allows instant access to certified mental health specialists that we can contact 24 hours a day 7 days a week. Working with NAMI (National Alliance on Mental Illness) we have been able to provide this service to both in custody persons and persons we encounter on calls for service that may need mental health assistance. Also, by partnering with Community Chest we have been able to have one of our community health workers ride with Deputies, go

on calls for service and be available for people that may be seeking mental health assistance.

- OHV By obtaining over \$100,000 in grant assistance in the last two years We created the Sheriffs Off-Highway Operations Unit (SOHO team.) We purchased a Can Am side x side, two modern and capable dirt bikes and now we will be adding a 4-wheel quad to this unit, we have been able to send Deputies to specialized training and obtain other gear and community resource materials to activity engage and interact with the Off Highway crowd and promote safety while we educate them on the ins and outs of Nevada Revised Statutes in 490 that deal specifically with off highway vehicles.
- AXON, we implemented the use of the AXON body worn cameras to not only be following state and federal statutes but to provide our officers with quality equipment that will not actually catch fire while attached to their chest. The AXON system is by far an advantage over other less expensive and less reliable systems and gives officers confidence that their body worn camera is working when it is most needed.
- Flock/ LPR. The implementation of the FLOCK camera system was not necessarily an easy sell to community members but at the time it was a way for us to have more eyes on the county when we were so understaffed. This system has helped us solve every major theft we have had in the last two years and bring into custody many wanted people and recover numerous stolen vehicles. It has proven to be an invaluable tool during several major investigations to locate potential suspects. We were at the leading edge of this technology in our region, and we have played a major role in assisting other regional Law enforcement agencies obtain this same technology.
- AEDs in all vehicles, we have used grant funding to obtain AED devices in all our patrol units. These defibrators are paramount to the preservation of life.
- Medical First Aid kits for all Sheriff's Offices Safety. Immediately obtaining proper medical supplies for the different Sheriff's Station locations was a priority when I took office, I noticed that we had been lacking in any type of first aid or medical supply for our employees or anyone that might need help. These first aid stations have come in handy on many occasions and have been able to provide employees with items from band-aids to pain relief ibuprofen and ant acid. This in turn creates a better working environment to help the workday. The first aid station at 205 was used last summer to assist a tourist that had tripped on the

boardwalk and received a major cut, we used the bandages to stop the bleeding until paramedics arrived.

- Investigations Division: Over the last two years, the need for a dedicated investigation unit was obvious. I created a two-man unit that was dedicated to special investigations consisting of one Sergeant and one detective. This unit has overseen and is responsible for conducting all our major investigations and has been supplied with all the necessary equipment from vehicles to computers to get this job done. We have added an additional detective this year as the volume of investigations increases.
- VIPS volunteers/ Explorers/ Jeep Posse/ Reserves Deputies.
 - Reserves. Our volunteer units have grown immensely as we are now at 8 sworn reserve deputies that are able to come out and work with our sworn officers. They have all the standard powers that our regular deputies have.
 - VIPS unit. We have created a Volunteers in Policing Unit that is available to help with daily routine tasks including traffic control and house watches as well as helping at special events such as parades and other downtown Virginia City events.
 - Explorer cadets, this team is our younger volunteers that come out and help with all sorts of events and receive training from the deputies. All our cadets are also cadet/ explorers with the fire department, and they receive all sorts of fun training and help with events for the fire department as well.
- School Resource Officer. We have a dedicated School Resource Officer (SRO) That is assigned to handle all school related calls including investigations and liaison with the school district. The SRO is also one of our Cadet/ Explorer advisors that helps with the training of the group. We have found that this officer has been a very valuable resource here in Storey County. This officer and this program allows access to the Sheriff's Office for our school children where they are able to interact and socialize with the Deputies on good terms. I am hopeful that we will expand this program in the future.
- District Court and Justice Court:
 - The addition of staff to the justice court to handle court ordered probation and conduct bailiff duties on a regular basis has proven to be successful as well as addition of a Deputy on staff at the District Court Building for the safety and security of people in and around that building has also proven to be a successful program.

- The (Tesla) Government Services Agreement we entered with Tesla allows funding for 7 fully outfitted Deputies over 10 years
 - The purpose of this agreement is to support patrol efforts in and around the TRIC area of the county having always at least one Deputy on duty in that area for crime deterrence, enforcement and investigation purposes.
 - Approximately 11 million dollars was funded over 10 years for this program.
 - Fully staffed and fully outfitted these Deputies
 - We are waiting on outfitting the Tesla patrol unit; however, it is at the shop being fitted for equipment at this time.
 - The Deputy assigned to this position will assist us as a liaison not only to Tesla but to many other companies in the TRI Industrial complex.
- Summary, all these programs have proven to be a valuable resource that we had been lacking over the past years. We have grown our relationships with other county departments and created new partnerships along the way. We have created very strong working relationships with other Law Enforcement agencies in Nevada and surrounding states by interaction, involving ourselves in criminal investigations, sharing information as necessary and creating strong communication lines that are readily available and open. These partnerships will serve our county in many ways as we continue our growth into the future.

Crime and Stats

- Storey County Sheriff's Office 2023 to 2024

Calls for Service; Decrease by 17.24%

Deputy Initiated Incidents; Increase by 27.13%

- Traffic stops; Increase by 50.43%
- Other Deputy Initiated activity; Increased by 14.04 %
- Property Checks; Increased by 84.47%

Warrant Arrests; Increase by 38.84%

Total Arrests (Mis. & Felony); Increase by 39.44%

The current trends indicate that with more staffing our activity has generally gone up in all areas. As we see officer-initiated activity go up we see a decrease in calls for service, this trend indicates that by being proactive we are deterring criminal activity.

As of December 31, 2024

- Total Incidents: 22,016
- Calls for service: 7,641
- Deputy Initiated incidents 14,375
- Traffic Stops: 6,214
- Citations: 2,435 (includes Misdemeanor cites)
- Cases/ Reports: 1,260
- Arrests: 445

Beat Break down

Beat 1 = Virginia City and Goldhill

Beat 2 = Highlands

Beat 3 = Mark Twain

Beat 4 = Lockwood/ Mustang

Beat 5 = Tahoe Reno Industrial Center

Beat 6 = Painted Rock

Traffic Stops with Citations:

2022 to 2023

- Beat 1 ↑ 5% Increase
- Beat 2 ↑ 7% Increase
- Beat 3 ↓ 4% Decrease
- Beat 4 ↑ 1% Increase
- Beat 5 ↑ 17% Increase

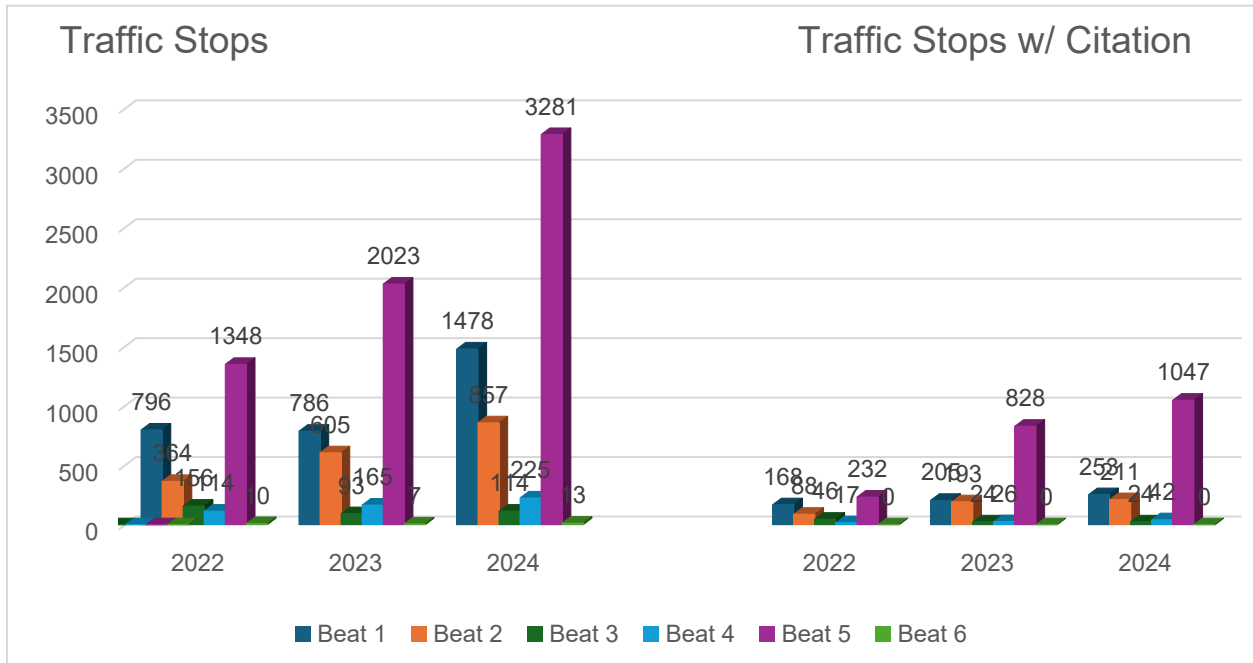
2023 to 2024

- Beat 1 ↓ 9 % Decrease
- Beat 2 ↓ 7% Decrease
- Beat 3 ↓ 4% Decrease

- Beat 4 ↑ 3% Increase
- Beat 5 ↓ 9 % Decrease

Zero citations issued in Beat 6 for these three years.

Traffic Stop Data

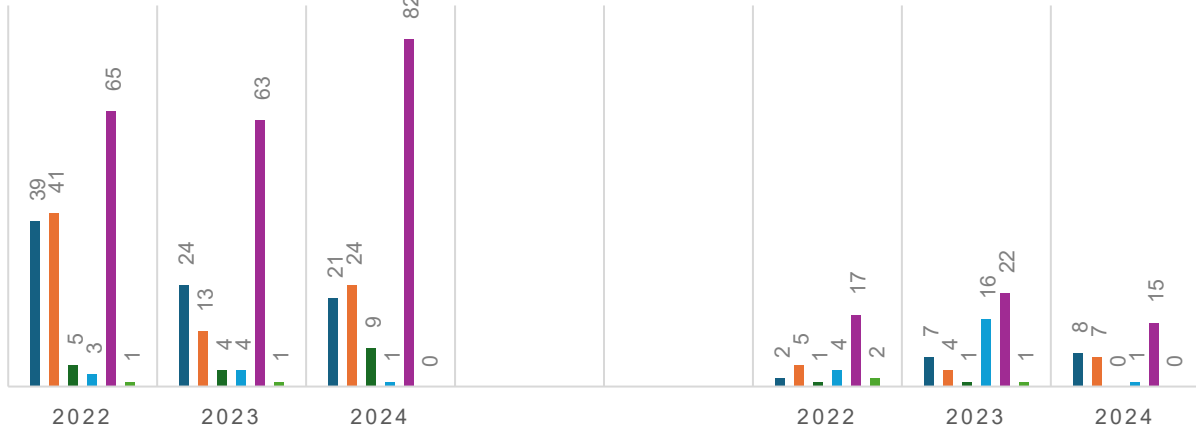


INJURY CRASHES

DAMAGE

PROPERTY

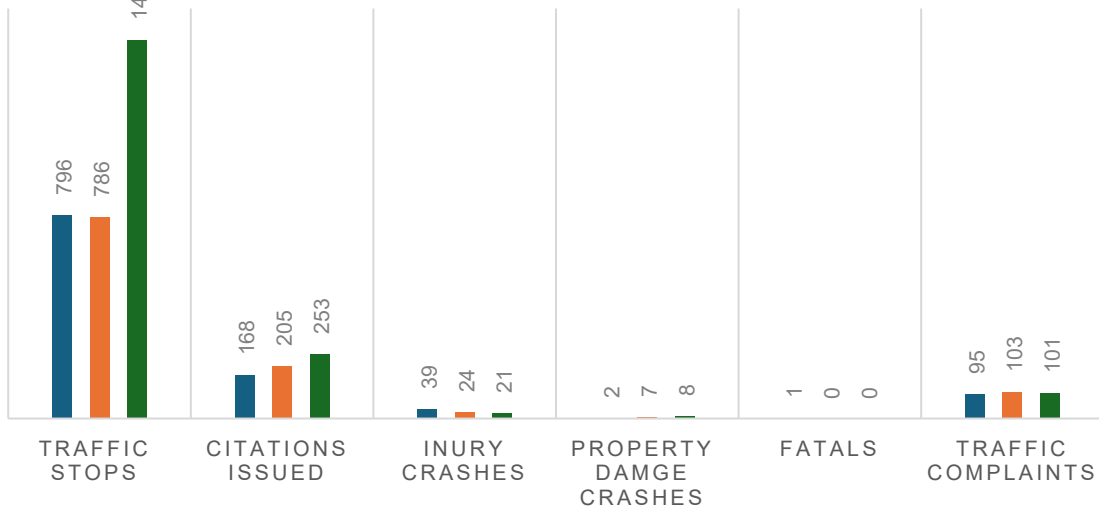
beat 1 beat 2 beat 3 beat 4 beat 5 beat 6



Virginia City/ Goldhill

BEAT 1

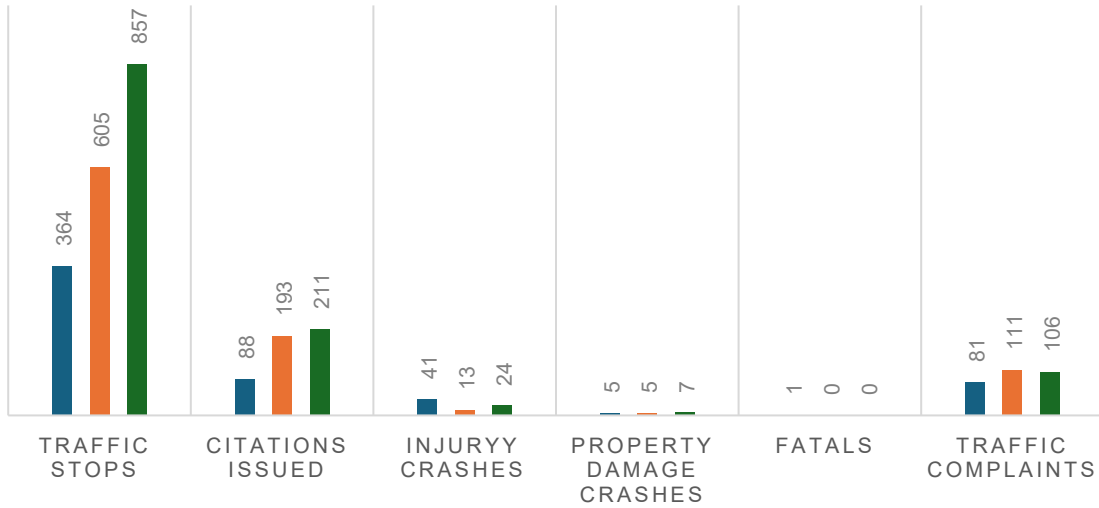
2022 2023 2024



Highlands

BEAT 2

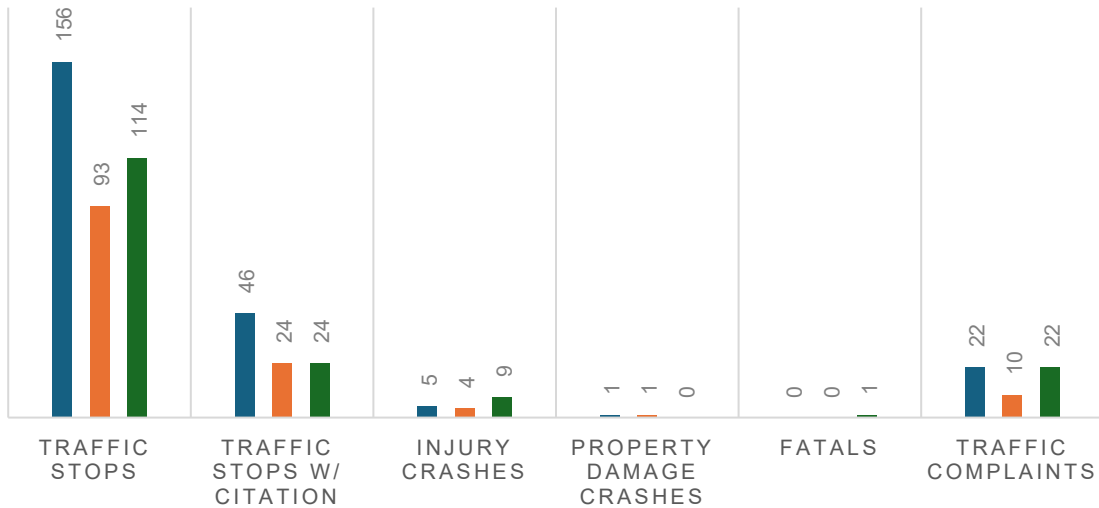
2022 2023 2024



MarkTwain

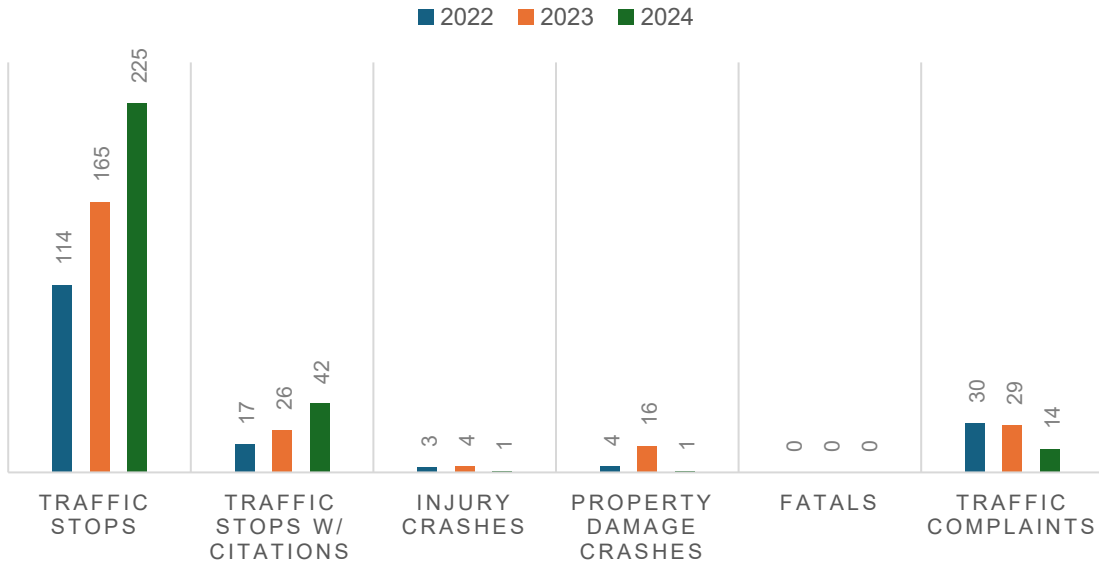
BEAT 3

2022 2023 2024



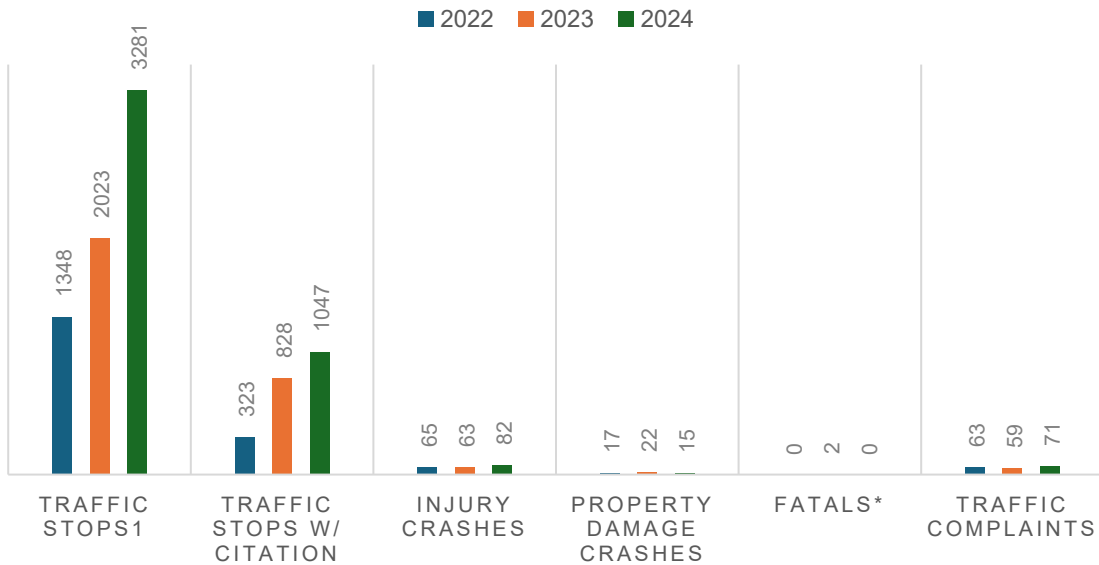
Lockwood/ Mustang

BEAT 4



Tahoe Reno Industrial Center

BEAT 5

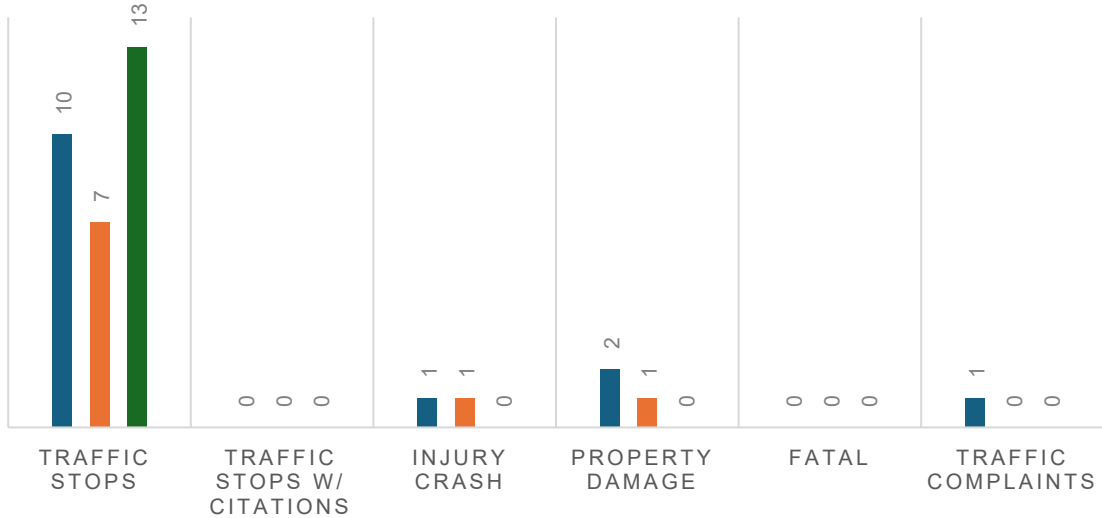


**Double fatal in one head on crash, one occupant from each vehicle*

Painted Rock

BEAT 6

■ 2022 ■ 2023 ■ 2024





Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Board of Equalization.
- **Recommended motion:** I, Commissioner _____, move to re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Board of Equalization.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

- **Staff Summary:** Commissioner Jay Carmona finished his most recent 4-year term on the Storey County Board of Equalization at the end of 2024. By virtue of his performance and experience on this important Board, he is recommended for re-appointment.
- **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: 1/21/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Debt Management Commission.
- **Recommended motion:** I, Commissioner _____, move to re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Debt Management Commission.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

- **Staff Summary:** Commissioner Jay Carmona finished his most recent 2-year term on the Storey County Board of Equalization at the end of 2024. By virtue of his knowledge of the financial situation of the County and associated agencies, he is recommended for re-appointment.
- **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 Fire Commissioners Agenda Action Report

**Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Fire Protection Districts Capital and Staffing Improvement Plan for Fiscal Year 2025-2030.
- **Recommended motion:** I (Fire Commissioner) move to direct the Fire Chief to make the following recommended changes to the SCFPD 2025-2030 Capital and Staffing Improvement plan:
 -
 - Alternate motion:
 - I (Fire Commissioner) move to approve the presented SCFPD 2025-2030 Capital and Staffing Improvement plan.
- **Prepared by:** Jeremy Loncar

Department: Fire

Contact Number: 775-847-0954

- **Staff Summary:** In preparation for the upcoming budget cycle, it is essential to revisit the District's Capital and Operational Plan to ensure it reflects current needs and aligns with both fiscal goals and anticipated growth. This annual update will help maintain a clear focus on priorities and strategic initiatives.
 -
 - This workshop is intended to provide an in-depth overview of the District's projected growth over the next five years, with a particular emphasis on key purchases and staffing expansions planned for the upcoming budget year. The objective is to ensure the District remains proactive in addressing evolving operational demands and financial opportunities
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of Fire Commissioners

Agenda Action Report

Meeting date: 1/21/2025

Estimate of time required: 10 minutes.

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

1. **Title: DISCUSSION/FOR POSSIBLE ACTION:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Fire Protection Districts Capital and Staffing Improvement Plan for Fiscal Year 2025-2030.
2. **Recommended motion:** I (Fire Commissioner) move to direct the Fire Chief to make the following recommended changes to the SCFPD 2025-2030 Capital and Staffing Improvement plan:

Alternate motion:

I (Fire Commissioner) move to approve the presented SCFPD 2025-2030 Capital and Staffing Improvement plan.

3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** In preparation for the upcoming budget cycle, it is essential to revisit the District's Capital and Operational Plan to ensure it reflects current needs and aligns with both fiscal goals and anticipated growth. This annual update will help maintain a clear focus on priorities and strategic initiatives.

This workshop is intended to provide an in-depth overview of the District's projected growth over the next five years, with a particular emphasis on key purchases and staffing expansions planned for the upcoming budget year. The objective is to ensure the District remains proactive in addressing evolving operational demands and financial opportunities

5. **Supporting materials:**

6. **Fiscal impact:**

a. Funds Available: Fund: Comptroller: ____

7. **Legal review required:** _____

____ District Attorney

8. **Reviewed by:**

a. __ Department Head Fire District

Other agency review:

9. Board action:

- a. Approved
- b. Denied

- Approved with Modifications
- Continued

Agenda Item No. _____

STOREY COUNTY FIRE PROTECTION DISTRICT



Capital and Staffing Improvement Plan

2025-2030

Be Nice-Solve Problems
Serve Community

Submitted by:
Jeremy B. Loncar, *Fire Chief*

Overview

The Storey County Fire Protection District is committed to enhancing its operational capabilities through strategic investments in capital projects and staffing improvements over the next five years. This plan outlines key initiatives aimed at addressing critical infrastructure needs, modernizing equipment, and ensuring optimal staffing levels to meet the growing demands of the community. As the population of Storey County continues to increase and the risk of emergencies evolves, these investments are essential to maintaining a high standard of service, ensuring the safety of our residents, and improving the District's overall readiness.

Key Initiatives:

1. Infrastructure Development

To support the growing community, the District will prioritize the construction, renovation, and upgrading of essential facilities. This includes new fire stations in areas with increased demand, the replacement of outdated facilities, and improvements to existing infrastructure. These capital projects are designed to ensure that the District has strategically located and well-equipped facilities to respond quickly and efficiently to emergencies.

2. Equipment Modernization

Over the next five years, the District will focus on modernizing its fleet and equipment to keep pace with advancements in technology and the increasing complexity of emergencies. This includes upgrading firefighting apparatus, investing in specialized rescue equipment, and replacing aging vehicles that are critical to operations. By embracing state-of-the-art tools and technology, the District aims to enhance response capabilities, improve safety for both personnel and the public and ensure long-term operational sustainability.

3. Staffing Enhancements

As the community grows, so does the need for increased staffing to maintain adequate service levels. The District's staffing improvement plan includes adding firefighters, paramedics, and support personnel to key stations, particularly those serving high-demand areas. The recruitment of additional line staff will allow the District to transition more stations from two-person to three-person staffing models, improving the efficiency and effectiveness of emergency responses. This initiative also includes the hiring of specialized staff, such as mechanics, finance officer, and fire prevention officers, to provide critical support and alleviate workload pressures on existing personnel.

4. Leadership Development and Career Progression

In tandem with staffing increases, the District will focus on leadership development and career progression for its personnel. This includes promoting qualified staff to key leadership roles, such as captains and battalion chiefs, and ensuring that every team is led by experienced and well-trained leaders. By investing in the professional growth of its workforce, the District can foster a culture of excellence, accountability, and innovation, positioning itself as a leader in fire service management.

5. Community Risk Reduction and Education

As part of the five-year plan, the District will expand its community outreach and fire prevention programs. Increased staffing for fire prevention and public education initiatives will allow the District to engage with residents, providing essential knowledge on fire safety, disaster preparedness, and emergency medical response. This proactive approach aims to reduce the overall risk to the community by preventing emergencies before they occur and fostering a safer environment for all.

6. Collaborative Partnerships and Regional Support

The District recognizes the importance of collaborating with neighboring agencies and regional partners to enhance service delivery. Over the next five years, efforts will be made to strengthen mutual aid agreements, participate in regional training exercises, and leverage partnerships for grant opportunities. By fostering strong relationships with local, state, and federal partners, the District can access additional resources, share expertise, and improve its capacity to respond to large-scale incidents.

Conclusion:

Through these targeted investments in infrastructure, equipment, staffing, and community engagement, the Storey County Fire Protection District will be well-positioned to meet the growing demands of the region. This five-year strategic plan reflects the District's commitment to providing exceptional emergency services, safeguarding public safety, and ensuring that both current and future residents of Storey County can rely on a capable and responsive fire service.

2025-2030 Storey County Fire Protection District Capital Improvement Plan.

Apparatus / Heavy Equipment	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Notes
Type III Engine at FS #71 (Replacement)			\$565,000				Move the current unit to FS #73
Type II Engine at FS #72 (Replacement)		\$590,000					
Type I Engine at FS #75 (Replacement/Industrial spec)				\$1,400,000			
Wildland Division vehicle			\$75,000				
Prevention Vehicle (3-year replacement plan) 4 units		\$55,000	\$56,000			\$65,000	Auction old units
Training Officer Vehicle (New)			\$70,000				
Battalion Chief Vehicle (3-year replacement plan)			\$85,000			\$90,000	
Haz Mat Unit #75					\$1,500,000		
Ambulance Replacement (2-year replacement plan)	\$370,000		\$380,000		\$390,000		Approximate 2-year delivery
Ladder Truck 71	\$1,250,000						
Mechanic Service Truck		\$175,000					
Repaint / Refurbish Squad 75			\$80,000				
Replace Water Tenders #72, 71, 74, 73		\$450,000	\$455,000	\$460,000	\$465,000		
Heavy Rescue (N Districts)					\$750,000		
Excavator (Replacement)				\$275,000			Surplus old unit
Transport & Trailer	\$300,000						
Side by Side (WL Division)		\$55,000					
Dozer #71					\$350,000		
	\$670,000	\$1,325,000	\$1,766,000	\$2,996,000	\$2,135,000	\$155,000	

Information Technology	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Notes
Install Station Alert & <i>Exterior Cameras</i>		\$85,000	\$60,000		\$70,000		
Virtual Sand Table Trainer		\$108,000					Seeking FEMA Training Funds
	\$0	\$193,000	\$60,000	\$32,000	\$70,000	\$0	

Facilities	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Notes
New Fire Station 71 VC	\$8,500,000						Partially grant funded (Federal)
EOC improvement (FS # 71)			\$500,000				Possible DHS EOC Grant funding
Replace Station 74				\$13,000,000			
New Fire Station 73				\$13,000,000			Developer agreement & District funds
New Fire Station 75 (New) Training Center		\$8,000,000					Explore bond options
Training Tower (North Districts)			\$625,000	—\$3,000,000			
<i>Exhaust removal System (Station 72)</i>		\$200,000					
Replace Station #72 House					\$9,000,000		
Fuels Management Quarters (Dist. 72)			\$2,000,000				
<i>Fire Mechanics Shop / Reserve App Building (75)</i>		\$250,000	\$7,500,000				
Connect FS# 72 to New App bays		\$150,000					
	\$ 8,500,000	\$ 8,600,000	\$ 10,625,000	\$ 26,000,000	\$ 9,000,000	0	

Equipment / Misc.	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Notes
Electric Extrication Tools				\$66,000	\$70,000		Partial FHS Grant Funding
<i>Fire Vent Training Trailer</i>		\$145,000					
<i>Mobile Training Tower</i>		\$100,000					Used regional unit
<i>Forcible Entry Prop (South Districts)</i>		\$68,000					
<i>Mechanics Equipment & tools</i>		\$30,000					
Zoll X Series Monitors			\$84,000	\$86,000	\$88,000	\$90,000	
<i>Stryker Gurner & Autoloader</i>		\$60,000					
SCBA Compressor FS # 71		\$62,000					
		\$465,000	\$84,000	\$152,000	\$158,000	\$90,000	

	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Total	\$11,632,000	\$10,573,000	\$12,535,000	\$29,180,000	\$11,363,000	\$490,000

*Items in **RED** and *Italicized* are newly added and have not been presented or received board approval.

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2025/2026 Capital Requests

Strategy 1: Acquisition of a Type 3 Engine

As part of the District-wide initiative to replace aging apparatus, the Storey County Fire Protection District seeks the acquisition of a new Type 3 wildland brush engine to replace the 2002 model (B71). This acquisition will modernize the fleet, ensuring operational readiness and enhanced wildfire response capabilities. The purchase will be part of the FY 2025/2026 budget, with an estimated cost of \$525,000, addressing the critical need to phase out older units and maintain reliability in our fleet.

Objectives

- Objective 1: Fleet Modernization**
Replace the aging 2002 Type 3 brush engine (B71) with a new unit, ensuring the fleet remains equipped to handle wildfire incidents efficiently and safely.
- Objective 2: Ensure Operational Readiness**
Improve response capabilities by replacing outdated equipment that is at increased risk of mechanical failure, ensuring that frontline apparatus is always reliable and available for deployment.
- Objective 3: Minimize Long-Term Maintenance Costs**
By replacing older units, the District will reduce maintenance and repair costs associated with outdated apparatus, which often require more frequent service and part replacements.
- Objective 4: Improve Wildland Firefighting Capabilities**
The addition of a new Type 3 engine will provide the District with improved technology and firefighting capabilities, enhancing safety for personnel and increasing efficiency during wildland firefighting operations.

Justification

The 2002 Type 3 wildland brush engines are nearing the end of their service life. Replacing these units is essential to maintaining reliable and safe firefighting capabilities. This replacement will leave only one older engine in service, significantly reducing the risk of downtime due to mechanical issues.

As wildland fires continue to present significant threats, having a dependable and modernized fleet is critical. The new engine will ensure that the District is prepared to respond quickly and effectively to wildfires, especially in high-risk areas of the community.

While the upfront cost of the new engine is \$525,000, this investment will reduce the ongoing maintenance expenses incurred by the aging apparatus, leading to long-term cost savings for the District.

Due to ongoing market disruptions and supply chain delays, the projected delivery date for the new engine is 2028. Planning for this acquisition now ensures the District secures the necessary apparatus to maintain its operational capabilities in the future.

Implementation Timeline

- **FY 2025/2026:** Request funding for the new Type 3 engine as part of the FY 2025/2026 budget.
- **2025:** Begin procurement process for the engine, accounting for potential supply chain disruptions and market volatility.
- **2028:** Anticipated delivery of the new engine, with the remaining older Type 3 engine continuing to serve until the new unit is fully operational.

Strategy 2: Acquisition of a Mechanic Service Truck

To enhance fleet maintenance and operational efficiency, the Storey County Fire Protection District proposes the acquisition of a dedicated mechanic service truck. This vehicle will support the work of a mobile mechanic, who will supplement services provided by the County shop. The service truck will allow the mechanic to perform on-site maintenance and repairs at fire stations, reducing vehicle downtime and conserving manpower.

Objectives

1. Objective 1: Reduce Vehicle Downtime

Equip the mobile mechanic with a fully outfitted service truck to conduct on-site repairs and routine maintenance, reducing the time vehicles spend out of service and improving overall fleet readiness.

2. Objective 2: Enhance Operational Efficiency

By allowing the mechanic to service vehicles at fire stations, the District will conserve manpower and avoid the logistical challenges associated with transporting vehicles to a centralized location, enabling quicker turnaround times for repairs and maintenance.

3. Objective 3: Supplement County Shop Services

The mechanic service truck will supplement, not replace, the services currently provided by the County shop. This collaboration will help alleviate the burden on the County shop and streamline the workload for both entities, ensuring that both Fire District and County vehicles are maintained efficiently.

4. Objective 4: Improve Maintenance Coverage for Growing Fleet

As the District's fleet continues to expand, the mobile mechanic and service truck will help meet the increased demand for regular maintenance and emergency repairs, ensuring that all vehicles remain in peak operating condition.

Justification

With the expansion of the District and the acquisition of new vehicles and equipment, the demand for maintenance and repairs has significantly increased. The mechanic service truck will allow the District to keep pace with the growing fleet, reducing the strain on existing resources.

The service truck will enable the mobile mechanic to perform repairs and preventive maintenance at the stations where vehicles are stationed. This reduces the amount of time vehicles are out of service and eliminates the need to transport equipment to centralized locations, conserving resources and ensuring quicker repairs.

The mechanic and service truck will work in collaboration with the County shop, providing additional capacity without replacing existing services. This will help balance the workload

between the two entities and ensure timely maintenance for all vehicles, particularly during periods of high demand.

By having a mobile mechanic equipped with a service truck, the District will be better positioned to address the needs of its growing fleet. This will improve the overall readiness of the vehicles and equipment, enhancing the District's ability to respond to emergencies efficiently.

Implementation Timeline

- **FY 2025/2026:** Request funding for the acquisition of a fully equipped mechanic service truck as part of the FY 2025/2026 budget.
- **Early 2026:** Upon approval, purchase and equip the service truck for the mobile mechanic.
- **Ongoing:** Monitor the effectiveness of the mobile mechanic and service truck in reducing vehicle downtime and improving fleet maintenance efficiency. Adjust resources as necessary to ensure continued operational improvements.

Strategy 3: Acquisition of a Side-by-Side UTV for the Wildland Division

As part of the Storey County Fire Protection District's ongoing initiative to enhance the operational capabilities of the Wildland Division, the District seeks to acquire a side-by-side Utility Terrain Vehicle (UTV). This vehicle, with an estimated cost of \$55,000 (including necessary outfitting), will serve as a critical tool for supporting wildland fire suppression, hazardous fuels reduction projects, and wildland staff mobility across difficult terrain.

The UTV will be included in the FY 2025/2026 budget to address the need for versatile and efficient transport within the District's Wildland Division, increasing the effectiveness and reach of its fire mitigation and fuels management efforts.

Objectives

- Objective 1: Enhance Fuels Reduction and Management Operations**
The side-by-side UTV will provide SCFPD with a reliable and versatile vehicle to support hazardous fuels reduction projects in hard-to-access areas, improving the District's ability to mitigate wildfire risks.
 - Objective 2: Improve Staff and Equipment Mobility**
The UTV will facilitate the transportation of wildland staff and equipment to project sites, allowing rapid deployment in challenging terrain and reducing the reliance on larger, less efficient vehicles.
 - Objective 3: Increase Wildland Fire Suppression Capabilities**
The UTV will enhance the Wildland Division's ability to quickly respond to emerging wildland fire incidents, transporting essential tools, equipment, and personnel directly to the fire line.
 - Objective 4: Support Public Outreach and Community Projects**
The UTV will also be used in community engagement efforts, supporting public outreach programs such as fuels reduction education, Ready, Set, Go! campaigns, and You Call We Haul services.
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Justification

The acquisition of a side-by-side UTV is essential to SCFPD's ongoing hazardous fuels reduction efforts and wildland fire suppression capabilities. The UTV's design enables access to remote areas that are difficult to reach with traditional vehicles, ensuring that personnel and equipment can be deployed efficiently and effectively.

This vehicle will significantly enhance the mobility of the Wildland Division, reduce reliance on older apparatus, and improve the District's ability to manage high-risk fuels in difficult-to-access areas. Additionally, the UTV will provide long-term cost savings by minimizing wear and tear on larger vehicles and reducing downtime associated with transporting staff and equipment.

The estimated upfront cost of \$55,000 represents a valuable investment that will improve operational efficiency, ensure quicker deployment in emergency situations, and reduce long-term maintenance expenses by decreasing reliance on the oldest vehicles in the fleet.

Implementation Timeline

- **FY 2025/2026:** Include funding for the side-by-side UTV in the FY 2025/2026 budget.
- **Early 2025:** Begin the procurement process, specifying necessary features (e.g., off-road capabilities, firefighting attachments) to ensure the vehicle meets the Wildland Division's operational requirements.
- **Mid-2025:** Complete outfitting of the UTV and conduct staff training to maximize its usage in fuels reduction and wildland fire suppression efforts.

Strategy 4: Acquisition of Tractor and Trailer

To further support SCFPD's operational and logistical needs, the acquisition of a new tractor and trailer is proposed. This new equipment will replace SCFPD's current 1997 International tractor and the 1972 Hyster lowboy trailer, which have become outdated and less reliable for critical transportation and equipment. The estimated cost for the tractor and trailer will not exceed \$450,000. This acquisition, planned for the FY 2025/2026 budget, is essential for ensuring safe, efficient, and dependable transport of heavy equipment to support SCFPD's mission and operational readiness.

Objectives

1. **Objective 1: Enhance Transport Capabilities for Heavy Equipment** Provide SCFPD with a modern, reliable tractor and trailer for transporting heavy equipment, ensuring rapid response capabilities and safe deployment to high-risk areas.
2. **Objective 2: Increase Operational Safety and Efficiency** Reduce maintenance risks and downtime associated with older equipment by replacing outdated units with a new tractor and trailer, improving safety for operators and personnel.
3. **Objective 3: Support Regional and Local Fire Response Efforts** Enable SCFPD to respond more effectively to fires within Storey County and neighboring areas by ensuring that heavy machinery can be swiftly transported where needed.
4. **Objective 4: Optimize SCFPD Fleet Management** Facilitate fleet modernization, reducing maintenance costs associated with aging equipment and ensuring consistent readiness across SCFPD's response resources.

Justification

The new tractor and trailer are essential to SCFPD's ability to transport heavy equipment efficiently and safely. Outdated equipment has limited reliability, increasing the risk of delays and mechanical issues. By upgrading to a new tractor and trailer, SCFPD can improve response times and reduce repair costs, benefiting both daily operations and emergency response readiness.

Replacing older units with modern equipment will enhance safety and efficiency for SCFPD personnel tasked with operating and maintaining heavy machinery. The increased reliability will reduce the need for costly repairs and decrease downtime, enabling SCFPD to remain mission-ready.

The projected investment of \$450,000 aligns with SCFPD's long-term fleet management goals, focusing on fleet modernization to support fuels management, wildfire mitigation, and regional fire response.

Implementation Timeline

- **FY 2025/2026:** Allocate budget for the tractor and trailer acquisition within the FY 2025/2026 budget.
- **2025:** Initiate procurement process, identifying specifications that meet SCFPD's operational demands and safety standards for the transport of heavy equipment.

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Strategy 5: Replacement of Water Tender #73

As part of SCFPD's ongoing fleet modernization initiative, the replacement of Water Tender #73, a 1981 International, is proposed. This vehicle has served SCFPD for decades but has reached the end of its operational life, with frequent maintenance needs and limited reliability. The replacement water tender, with an estimated cost of approximately \$375,000, will ensure continued support for SCFPD's firefighting capabilities, particularly in areas where hydrant access is limited or unavailable. This acquisition is planned for inclusion in the FY 2025/2026 budget.

Objectives

1. **Objective 1: Improve Water Supply Reliability for Firefighting Operations** Equip SCFPD with a modern water tender that ensures a dependable and sufficient water supply in areas lacking hydrant access, critical for wildfire and structural fire response.
2. **Objective 2: Enhance Operational Efficiency and Reduce Downtime** Replace the aging water tender to decrease repair costs, reduce downtime, and enhance the overall reliability and readiness of SCFPD's water supply resources.
3. **Objective 3: Increase Safety for Operators and Personnel** Provide SCFPD with a vehicle equipped with modern safety features, reducing risks associated with operating an outdated water tender during high-stakes fire response situations.
4. **Objective 4: Support Regional Firefighting Capabilities and Mutual Aid** Strengthen SCFPD's water supply resources to support both local and regional firefighting operations, reinforcing mutual aid efforts and ensuring efficient resource deployment across incidents.

Justification

The replacement of Water Tender #73 is essential to maintaining SCFPD's firefighting effectiveness, particularly in remote or rural areas where water supply is critical. The 1981 International has become increasingly unreliable, with repair costs rising as it ages. A new water tender, with an estimated cost of \$375,000, will enhance SCFPD's capacity to deliver a continuous water supply, supporting fire suppression efforts and improving overall safety.

Investing in a new water tender aligns with SCFPD's fleet modernization goals, ensuring that frontline equipment meets operational and safety standards. The enhanced reliability will decrease the likelihood of mechanical issues during incidents, providing greater confidence in SCFPD's firefighting resources and allowing the District to respond effectively to fires both within Storey County and in mutual aid contexts.

Implementation Timeline

- **FY 2025/2026:** Allocate budget for the replacement of Water Tender #73 in the FY 2025/2026 budget.

- **2025:** Initiate procurement process, specifying essential features for water supply reliability, operator safety, and compatibility with SCFPD's operational requirements.

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Strategy 6: Installation of Exhaust Removal System at Fire Station 72

In alignment with the National Fire Protection Association (NFPA) guidelines, the SCFPD proposes the installation of an exhaust removal system in the new apparatus bays at Fire Station 72. This system, with an estimated cost of \$200,000, is designed to reduce firefighters' exposure to harmful exhaust emissions, enhancing safety within the station environment. Installing this system is critical for maintaining compliance with health and safety standards and supporting the long-term well-being of district personnel.

Objectives

1. **Objective 1: Improve Firefighter Health and Safety** Protect firefighters and station personnel from hazardous exhaust emissions, reducing exposure to carcinogens and airborne pollutants in accordance with NFPA safety recommendations.
2. **Objective 2: Comply with National Fire Protection Association (NFPA) Standards** Ensure that Fire Station 72 meets NFPA guidelines for safe air quality and exhaust containment within apparatus bays, supporting the district's commitment to industry best practices.
3. **Objective 3: Enhance Long-Term Operational Sustainability** Provide a durable, high-efficiency exhaust removal solution that minimizes maintenance costs and promotes a clean working environment, contributing to the station's long-term operational effectiveness.
4. **Objective 4: Support District-Wide Health Initiatives** Align with district health and wellness goals by investing in infrastructure that supports safer, cleaner working conditions, further demonstrating SCFPD's commitment to its workforce.

Justification

Exposure to diesel exhaust emissions has been linked to numerous health issues, including respiratory conditions and cancer. In light of this, NFPA has established guidelines recommending exhaust removal systems in fire stations. The installation of such a system at Fire Station 72 will reduce the health risks associated with prolonged exposure to exhaust fumes, thereby promoting a safer work environment for all personnel.

The exhaust removal system is a proactive measure to ensure compliance with NFPA standards and to mitigate health risks for current and future staff. This investment aligns with SCFPD's commitment to maintaining the highest safety standards and protecting the well-being of its employees. Additionally, installing a high-efficiency system supports long-term sustainability, reducing ongoing maintenance costs and minimizing air quality concerns within the station.

Implementation Timeline

- **FY 2025/2026:** Allocate funding for the exhaust removal system in the FY 2025/2026 budget.

- **Early 2025:** Begin the procurement and installation process, ensuring the system meets all NFPA guidelines and district specifications.
- **Mid-2025:** Complete installation and conduct testing to confirm optimal performance and compliance.
- **Ongoing:** Monitor the system's effectiveness and schedule routine maintenance to ensure continued safety and compliance.

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Strategy 7: Acquisition of Fire Vent Mobile Training Prop and Forcible Entry Prop

To enhance on-site training capabilities within Storey County, SCFPD proposes the acquisition of a Fire Vent mobile training prop and a Forcible Entry prop with a combined budget not to exceed \$213,000. The Fire Vent trailer, being mobile, can be transported to various fire stations throughout the district, allowing flexible, location-based training. The Forcible Entry prop is a semi-fixed facility trainer that can be easily relocated as needed. By investing in these training resources, SCFPD can significantly reduce downtime and reliance on the Carson City training center, thereby saving time and costs associated with off-site training.

Objectives

1. **Objective 1: Enhance In-District Training Capabilities** Provide SCFPD personnel with on-site access to specialized training props, ensuring consistent skill development and reducing dependency on external training facilities.
2. **Objective 2: Improve Operational Readiness** Facilitate frequent, realistic training in critical skills such as ventilation and forcible entry, essential for preparing personnel to respond effectively to structural fires and emergency situations.
3. **Objective 3: Reduce Training Costs and Downtime** Minimize travel and associated costs by conducting more training within the county, allowing personnel to maintain operational readiness with less time spent off-site.
4. **Objective 4: Increase Training Accessibility Across Stations** Utilize the mobility of the Fire Vent trailer to ensure all fire stations have access to essential training tools, fostering district-wide competency and standardization in key fireground skills.

Justification

Currently, SCFPD relies heavily on the Carson City training center for specialized skill development in ventilation and forcible entry. This dependence incurs additional costs, travel time, and scheduling challenges, which can impact operational readiness. Acquiring a Fire Vent mobile training prop and a Forcible Entry prop will allow SCFPD to conduct essential training sessions in-district, increasing training frequency and flexibility while decreasing downtime and costs.

The Fire Vent trailer's mobility offers flexibility, allowing training to be conducted at multiple locations to accommodate all personnel. The Forcible Entry prop, though semi-fixed, is designed to be easily relocated, supporting adaptability in training setups. By having these training tools available in Storey County, SCFPD will maximize training efficiency and support continuous skills development across the District.

Implementation Timeline

- **FY 2025/2026:** Allocate funding for the acquisition of the Fire Vent mobile training prop and the Forcible Entry prop within the FY 2025/2026 budget.

- **Early 2025:** Begin procurement process for both training props, ensuring they meet SCFPD specifications and training requirements.
- **Mid-2025:** Deploy the props across district stations, ensuring readiness for immediate use and scheduling initial training sessions.
- **Ongoing:** Assess training outcomes and monitor the props' effectiveness in meeting SCFPD's training goals, adjusting resources and training programs as needed.

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Strategy 8: Acquisition of a Used Mobile Training Tower

To enhance in-district training capabilities and improve operational readiness across Storey County, SCFPD proposes the acquisition of a used Mobile Training Tower with a budget not to exceed \$100,000, including refurbishment costs. The Mobile Training Tower will provide a versatile, on-site training resource for fire personnel, allowing realistic, scenario-based training in various fireground operations, including ventilation, ladder operations, hose advancement, and forcible entry. This investment will reduce reliance on external training centers and increase accessibility to essential training tools for all SCFPD personnel.

Objectives

- 1. Objective 1: Enhance In-District Training Capabilities**
Provide SCFPD personnel with a fully equipped Mobile Training Tower to conduct on-site, scenario-based training exercises, ensuring consistent skill development without the need to travel to external facilities.
 - 2. Objective 2: Improve Operational Readiness**
Facilitate frequent, realistic training in fireground operations, including vertical ventilation, ladder placement, hose advancement, and rescue techniques, essential for preparing personnel to respond effectively to emergencies.
 - 3. Objective 3: Reduce Training Costs and Downtime**
Minimize travel time and costs associated with using external training centers by conducting more training sessions within the county, allowing personnel to maintain operational readiness while reducing downtime.
 - 4. Objective 4: Increase Training Accessibility Across Stations**
Utilize the mobility of the training tower to ensure all district stations have regular access to essential training tools, fostering district-wide competency and standardization in fireground skills.
-

Justification

Currently, SCFPD relies on external training centers for specialized skill development, particularly in fireground operations such as ventilation and rescue techniques. This reliance incurs additional travel costs, scheduling challenges, and time away from stations, which can impact operational readiness.

Acquiring a used Mobile Training Tower will allow SCFPD to conduct essential training sessions in-district, increasing the frequency, flexibility, and accessibility of critical training exercises. The mobile nature of the tower provides the flexibility to conduct training at multiple locations throughout the county, ensuring that all personnel receive consistent and standardized training.

This investment will support continuous skills development while reducing overall training costs and downtime. Refurbishing a used training tower offers a cost-effective solution to improve training infrastructure without the need for a new, higher-cost facility.

Implementation Timeline

- **FY 2025/2026:** Allocate funding for the acquisition and refurbishment of the Mobile Training Tower in the FY 2025/2026 budget.
- **Early 2025:** Begin the procurement process for a used training tower, ensuring it meets SCFPD's specifications and operational requirements.
- **Mid-2025:** Complete refurbishment and deploy the Mobile Training Tower across district stations, ensuring readiness for immediate use and scheduling initial training sessions.
- **Ongoing:** Monitor training outcomes and evaluate the tower's effectiveness in meeting SCFPD's training goals, making adjustments as needed to optimize its use.

2025-2030 Storey County Fire Protection District Staffing Improvement Plan.

Staffing	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Notes
Firefighter/AEMT FS# 73 (X3)					\$520,000		Possible FEMA SAFER Grant
Firefighter/Medic FS# 73 (X3)					\$570,000		Possible FEMA SAFER Grant
Battalion Chiefs (North Districts X3)						\$820,000	
Captain FS# 74 (X3)		\$705,000					Brings 74 to 3-Person Staffing
Captain FS# 72 (X3)			\$715,000				Brings 72 to 3-Person Staffing
Firefighter/AEMT FS# 77 (X3)						\$530,000	Possible FEMA SAFER Grant
Firefighter/Medic FS# 77 (X3)						\$570,000	Possible FEMA SAFER Grant
Fire Captain FS# 77 (X3)						\$710,000	Possible FEMA SAFER Grant
Training Officer (Captain)		\$235,000					
<i>Finance Officer</i>		<i>\$165,000</i>					
Fire Mechanic		\$165,000					
Total	\$660,000	\$1,270,000	\$715,000	\$0	\$1,090,000	\$2,630,000	

*Positions in **Red** and *Italicized* have been added and will require Board of Fire Commissioner approval.

**Costs associated with each position are estimates and exact amounts will be provided within the budget at the time of approval.

2025/2026 Staffing Requests

Strategy 1. Proposal to Hire a Dedicated Fire District Mechanic

The Storey County Fire Protection District will hire a dedicated mechanic to assume full responsibility for the maintenance, repair, and service of the District's growing fleet of vehicles and equipment. Starting January 1, 2026, the Fire District will no longer utilize the Storey County Shop for maintenance or repair services. This transition will enhance fleet management, reduce operational costs, and ensure the District's emergency response capabilities remain at optimal levels.

- Objective 1: Improve Fleet Maintenance and Reliability**
By hiring a dedicated mechanic, the Fire District will ensure that all vehicles and equipment receive regular, scheduled maintenance. This will reduce downtime, improve operational readiness, and prevent the high costs associated with deferred repairs.
- Objective 2: Transition Away from County Shop Services.**
Ending reliance on the Storey County Shop will allow the Fire District to establish full autonomy over fleet maintenance. This will eliminate delays caused by competing priorities and streamline repair processes, ensuring vehicles and apparatus remain ready for deployment.
- Objective 3: Reduce Maintenance Costs**
The addition of an in-house mechanic will decrease reliance on external repair services, minimizing downtime and lowering overall maintenance expenses for the District. Being mobile will also assist the district in reducing costs by eliminating the use of additional staff in relocating apparatus between the shop and the stations.
- Objective 4: Optimize Fleet Management Practices.** Implement a tailored fleet management system that prioritizes preventive maintenance, tracks repair schedules, and ensures the long-term reliability of the Fire District's growing fleet.

Justification

- Growing Fleet Needs**
The Fire District's fleet has grown significantly over the last several years with the addition of specialized apparatus, heavy equipment, and auxiliary vehicles. The demands of maintaining this diverse and expanding inventory now require consistent attention to ensure both reliability and quick response to emergency needs.
- Relieving Burden on the Storey County Shop**
Currently, the Storey County Shop provides maintenance support for Fire District vehicles, creating a strain on their resources. Hiring a dedicated mechanic for the Fire District will help alleviate this burden and allowing County Shop personnel to focus on other County vehicles and infrastructure needs. This will also reduce wait times for repairs, improving vehicle uptime and emergency response capacity.
- Enhanced Fleet Management**
A full-time mechanic would allow for better scheduling of preventive maintenance, reducing the likelihood of costly repairs due to neglect or deferred maintenance. By ensuring our equipment remains in optimal condition, we can improve operational efficiency, reduce downtime, and extend the lifespan of our fleet.

4. **Cost Savings**

The District anticipates that having an in-house mechanic will help reduce overall maintenance costs. External repair services and long downtimes contribute to higher expenses and operational inefficiencies. A dedicated mechanic will mitigate these factors and provide long-term savings through consistent, on-demand service.

Implementation Timeline

- **FY 2024/2025:** Conduct a workload and fleet maintenance assessment in collaboration with the Storey County Shop.
- **Early FY 2025/2026:** Hire and onboard a qualified mechanic with expertise in emergency apparatus and specialized equipment.
- **January 1, 2026:** Cease reliance on Storey County Shop for vehicle maintenance and repair services. All maintenance operations will transition fully to the Fire District's in-house mechanic.
- **Ongoing:** Regular performance reviews to ensure the mechanic is effectively managing workload, reducing vehicle downtime, and providing cost-saving benefits.

Strategy 2: Captains at Fire Station 74

In the FY 2023/2024 budget year, the Storey County Fire Protection District received approval to hire three Firefighter/AEMTs, with the potential to hire an additional three if awarded the FEMA SAFER Grant. This staffing increase aligns with the District's strategic objective of enhancing operational readiness and improving staffing levels across our stations, focusing particularly on bringing Station 74 to full staffing capacity. Three current staff members will be promoted to the position of Captain to create these firefighter vacancies.

Objectives

1. **Objective 1: Increase Staffing at Fire Stations 71 and 74**
Hire three new Firefighter/AEMTs and an additional three with the option of securing a FEMA SAFER Grant to meet operational needs and enhance emergency response capabilities. Not completely dependent on SAFER award.
2. **Objective 2: Conduct Comprehensive Training for New Hires**
Ensure that all newly hired Firefighter/AEMTs successfully complete a 14-week regional academy training in Carson City, equipping them with the skills necessary to perform effectively in the field.
3. **Objective 3: Promote Leadership within the Fire District**
Upon securing the additional staffing at Station 74, promote qualified personnel to Captain positions to maintain effective leadership and oversight of the expanded team.
4. **Objective 4: Improve Staffing Levels Across the District**
Bring the majority of fire stations, including Stations 71 and 74, from two-person to three-person staffing, enhancing operational capacity and ensuring a more robust emergency response.

Justification

1. **Enhanced Operational Capacity**
Increasing staffing at Stations 71 and 74 will significantly improve the District's capacity to respond to emergencies efficiently and safely. This aligns with the overall goal of improving staffing levels across the District to meet the increasing demand for services.
2. **Alignment with Strategic Staffing Goals**
This initiative supports the District's long-term staffing strategy by moving toward the industry-standard three-person staffing model at key stations, enhancing response times and operational effectiveness.
3. **Potential Grant Funding through FEMA SAFER**
The District is actively pursuing the FEMA SAFER Grant, which will allow for the hiring of additional personnel without placing undue financial strain on the District. Securing these funds would enable the assignment of three additional line staff to Fire Station 74, further strengthening our response capacity.

4. **Leadership Development and Promotions**

Expanding the team at Station 74 will necessitate promotions to Captain positions, ensuring that experienced leadership is in place to effectively manage the growing team and maintain operational excellence.

Implementation Timeline

- **July 2025:** Conduct testing for Firefighter/AEMT and Captain positions in August 2024.
- **Fall 2024:** Newly hired candidates will undergo a 14-week regional academy training in Carson City.
- **Ongoing:** Promote qualified personnel to Captain positions at Station 74 to maintain effective leadership.

Strategy 3: Hiring a Finance Officer

As part of the SCFPD strategic initiative to enhance financial oversight, transparency, and autonomy, SCFPD seeks to hire a dedicated Finance Officer. This role will ensure that SCFPD's financial management aligns with the specialized demands of the fire service, improving budgetary control, reporting accuracy, and fiscal planning. The Finance Officer position will be included in the FY 2025/2026 budget, with an estimated annual salary and benefits package of \$185,000. This move supports SCFPD's goals of maintaining independence from the County Comptroller's Office, allowing the District to tailor financial practices to its operational needs.

Objectives

1. Objective 1: Improve Financial Oversight and Accountability

A dedicated Finance Officer will provide direct oversight of SCFPD's finances, ensuring timely, transparent reporting and strengthening internal financial controls to support the District's long-term financial health.

2. Objective 2: Enhance Budgetary Control and Planning

The Finance Officer will oversee budget preparation, management, and adjustments tailored to SCFPD's specific operational and strategic goals, supporting accurate forecasting and efficient resource allocation.

3. Objective 3: Increase Financial Independence from the County Comptroller's Office

By hiring a dedicated Finance Officer, SCFPD will reduce its reliance on the County Comptroller, allowing for quicker decision-making, customized reporting, and better alignment with SCFPD's unique fiscal requirements.

4. Objective 4: Support Strategic Financial Initiatives

The Finance Officer will lead initiatives to secure grants, manage capital projects, and oversee compliance with financial regulations, enabling SCFPD to pursue growth while ensuring adherence to fiscal policies and procedures.

Justification

1. Specialized Financial Oversight

SCFPD's financial needs are distinct, with a focus on funding capital projects, securing grants for wildland firefighting and community risk reduction, and managing a diverse budget covering operational costs, emergency response, and training. A dedicated Finance Officer with expertise in fire service budgeting will provide tailored oversight and streamline these processes.

2. Operational Independence and Efficiency

As SCFPD's operations grow, dependence on the County Comptroller's Office can lead to increased burdens on the County Comptroller's Office and delays in budget adjustments, and modifications to payroll processing. An in-house Finance Officer will ensure SCFPD can respond swiftly to financial needs, especially during emergencies or project-based funding requests.

3. Enhanced Compliance and Financial Integrity

A dedicated Finance Officer will bring direct accountability for adhering to fire-specific grant requirements, budgeting standards, and audit protocols. This role will mitigate compliance risks and enhance financial integrity through regular audits, risk assessments, and policy reviews customized to SCFPD's operations.

4. Improved Budget Management and Planning

With direct oversight, the Finance Officer can monitor specific SCFPD spending trends, support cost-saving initiatives, and improve budget forecasting based on SCFPD's operational data. This enhanced planning will allow SCFPD to strategically allocate funds to meet both immediate and long-term needs.

Implementation Timeline

- **FY 2025/2026:** Include funding for the Finance Officer position in the FY 2025/2026 budget.
- **Q1 2025:** Develop the job description, qualifications, and recruitment strategy, focusing on candidates with experience in municipal or fire service finance.
- **Q2 2025:** Begin recruitment and selection process to hire a qualified Finance Officer.
- **Q3 2025:** Onboard the Finance Officer, with initial responsibilities including budget planning for the upcoming fiscal year and streamlining financial processes to support SCFPD's operational goals.

Strategy 4: Establishing Promotional Opportunities for Fire Inspector I Positions to Promote to Fire Inspector II

As part of the Storey County Fire Protection District's commitment to career development and retention, the District proposes creating a promotional pathway for current Fire Inspector I employees to advance to Fire Inspector II positions. This initiative will recognize the expertise and dedication of current personnel, encourage professional growth, and improve inspection capabilities within the District.

This promotional opportunity will be offered to two eligible Fire Inspector I employees with an estimated 10% salary increase upon promotion. This plan will be included in the FY 2025/2026 budget to support SCFPD's ongoing commitment to internal advancement and succession planning.

Objectives

- 1. Objective 1: Encourage Career Development and Retention**
Providing a clear promotional pathway for Fire Inspector I personnel will encourage long-term commitment to the District, reduce turnover, and foster a culture of professional growth.
- 2. Objective 2: Strengthen Inspection and Code Enforcement Capabilities**
Promoting experienced Fire Inspectors will enhance the District's ability to perform critical inspections, enforce fire codes, and provide education to the community, improving overall fire prevention efforts.
- 3. Objective 3: Improve Operational Efficiency**
By promoting internal candidates who are already familiar with SCFPD's operations, policies, and community needs, the District will reduce training time and ensure continuity in inspection services.
- 4. Objective 4: Support Succession Planning**
Creating advancement opportunities for Fire Inspectors supports long-term succession planning, ensuring that the District has qualified personnel ready to take on higher-level responsibilities in the future.

Justification

- 1. Professional Growth and Retention**
SCFPD recognizes the importance of providing career advancement opportunities to its employees. Offering internal promotions demonstrates the District's commitment to retaining talented personnel by recognizing their skills, certifications, and contributions.
- 2. Enhanced Code Enforcement and Community Risk Reduction**
Promoting Fire Inspectors will improve the District's capacity to perform fire code enforcement, plan reviews, and inspections, contributing to community risk reduction and ensuring compliance with fire safety standards.
- 3. Cost-Effective Solution**
Promoting internal candidates is a cost-effective way to fill higher-level positions. The

proposed salary increase of approximately 10% for two positions represents a manageable budget adjustment while ensuring the District retains experienced personnel.

4. **Continuity of Service**

Internal promotions provide continuity within the District's operations. Employees who are already familiar with SCFPD's processes, policies, and community risks can transition seamlessly into higher roles, ensuring uninterrupted service delivery.

Implementation Timeline

- **FY 2025/2026:** Include funding for Fire Inspector II promotions in the FY 2025/2026 budget.
- **Q2 2025:** Notify eligible employees of the promotional opportunity and begin the review and evaluation process.
- **Q3 2025:** Complete the promotion process and adjust salaries accordingly.
- **Q4 2025:** Conduct onboarding and additional training for promoted Fire Inspectors to ensure a smooth transition into their new roles.



Storey County Liquor Licensing Board Agenda Action Report

Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Second reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.
- **Recommended motion:** I (insert name) motion to approve the Second reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.
- **Prepared by:** Erika Wall

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** Second reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/21/2025 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 the remaining “at-large” vacancy on the Virginia City Tourism Commission and amending the Governor’s Workforce Development Board designation 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 the last remaining vacancy – “at-large” representative – on the Virginia City Tourism Commission (VCTC) and amending the Nevada Governor’s Workforce Development Board designation in accordance with State considerations.

- **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

List of Storey County Board and Committee Appointments for 2025

Amended 01/21/25

1. Legislative Representative – Clay Mitchell, Jay Carmona, Donny Gilman, and Austin Osborne, including department heads, elected officials, lobbyists, and staff as needed.
2. Nevada-NACO – Jay Carmona with Donny Gilman as alternate.
3. Nevadaworks – Donny Gilman with Lara Mather as alternate.
4. Friends of Storey County Senior Center Board – Donny Gilman.
5. Storey County Safety Committee Chair – Bryan Sandoval.
6. Comstock Cemetery Foundation Board – Caitlin Best.
7. Carson Water Subconservancy District – Jim Hindle and Lee Sterrett
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 – 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) – 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 (NNDA) (elected official seat) – Donny Gilman.
21. Northern Nevada Development Authority (NNDA) (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; (*Deborah Hayward*, “at-large” representative); Gretchen Lavach, business district merchant representative; A. Perry, motel representative; and 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.

Deborah E. Hayward

January 4, 2025

Storey County Human Resources Office
Storey County Courthouse
26 South B Street
P.O. Box 176
Virginia City, NV 89440

Letter of Interest – Representative of Virginia City Tourism Commission

Storey County Commissioners,

I am writing to express my interest in serving another term as a member of the Virginia City Tourism Commission. It has been an honor to contribute to the growth and vibrancy of our community through my work on the Commission, and I am eager to continue driving meaningful changes and fostering collaboration that align with our shared mission and vision.

During my current term, I have worked diligently to strengthen partnerships with local business owners, participating in bi-monthly marketing committee and focused on innovative events that have boosted tourism and community engagement. These efforts have reinforced Virginia City's reputation as a unique and historic destination, benefiting both residents, business owners and visitors.

Looking ahead, I am committed to advancing initiatives that support sustainable tourism growth, embrace technological advancements to improve outreach, and ensure our local businesses thrive in a competitive market. By continuing to collaborate closely with the board, county officials, and community stakeholders, I believe we can achieve even greater success in showcasing the charm and heritage of Virginia City.

Thank you for considering my application for another term.

Sincerely,

Deborah Hayward
650-279-0102 Mobile
dehaywardnv@gmail.com

Biographical Information – DEBORAH E. HAYWARD

Deborah Hayward has been a licensed commercial real estate professional in Nevada since 2021, focusing on her family's development and investment company. Her portfolio includes commercial, historical, and residential properties in Northern Nevada.

Before joining the family business, Deborah had a distinguished career in the semiconductor industry. She was one of the founding members of Ultra Clean Technology (UCT), a global multi-billion-dollar manufacturing company headquartered in Hayward, California (NASDAQ: UCTT). From 1995 to 2021, she held various strategic and leadership roles, culminating in her position as UCT's Senior Vice President of Global Account Management.

Deborah studied Business Administration at the University of California, East Bay. She is deeply committed to community involvement and has volunteered with several Northern Nevada nonprofit organizations focused on children's programs, including the Sky Tavern Junior Ski Program and the RennerVation Foundation, which has brought foster and at-risk youth to Christmas on the Comstock for the past two years. Deborah has also served on the Virginia City Tourism Board for the past year.

A long-time resident of South Reno, Deborah and her family have called the area home for over 20 years. She and her husband, Tom, raised their son Thomas, a graduate of the University of Nevada, Reno. Together, they continue to invest in redevelopment projects across Storey County, Washoe County, and downtown Reno, including the Keystone Commons project.

Deborah and Tom are the proud owners of the Red Light Union Building (formerly the Mustang Ranch Steakhouse) and the Territorial Enterprise Building in Virginia City, Nevada. In early 2024, they completed a self-funded, million-dollar restoration of the Red Light Union Building, which now houses two new restaurants, a specialty retail store, a coffee shop, a dedicated event space, and a short-term rental apartment. The Territorial Enterprise Building is slated to reopen in late 2025, featuring retail space, flexible pop-up and event areas, a short-term rental apartment, and the beloved Mark Twain Museum, which continues to host special events throughout the year.

Deborah's husband, Tom, is a nationally recognized auctioneer who has appeared on television shows such as Storage Wars, Auction Hunters, and Hollywood Treasures. A graduate of the University of Indiana's Certified Auctioneer Institute (CAI), Tom conducts auctions nationwide, specializing in corporate, bankruptcy, estate, and charity auctions.



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/21/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following: SB69 Storey County bill adjusting tax abatement programming; SB78 amending regulations related to the Comstock Historic District Commission; proposals relating to the number of required planning commissioners; and other bills and BDRs potentially affecting Storey County.
- **Recommended motion:** I [county commissioner] motion to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows: (a) SB69, (b) SB78, (c) proposals relating to the number of required planning commissioners; (d) and others (listed) bills and BDRs.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The board at each meeting directs county staff and lobbyists to take certain positions on bills of significance to Storey County. Information on bills affecting the county will be updated periodically throughout the 2025 legislative session at the Storey County website at <https://www.storeycounty.org/654/Legislative-Bills>. Bill text and related information is also available at the Nevada Legislature NELIS system at the following.
 -
 - Senate Bill 69:
<https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bill/11869/Text>
 -
 - Senate Bill 78:
<https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bill/11891/Text>
 -
 - Other Bills in NELIS:
<https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bills/List>
- **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

SENATE BILL NO. 69—COMMITTEE ON
REVENUE AND ECONOMIC DEVELOPMENT

(ON BEHALF OF STOREY COUNTY)

PREFILED NOVEMBER 20, 2024

Referred to Committee on Revenue and
Economic Development

SUMMARY—Revises provisions relating to economic
development. (BDR 32-369)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

~

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to taxation; revising provisions governing audits conducted by the Department of Taxation of recipients of a partial abatement of certain taxes imposed upon a new or expanded data center; requiring an applicant for the issuance of transferable tax credits and the partial abatement of certain taxes for a project that is located in an economic diversification district to enter into an agreement with certain local governments to defray the cost of services provided by the local governments; revising provisions governing applications for the issuance of transferable tax credits and the partial abatement of certain taxes for a project that satisfies certain capital investment and other requirements; authorizing a fire protection district to abate certain fees; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

- 1 Existing law authorizes the Office of Economic Development to grant a partial
- 2 abatement of property taxes, modified business taxes and sales and use taxes to a
- 3 business that locates or expands in this State and meets certain qualifications for the
- 4 abatement. (NRS 360.750, 360.753, 360.754, 360.890, 360.950) If the Office
- 5 approves an application by a business for such an abatement or partial abatement,
- 6 the business is required to enter into an agreement with the Office to allow the
- 7 Department of Taxation to conduct audits of the business to determine whether the



8 business is in compliance with the requirements for the abatement or partial
9 abatement. (NRS 360.755) **Section 1** of this bill requires an audit of a data center
10 that is approved for a partial abatement to include a determination of the colocated
11 businesses that have entered into contracts to use or occupy the data center. **Section 1** further
12 requires such information to be kept confidential and not disclosed to any person
13 other than an employee of the Department, the county assessor or county treasurer
14 to whom the Department is required to provide the information or an officer or
15 employee of such a county assessor or county treasurer.

16
17 Existing law authorizes the Office to approve applications for an abatement or
18 partial abatement of certain taxes and the issuance of transferable tax credits
19 submitted by the lead participant in a qualified project that will make a capital
20 investment in this State of at least \$1 billion. (NRS 360.880-360.980) Additionally,
21 existing law authorizes the governing body of a county or city in which a qualified
22 project is or is expected to be located to: (1) create an economic diversification
23 district that includes within its boundaries the qualified project; and (2) pledge for
24 certain purposes the proceeds of all sales and use taxes imposed in the county or
25 city on each participant in the qualified project, other than any sales and use taxes
26 for which an abatement is received. (Chapter 271B of NRS) **Sections 2 and 6** of
27 this bill require, as a condition of eligibility for the transferable tax credits or the
28 abatement or partial abatement of taxes for a project that is or will be located in an
29 economic diversification district, the lead participant to enter into an agreement
30 with the governing body of the city or county and fire protection district in which
31 the project is located to require the lead participant to make payments to defray the
32 cost of local governmental services and infrastructure to service the project.
33 **Sections 2 and 6** make records, files and communications exchanged between the
34 lead participant and a county, city or fire protection district for the purpose of
35 entering into certain agreements confidential and prohibit the disclosure of such
36 records, files and communications except with the consent of the lead participant.
37 **Section 10** of this bill provides that these records, files and communications are not
38 public records. **Section 11** of this bill makes a conforming change to reflect that the
39 governing body of a county or city is authorized to enter into agreements with
40 owners of any interest in property for the payment of amounts to defray the costs of
41 local government services, in addition to the agreement which the governing body
42 of the county or city is required to enter into with the lead participant pursuant to
43 **sections 2 and 6**.

44 Existing law prohibits the Office from approving an application for a partial
45 abatement for a qualified project whose participants intend to make a capital
46 investment in this State of at least \$1 billion unless the lead participant of the
47 project has entered into an agreement with the Office establishing certain terms for
48 the abatement, including the date on which the abatement becomes effective, which
49 must not be earlier than the date on which the Office receives the application and
50 not later than 1 year after the date on which the Office approves the application.
51 (NRS 360.889) **Section 2** requires the effective date of the abatement, as
52 established by the agreement, to be not earlier than the date on which the Office
53 approves the application. **Section 6** adds a similar requirement regarding the
54 effective date of an abatement to applications for an abatement for a qualified
55 project whose participants intend to make a capital investment in this State of at
56 least \$3.5 billion.

57 **Sections 3 and 7** of this bill require the Office, within 15 days after receipt of
58 an application for transferable tax credits or an abatement or partial abatement of
59 taxes for a project with a capital investment of at least \$1 billion in this State, to
60 send a notification containing certain information to each city, county and fire
61 protection district in which the project will be located. **Sections 3 and 7** require, for
62 the limited purpose of considering and taking action on such an application, certain



63 temporary voting members to be appointed to the Board of Economic Development
64 by the governing bodies of the county, city and fire protection district in which the
65 project will be located. **Sections 3 and 7** authorize the disclosure of certain
66 confidential information in an application to an officer or employee of a county,
67 city or fire protection district who is subject to an agreement prohibiting further
68 disclosure of the information. Finally, **sections 3 and 7** require the Office to receive
69 a letter of acknowledgment of an application from certain local governments before
70 considering the application, unless such a letter is not received within 30 days of a
71 request for the letter.

72 **Sections 4 and 8** of this bill require the Office to forward a copy of the
73 certificate of eligibility which identifies the estimated amount of transferrable tax
74 credits available to the governing body of the county or city in which the project is
75 located.

76 Existing law authorizes the governing body of a county or city to grant an
77 abatement of all or part of any permitting fee or licensing fee which the local
78 government is authorized to impose, for the purpose of encouraging local economic
79 development. (NRS 360.896, 360.980) **Sections 5 and 9** of this bill similarly
80 authorize a fire protection district to grant an abatement of any permitting fee or
81 licensing fee which the fire protection district is authorized to impose.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 360.755 is hereby amended to read as follows:
2 360.755 1. If the Office of Economic Development approves
3 an application by a business for an abatement of taxes pursuant to
4 NRS 360.950 or a partial abatement pursuant to NRS 360.750,
5 360.753, 360.754 or 360.890, the agreement with the Office must
6 provide that the business:

7 (a) Agrees to allow the Department to conduct audits of the
8 business to determine whether the business is in full compliance
9 with the requirements for the abatement or partial abatement; and

10 (b) Consents to the disclosure of the audit reports in the manner
11 set forth in this section.

12 2. *If the Department conducts an audit to determine whether
13 a business approved to receive a partial abatement of taxes
14 pursuant to NRS 360.754 on or before December 31, 2056, is in
15 full compliance with the requirements for the partial abatement,
16 the Department, as part of the audit, must determine:*

17 (a) *The colocated businesses that have entered into a contract
18 with the business to use or occupy all or part of the data center for
19 which the abatement was approved.*

20 (b) *The taxable personal property owned, claimed, possessed,
21 controlled or managed by the business and each colocated
22 business described in paragraph (a), including, without limitation,
23 the cost of acquisition of each item of taxable personal property
24 and the cost of any improvements of the personal property, such as
25 additions to or renovations of the property other than routine*



1 *maintenance or repairs, and the year in which each item of*
2 *taxable personal property was acquired.*

3 3. If the Department conducts an audit of the business to
4 determine whether the business is in full compliance with the
5 requirements for the abatement or partial abatement, the Department
6 shall, upon request, provide ~~the~~ :

7 (a) *The* audit report to the Office of Economic Development ~~+~~
8 ~~3.1~~ ; and

9 (b) *Any information determined pursuant to subsection 2 to*
10 *the county assessor and county treasurer of the county in which*
11 *the data center is located. The information provided to the county*
12 *assessor and county treasurer pursuant to this paragraph:*

13 (1) *Is confidential proprietary information of the business;*

14 (2) *Is not a public record;*

15 (3) *Must be redacted by the Executive Director of the Office*
16 *of Economic Development from any audit report that is disclosed*
17 *to the public; and*

18 (4) *Must not be disclosed to any person who is not an*
19 *officer or employee of the Department, or the county assessor or*
20 *county treasurer to whom the information was provided, unless*
21 *the business consents to the disclosure.*

22 4. Until the business has exhausted all appeals to the
23 Department and the Nevada Tax Commission relating to the audit,
24 the information contained in the audit report provided to the Office
25 of Economic Development:

26 (a) Is confidential proprietary information of the business;

27 (b) Is not a public record; and

28 (c) Must not be disclosed to any person who is not an officer or
29 employee of the Office of Economic Development unless the
30 business consents to the disclosure.

31 ~~4.1~~ 5. After the business has exhausted all appeals to the
32 Department and the Nevada Tax Commission relating to the audit:

33 (a) The audit report provided to the Office of Economic
34 Development is a public record; and

35 (b) Upon request by any person, the Executive Director of the
36 Office of Economic Development shall disclose the audit report to
37 the person who made the request, except for any information in
38 the audit report that is protected from disclosure pursuant to
39 subsection ~~5.~~

40 ~~5.1~~ 6.

41 6. Before the Executive Director of the Office of Economic
42 Development discloses the audit report to the public, the business
43 may submit a request to the Executive Director to protect from
44 disclosure any information in the audit report which, under
45 generally accepted business practices, would be considered a trade



1 secret or other confidential proprietary information of the business.
2 After consulting with the business, the Executive Director shall
3 determine whether to protect the information from disclosure. The
4 decision of the Executive Director is final and is not subject to
5 judicial review. If the Executive Director determines to protect the
6 information from disclosure, the protected information:

- 7 (a) Is confidential proprietary information of the business;
- 8 (b) Is not a public record;
- 9 (c) Must be redacted by the Executive Director from any audit
10 report that is disclosed to the public; and
- 11 (d) Must not be disclosed to any person who is not an officer or
12 employee of the Office of Economic Development unless the
13 business consents to the disclosure.

14 **7. As used in this section:**

15 (a) *“Colocated business” has the meaning ascribed to it in*
16 *NRS 360.754.*

17 (b) *“Data center” has the meaning ascribed to it in*
18 *NRS 360.754.*

19 **Sec. 2.** NRS 360.889 is hereby amended to read as follows:

20 360.889 1. On behalf of a project, the lead participant in the
21 project may apply to the Office of Economic Development for:

22 (a) A certificate of eligibility for transferable tax credits which
23 may be applied to:

- 24 (1) Any tax imposed by chapters 363A and 363B of NRS;
- 25 (2) The gaming license fees imposed by the provisions of
26 NRS 463.370;
- 27 (3) Any tax imposed by chapter 680B of NRS; or
- 28 (4) Any combination of the fees and taxes described in
29 subparagraphs (1), (2) and (3).

30 (b) A partial abatement of property taxes, employer excise taxes
31 or local sales and use taxes, or any combination of any of those
32 taxes.

33 2. For a project to be eligible for the transferable tax credits
34 described in paragraph (a) of subsection 1 and the partial abatement
35 of the taxes described in paragraph (b) of subsection 1, the lead
36 participant in the project must, on behalf of the project:

37 (a) Submit an application that meets the requirements of
38 subsection 5;

39 (b) Provide documentation satisfactory to the Office that
40 approval of the application would promote the economic
41 development of this State and aid the implementation of the State
42 Plan for Economic Development developed by the Executive
43 Director of the Office pursuant to subsection 2 of NRS 231.053;

44 (c) Provide documentation satisfactory to the Office that the
45 participants in the project collectively will make a total new capital



1 investment of at least \$1 billion in this State within the 10-year
2 period immediately following approval of the application;

3 (d) Provide documentation satisfactory to the Office that the
4 participants in the project are engaged in a common business
5 purpose or industry;

6 (e) Provide documentation satisfactory to the Office that the
7 place of business of each participant is or will be located within the
8 geographic boundaries of the project site or sites;

9 (f) Provide documentation satisfactory to the Office that each
10 participant in the project is registered pursuant to the laws of this
11 State or commits to obtaining a valid business license and all other
12 permits required by the county, city or town in which the project
13 operates;

14 (g) Provide documentation satisfactory to the Office of the
15 number of employees engaged in the construction of the project;

16 (h) Provide documentation satisfactory to the Office of the
17 number of qualified employees employed or anticipated to be
18 employed at the project by the participants;

19 (i) Provide documentation satisfactory to the Office that each
20 employer engaged in the construction of the project provides a plan
21 of health insurance and that each employee engaged in the
22 construction of the project is offered coverage under the plan of
23 health insurance provided by his or her employer;

24 (j) Provide documentation satisfactory to the Office that each
25 participant in the project provides a plan of health insurance and that
26 each employee employed at the project by each participant is
27 offered coverage under the plan of health insurance provided by his
28 or her employer;

29 (k) Provide documentation satisfactory to the Office that at least
30 50 percent of the employees engaged in construction of the project
31 and 50 percent of the employees employed at the project are
32 residents of Nevada, unless waived by the Executive Director of the
33 Office upon proof satisfactory to the Executive Director of the
34 Office that there is an insufficient number of Nevada residents
35 available and qualified for such employment;

36 (l) Agree to provide the Office with a full compliance audit of
37 the participants in the project at the end of each fiscal year which:

38 (1) Shows the amount of money invested in this State by
39 each participant in the project;

40 (2) Shows the number of employees engaged in the
41 construction of the project and the number of those employees who
42 are residents of Nevada;

43 (3) Shows the number of employees employed at the project
44 by each participant and the number of those employees who are
45 residents of Nevada; and



1 (4) Is certified by an independent certified public accountant
2 in this State who is approved by the Office;

3 (m) Pay the cost of the audit required by paragraph (l);

4 (n) Enter into an agreement with the governing body of the city
5 or county in which the qualified project is located that:

6 (1) Requires the lead participant to pay the cost of any
7 engineering or design work necessary to determine the cost of
8 infrastructure improvements required to be made by the governing
9 body pursuant to an economic development financing proposal
10 approved pursuant to NRS 360.990; ~~and~~

11 (2) Requires the lead participant to seek reimbursement for
12 any costs paid by the lead participant pursuant to subparagraph (1)
13 from the proceeds of bonds issued pursuant to NRS 360.991; and

14 *(3) Requires the lead participant, if the qualified project is*
15 *or will be located in an economic diversification district created*
16 *pursuant to NRS 271B.070, to make payments, in a specified*
17 *amount or according to an agreed upon formula, to the county or*
18 *city in which the qualified project is located to defray, in whole or*
19 *in part, the cost of local governmental services and any*
20 *infrastructure necessary to service the project during the term of*
21 *the use of any money pledged pursuant to NRS 271B.070;*

22 *(o) If the qualified project is located in a fire protection district*
23 *and is or will be located in an economic diversification district*
24 *created pursuant to NRS 271B.070, enter into an agreement with*
25 *the governing body of the fire protection district in which the*
26 *qualified project is located that requires the lead participant to*
27 *make payments, in a specified amount or according to an agreed*
28 *upon formula, to the fire protection district to defray, in whole or*
29 *in part, the cost to the fire protection district of providing fire*
30 *protection services during the term of the use of any money*
31 *pledged pursuant to NRS 271B.070; and*

32 *(p) Meet any other requirements prescribed by the Office.*

33 3. In addition to meeting the requirements set forth in
34 subsection 2, for a project located on more than one site in this State
35 to be eligible for the partial abatement of the taxes described in
36 paragraph (b) of subsection 1, the lead participant must, on behalf of
37 the project, submit an application that meets the requirements of
38 subsection 5 on or before June 30, 2019, and provide documentation
39 satisfactory to the Office that:

40 (a) The initial project will have a total of 500 or more full-time
41 employees employed at the site of the initial project and the average
42 hourly wage that will be paid to employees of the initial project in
43 this State is at least 120 percent of the average statewide hourly
44 wage as established by the Employment Security Division of the



1 Department of Employment, Training and Rehabilitation on July 1
2 of each fiscal year;

3 (b) Each participant in the project must be a subsidiary or
4 affiliate of the lead participant; and

5 (c) Each participant offers primary jobs and:

6 (1) Except as otherwise provided in subparagraph (2),
7 satisfies the requirements of paragraph (f) or (g) of subsection 2 of
8 NRS 360.750, regardless of whether the business is a new business
9 or an existing business; and

10 (2) If a participant owns, operates, manufactures, services,
11 maintains, tests, repairs, overhauls or assembles an aircraft or any
12 component of an aircraft, that the participant satisfies the applicable
13 requirements of paragraph (f) or (g) of subsection 2 of
14 NRS 360.753.

15 ➔ If any participant is a data center, as defined in NRS 360.754, any
16 capital investment by that participant must not be counted in
17 determining whether the participants in the project collectively will
18 make a total new capital investment of at least \$1 billion in this
19 State within the 10-year period immediately following approval of
20 the application, as required by paragraph (c) of subsection 2.

21 4. In addition to meeting the requirements set forth in
22 subsection 2, a project is eligible for the transferable tax credits
23 described in paragraph (a) of subsection 1 only if the Interim
24 Finance Committee approves a written request for the issuance of
25 the transferable tax credits. Such a request may only be submitted
26 by the Office and only after the Office has approved the application
27 submitted for the project pursuant to subsection 2. The Interim
28 Finance Committee may approve a request submitted pursuant to
29 this subsection only if the Interim Finance Committee determines
30 that approval of the request:

31 (a) Will not impede the ability of the Legislature to carry out its
32 duty to provide for an annual tax sufficient to defray the estimated
33 expenses of the State for each fiscal year as set forth in Article 9,
34 Section 2 of the Nevada Constitution; and

35 (b) Will promote the economic development of this State and
36 aid the implementation of the State Plan for Economic Development
37 developed by the Executive Director of the Office pursuant to
38 subsection 2 of NRS 231.053.

39 5. An application submitted pursuant to subsection 2 must
40 include:

41 (a) A detailed description of the project, including a description
42 of the common purpose or business endeavor in which the
43 participants in the project are engaged;



1 (b) A detailed description of the location of the project,
2 including a precise description of the geographic boundaries of the
3 project site or sites;

4 (c) The name and business address of each participant in the
5 project, which must be an address in this State;

6 (d) A detailed description of the plan by which the participants
7 in the project intend to comply with the requirement that the
8 participants collectively make a total new capital investment of at
9 least \$1 billion in this State in the 10-year period immediately
10 following approval of the application;

11 (e) If the application includes one or more partial abatements, an
12 agreement executed by the Office with the lead participant in the
13 project not later than 1 year after the date on which the application
14 was received by the Office which:

15 (1) Complies with the requirements of NRS 360.755;

16 (2) States the date on which the partial abatement becomes
17 effective, as agreed to by the applicant and the Office, which must
18 not be earlier than the date on which the Office ~~received~~ *approves*
19 the application and not later than 1 year after the date on which the
20 Office approves the application;

21 (3) States that the project will, after the date on which a
22 certificate of eligibility for the partial abatement is approved
23 pursuant to NRS 360.893, continue in operation in this State for a
24 period specified by the Office; and

25 (4) Binds successors in interest of the lead participant for the
26 specified period; ~~and~~

27 (f) *A copy of each agreement, if any, required by paragraphs*
28 *(n) and (o) of subsection 2; and*

29 (g) Any other information required by the Office.

30 6. For an employee to be considered a resident of Nevada for
31 the purposes of this section, each participant in the project must
32 maintain the following documents in the personnel file of the
33 employee:

34 (a) A copy of the:

35 (1) Current and valid Nevada driver's license of the
36 employee originally issued by the Department of Motor Vehicles
37 more than 60 days before the hiring of the employee or a current and
38 valid identification card for the employee originally issued by the
39 Department of Motor Vehicles more than 60 days before the hiring
40 of the employee; or

41 (2) If the employee is a veteran of the Armed Forces of the
42 United States, a current and valid Nevada driver's license of the
43 employee or a current and valid identification card for the employee
44 issued by the Department of Motor Vehicles;



1 (b) If the employee is a registered owner of one or more motor
2 vehicles in Nevada, a copy of the current motor vehicle registration
3 of at least one of those vehicles;

4 (c) Proof that the employee is employed full-time and scheduled
5 to work for an average minimum of 30 hours per week; and

6 (d) Proof that the employee is offered coverage under a plan of
7 health insurance provided by his or her employer.

8 7. For the purpose of obtaining from the Executive Director of
9 the Office any waiver of the requirement set forth in paragraph (k)
10 of subsection 2, the lead participant in the project must submit to the
11 Executive Director of the Office written documentation of the
12 efforts to meet the requirement and documented proof that an
13 insufficient number of Nevada residents is available and qualified
14 for employment.

15 8. The Executive Director of the Office shall make available to
16 the public and post on the Internet website of the Office:

17 (a) Any request for a waiver of the requirements set forth in
18 paragraph (k) of subsection 2; and

19 (b) Any approval of such a request for a waiver that is granted
20 by the Executive Director of the Office.

21 9. The Executive Director of the Office shall post a request for
22 a waiver of the requirements set forth in paragraph (k) of subsection
23 2 on the Internet website of the Office within 3 days after receiving
24 the request and shall keep the request posted on the Internet website
25 for not less than 5 days. The Executive Director of the Office shall
26 ensure that the Internet website allows members of the public to post
27 comments regarding the request.

28 10. The Executive Director of the Office shall consider any
29 comments posted on the Internet website concerning any request for
30 a waiver of the requirements set forth in paragraph (k) of subsection
31 2 before making a decision regarding whether to approve the
32 request. If the Executive Director of the Office approves the request
33 for a waiver, the Executive Director of the Office must post the
34 approval on the Internet website of the Office within 3 days and
35 ensure that the Internet website allows members of the public to post
36 comments regarding the approval.

37 11. If an applicant for one or more partial abatements pursuant
38 to this section fails to execute the agreement described in paragraph
39 (e) of subsection 5 within 1 year after the date on which the
40 application was received by the Office, the applicant shall not be
41 approved for a partial abatement pursuant to this section unless the
42 applicant submits a new application.

43 *12. The records, files and communications exchanged*
44 *between the lead participant in a project and a county, city or fire*
45 *protection district for the purpose of negotiating and entering into*



1 *an agreement required pursuant to paragraph (n) or (o) of*
2 *subsection 2 are confidential, not a public record and must not be*
3 *disclosed to any person who is not an officer or employee of the*
4 *county, city or fire protection district, unless the lead participant*
5 *consents to the disclosure. Notwithstanding the provisions of this*
6 *subsection, a meeting of the governing body of a city, county or*
7 *fire protection district to approve an agreement required pursuant*
8 *to paragraph (n) or (o) of subsection 2 must be conducted in*
9 *accordance with the provisions of chapter 241 of NRS.*

10 **Sec. 3.** NRS 360.890 is hereby amended to read as follows:

11 360.890 1. If the Office of Economic Development receives
12 an application pursuant to NRS 360.889, the Office:

13 (a) Shall , *not later than 15 days after receiving the*
14 *application, provide notice of the application to the governing*
15 *body of each county in which the project will be located, the*
16 *governing body of any city in which the project will be located and*
17 *the governing body of any fire protection district in which the*
18 *project will be located. Not later than 15 days before any public*
19 *meeting at which the Office will take action on the application, the*
20 *governing body of each county, city and fire protection district that*
21 *received notice of the application pursuant to this paragraph shall*
22 *each:*

23 (1) *Designate a representative of the governing body, who*
24 *may be a member of the governing body or an employee of the*
25 *county, city or fire protection district, as applicable, to engage*
26 *directly with the Office on matters concerning the application and*
27 *to provide comment to the Office on the application.*
28 *Notwithstanding the provisions of subsections 5 and 7 and except*
29 *as otherwise provided in this subparagraph, upon the request of a*
30 *representative designated pursuant to this paragraph, the Office*
31 *shall disclose to the representative the information contained in*
32 *the application. Before receiving any information contained in the*
33 *application, the representative designated pursuant to this*
34 *paragraph who requested the information must sign a*
35 *nondisclosure agreement prohibiting the representative from*
36 *disclosing any information contained in the application to any*
37 *person other than a person to whom disclosure of the information*
38 *contained in the application is authorized pursuant to subsection 5*
39 *or 7.*

40 (2) *Appoint a member of the governing body to be a*
41 *temporary voting member of the Board of Economic Development*
42 *created by NRS 231.033 for the sole purpose of considering and*
43 *taking action on the application. If, within the time required by*
44 *this paragraph, the governing body of a county, city or fire*
45 *protection district, as applicable, has not made an appointment of*



1 *a temporary voting member of the Board of Economic*
2 *Development, the Office may take action on the application*
3 *without the appointment of such a temporary voting member and*
4 *the failure to make such an appointment must not be considered*
5 *for the purposes of determining the presence of a quorum or the*
6 *number of votes necessary to act on the application. A temporary*
7 *voting member appointed to the Board of Economic Development*
8 *pursuant to this paragraph:*

9 *(I) May not vote on or participate in the consideration of*
10 *any matter before the Board of Economic Development other than*
11 *the application submitted pursuant to NRS 360.889 for which the*
12 *temporary voting member was appointed.*

13 *(II) Serves without compensation from the Board of*
14 *Economic Development and is not entitled to per diem and travel*
15 *allowances for engaging in any business of the Board of*
16 *Economic Development, other than any per diem and travel*
17 *allowances authorized and paid by the governing body making the*
18 *appointment.*

19 *(III) Is not a member of the Board of Economic*
20 *Development for the purposes of determining the existence of a*
21 *quorum pursuant to NRS 231.033 or chapter 241 of NRS.*

22 *(b) Except as otherwise provided in this paragraph, shall not*
23 *consider the application unless the Office has requested and*
24 *received a letter of acknowledgment of the request for a partial*
25 *abatement from any county, school district, fire protection district,*
26 *city or town which the Office determines may experience a direct*
27 *economic effect as a result of the partial abatement. If, within 30*
28 *days of sending a request for a letter of acknowledgment from an*
29 *entity from which the Office is required to request such a letter,*
30 *the Office has not received the letter of acknowledgment, the*
31 *Office may consider the application without receiving the letter of*
32 *acknowledgment.*

33 ~~(b)~~ *(c) Shall not take any action on the application unless the*
34 *Office takes that action at a public meeting conducted for that*
35 *purpose.*

36 ~~(e)~~ *(d) Shall, at least 30 days before any public meeting*
37 *conducted for the purpose of taking any action on the application,*
38 *provide notice of the application and the date, time and location of*
39 *the public meeting at which the Office will consider the application*
40 *to:*

- 41 (1) Each participant in the project;
42 (2) The Department;
43 (3) The Nevada Gaming Control Board;
44 (4) The governing body of the county, the board of trustees
45 of the school district , *the governing body of the fire protection*



1 *district* and the governing body of the city or town, if any, in which
2 the project will be located;

3 (5) The governing body of any other political subdivision
4 that the Office determines could experience a direct economic effect
5 as a result of the abatement; and

6 (6) The general public.

7 2. The date of the public meeting to consider an application
8 submitted pursuant to NRS 360.889 must be not later than 60 days
9 after the date on which the Office receives the completed
10 application.

11 3. The Office shall approve an application submitted pursuant
12 to NRS 360.889 if the Office finds that the project is a qualified
13 project. The Office shall issue a decision on the application not later
14 than 30 days after the conclusion of the public meeting on the
15 application. Not later than 30 days after the Office issues a decision
16 approving an application submitted pursuant to NRS 360.889 in
17 which the lead participant applies for a certificate of eligibility for
18 the transferable tax credits described in paragraph (a) of subsection
19 1 of NRS 360.889, the Office must submit a written request to the
20 Interim Finance Committee for approval of the issuance of the
21 transferable tax credits.

22 4. The lead participant in a qualified project shall submit all
23 accountings and other required information to the Office and the
24 Department not later than 30 days after a date specified in the
25 decision issued by the Office. If the Office or the Department
26 determines that information submitted pursuant to this subsection is
27 incomplete, the lead participant shall, not later than 30 days after
28 receiving notice that the information is incomplete, provide to the
29 Office or the Department, as applicable, all additional information
30 required by the Office or the Department.

31 5. Until the Office of Economic Development provides notice
32 of the application and the public meeting pursuant to paragraph ~~(e)~~
33 *(d)* of subsection 1, the information contained in the application
34 provided to the Office of Economic Development:

35 (a) Is confidential proprietary information of the business;

36 (b) Is not a public record; and

37 (c) ~~Must~~ *Except as otherwise provided in this paragraph,*
38 *must* not be disclosed to any person who is not an officer or
39 employee of the Office of Economic Development unless the lead
40 participant consents to the disclosure. *The information contained in*
41 *the application provided to the Office of Economic Development*
42 *may be disclosed to any of the following persons:*

43 *(1) A representative of the governing body of a county, city*
44 *or fire protection district who was designated pursuant to*
45 *paragraph (a) of subsection 1 and has signed a nondisclosure*



1 *agreement prohibiting the representative from disclosing any*
2 *information contained in the application to any person, except as*
3 *authorized by this subsection.*

4 *(2) An officer or employee of a county, city or fire*
5 *protection district that has designated a representative pursuant to*
6 *paragraph (a) of subsection 1 if the officer or employee has signed*
7 *a nondisclosure agreement prohibiting the officer or employee*
8 *from disclosing any information contained in the application,*
9 *except as authorized by this subsection.*

10 6. After the Office provides notice of the application and the
11 public meeting pursuant to paragraph ~~(e)~~ (d) of subsection 1:

12 (a) The application is a public record; and

13 (b) Upon request by any person, the Executive Director of the
14 Office shall disclose the application to the person who made the
15 request, except for any information in the application that is
16 protected from disclosure pursuant to subsection 7.

17 7. Before the Executive Director of the Office discloses the
18 application to the public, the lead participant may submit a request
19 to the Executive Director of the Office to protect from disclosure
20 any information in the application which, under generally accepted
21 business practices, would be considered a trade secret or other
22 confidential proprietary information of the business. After
23 consulting with the business, the Executive Director of the Office
24 shall determine whether to protect the information from disclosure.
25 The decision of the Executive Director of the Office is final and is
26 not subject to judicial review. If the Executive Director of the Office
27 determines to protect the information from disclosure, the protected
28 information:

29 (a) Is confidential proprietary information of the business;

30 (b) Is not a public record;

31 (c) Must be redacted by the Executive Director of the Office
32 from any copy of the application that is disclosed to the public; and

33 (d) ~~Must~~ *Except as otherwise provided in this paragraph,*
34 *must* not be disclosed to any person who is not an officer or
35 employee of the Office of Economic Development unless the lead
36 participant consents to the disclosure. *The information contained in*
37 *the application provided to the Office of Economic Development*
38 *may be disclosed to any of the following persons:*

39 *(1) A representative of the governing body of a county, city*
40 *or fire protection district who was designated pursuant to*
41 *paragraph (a) of subsection 1 and has signed a nondisclosure*
42 *agreement prohibiting the representative from disclosing any*
43 *information contained in the application to any person, except as*
44 *authorized by this subsection.*



1 (2) *An officer or employee of a county, city or fire*
2 *protection district that has designated a representative pursuant to*
3 *paragraph (a) of subsection 1 if the officer or employee has signed*
4 *a nondisclosure agreement prohibiting the officer or employee*
5 *from disclosing any information contained in the application,*
6 *except as authorized by this subsection.*

7 **Sec. 4.** NRS 360.891 is hereby amended to read as follows:

8 360.891 1. If the Office of Economic Development approves
9 an application for a certificate of eligibility for transferable tax
10 credits submitted pursuant to paragraph (a) of subsection 1 of NRS
11 360.889 and the Interim Finance Committee approves a written
12 request for the issuance of transferable tax credits pursuant to
13 subsection 4 of NRS 360.889, the Office shall immediately forward
14 a copy of the certificate of eligibility which identifies the estimated
15 amount of the tax credits available pursuant to this section to:

- 16 (a) The lead participant in the qualified project;
- 17 (b) The Department; ~~and~~
- 18 (c) The Nevada Gaming Control Board ~~+~~; *and*

19 (d) *The governing body of the county and the governing body*
20 *of the city, if any, in which the project is located.*

21 2. Within 14 business days after receipt of an audit provided by
22 the lead participant in the qualified project pursuant to paragraph (1)
23 of subsection 2 of NRS 360.889 and any other accountings or other
24 information required by the Office, the Office shall determine
25 whether to certify the audit and make a final determination of
26 whether a certificate of transferable tax credits will be issued. If the
27 Office certifies the audit and determines that all other requirements
28 for the transferable tax credits have been met, the Office shall notify
29 the lead participant in the qualified project that the transferable tax
30 credits will be issued. Within 30 days after the receipt of the notice,
31 the lead participant in the qualified project shall make an irrevocable
32 declaration of the amount of transferable tax credits that will be
33 applied to each fee or tax set forth in subparagraphs (1), (2) and (3)
34 of paragraph (a) of subsection 1 of NRS 360.889, thereby
35 accounting for all of the credits which will be issued. Upon receipt
36 of the declaration, the Office shall issue to the lead participant a
37 certificate of transferable tax credits in the amount approved by the
38 Office for the fees or taxes included in the declaration. The lead
39 participant shall notify the Department upon transferring any of the
40 transferable tax credits. The Office shall notify the Department and
41 the Nevada Gaming Control Board of all transferable tax credits
42 issued, segregated by each fee or tax set forth in subparagraphs (1),
43 (2) and (3) of paragraph (a) of subsection 1 of NRS 360.889. The
44 Department shall notify the Office and the Nevada Gaming Control
45 Board of the amount of any transferable tax credits transferred.



1 3. A qualified project may be approved for a certificate of
2 eligibility for transferable tax credits in the amount of \$9,500 for
3 each qualified employee, up to a maximum of 4,000 qualified
4 employees.

5 4. For the purpose of computing the amount of transferable tax
6 credits for which a qualified project is eligible pursuant to
7 subsection 3:

8 (a) Each qualified employee must be:

9 (1) Employed by a participant at the site of the qualified
10 project.

11 (2) Employed full-time and scheduled to work for an average
12 minimum of 30 hours per week.

13 (3) Employed for at least the last 3 consecutive months of the
14 fiscal year.

15 (4) Offered coverage under a plan of health insurance
16 provided by his or her employer.

17 (b) The wages for federal income tax purposes reported or
18 required to be reported on Form W-2 of the qualified employees of
19 the qualified project must be paid at an average rate of \$22 per hour.

20 (c) An employee engaged solely in the construction of the
21 qualified project is deemed not to be a qualified employee.

22 **Sec. 5.** NRS 360.896 is hereby amended to read as follows:

23 360.896 1. For the purpose of encouraging local economic
24 development, the governing body of a city , ~~or~~ county *or fire*
25 *protection district* in which a qualified project is located may grant
26 to any participant in a qualified project an abatement of all or any
27 percentage of the amount of any permitting fee or licensing fee
28 which the local government is authorized to impose or charge
29 pursuant to chapter 244 , ~~or~~ 268 *or 474* of NRS.

30 2. Before granting any abatement pursuant to subsection 1, the
31 governing body of the city or county must provide by ordinance *and*
32 *a fire protection district must provide by regulation* for a pilot
33 project for granting abatements to participants in a qualified project.

34 3. A governing body of a city , ~~or~~ county *or fire protection*
35 *district* that grants an abatement pursuant to subsection 1 shall, on or
36 before October 1 of each year in which such an abatement is
37 granted, prepare and submit to the Governor and to the Director of
38 the Legislative Counsel Bureau for transmittal to the Legislature an
39 annual report which includes, for the immediately preceding fiscal
40 year:

41 (a) The number of qualified projects located within the
42 jurisdiction of the governing body for which a certificate of
43 eligibility for transferable tax credits was approved;



1 (b) If applicable, the number and dollar amount of the
2 abatements granted by the governing body pursuant to subsection 1;
3 and

4 (c) The number of persons within the jurisdiction of the
5 governing body that were employed by each participant in a
6 qualified project and the amount of wages paid to those persons.

7 **Sec. 6.** NRS 360.945 is hereby amended to read as follows:

8 360.945 1. On behalf of a project, the lead participant in the
9 project may apply to the Office of Economic Development for:

10 (a) A certificate of eligibility for transferable tax credits which
11 may be applied to:

12 (1) Any tax imposed by chapters 363A and 363B of NRS;

13 (2) The gaming license fees imposed by the provisions of
14 NRS 463.370;

15 (3) Any tax imposed by chapter 680B of NRS; or

16 (4) Any combination of the fees and taxes described in
17 subparagraphs (1), (2) and (3).

18 (b) An abatement of property taxes, employer excise taxes or
19 local sales and use taxes, or any combination of any of those taxes.

20 2. For a project to be eligible for the transferable tax credits
21 described in paragraph (a) of subsection 1 and abatement of the
22 taxes described in paragraph (b) of subsection 1, the lead participant
23 in the project must, on behalf of the project:

24 (a) Submit an application that meets the requirements of
25 subsection 3;

26 (b) Provide documentation satisfactory to the Office that
27 approval of the application would promote the economic
28 development of this State and aid the implementation of the State
29 Plan for Economic Development developed by the Executive
30 Director of the Office pursuant to subsection 2 of NRS 231.053;

31 (c) Provide documentation satisfactory to the Office that the
32 participants in the project collectively will make a total new capital
33 investment of at least \$3.5 billion in this State within the 10-year
34 period immediately following approval of the application;

35 (d) Provide documentation satisfactory to the Office that the
36 participants in the project are engaged in a common business
37 purpose or industry;

38 (e) Provide documentation satisfactory to the Office that the
39 place of business of each participant is or will be located within the
40 geographic boundaries of the project site;

41 (f) Provide documentation satisfactory to the Office that each
42 participant in the project is registered pursuant to the laws of this
43 State or commits to obtaining a valid business license and all other
44 permits required by the county, city or town in which the project
45 operates;



1 (g) Provide documentation satisfactory to the Office of the
2 number of employees engaged in the construction of the project;

3 (h) Provide documentation satisfactory to the Office of the
4 number of qualified employees employed or anticipated to be
5 employed at the project by the participants;

6 (i) Provide documentation satisfactory to the Office that each
7 employer engaged in the construction of the project provides a plan
8 of health insurance and that each employee engaged in the
9 construction of the project is offered coverage under the plan of
10 health insurance provided by his or her employer;

11 (j) Provide documentation satisfactory to the Office that each
12 participant in the project provides a plan of health insurance and that
13 each employee employed at the project by each participant is
14 offered coverage under the plan of health insurance provided by his
15 or her employer;

16 (k) Provide documentation satisfactory to the Office that at least
17 50 percent of the employees engaged in construction of the project
18 and 50 percent of the employees employed at the project are
19 residents of Nevada, unless waived by the Executive Director of the
20 Office upon proof satisfactory to the Executive Director of the
21 Office that there is an insufficient number of Nevada residents
22 available and qualified for such employment;

23 (l) Agree to provide the Office with a full compliance audit of
24 the participants in the project at the end of each fiscal year which:

25 (1) Shows the amount of money invested in this State by
26 each participant in the project;

27 (2) Shows the number of employees engaged in the
28 construction of the project and the number of those employees who
29 are residents of Nevada;

30 (3) Shows the number of employees employed at the project
31 by each participant and the number of those employees who are
32 residents of Nevada; and

33 (4) Is certified by an independent certified public accountant
34 in this State who is approved by the Office;

35 (m) Pay the cost of the audit required by paragraph (l);

36 (n) Enter into an agreement with the governing body of the city
37 or county in which the qualified project is located that:

38 (1) Requires the lead participant to pay the cost of any
39 engineering or design work necessary to determine the cost of
40 infrastructure improvements required to be made by the governing
41 body pursuant to an economic development financing proposal
42 approved pursuant to NRS 360.990; ~~and~~

43 (2) Requires the lead participant to seek reimbursement for
44 any costs paid by the lead participant pursuant to subparagraph (1)



1 from the proceeds of bonds of the State of Nevada issued pursuant
2 to NRS 360.991; and

3 *(3) Requires the lead participant, if the qualified project is*
4 *or will be located in an economic diversification district created*
5 *pursuant to NRS 271B.070, to make payments, in a specified*
6 *amount or according to an agreed upon formula, to the county or*
7 *city in which the qualified project is located to defray, in whole or*
8 *in part, the cost of local governmental services and any*
9 *infrastructure necessary to service the project during the term of*
10 *the use of any money pledged pursuant to NRS 271B.070;*

11 *(o) If the qualified project is located in a fire protection district*
12 *and is or will be located in an economic diversification district*
13 *created pursuant to NRS 271B.070, enter into an agreement with*
14 *the governing body of the fire protection district in which the*
15 *qualified project is located that requires the lead participant to*
16 *make payments, in a specified amount or according to an agreed*
17 *upon formula, to the fire protection district to defray, in whole or*
18 *in part, the cost to the fire protection district of providing fire*
19 *protection services during the term of the use of any money*
20 *pledged pursuant to NRS 271B.070; and*

21 *(p) Meet any other requirements prescribed by the Office.*

22 3. An application submitted pursuant to subsection 2 must
23 include:

24 (a) A detailed description of the project, including a description
25 of the common purpose or business endeavor in which the
26 participants in the project are engaged;

27 (b) A detailed description of the location of the project,
28 including a precise description of the geographic boundaries of the
29 project site;

30 (c) The name and business address of each participant in the
31 project, which must be an address in this State;

32 (d) A detailed description of the plan by which the participants
33 in the project intend to comply with the requirement that the
34 participants collectively make a total new capital investment of at
35 least \$3.5 billion in this State in the 10-year period immediately
36 following approval of the application;

37 (e) If the application includes one or more abatements, an
38 agreement executed by the Office with the lead participant in the
39 project not later than 1 year after the date on which the application
40 was received by the Office which:

41 (1) Complies with the requirements of NRS 360.755;

42 (2) *States the date on which the abatement becomes*
43 *effective, as agreed to by the applicant and the Office, which must*
44 *not be earlier than the date on which the Office approves the*



1 *application and not later than 1 year after the date on which the*
2 *Office approves the application;*

3 (3) States that the project will, after the date on which a
4 certificate of eligibility for the abatement is approved pursuant to
5 NRS 360.965, continue in operation in this State for a period
6 specified by the Office; and

7 ~~(3)~~ (4) Binds successors in interest of the lead participant
8 for the specified period; ~~and~~

9 (f) *A copy of each agreement, if any, required pursuant to*
10 *paragraphs (n) and (o) of subsection 2; and*

11 (g) Any other information required by the Office.

12 4. For an employee to be considered a resident of Nevada for
13 the purposes of this section, each participant in the project must
14 maintain the following documents in the personnel file of the
15 employee:

16 (a) A copy of the current and valid Nevada driver's license of
17 the employee or a current and valid identification card for the
18 employee issued by the Department of Motor Vehicles;

19 (b) If the employee is a registered owner of one or more motor
20 vehicles in Nevada, a copy of the current motor vehicle registration
21 of at least one of those vehicles;

22 (c) Proof that the employee is employed full-time and scheduled
23 to work for an average minimum of 30 hours per week; and

24 (d) Proof that the employee is offered coverage under a plan of
25 health insurance provided by his or her employer.

26 5. For the purpose of obtaining from the Executive Director of
27 the Office any waiver of the requirement set forth in paragraph (k)
28 of subsection 2, the lead participant in the project must submit to the
29 Executive Director of the Office written documentation of the
30 efforts to meet the requirement and documented proof that an
31 insufficient number of Nevada residents is available and qualified
32 for employment.

33 6. The Executive Director of the Office shall make available to
34 the public and post on the Internet website for the Office:

35 (a) Any request for a waiver of the requirements set forth in
36 paragraph (k) of subsection 2; and

37 (b) Any approval of such a request for a waiver that is granted
38 by the Executive Director of the Office.

39 7. The Executive Director of the Office shall post a request for
40 a waiver of the requirements set forth in paragraph (k) of subsection
41 2 on the Internet website of the Office within 3 days after receiving
42 the request and shall keep the request posted on the Internet website
43 for not less than 5 days. The Executive Director of the Office shall
44 ensure that the Internet website allows members of the public to post
45 comments regarding the request.



1 8. The Executive Director of the Office shall consider any
2 comments posted on the Internet website concerning any request for
3 a waiver of the requirements set forth in paragraph (k) of subsection
4 2 before making a decision regarding whether to approve the
5 request. If the Executive Director of the Office approves the request
6 for a waiver, the Executive Director of the Office must post the
7 approval on the Internet website of the Office within 3 days and
8 ensure that the Internet website allows members of the public to post
9 comments regarding the approval.

10 9. If an applicant for one or more abatements pursuant to this
11 section fails to execute the agreement described in paragraph (e) of
12 subsection 3 within 1 year after the date on which the application
13 was received by the Office, the applicant shall not be approved for
14 an abatement pursuant to this section unless the applicant submits a
15 new application.

16 *10. The records, files and communications exchanged*
17 *between the lead participant in a project and a county, city or fire*
18 *protection district for the purpose of negotiating and entering into*
19 *an agreement required pursuant to paragraph (n) or (o) of*
20 *subsection 2 are confidential, not a public record and must not be*
21 *disclosed to any person who is not a party to the negotiations,*
22 *unless the lead participant consents to the disclosure.*
23 *Notwithstanding the provisions of this subsection, a meeting of the*
24 *governing body of a city, county or fire protection district to*
25 *approve an agreement required pursuant to paragraph (n) or (o)*
26 *of subsection 2 must be conducted in accordance with the*
27 *provisions of chapter 241 of NRS.*

28 **Sec. 7.** NRS 360.950 is hereby amended to read as follows:

29 360.950 1. If the Office of Economic Development receives
30 an application pursuant to NRS 360.945, the Office:

31 (a) *Shall , not later than 15 days after receiving the*
32 *application, provide notice of the application to the governing*
33 *body of each county in which the project will be located, the*
34 *governing body of any city in which the project will be located and*
35 *the governing body of any fire protection district in which the*
36 *project will be located. Not later than 15 days before any public*
37 *meeting at which the Office will take action on the application, the*
38 *governing body of each county, city and fire protection district that*
39 *received notice of the application pursuant to this paragraph shall*
40 *each:*

41 (1) *Designate a representative of the governing body, who*
42 *may be a member of the governing body or an employee of the*
43 *county, city or fire protection district, as applicable, to engage*
44 *directly with the Office on matters concerning the application and*
45 *to provide comment to the Office on the application.*



1 *Notwithstanding the provisions of subsections 5 and 7 and except*
2 *as otherwise provided in this subparagraph, upon the request of a*
3 *representative designated pursuant to this paragraph, the Office*
4 *shall disclose to the representative the information contained in the*
5 *application. Before receiving any information contained in the*
6 *application, the representative designated pursuant to this*
7 *paragraph who requested the information must sign a*
8 *nondisclosure agreement prohibiting the representative from*
9 *disclosing any information contained in the application to any*
10 *person other than a person to whom disclosure of the information*
11 *contained in the application is authorized pursuant to subsection 5*
12 *or 7.*

13 (2) *Appoint a member of the governing body to be a*
14 *temporary voting member of the Board of Economic Development*
15 *created by NRS 231.033 for the sole purpose of considering and*
16 *taking action on the application. If, within the time required by*
17 *this paragraph, the governing body of a county, city or fire*
18 *protection district, as applicable, has not made an appointment of*
19 *a temporary voting member of the Board of Economic*
20 *Development, the Office may take action on the application*
21 *without the appointment of such a temporary voting member and*
22 *the failure to make such an appointment must not be considered*
23 *for the purposes of determining the presence of a quorum or the*
24 *number of votes necessary to act on the application. A temporary*
25 *voting member appointed to the Board of Economic Development*
26 *pursuant to this paragraph:*

27 (I) *May not vote on or participate in the consideration of*
28 *any matter before the Board of Economic Development other than*
29 *the application submitted pursuant to NRS 360.889 for which the*
30 *temporary voting member was appointed.*

31 (II) *Serves without compensation from the Board of*
32 *Economic Development and is not entitled to per diem and travel*
33 *allowances for engaging in any business of the Board of*
34 *Economic Development, other than any per diem and travel*
35 *allowances authorized and paid by the governing body making the*
36 *appointment.*

37 (III) *Is not a member of the Board of Economic*
38 *Development for the purposes of determining the existence of a*
39 *quorum pursuant to NRS 231.033 or chapter 241 of NRS.*

40 (b) *Except as otherwise provided in this paragraph, shall not*
41 *consider the application unless the Office has requested and*
42 *received a letter of acknowledgment of the request for an abatement*
43 *from any county, school district, fire protection district, city or*
44 *town which the Office determines may experience a direct economic*
45 *effect as a result of the abatement. If, within 30 days of sending a*



1 *request for a letter of acknowledgment from an entity from which*
2 *the Office is required to request such a letter, the Office has not*
3 *received the letter of acknowledgment, the Office may consider the*
4 *application without receiving the letter of acknowledgment.*

5 ~~(b)~~ (c) Shall not take any action on the application unless the
6 Office takes that action at a public meeting conducted for that
7 purpose.

8 ~~(e)~~ (d) Shall, at least 30 days before any public meeting
9 conducted for the purpose of taking any action on the application,
10 provide notice of the application and the date, time and location of
11 the public meeting at which the Office will consider the application
12 to:

- 13 (1) Each participant in the project;
- 14 (2) The Department;
- 15 (3) The Nevada Gaming Control Board;
- 16 (4) The governing body of the county, the board of trustees
17 of the school district, *the governing body of the fire protection*
18 *district* and the governing body of the city or town, if any, in which
19 the project will be located;
- 20 (5) The governing body of any other political subdivision
21 that the Office determines could experience a direct economic effect
22 as a result of the abatement; and
- 23 (6) The general public.

24 2. The date of the public meeting to consider an application
25 submitted pursuant to NRS 360.945 must be not later than 60 days
26 after the date on which the Office receives the completed
27 application.

28 3. The Office shall approve an application submitted pursuant
29 to NRS 360.945 if the Office finds that the project is a qualified
30 project. The Office shall issue a decision on the application not later
31 than 30 days after the conclusion of the public meeting on the
32 application.

33 4. The lead participant in a qualified project shall submit all
34 accountings and other required information to the Office and the
35 Department not later than 30 days after a date specified in the
36 decision issued by the Office. If the Office or the Department
37 determines that information submitted pursuant to this subsection is
38 incomplete, the lead participant shall, not later than 30 days after
39 receiving notice that the information is incomplete, provide to the
40 Office or the Department, as applicable, all additional information
41 required by the Office or the Department.

42 5. Until the Office of Economic Development provides notice
43 of the application and the public meeting pursuant to paragraph ~~(e)~~
44 (d) of subsection 1, the information contained in the application
45 provided to the Office of Economic Development:



- 1 (a) Is confidential proprietary information of the business;
2 (b) Is not a public record; and
3 (c) ~~Must~~ *Except as otherwise provided in this paragraph,*
4 *must* not be disclosed to any person who is not an officer or
5 employee of the Office of Economic Development unless the lead
6 participant consents to the disclosure. *The information contained in*
7 *the application provided to the Office of Economic Development*
8 *may be disclosed to any of the following persons:*

9 (1) *A representative of the governing body of a county, city*
10 *or fire protection district who was designated pursuant to*
11 *paragraph (a) of subsection 1 and has signed a nondisclosure*
12 *agreement prohibiting the representative from disclosing any*
13 *information contained in the application to any person, except as*
14 *authorized by this subsection.*

15 (2) *An officer or employee of a county, city or fire*
16 *protection district that has designated a representative pursuant to*
17 *paragraph (a) of subsection 1 if the officer or employee has signed*
18 *a nondisclosure agreement prohibiting the officer or employee*
19 *from disclosing any information contained in the application,*
20 *except as authorized by this subsection.*

21 6. After the Office provides notice of the application and the
22 public meeting pursuant to paragraph ~~(e)~~ (d) of subsection 1:

- 23 (a) The application is a public record; and
24 (b) Upon request by any person, the Executive Director of the
25 Office shall disclose the application to the person who made the
26 request, except for any information in the application that is
27 protected from disclosure pursuant to subsection 7.

28 7. Before the Executive Director of the Office discloses the
29 application to the public, the lead participant may submit a request
30 to the Executive Director of the Office to protect from disclosure
31 any information in the application which, under generally accepted
32 business practices, would be considered a trade secret or other
33 confidential proprietary information of the business. After
34 consulting with the business, the Executive Director of the Office
35 shall determine whether to protect the information from disclosure.
36 The decision of the Executive Director of the Office is final and is
37 not subject to judicial review. If the Executive Director of the Office
38 determines to protect the information from disclosure, the protected
39 information:

- 40 (a) Is confidential proprietary information of the business;
41 (b) Is not a public record;
42 (c) Must be redacted by the Executive Director of the Office
43 from any copy of the application that is disclosed to the public; and
44 (d) ~~Must~~ *Except as otherwise provided in this paragraph,*
45 *must* not be disclosed to any person who is not an officer or



1 employee of the Office of Economic Development unless the lead
2 participant consents to the disclosure. *The information contained in*
3 *the application provided to the Office of Economic Development*
4 *may be disclosed to any of the following persons:*

5 (1) *A representative of the governing body of a county, city*
6 *or fire protection district who was designated pursuant to*
7 *paragraph (a) of subsection 1 and has signed a nondisclosure*
8 *agreement prohibiting the representative from disclosing any*
9 *information contained in the application to any person, except as*
10 *authorized by this subsection.*

11 (2) *An officer or employee of a county, city or fire*
12 *protection district that has designated a representative pursuant to*
13 *paragraph (a) of subsection 1 if the officer or employee has signed*
14 *a nondisclosure agreement prohibiting the officer or employee*
15 *from disclosing any information contained in the application,*
16 *except as authorized by this subsection.*

17 **Sec. 8.** NRS 360.955 is hereby amended to read as follows:

18 360.955 1. If the Office of Economic Development approves
19 an application for a certificate of eligibility for transferable tax
20 credits submitted pursuant to paragraph (a) of subsection 1 of NRS
21 360.945, the Office shall immediately forward a copy of the
22 certificate of eligibility which identifies the estimated amount of the
23 tax credits available pursuant to this section to:

24 (a) The lead participant in the qualified project;

25 (b) The Department; ~~and~~

26 (c) The Nevada Gaming Control Board ~~and~~; *and*

27 (d) *The governing body of the county and the governing body*
28 *of the city, if any, in which the project is located.*

29 2. Within 14 business days after receipt of an audit provided by
30 the lead participant in the qualified project pursuant to paragraph (1)
31 of subsection 2 of NRS 360.945 and any other accountings or other
32 information required by the Office, the Office shall determine
33 whether to certify the audit and make a final determination of
34 whether a certificate of transferable tax credits will be issued. If the
35 Office certifies the audit and determines that all other requirements
36 for the transferable tax credits have been met, the Office shall notify
37 the lead participant in the qualified project that the transferable tax
38 credits will be issued. Within 30 days after the receipt of the notice,
39 the lead participant in the qualified project shall make an irrevocable
40 declaration of the amount of transferable tax credits that will be
41 applied to each fee or tax set forth in subparagraphs (1), (2) and (3)
42 of paragraph (a) of subsection 1 of NRS 360.945, thereby
43 accounting for all of the credits which will be issued. Upon receipt
44 of the declaration, the Office shall issue to the lead participant a
45 certificate of transferable tax credits in the amount approved by the



1 Office for the fees or taxes included in the declaration. The lead
2 participant shall notify the Department upon transferring any of the
3 transferable tax credits. The Office shall notify the Department and
4 the Nevada Gaming Control Board of all transferable tax credits
5 issued, segregated by each fee or tax set forth in subparagraphs (1),
6 (2) and (3) of paragraph (a) of subsection 1 of NRS 360.945. The
7 Department shall notify the Office and the Nevada Gaming Control
8 Board of the amount of any transferable tax credits transferred.

9 3. A qualified project may be approved for a certificate of
10 eligibility for transferable tax credits:

11 (a) In the amount of \$12,500 for each qualified employee, up to
12 a maximum of 6,000 qualified employees.

13 (b) In an amount equal to 5 percent of the first \$1 billion of new
14 capital investment in this State made collectively by the participants
15 in the qualified project.

16 (c) In an amount equal to 2.8 percent of the next \$2.5 billion of
17 new capital investment in this State made collectively by the
18 participants in the qualified project.

19 4. For the purpose of computing the amount of transferable tax
20 credits for which a qualified project is eligible pursuant to paragraph
21 (a) of subsection 3:

22 (a) Each qualified employee must be:

23 (1) Employed by a participant at the site of the qualified
24 project.

25 (2) Employed full-time and scheduled to work for an average
26 minimum of 30 hours per week.

27 (3) Employed for at least the last 3 consecutive months of the
28 fiscal year.

29 (4) Offered coverage under a plan of health insurance
30 provided by his or her employer.

31 (b) The wages for federal income tax purposes reported or
32 required to be reported on Form W-2 of the qualified employees of
33 the qualified project must be paid at an average rate of \$22 per hour.

34 (c) An employee engaged solely in the construction of the
35 qualified project is deemed not to be a qualified employee.

36 **Sec. 9.** NRS 360.980 is hereby amended to read as follows:

37 360.980 1. For the purpose of encouraging local economic
38 development, the governing body of a city, ~~for~~ county *or fire*
39 *protection district* in which a qualified project is located may grant
40 to any participant in a qualified project an abatement of all or any
41 percentage of the amount of any permitting fee or licensing fee
42 which the local government is authorized to impose or charge
43 pursuant to chapter 244, ~~for~~ 268 *or 474* of NRS.

44 2. Before granting any abatement pursuant to subsection 1, the
45 governing body of the city or county must provide by ordinance *and*



1 *a fire protection district must provide by regulation* for a pilot
2 project for granting abatements to participants in a qualified project.

3 3. A governing body of a city, ~~for~~ county *or fire protection*
4 *district* that grants an abatement pursuant to subsection 1 shall, on or
5 before October 1 of each year in which such an abatement is
6 granted, prepare and submit to the Governor and to the Director of
7 the Legislative Counsel Bureau for transmittal to the Legislature an
8 annual report which includes, for the immediately preceding fiscal
9 year:

10 (a) The number of qualified projects located within the
11 jurisdiction of the governing body for which a certificate of
12 eligibility for transferable tax credits was approved;

13 (b) If applicable, the number and dollar amount of the
14 abatements granted by the governing body pursuant to subsection 1;
15 and

16 (c) The number of persons within the jurisdiction of the
17 governing body that were employed by each participant in a
18 qualified project and the amount of wages paid to those persons.

19 **Sec. 10.** NRS 239.010 is hereby amended to read as follows:

20 239.010 1. Except as otherwise provided in this section and
21 NRS 1.4683, 1.4687, 1A.110, 3.2203, 41.0397, 41.071, 49.095,
22 49.293, 62D.420, 62D.440, 62E.516, 62E.620, 62H.025, 62H.030,
23 62H.170, 62H.220, 62H.320, 75A.100, 75A.150, 76.160, 78.152,
24 80.113, 81.850, 82.183, 86.246, 86.54615, 87.515, 87.5413,
25 87A.200, 87A.580, 87A.640, 88.3355, 88.5927, 88.6067, 88A.345,
26 88A.7345, 89.045, 89.251, 90.730, 91.160, 116.757, 116A.270,
27 116B.880, 118B.026, 119.260, 119.265, 119.267, 119.280,
28 119A.280, 119A.653, 119A.677, 119B.370, 119B.382, 120A.640,
29 120A.690, 125.130, 125B.140, 126.141, 126.161, 126.163, 126.730,
30 127.007, 127.057, 127.130, 127.140, 127.2817, 128.090, 130.312,
31 130.712, 136.050, 159.044, 159A.044, 164.041, 172.075, 172.245,
32 176.01334, 176.01385, 176.015, 176.0625, 176.09129, 176.156,
33 176A.630, 178.39801, 178.4715, 178.5691, 178.5717, 179.495,
34 179A.070, 179A.165, 179D.160, 180.600, 200.3771, 200.3772,
35 200.5095, 200.604, 202.3662, 205.4651, 209.392, 209.3923,
36 209.3925, 209.419, 209.429, 209.521, 211A.140, 213.010, 213.040,
37 213.095, 213.131, 217.105, 217.110, 217.464, 217.475, 218A.350,
38 218E.625, 218F.150, 218G.130, 218G.240, 218G.350, 218G.615,
39 224.240, 226.462, 226.796, 228.270, 228.450, 228.495, 228.570,
40 231.069, 231.1285, 231.1473, 232.1369, 233.190, 237.300,
41 239.0105, 239.0113, 239.014, 239B.026, 239B.030, 239B.040,
42 239B.050, 239C.140, 239C.210, 239C.230, 239C.250, 239C.270,
43 239C.420, 240.007, 241.020, 241.030, 241.039, 242.105, 244.264,
44 244.335, 247.540, 247.545, 247.550, 247.560, 250.087, 250.130,
45 250.140, 250.145, 250.150, 268.095, 268.0978, 268.490, 268.910,



1 269.174, 271A.105, 281.195, 281.805, 281A.350, 281A.680,
2 281A.685, 281A.750, 281A.755, 281A.780, 284.4068, 284.4086,
3 286.110, 286.118, 287.0438, 289.025, 289.080, 289.387, 289.830,
4 293.4855, 293.5002, 293.503, 293.504, 293.558, 293.5757, 293.870,
5 293.906, 293.908, 293.909, 293.910, 293B.135, 293D.510, 331.110,
6 332.061, 332.351, 333.333, 333.335, 338.070, 338.1379, 338.1593,
7 338.1725, 338.1727, 348.420, 349.597, 349.775, 353.205,
8 353A.049, 353A.085, 353A.100, 353C.240, 353D.250, 360.240,
9 360.247, 360.255, 360.755, **360.889, 360.945**, 361.044, 361.2242,
10 361.610, 365.138, 366.160, 368A.180, 370.257, 370.327, 372A.080,
11 378.290, 378.300, 379.0075, 379.008, 379.1495, 385A.830,
12 385B.100, 387.626, 387.631, 388.1455, 388.259, 388.501, 388.503,
13 388.513, 388.750, 388A.247, 388A.249, 391.033, 391.035,
14 391.0365, 391.120, 391.925, 392.029, 392.147, 392.264, 392.271,
15 392.315, 392.317, 392.325, 392.327, 392.335, 392.850, 393.045,
16 394.167, 394.16975, 394.1698, 394.447, 394.460, 394.465,
17 396.1415, 396.1425, 396.143, 396.159, 396.3295, 396.405, 396.525,
18 396.535, 396.9685, 398A.115, 408.3885, 408.3886, 408.3888,
19 408.5484, 412.153, 414.280, 416.070, 422.2749, 422.305,
20 422A.342, 422A.350, 425.400, 427A.1236, 427A.872, 427A.940,
21 432.028, 432.205, 432B.175, 432B.280, 432B.290, 432B.4018,
22 432B.407, 432B.430, 432B.560, 432B.5902, 432C.140, 432C.150,
23 433.534, 433A.360, 439.4941, 439.4988, 439.5282, 439.840,
24 439.914, 439A.116, 439A.124, 439B.420, 439B.754, 439B.760,
25 439B.845, 440.170, 441A.195, 441A.220, 441A.230, 442.330,
26 442.395, 442.735, 442.774, 445A.665, 445B.570, 445B.7773,
27 449.209, 449.245, 449.4315, 449A.112, 450.140, 450B.188,
28 450B.805, 453.164, 453.720, 458.055, 458.280, 459.050, 459.3866,
29 459.555, 459.7056, 459.846, 463.120, 463.15993, 463.240,
30 463.3403, 463.3407, 463.790, 467.1005, 480.535, 480.545, 480.935,
31 480.940, 481.063, 481.091, 481.093, 482.170, 482.368, 482.5536,
32 483.340, 483.363, 483.575, 483.659, 483.800, 484A.469, 484B.830,
33 484B.833, 484E.070, 485.316, 501.344, 503.452, 522.040,
34 534A.031, 561.285, 571.160, 584.655, 587.877, 598.0964, 598.098,
35 598A.110, 598A.420, 599B.090, 603.070, 603A.210, 604A.303,
36 604A.710, 604D.500, 604D.600, 612.265, 616B.012, 616B.015,
37 616B.315, 616B.350, 618.341, 618.425, 622.238, 622.310, 623.131,
38 623A.137, 624.110, 624.265, 624.327, 625.425, 625A.185, 628.418,
39 628B.230, 628B.760, 629.043, 629.047, 629.069, 630.133,
40 630.2671, 630.2672, 630.2673, 630.2687, 630.30665, 630.336,
41 630A.327, 630A.555, 631.332, 631.368, 632.121, 632.125,
42 632.3415, 632.3423, 632.405, 633.283, 633.301, 633.427, 633.4715,
43 633.4716, 633.4717, 633.524, 634.055, 634.1303, 634.214,
44 634A.169, 634A.185, 634B.730, 635.111, 635.158, 636.262,
45 636.342, 637.085, 637.145, 637B.192, 637B.288, 638.087, 638.089,



1 639.183, 639.2485, 639.570, 640.075, 640.152, 640A.185,
2 640A.220, 640B.405, 640B.730, 640C.580, 640C.600, 640C.620,
3 640C.745, 640C.760, 640D.135, 640D.190, 640E.225, 640E.340,
4 641.090, 641.221, 641.2215, 641A.191, 641A.217, 641A.262,
5 641B.170, 641B.281, 641B.282, 641C.455, 641C.760, 641D.260,
6 641D.320, 642.524, 643.189, 644A.870, 645.180, 645.625,
7 645A.050, 645A.082, 645B.060, 645B.092, 645C.220, 645C.225,
8 645D.130, 645D.135, 645G.510, 645H.320, 645H.330, 647.0945,
9 647.0947, 648.033, 648.197, 649.065, 649.067, 652.126, 652.228,
10 653.900, 654.110, 656.105, 657A.510, 661.115, 665.130, 665.133,
11 669.275, 669.285, 669A.310, 670B.680, 671.365, 671.415, 673.450,
12 673.480, 675.380, 676A.340, 676A.370, 677.243, 678A.470,
13 678C.710, 678C.800, 679B.122, 679B.124, 679B.152, 679B.159,
14 679B.190, 679B.285, 679B.690, 680A.270, 681A.440, 681B.260,
15 681B.410, 681B.540, 683A.0873, 685A.077, 686A.289, 686B.170,
16 686C.306, 687A.060, 687A.115, 687B.404, 687C.010, 688C.230,
17 688C.480, 688C.490, 689A.696, 692A.117, 692C.190, 692C.3507,
18 692C.3536, 692C.3538, 692C.354, 692C.420, 693A.480, 693A.615,
19 696B.550, 696C.120, 703.196, 704B.325, 706.1725, 706A.230,
20 710.159, 711.600, sections 35, 38 and 41 of chapter 478, Statutes of
21 Nevada 2011 and section 2 of chapter 391, Statutes of Nevada 2013
22 and unless otherwise declared by law to be confidential, all public
23 books and public records of a governmental entity must be open at
24 all times during office hours to inspection by any person, and may
25 be fully copied or an abstract or memorandum may be prepared
26 from those public books and public records. Any such copies,
27 abstracts or memoranda may be used to supply the general public
28 with copies, abstracts or memoranda of the records or may be used
29 in any other way to the advantage of the governmental entity or of
30 the general public. This section does not supersede or in any manner
31 affect the federal laws governing copyrights or enlarge, diminish or
32 affect in any other manner the rights of a person in any written book
33 or record which is copyrighted pursuant to federal law.

34 2. A governmental entity may not reject a book or record
35 which is copyrighted solely because it is copyrighted.

36 3. A governmental entity that has legal custody or control of a
37 public book or record shall not deny a request made pursuant to
38 subsection 1 to inspect or copy or receive a copy of a public book or
39 record on the basis that the requested public book or record contains
40 information that is confidential if the governmental entity can
41 redact, delete, conceal or separate, including, without limitation,
42 electronically, the confidential information from the information
43 included in the public book or record that is not otherwise
44 confidential.



1 4. If requested, a governmental entity shall provide a copy of a
2 public record in an electronic format by means of an electronic
3 medium. Nothing in this subsection requires a governmental entity
4 to provide a copy of a public record in an electronic format or by
5 means of an electronic medium if:

6 (a) The public record:

7 (1) Was not created or prepared in an electronic format; and

8 (2) Is not available in an electronic format; or

9 (b) Providing the public record in an electronic format or by
10 means of an electronic medium would:

11 (1) Give access to proprietary software; or

12 (2) Require the production of information that is confidential
13 and that cannot be redacted, deleted, concealed or separated from
14 information that is not otherwise confidential.

15 5. An officer, employee or agent of a governmental entity who
16 has legal custody or control of a public record:

17 (a) Shall not refuse to provide a copy of that public record in the
18 medium that is requested because the officer, employee or agent has
19 already prepared or would prefer to provide the copy in a different
20 medium.

21 (b) Except as otherwise provided in NRS 239.030, shall, upon
22 request, prepare the copy of the public record and shall not require
23 the person who has requested the copy to prepare the copy himself
24 or herself.

25 **Sec. 11.** NRS 271B.110 is hereby amended to read as follows:

26 271B.110 ~~The~~ *In addition to any agreement required*
27 *pursuant to NRS 360.889 or 360.945, the* governing body of a
28 municipality may enter into an agreement with one or more of the
29 owners of any interest in property within a district, pursuant to
30 which that owner would agree to make payments to the municipality
31 or to another local government that provides services in the district,
32 or to both, to defray, in whole or in part, the cost of local
33 governmental services during the term of the use of any money
34 pledged pursuant to NRS 271B.070. Such an agreement must
35 specify the amount to be paid by the owner of the property interest,
36 which may be stated as a specified amount per year or as an amount
37 based upon any formula upon which the municipality and owner
38 agree.

39 **Sec. 12.** The provisions of subsection 1 of NRS 218D.380 do
40 not apply to any provision of this act which adds or revises a
41 requirement to submit a report to the Legislature.

42 **Sec. 13.** 1. The amendatory provisions of sections 2 and 3 of
43 this act apply only to an application submitted to the Office of
44 Economic Development pursuant to NRS 360.889 on or after
45 October 1, 2025.



1 2. The amendatory provisions of sections 6 and 7 of this act
2 apply only to an application submitted to the Office of Economic
3 Development pursuant to NRS 360.945 on or after October 1, 2025.

4 **Sec. 14.** 1. This section and sections 1, 10, 12 and 13 of this
5 act become effective on October 1, 2025.

6 2. Sections 2 to 5, inclusive, of this act become effective on
7 October 1, 2025, and expire by limitation on June 30, 2032.

8 3. Sections 6 to 9, inclusive, and 11 of this act become
9 effective on October 1, 2025, and expire by limitation on June 30,
10 2036.





Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/21/2025 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. 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:** 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

January 13, 2025
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 21, 2025**

COMMISSIONERS Consent Agenda:

SECOND 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