



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


03/04/2025 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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

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

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

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

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

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

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

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

1. **CALL TO ORDER REGULAR MEETING AT 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 agendaized topic. Public comment is limited to 3 minutes per individual.
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the March 4, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the February 4, 2025, meeting.
7. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. ABSCO Fire Protection LLC - Contractor / 9025 Spanish Trail ~ Sparks, NV
 - B. All Crane Service LLC - Out of County / 1000 Marietta Way ~ Sparks, NV
 - C. Crusoe Energy Systems, LLC - Out of County / 255 Fillmore St. Ste. 400 ~ Denver, CO
 - D. DeHart Recycling Equipment Inc. - Out of County / 11862 Missouri Bottom Rd. ~ Hazelwood, MO
 - E. Guzman & Sons Drywall LLC - Contractor / 5385 Jon. Dr. ~ Sun Valley, NV
 - F. Harrison Nevcon LLC - Contractor / 503 Sam Clemens ~ Dayton, NV
 - G. Kinetic Cutting Systems Inc. - Out of County / 10960 Zaiser Rd. ~ West Burlington, IA
 - H. ORR Protections Systems, Inc. - Contractor / 6761 Sierra Ct. Ste A ~Dublin, CA
 - I. Paul Davis Restoration of Reno & Lake Tahoe - Contractor / 650 Innovation Dr. Ste. A ~ Reno, NV
 - J. Sierra Design Concrete - Contractor / 130 Circuit Ct. ~ Sparks, NV
 - K. The Shrinkwrap Co., LLC - Out of County / 2400 Sharon Way ~ Reno, NV

- L. WEIMA America Inc. – Out of County / 3678 Centre Cir. ~ Fort Mill, SC
- M. X Burger – Food Truck / 984 Leah Cir ~ Reno, NV

II Approval of claims in the amount of \$4,916,959.73.

III Consideration and possible approval of the revision of Personnel Policy 1001 Disciplinary Actions and Appeals.

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

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

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

11. **10:30 A.M. PUBLIC HEARING:**

Public Hearing on proposed Resolutions 25-757, 25-758, 25-759, 25-760, 25-761 and 25-762 as described:

RESOLUTION 25-757 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910100, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.

RESOLUTION 25-758 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910320, CEMETERY RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.

RESOLUTION 25-759 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910325, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.

RESOLUTION 25-760 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910470, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.

RESOLUTION 25-761 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 911345, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.

RESOLUTION 25-762 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 920020, HILLSIDE RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.

The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by the public at its own risk.

Please go to the Storey County website to view the packet.
Storeycounty.org/Planning/Planning Updates then Scroll down to RS2477
packet information for this item.

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

Consideration and possible approval of Resolution 25-757 proposing the identification of Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible approval of Resolution 25-758 proposing the identification of Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible approval of Resolution 25-759 proposing the identification of Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible approval of Resolution 25-760 proposing the identification of Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, it is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible approval of Resolution 25-761 proposing the identification of Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible approval of Resolution 25-762 proposing the identification of Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

18. **DISCUSSION ONLY:**

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

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

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

Consideration and possible approval of Special Use Permit 2025-014. The applicant requests a Special Use Permit to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.

21. **DISCUSSION ONLY:**

Presentation and discussion featuring Storey County Public Relations & Social Media Metrics Update (August 2024 - January 2025).

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

Consideration and possible approval directing the Comptroller to notify the Nevada Department of Taxation of the property tax rate the Storey County Board of Commissioners propose to levy for fiscal year 2025-2026.

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

Consideration and possible approval of Storey County's Plan of Corrective Action in response to the Department of Taxation's review of Fiscal Year 2024 annual audit report and identified violations pursuant to NRS 354.6245.

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

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

Consideration and possible approval to increase previously approved funding from the Capital Projects Fund for the purchase of a tractor and trailer that were outlined in the district CIP, to an estimated amount of \$340,000, an increase of \$40,000.

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

Consideration and possible approval to send \$176,929.54 of outstanding unpaid ambulance bills to collections & write off the amount of \$2,101.98.

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

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

Consideration and possible approval of Resolution No. 25-765 of the Board of Commissioners of Storey County, Nevada, reaffirming the board's request to the Nevada Delegation to advance federal public lands legislation commonly referred to as the Truckee Meadows Public Lands Management Act to support conservation, recreation, and economic development in Washoe County.

29. **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, Senate bill(s) regarding regional planning Storey, Washoe, Lyon, Carson, Douglas, and cities, Daly; SB78 as potentially related to the Comstock Historic District Commission; AB77 tax abatement; AB32 V&T Railway, AB128 public records request ombudsman including open cases; AB242 sagebrush ecosystem and fire fuels reduction; SB232 Veterans Storey County; SB247 rail transit; AB247 real-time sign language translation and disabilities; AB61 Washoe County toll roads; all bills supported by the Nevada Association of Counties (NACO) unless otherwise directed by the board, and AGA2240 Daylight Savings Time.

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

For Consideration and possible approval of business license second readings:

- A. American Document Destruction - Out of County / 480 Coney Island Dr. ~ Sparks, NV
- B. Amfabsteel Inc. - Contractor / 100 Calle Industrial ~ Bernalillo, NM
- C. Baobab Press - Home Based / 96 A St. ~ Virginia City, NV
- D. Beyond Estate Sales LLC - Out of County / 1965 Woodhaven Ln ~ Sparks, NV
- E. California Erectors Inc. - Contractor / 4500 California Ct. ~ Benecia, CA
- F. Comstock Construction Services Inc. - Out of County / 115 Territory Rd. ~ Dayton, NV
- G. Danny Couste Construction LLC - Contractor / 94 Paul Way ~ Carson City, NV
- H. Fire Suppression Technology's Inc. - Contractor / 216 F St. ~ Waterford, CA
- I. KD Electric - Contractor / 681 Watson Way ~ Sparks, NV
- J. MJB Construction Co. - Contractor / 5795 Tappan Dr. ~ Reno, NV
- K. Reid Services LLC - Out of County / 425 College St. ~ Rockmart, GA
- L. Schindler Elevator Corporation - Contractor / 20 Whippany Rd. ~ Morristown, NJ
- M. Schumway's Mobile Home Setters - Out of County / 5309 Torobie Cir. ~ Sun Valley, NV
- N. XP Electric LLC - Contractor / 2266 Hayfield Ln. ~ Fernley, NV

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

32. **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 is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from

discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

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

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

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

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

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

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

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 2/27/2025; 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: 3/4/2025 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 March 4, 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: 3/4/2025 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 February 4, 2025, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

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

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

2/4/2025 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

- Commissioners Carmona, Gilman, and Mitchel Present – quorum established

Total Attendance: 25

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

Commissioner Jay Carmona called the meeting to order at 10:00 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): Lee Sterrett, member of the Carson Water Subconservancy District for Storey County, gave an update on his recent attendance at a conference, including issues of water law, water management and groundwater rights retirement.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the February 4, 2025, meeting.

Public Comment: None

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

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the January 7, 2025, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our Jan 7, 2025, meeting as presented. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

7. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Cosco Fire Protection Inc. – Contractor / 3620 West Reno Ave, #K ~ Las Vegas, NV
- B. Empire Southwest LLC– Out of County / 3300 St Rose Pkwy ~ Henderson, NV
- C. Inside Out Construction LLC – Contractor / 1940 Currant Ct. ~ Gardnerville, NV
- D. M.A. Mortenson Company – Contractor / 700 Meadow Ln. North ~ Minneapolis, MN
- E. Reed's Garage – General / 351 N. C St. ~ Virginia City, NV
- F. Staffing Technical Services Inc. – Out of County / 528 W. Roosevelt Rd. Ste. 101 ~ Wheaton, IL

II. Approval of claims in the amount of \$6,231,231.49.

Public Comment: None

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

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

Fire District

- Fire Chief Jeremy Loncar said that on Jan. 31 he attended the Fire Academy graduation ceremonies for 3 new Storey County fire fighters.
- Next week he will attend the Ignites Symposium, which will cover many subjects including issues with homeowner's insurance coverage.
- The Nevada Fire Chiefs Association has 15 bills they are monitoring.
- The district will have prescribed burns tomorrow through Thursday in the Highlands. These are small pile burnings. They will keep the public informed through social media.

Operations and Projects

- Coordinator Mike Northan said the Lockwood Senior Center project was progressing well.

- The Fairgrounds project bid was suspended due to the Buy American, Build American Act. Mr. Northan said he needs to coordinate with other agencies before resuming the process.

Emergency Management

- Director Adam Wilson gave a progress review of the department covering 2023-2024. In July 23, this was a one-person shop, now we are certified in the state. We have worked on regional cooperation. He said his department:
 - Brought emergency planning in-house, saving \$180,000 per year.
 - Held numerous community outreach meetings.
 - Conducted tabletop emergency management exercises.
 - Successfully applied for grants for fire district and sheriff's office.
 - Assisted Carson City on Nevada Day.
 - Increased software capabilities improving mass communication.
 - Helped with the Davis Fire and with power outages in the Highlands.
 - Received grants for first-aid kits in county vehicles.
 - Updated the hazard mitigation plans.
 - Created a safety committee.
 - Worked with various agencies and groups, including the Storey County School District, the Fire District, and Community Chest.
 - Created an evacuation and shelter manual.
 - Conducted training on active shooter situations.
 - Created a long-term recovering plan manual and storm disaster recovery process.
 - Partnered with business and other local governments to expand preparedness.
 - Has attended conferences and symposia to enhance knowledge and capability.

Health and Community Services

- Stacy York said her department served 5,510 congregate meals, 25,071 home-delivered meals, and 20,000 meals between the schools and the jail.
- The kitchen in VC produces over 50,000 meals a year
- Homemaker hours have remained consistent at 600 a year
- Transportation has provided 3,200 rides for 160 different people.
- Food pantries in VC served 105 people in 2024, an increase from 50 in 2023; Mark Twain served 169 people, an increase from 114, and Lockwood served 250 people, an increase from 205.

Public Information

- Public Information Officer Julia Moreno-Fritz said the Storey County commercial is airing on Nevada Newsmakers
- She is working on Google ads and will be writing stories for the Comstock Chronicle.

County Manager

- County Manager Austin Osborne said the Storey County housing plan is complete and will be sent to the governor. He said there is a substantial amount of housing built along I80, and the county included information on “attainable” housing.

Planning Commission

- Commissioner Lee Sterrett expanded on his public comment regarding his attendance at the meeting of the Nevada Water Resources Association. He said there are 256 groundwater basins in Nevada as of 2019, and 50 percent were fully or over-committed. Nevada received a \$25 million dollar grant to buy back water rights in basins which were over-committed and over-pumped. The grant was for 2,500 acre-feet of water rights, which were then retired.

Community Chest

- Eric Schoen said the expansion of the early childhood education center was nearly ready after sprinklers and fireproof doors are installed.
- The Community Chest receives federal funding, and if those funds are delayed or cut, the organization has funds to keep operations going for at least six months. The CCI is developing contingency plans if funds are cut, and all programs remain open.

9. BOARD COMMENT (No Action - No Public Comment): None

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to sign and enter into a contract with Actalent for the provision of temporary construction staffing services to help meet project deadlines not to exceed \$165,000.

Human Resources Manager Brandie Lopez said she wants to establish a relationship to meet demands and time limits the County is currently experiencing with existing contracts and grants. This is for temporary labor. The County can adjust the workforce as needed. This is a new company.

County Manager Austin Osborne said to get the projects done and meeting the timelines of the grants, we looked at other companies and looked at doing it in-house, and Actalent provided the best return on money and effort.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign and enter a contract with Actalent for the provision of temporary construction staffing services to help meet project deadlines not to exceed \$165,000. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the County Manager to approve and sign a contract addendum between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety, for an additional AED to be located at the Storey County Community Development Office.

Administrative Officer Lisa Maciel said this is to add another AED to the development office. The closest one to this office is at Public Works.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign an addendum to the contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety, to add an additional AED to the contract to be placed in the Community Development Office. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services for an additional \$126.00 per month. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Consideration and Possible approval of Grant of Easement file 2025-017 from Storey County to NV Energy for Utility Facilities within the C Street Right-of-Way near Flowery Street, Virginia City, Storey County, Nevada to facilitate project development.

Planning Manager Kathy Canfield said this is a request from NVEnergy to provide service, between an area that NDOT considers their right-of-way and private property.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve Grant of Easement 2025-017 from Storey County to NV Energy for Utility Facilities within the C Street Right-of-Way near Flowery Street, Virginia City, Storey County, Nevada to facilitate project development. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

13. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of County staff regarding pending federal appropriation requests for federal fiscal year 2025, and dependent on the passage of the 2025 federal fiscal year budget, federal appropriation proposals for federal fiscal year 2026.

Grants Manager Sara Sturtz said the county submitted 4 requests. Two were included in 2025 - the mobile emergency command center and Divide water project. If Congress passes another continuing resolution after March 14, we will seek to prepare for either re-submitting

these as well as requests for Piper’s Opera House, the public safety complex, the Silver City water main line replacement, and the Courthouse earthquake retrofit.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve County staff to proceed with submitting the 2026 federal appropriation requests for the Virginia City Public Safety Complex, Silver City Water Main Line Replacement, Courthouse Earthquake Retrofit, and the resubmission of the Historic Piper’s Opera House West Wall Restoration and A Street Roadway Improvement, and, if a continuing resolution necessitates resubmission of 2025 requests, to submit the Mobile Emergency Command Center, Divide Water Main Replacement, the Historic Piper’s Opera House West Wall Restoration and A Street Roadway Improvement, and the Virginia City Public Safety Complex. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize Storey County Business Development to reallocate an amount not to exceed \$4,000 of budgeted and available funds from the Professional Services account to host regional attendees at the National Association of Counties annual Legislative conference.

Business Development Officer Lara Mather said this happened last year, with the Nevada Association of Counties as the host, and Storey County as the sponsor. It allowed us to have a captive audience of Nevada staff, officials and elected representatives and was very successful. Ms. Mather has reached out to host another dinner the first week of March.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the authorization for Storey County Business Development to re-allocate an amount not to exceed \$4,000 of budgeted and available funds from the Professional account to host regional attendees at the National Association of Counties annual Legislative conference. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize Storey County Business Development to author and submit a letter supporting SB5 to make the Lieutenant Governor’s Office of Small Business Advocacy (OSBA) a permanent fixture within the Office of the Lieutenant Governor.

Ms. Mather said OSBA was created in the 2021 legislative session. The original bill has a 2-year sunset. SB5 takes that bill and gets ride of the sunset date. She has worked with this office, providing resource fairs, town halls and forums. She said it is an important resource.

Commissioner Mitchell was unsure about how much regulatory friction could come about in the future. Ms. Mather said there was talk of moving this under GOED, but Staff wants it to stay under the Lt. Governor's Office to avoid conflict.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize Storey County Business Development to author and submit a letter supporting SB5 to make the Lieutenant Governor's Office of Small Business Advocacy (OSBA) a permanent fixture within the Office of the Lieutenant Governor. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION ONLY: Storey County FY25 2nd Quarter Financial Review.

Comptroller Jennifer McCain said this is a final financial review of the second quarter. At midpoint the General Fund is tracking at 82 percent of revenue, slightly higher than last year. Ad valorem is at 79 percent. We expect that to level off in the 3rd and 4th quarters. One of the highest is building permits, now at 148 percent collected. This is due to Tesla paying for building permits now and an increased number of data centers. Countywide revenues are at 65 percent collected with most funds performing as expected. General Fund expenditures are 42 percent of plan. Of the expenditures, 41 percent are wages, and 32 percent are benefits. With merit wage increases coming soon and new benefit negotiations, those may increase before fiscal year-end. All departments are trending at or below expectations.

Ms. McCain said most funds were reported as anticipated, except earned interest which the Clerk & Treasurer's Office is working to get up to date. She enumerated specific funds and their current needs, but said some higher numbers do not worry her department. All departments and funds are actively monitored.

Public Comment: None

17. DISCUSSION ONLY: County Manager to provide a quarterly report to the board.

County Manager Austin Osborne said this is a quarterly report on what is going on administratively.

- Legislative matters: working with Julia and the team to implement commercials and online promotion. We are putting booklets together for the Legislature.
- Community Development: code enforcement is a new activity in the office. About 33 average nuisance complaints per month are received, 2.66 per month are abated, 12.5 percent of them are complying, and 33 percent are in the criminal nuisance prevention program. Building inspections are up and the county may have to adopt the new International Code Council regulations.
- Capital Improvement Plan: projects totaling multi-millions of dollars are being scheduled so Treasury/Comptroller can prepare to have money on hand. Staffing and contract

assistance requirements are being planned. He said the jail project must be done, water infrastructure and the Road Improvement Plan. We are doing a facilities' needs assessment, looking at future needs, and developing a plan.

- Piper's Opera House: we are still working with the respondent on that, and what is complicated about that is that there are major key structural elements that are not part of rehabilitation, but beams and pillars, and all this has contract implications.
- County Transfer Station: based on the school district's unified schools plan, the County is investigating a plan to move the Transfer Station to the old dump off of Six Mile Canyon. There are Nevada Division of Environmental Protection issues, Superfund matters, and ingress/egress safety issues to be overcome.
- Budget: departments are planning next year's needs. We are looking at bringing in a staff engineer, as everything is getting more complex.
- Comstock Cemetery Foundation: the Memorandum of Understanding is still in place and we need to do an expansion of the area available as there are only 35 plots left.
- Marlette Water Plan: we are in discussions with the state and still have an MOU in place.
- Planning Department: the housing needs assessment is being done, along with updating zoning and other ordinances.
- Capital Improvement Plan: a few major projects include for Virginia City are the broadband project, water system upgrades, B Street waterline and paving project, and O Street drainage. For TRI Center, Station 75, Emergency Management office, Electric Avenue traffic signal, and flood mitigation planning. For the Highlands, the Lousetown Road Project, the community center cleanup and upgrade and broadband will be next. For Lockwood, the sheriff's substation is done, the community center and flood mitigation planning. For Mark Twain, drainages and culverts and roads. A reader board will be at the community center, which will be rehabilitated, and then the truck turn-around.

Public Comment: None

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

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to purchase 3 new Laser Turbidimeters and 4 new SC4500 Controllers for the water filters at the Water Treatment Plant in the amount of \$32,281.35 with SCADA programming not to exceed \$5,000 for a grand total of \$37,281.35.

Public Works Director Jason Wierzbicki said the County's turbidimeters are obsolete. New ones will measure the particulates in the water to optimize water filter performance and chemical dosage and disinfection.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the purchase of 3 new Laser Turbidimeters and 4 new SC4500 Controllers for the water filters at the Water Treatment

Plant in the amount of \$32,281.35 with SCADA programming not to exceed \$5,000 for a grand total of \$37,281.35. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

20. DISCUSSION ONLY: Water-Sewer FY25 2nd Quarter Financial Review.

Comptroller Jennifer McCain said funds are trending as we expected at about 50 percent of plan. Water is at 52 percent collected for services; Sewer is at 48 percent. Overall, there is a concern the budget for rates is not supporting ongoing operations. Expenses for both of these funds are trending slightly below expectations, with 64 percent available in the Water Fund and 61 percent available in the Sewer Fund. Wages and benefits are tracking as expected. We are always trying to increase the ending fund balances for both funds.

Public Comment: None

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

22. DISCUSSION ONLY: Fire District FY25 2nd Quarter Financial Review.

Ms. McCain said for the second quarter review, the Fire District has collected almost 90 percent of the planned budgeted revenue, but that will level out due to Ad Valorem collection, just like the County budget. There is a significantly high collection rate for building permits due to Tesla now paying for permits and increased data facilities. This, however, can change at any time. Expenses are tracking to plan at 38 percent usage, as expected. Transfer and budget augmentations still must be addressed. The Fire District Capital Fund will have a deficiency due to the recent property acquisition for the TRIC station. Mutual Aid fund for out-of-district fires revenues are tracking to plan. The Capital Fund has large pieces of equipment that are on order which will roll over in to future fiscal plans until more reasonable delivery dates are set. We will still need transfers and augmentations for this fund. We expect to see significant changes to these plans as the chief builds out on the new property.

Public Comment: None

23. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for policy P603 Sick Leave and policy P602 Annual Leave with modifications allowing leave buyout amounts at the time of retirement to be utilized to purchase PERS service credits.

Fire Chief Jeremy Loncar said on both policies, if approved, the effective date would be today. There are a lot of retirements coming up. Involved HR consultant Jeanne Green on this. New firefighters mean cost savings.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the modifications to policy P603 Sick Leave and policy P602 Annual Leave. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

24. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to dispose of by means of auction, donation, sale, or trade-in, of a 2006 Yukon and a 2006 Ford F350 Dozer tender.

Chief Loncar said both units need replacement. He said the Yukon went to the County for an emergency management vehicle. Dozer tender is going to auction. It has been a money pit.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the disposal of a 2006 Yukon and a 2006 Ford F350 Dozer tender by means of auction, donation, sale, or trade-in. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

25. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

26. DISCUSSION/FOR POSSIBLE ACTION: Election of Secretary to the Board of Storey County Highway Commissioners for the term of one year.

County Manager Austin Osborne said this is to choose which of you would like to serve. Commissioner Mitchell is the incumbent.

Public Comment: None

Motion: I, Commissioner Mitchell, move to elect myself as the Secretary to the Board of Storey County Highway Commissioners for the term of one year. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

Public Works Director Jason Wierzbicki said he:

- Met with DOWL over last few weeks regarding the full reconstruction on B street and Union Street. There is no base under any of these roads. The cost was \$3.3 million and is now \$4.7 million.
- We are working on the Six Mile Canyon Turnaround Project.
- We are working on the Road Capital Improvement Program for the next 4 years.

Public Comment: None

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

29. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration approving the Storey County Sheriff's Office receipt of a Grant from the State of Nevada Department of Public Safety, Office of Criminal Justice Assistance in the amount of \$30,836.64, Federal Award# 1 SPBJA-21-GG-00252-MUMU, to be used for travel and equipment purchase of 2 drug detection K9s and miscellaneous costs associated with this purchase.

Sheriff Mike Cullen said this the first part of two-part grant, awarding \$30,836.64 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to purchase 2 drug detection K9s, and related travel and misc. costs associated with this purchase. These funds will be used along with other grant funds to establish our drug detection K9 program. The unbudgeted revenues and expenses for this grant will be accounted for in the County's Grant Fund and may possibly create the need for an augmentation or transfer at the end of the year.

Commissioner Gilman supported the program, but asked, this is for 2 canine units. The existing dog is donated. He said he has worked with canines and thinks dogs de-escalate situations. He noted a lot of drug issues along USA Parkway.

Commissioner Mitchell asked how the canines would be used. Sheriff Cullen reiterated they were drug detection dogs, which currently must be requested for support from regional law enforcement agencies, causing a delay. He said they could be used for businesses, schools or anyone else who asks for assistance. They could also be used for traffic stops.

As to ancillary costs, Sheriff Cullen said the grant is re-occurring. We will have a line-item of \$5,000. We are happy with the donations for the existing dogs for food and care. He said there may have to be modifications to vehicles to accommodate the new dogs.

The sheriff also said that the Courts have ruled that if the dog hits on a vehicle, that gives the deputy probable cause to search the vehicle without a warrant. He said a fentanyl drug house was raided, just 20 feet from the middle school.

Commissioner Carmona asked about the conditions for the grant. Sheriff Cullen said the funds must be spent quickly. He heard of three dogs, but Sheriff Cullen said Lux is the only volunteer dog. Deputy Jessup has paid for training himself. He said that if the grants end, the dogs could be retired, most likely staying with their handlers, but younger, newer dogs last longer. There are two vehicles capable of carrying dogs. The grant funds are for the one-time purchase of the dogs and the training to get them started.

Commissioner Carmona was concerned about handler costs or other costs. Sheriff Cullen said that was included in the grant. Commissioner Carmona said he would like to see better numbers for any risks to the county, including modification for cars, POOL/PACT insurance.

In response to questions from Commissioner Gilman, Sheriff Cullen said the dogs would belong to the county, and if the grant was discontinued the dogs could be retired.

Commissioner Mitchell suggested continuing the item for more information.

Comptroller Jennifer McCain said there could be unbudgeted costs, such as 5 percent to the deputy that becomes the handler \$3,000 per person or more. She also asked when the dogs would be ready and if revenue would come from this investment. Sheriff Cullen said the dogs will be ready when they are purchased, then training for the officers and should be ready by mid-summer. He said dogs are a deterrent, but not a revenue source. He said they were lifesaving, as that day meth and fentanyl were found on an employee at Tesla. He noted other cases as well.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue this item to our next scheduled commission meeting and ask the sheriff to provide a cost breakdown as to what the fiscal impact would be should these grants not be in the picture, and any other anticipated ongoing costs. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

30. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration approving the Storey County Sheriff's Office to receive a grant from the State of Nevada Department of Public Safety, Office of Criminal Justice Assistance in the Amount of \$15,000, Federal Award Number 1 SPBJA-22-GG-00625-MUMU to be used for training and travel and misc. equipment indicated as other for deputies assigned to the Storey County Sheriff's Office Drug Initiative Program.

Sheriff Cullen said this is part two of what we just finished discussing.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue this item as well to our next regularly scheduled meeting on Feb. 18, 2024, for consideration. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

31. DISCUSSION/FOR POSSIBLE ACTION: Discussion and consideration approving the Storey County Sheriff's Office to receive one Humvee 4-wheel-drive vehicle Serial Number 1 4016NV00004 from the Douglas County Sheriff's Office through the State of Nevada 1 033

LESO program for use as a Search and Rescue Vehicle as well as use in parades and for community outreach events.

Sheriff Cullen said Douglas County had this vehicle and it is now offered through the state. He wanted to fix it up and use it for search and rescue, along with the Fire District. He plans on using the United We Stand grant to pay for it. The commissioners discussed costs, and Sheriff Cullen said he was also concerned, but planned on using it for public events as well as search and rescue. He said he would rather a free vehicle get banged up rather than one the County paid for. He said some OHVs are limited in use for search and rescue. This vehicle can carry quite a few people along with equipment and can pull a vehicle out of a difficult area. He said much of the work will be done by volunteers.

County Manager Austin Osborne said it was important to make sure auxiliary vehicles are not a burden on the shop.

Commissioner Carmona said he didn't like Humvees as they were expensive to maintain. He was concerned about the impression more vehicle/equipment purchases leave on constituents.

Commissioner Gilman suggested continuing this to the next meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue this item regarding the donation of a Humvee vehicle to the Sheriff's Office from the Douglas County Sheriff's Office to our next regularly scheduled meeting on Feb. 18. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

32. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to re-appoint Scott Jolcover to a 4-year term on the Storey County Board of Equalization.

Clerk & Treasurer Jim Hindle said this is to address the re-appointment of Scott Jolcover to a four-year term to the board, which hears appeals to property assessments.

Public Comment: None

Motion: I, Commissioner Mitchell, move to reappoint Scott Jolcover for a 4-year term on the Storey County Board of Equalization. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

33. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to accept a quote from Coons Construction for site improvements at 800 South C Street to provide sidewalk widening for ADA compliance, bollards for building protection, and a flagpole in

an amount not to exceed \$21,478.00 and to authorize the County Manager to sign the contract for construction.

Operations and Projects Coordinator Mike Northan said this work will improve ADA compliance, vehicle barriers for security and a flagpole. This was budgeted in the Capital Improvement Plan and the contract underwent review from the District Attorney's Office.

Comptroller Jennifer McCain said this was budgeted for \$15,000 and the balance will be absorbed into the Justice Court's Special Revenue Fund.

Public Comment: None

Motion: I, Commissioner Mitchell, move to accept the quote from Coons Construction for site improvements at 800 South C Street to provide sidewalk widening for ADA compliance, bollards for building protection, and a flagpole in an amount not to exceed \$21,478.00 and to authorize the County Manager to sign the contract for construction. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

34. 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; AB77 tax abatements; BDR S-404 V&T Railway, AB14 voter registration of candidates; AB70 energy; AB96 master plans contents; AB64 open meeting law; AB66 addition of district judges; proposals relating to the number of required planning commissioners; and other bills and BDRs potentially affecting Storey County.

County Manager Austin Osborne said there is no new news on these, but it is a standing item.

- SB69 does have a hearing scheduled for Feb. 13 before Revenue and Finance and Storey County will give a presentation. Commissioner Mitchell said meetings have been set up.
- Mr. Osborne said SB78, the Comstock Historic District bill, will not apply to the CHD. We don't have that in writing, so we are still following and discussing possible County control with state and other counties. Commissioner Mitchell wants to oppose SB78, because if there is one thing you want to change, it is seen as opposition, so he wants it on the record.
- Mr. Osborne said the legislative team is monitoring conversations regarding NDOT, but are getting hints of revenue-sharing. This is not currently in any bill being considered.
- AB77 deals with abatements. Commissioner Gilman said he dislikes one element of the bill that gives GOED final approval of applications. Mr. Osborne is taking note of this as part of direction from the board. Mr. Osborne said if a bill came that would block a company from coming to Storey County that we would oppose it, and the commissioners agreed.

- For the last 12 years, we have worked with Quad Counties; Lyon, Douglas, Storey and Carson City, but to maintain coordinated communications with these counties, as we all have similar issues.

Commissioner Mitchell noted the V&T bill was AB32 by Carson City: we supported the bill draft request. He said some bills will impact judicial positions, as Carson City will now add another judge. Clerk & Treasurer Jim Hindle said he has had several meetings, and it will financially impact Storey County. Mr. Osborne said a new District Court in the County would cost \$50 million. The jail program is just a jail and some offices. Part of the building facilities' assessments is to build a new District Court, or if the Courthouse is used for only the first district court.

Commissioner Mitchell asked to line-item the NACO bills at the next meeting. Mr. Osborne said yes, and that all our elected officials are monitoring their own bills as well.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows: to take the discussion and notes from that discussion on the record today and implement it. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

35. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of business license second 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 Law firm – 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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #35 listed as A-M. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

36. PUBLIC COMMENT (No Action): None

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

Commission Chairman Carmona adjourned the meeting at 12:48 p.m.

38. CLOSED SESSION: Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This meeting will commence immediately following the regular commission meeting.

39. CLOSED SESSION: Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin immediately following the closed session with the Board of Storey County Fire Commissioners

Respectfully submitted,



Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/4/2025 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. ABSCO Fire Protection LLC – Contractor / 9025 Spanish Trail ~ Sparks, NV
- B. All Crane Service LLC – Out of County / 1000 Marietta Way ~ Sparks, NV
- C. Crusoe Energy Systems, LLC – Out of County / 255 Fillmore St. Ste. 400 ~ Denver, CO
- D. DeHart Recycling Equipment Inc. – Out of County / 11862 Missouri Bottom Rd. ~ Hazelwood, MO
- E. Guzman & Sons Drywall LLC – Contractor / 5385 Jon. Dr. ~ Sun Valley, NV
- F. Harrison Nevcon LLC – Contractor / 503 Sam Clemens ~ Dayton, NV
- G. Kinetic Cutting Systems Inc. – Out of County / 10960 Zaiser Rd. ~ West Burlington, IA
- H. ORR Protections Systems, Inc. – Contractor / 6761 Sierra Ct. Ste A ~Dublin, CA
- I. Paul Davis Restoration of Reno & Lake Tahoe – Contractor / 650 Innovation Dr. Ste. A ~ Reno, NV
- J. Sierra Design Concrete – Contractor / 130 Circuit Ct. ~ Sparks, NV
- K. The Shrinkwrap Co., LLC – Out of County / 2400 Sharon Way ~ Reno, NV
- L. WEIMA America Inc. – Out of County / 3678 Centre Cir. ~ Fort Mill, SC
- M. X Burger – Food Truck / 984 Leah Cir ~ 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

February 24, 2025
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **March 4, 2025**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. ABSCO Fire Protection LLC** – Contractor / 9025 Spanish Trail ~ Sparks, NV
- B. All Crane Service LLC** – Out of County / 1000 Marietta Way ~ Sparks, NV
- C. Crusoe Energy Systems, LLC** – Out of County / 255 Fillmore St. Ste. 400 ~ Denver, CO
- D. DeHart Recycling Equipment Inc.** – Out of County / 11862 Missouri Bottom Rd. ~ Hazelwood, MO
- E. Guzman & Sons Drywall LLC** – Contractor / 5385 Jon. Dr. ~ Sun Valley, NV
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- G. Kinetic Cutting Systems Inc.** – Out of County / 10960 Zaiser Rd. ~ West Burlington, IA
- H. ORR Protections Systems, Inc.** – Contractor / 6761 Sierra Ct. Ste A ~Dublin, CA
- I. Paul Davis Restoration of Reno & Lake Tahoe** – Contractor / 650 Innovation Dr. Ste. A ~ Reno, NV
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- K. The Shrinkwrap Co., LLC** – Out of County / 2400 Sharon Way ~ Reno, NV
- L. WEIMA America Inc.** – Out of County / 3678 Centre Cir. ~ Fort Mill, SC
- M. X Burger** – Food Truck / 984 Leah Cir ~ 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: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$4,916,959.73.
- **Recommended motion:** Approval fo claims as submitted.
- **Prepared by:** Cory Y Wood

Department: Comptroller

Contact Number: 7758471133

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY

Vendor History Report

By Vendor Name

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

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

Payable Number	Description	Units	Price	Amount	Post Date	1099 Payment Number	Account Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
405424 - OPTUM BANK, MEMBER FDIC															
INV0019566	HSA Contributions	0.00	0.00	15,884.74	12/6/2024		DF10002012	12/6/2024	Insurances	15,884.74	0.00	0.00	0.00	15,884.74	15,884.74
									Rds-Ins	14,392.70					
									Wtr-Ins	650.08					
									Swr-Ins	251.00					
									VCTC-Ins	240.96					
									Pipers-Ins	235.00					
										115.00					
INV0019595	HSA Contributions			2,743.00	12/6/2024		DF10002016	12/6/2024	Fire-Ins	2,743.00				2,743.00	2,743.00
										2,743.00					
Vendors: (1)										18,627.74	0.00	0.00	0.00	18,627.74	18,627.74
Total 01 - Storey County Vendors:										18,627.74	0.00	0.00	0.00	18,627.74	18,627.74
Vendors: (1)										18,627.74	0.00	0.00	0.00	18,627.74	18,627.74
Report Total:										18,627.74	0.00	0.00	0.00	18,627.74	18,627.74

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

Processed & Submitted to Treasurer by Comptroller Admin

20241205

Date

Approved By:

Comptroller

Treasurer - Deputy

12-5-24

Date

1-29-25

Date



STOREY COUNTY

Check Register

Packet: APPKT07448 - 2025-01-13 SPCL CK BUS DEV cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
100451	BUREAU OF LAND MANAGEMENT	01/13/2025	Regular	0.00	10,100.00	116473

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	10,100.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	10,100.00

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

Cory Wood 1/13/2025
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-29-25
 Comptroller Date

[Signature] 1-13-2025
 Treasurer Deputy Date



STOREY COUNTY

Check Register

Packet: APPKT07463 - 2025-01-17 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	PUBLIC EMPLOYEES RETIREMENT BC	01/17/2025	EFT	0.00	84,966.98	10646

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	84,966.98
	2	1	0.00	84,966.98

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

Kyle 20250116
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: *[Signature]* 1-29-25
 Comptroller Date

[Signature] 01-26-25
 Treasurer - Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2025	84,966.98
			<u>84,966.98</u>



STOREY COUNTY

Posting Date Range 01/17/2025 - 01/17/2025
Payment Date Range 01/17/2025 - 01/17/2025

Vendor History Report
By Vendor Name

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors													
404300 - INTERNAL REVENUE SERVICE													
INV0019725	Medicare		0.00	1/17/2025	001-29503-000	DFT0002056	1/17/2025	97,741.04	0.00	0.00	0.00	97,741.04	97,741.04
INV0019725	Medicare		0.00	1/17/2025	001-29503-000	DFT0002056	1/17/2025	6,922.66	0.00	0.00	0.00	6,922.66	6,922.66
INV0019726	Federal Income Tax w/h		0.00	1/17/2025	001-29501-000	DFT0002057	1/17/2025	31,970.20	0.00	0.00	0.00	31,970.20	31,970.20
INV0019750	Medicare		0.00	1/17/2025	001-29503-000	DFT0002059	1/17/2025	13,332.00	0.00	0.00	0.00	13,332.00	13,332.00
INV0019751	Social Security		0.00	1/17/2025	001-29505-000	DFT0002060	1/17/2025	983.20	0.00	0.00	0.00	983.20	983.20
INV0019752	Federal Income Tax w/h		0.00	1/17/2025	001-29501-000	DFT0002061	1/17/2025	44,532.98	0.00	0.00	0.00	44,532.98	44,532.98
Vendors: (1)								97,741.04	0.00	0.00	0.00	97,741.04	97,741.04
Total 01 - Storey County Vendors:								97,741.04	0.00	0.00	0.00	97,741.04	97,741.04
Vendors: (1)								97,741.04	0.00	0.00	0.00	97,741.04	97,741.04
Report Total:								97,741.04	0.00	0.00	0.00	97,741.04	97,741.04

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

Processed & Submitted to Treasurer by Comptroller Admin 20250116 Date

Approved By:

[Signature] 1-29-25 Date

[Signature] 1-28-25 Date

Comptroller [Signature] Date

Treasurer - [Signature] Date



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 01/17/2025 - 01/17/2025
Payment Date Range 01/17/2025 - 01/17/2025

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
405424 - OPTUM BANK, MEMBER FDIC															
INV0019717	HSA Contributions	0.00	0.00	2,828.00	1/17/2025	250-29506-000	DFI0002055	1/17/2025	Fire-Ins	2,828.00	0.00	0.00	0.00	2,828.00	2,828.00
						270-29506-000			FireMutual-Ins	2,776.86	0.00	0.00	0.00	2,776.86	
										51.14					
INV0019735	HSA Contributions	0.00	0.00	15,662.77	1/17/2025	001-29506-000	DFI0002058	1/17/2025	Insurances	15,662.77	0.00	0.00	0.00	15,662.77	15,662.77
						020-29506-000			Rds-Ins	14,206.91					
						090-29506-000			Wfr-Ins	652.36					
						130-29506-000			Swr-Ins	256.75					
						230-29506-000			VCTC-Ins	246.75					
						231-29506-000			Pipers-Ins	190.00					
										110.00					
Vendors: (1)										18,490.77	0.00	0.00	0.00	18,490.77	18,490.77
Vendors: (1)										18,490.77	0.00	0.00	0.00	18,490.77	18,490.77
Report Total:										18,490.77	0.00	0.00	0.00	18,490.77	18,490.77

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

Processed & Submitted to Treasurer by Comptroller Admin 20250116 Date

Approved By: [Signature] 2.14.25 Date

Comptroller [Signature] 1-24-25 Date
Treasurer - [Signature] [Signature] Date



STOREY COUNTY

Payroll Check Register

Report Summary

Pay Period: 12/30/2024-1/12/2025

Packet: PRPKT02580 - 2025-01-17: FIRE- Payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual-Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	51	192,967.53
Total	51	192,967.53

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

[Signature] 20250116
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-29-25
 Comptroller Date

[Signature] 1-29-25
 Treasurer - *[Signature]* Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 12/30/2024-1/12/2025

Packet: PRPKT02573 - 2025-01-17 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	4	11,571.75
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	187	387,163.97
Total	191	398,735.72

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

Kyle 20250116
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 1-29-25
 Comptroller Date

[Signature] 1-21-25
 Treasurer - [Signature] Date



STOREY COUNTY

Check Register

Packet: APPKT07460 - 2025-01-17 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	01/17/2025	EFT	0.00	163,325.50	10642
407110	ROCKY MOUNTAIN HOSPITAL AND P	01/17/2025	EFT	0.00	5,682.61	10643
404869	SCSO EMPLOYEES ASSOCIATIO	01/17/2025	EFT	0.00	864.00	10644
404639	VOYA INSTITUTIONAL TRUST COMP,	01/17/2025	EFT	0.00	12,738.30	10645
300003	AFLAC	01/17/2025	Regular	0.00	1,750.83	116474
300008	AFSCME LOCAL4041	01/17/2025	Regular	0.00	751.57	116475
300001	COLONIAL LIFE & ACCIDENT INS CO	01/17/2025	Regular	0.00	103.38	116476
407117	COMMONWEALTH OF MASSACHUS	01/17/2025	Regular	0.00	1,200.00	116477
404704	DVM INSURANCE AGENCY	01/17/2025	Regular	0.00	88.61	116478
406598	MICHIGAN STATE DISBURSEMENT U	01/17/2025	Regular	0.00	393.79	116479
300011	NEVADA STATE TREASURER	01/17/2025	Regular	0.00	4.00	116480
406600	NORTHWEST FIRE FIGHTER BENEFIT	01/17/2025	Regular	0.00	2,765.14	116481
103233	PUBLIC EMPLY RETIREMENT SYSTEM	01/17/2025	Regular	0.00	574.69	116482
300010	STATE COLLECTION & DISBURSEME	01/17/2025	Regular	0.00	1,124.44	116483
300006	STOREY CO FIRE FIGHTERS ASSOC	01/17/2025	Regular	0.00	1,650.00	116484
300005	WASHINGTON NATIONAL INS	01/17/2025	Regular	0.00	1,961.56	116485

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	12	0.00	12,368.01
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	13	4	0.00	182,610.41
	35	16	0.00	194,978.42

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

Kyle C. 20250116
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 1-29-25
 Comptroller Date

[Signature] 1-21-25
 Treasurer - Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2025	194,978.42
			<u>194,978.42</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/13/2025-1/26/2025

Packet: PRPKT02587 - 2025-01-31: FIRE Payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	2,367.39
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	53	224,306.14
Total	54	226,673.53

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

Kya C 20250129
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-29-25
 Comptroller Date

[Signature] 1-31-2025
 Treasurer - Deputy Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/13/2025-1/26/2025

Packet: PRPKT02585 - 2025-01-31 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	1	1,038.57
Manual Gchecks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	185	397,569.21
Total	186	398,607.78

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

Kya C. 20250129
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-29-25
 Comptroller Date

[Signature] 1/31/2025
 Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07494 - 2025-01-31 PR Payment kc

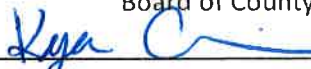
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	01/31/2025	EFT	0.00	162,491.69	10653
404639	VOYA INSTITUTIONAL TRUST COMP,	01/31/2025	EFT	0.00	12,738.30	10654
300003	AFLAC	01/31/2025	Regular	0.00	1,750.83	116590
300008	AFSCME LOCAL4041	01/31/2025	Regular	0.00	751.57	116591
300001	COLONIAL LIFE & ACCIDENT INS CO	01/31/2025	Regular	0.00	103.38	116592
407117	COMMONWEALTH OF MASSACHUS	01/31/2025	Regular	0.00	1,200.00	116593
406598	MICHIGAN STATE DISBURSEMENT U	01/31/2025	Regular	0.00	393.79	116594
300011	NEVADA STATE TREASURER	01/31/2025	Regular	0.00	4.00	116595
103233	PUBLIC EMPLY RETIREMENT SYSTEM	01/31/2025	Regular	0.00	574.69	116596
300010	STATE COLLECTION & DISBURSEMEI	01/31/2025	Regular	0.00	1,124.44	116597
300006	STOREY CO FIRE FIGHTERS ASSOC	01/31/2025	Regular	0.00	1,650.00	116598
300005	WASHINGTON NATIONAL INS	01/31/2025	Regular	0.00	1,961.56	116599


Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	18	10	0.00	9,514.26
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	7	2	0.00	175,229.99
	25	12	0.00	184,744.25

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


 _____ 20250129
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:


 _____ 1-29-25
 Comptroller Date


 _____ 1-31-25
 Treasurer - Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2025	184,744.25
			<u>184,744.25</u>



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 01/31/2025 - 01/31/2025
Payment Date Range 01/31/2025 - 01/31/2025

Payable Number	Description	Units	Price	Post Date	1099 Payment Number	Account Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
404300 - INTERNAL REVENUE SERVICE														
INV0019771	Medicare	0.00	0.00	1/31/2025		DFT0002066	1/31/2025	Medicare	13,359.10	0.00	0.00	0.00	13,359.10	13,359.10
INV0019772	Social Security	0.00	0.00	1/31/2025		DFT0002067	1/31/2025	Social Security	1,238.76	0.00	0.00	0.00	1,238.76	1,238.76
INV0019773	Federal Income Tax w/hold	0.00	0.00	1/31/2025		DFT0002068	1/31/2025	Federal w/holding	44,455.66	0.00	0.00	0.00	44,455.66	44,455.66
INV0019786	Medicare	0.00	0.00	1/31/2025		DFT0002069	1/31/2025	Medicare	8,097.30	0.00	0.00	0.00	8,097.30	8,097.30
INV0019787	Federal Income Tax w/h	0.00	0.00	1/31/2025		DFT0002070	1/31/2025	Federal w/holding	40,872.52	0.00	0.00	0.00	40,872.52	40,872.52
Vendors: (1) Total 01 - Storey County Vendors:									108,023.34	0.00	0.00	0.00	108,023.34	108,023.34
Vendors: (1) Report Total:									108,023.34	0.00	0.00	0.00	108,023.34	108,023.34

County Commissioners approval is reported in the
 Board of County Commissioners Meeting Minutes
 Processed & Submitted to Treasurer by Comptroller Admin 10250129 Date

Approved By: [Signature] Date 1-29-25
 Comptroller [Signature] Date 1-31-25
 Treasurer - Deputy [Signature] Date 1-31-25



STOREY COUNTY

Check Register

Packet: APPKT07495 - 2025-01-31 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	PUBLIC EMPLOYEES RETIREMENT BC	01/31/2025	EFT	0.00	88,669.61	10655

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	88,669.61
	2	1	0.00	88,669.61

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

Kyle [Signature] 20250129
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-29-25
 Comptroller Date

[Signature] 1-31-25
 Treasurer - Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	1/2025	88,669.61
			<u>88,669.61</u>



STOREY COUNTY

Check Register

Packet: APPKT07533 - 2025-02-07 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404394	GTP ACQUISITION PARTNERS II LLC	02/07/2025	EFT	0.00	1,315.56	10656
406777	DOWL LLC	02/07/2025	EFT	0.00	6,500.00	10657
404671	PORTER GROUP LLC	02/07/2025	EFT	0.00	10,000.00	10658
407110	ANTHEM BLUE CROSS AND BLUE SH	02/07/2025	EFT	0.00	21,989.17	10659
407146	109 COMSTOCK LADIES	02/07/2025	Regular	0.00	1,225.00	116600
406510	SILVER STATE GOVERNMENT RELAT	02/07/2025	Regular	0.00	6,500.00	116601
407304	AIR VACUUM CORPORATION	02/07/2025	Regular	0.00	18,755.00	116602
404948	ALLSTAR FIRE EQUIPMENT	02/07/2025	Regular	0.00	18,644.52	116603
100135	ALSCO INC	02/07/2025	Regular	0.00	123.02	116604
406619	AMAZON BUSINESS	02/07/2025	Regular	0.00	392.17	116605
407195	WESTERN STATES FIRE PROTECTION	02/07/2025	Regular	0.00	1,325.00	116606
403651	ARC HEALTH AND WELLNESS	02/07/2025	Regular	0.00	4,774.00	116607
406683	SIERRA MEAT CO	02/07/2025	Regular	0.00	399.05	116608
99663	AT&T MOBILITY II LLC	02/07/2025	Regular	0.00	5,653.87	116609
99663	AT&T MOBILITY II LLC	02/07/2025	Regular	0.00	1,456.19	116610
100073	AUTO & TRUCK ELECTRIC,INC	02/07/2025	Regular	0.00	1,720.00	116611
407310	BACON, PATRICK	02/07/2025	Regular	0.00	186.67	116612
407294	BOWERS, DANIEL	02/07/2025	Regular	0.00	55.91	116613
406408	BRADY INDUSTRIES OF NEVADA LLC	02/07/2025	Regular	0.00	391.97	116614
404634	SIX MILE CANYON MINI STORAGE	02/07/2025	Regular	0.00	60.00	116615
406556	BRIAN BROWN MEDIATION, LTD	02/07/2025	Regular	0.00	10,500.00	116616
407311	BRIAN LEANY PHD LLC	02/07/2025	Regular	0.00	2,975.00	116617
407306	BURKE, BRUCE B	02/07/2025	Regular	0.00	490.00	116618
99763	CANYON GENERAL IMPROVEMENT I	02/07/2025	Regular	0.00	1,362.00	116619
100475	CAPITAL CITY AUTO PARTS	02/07/2025	Regular	0.00	787.12	116620
407312	CARASOFT TECHNOLOGY CORP	02/07/2025	Regular	0.00	3,127.50	116621
404500	CARSON DODGE CHRYSLER INC	02/07/2025	Regular	0.00	649.60	116622
404216	CARSON VALLEY OIL CO	02/07/2025	Regular	0.00	3,219.34	116623
403775	CHARM-TEX	02/07/2025	Regular	0.00	1,301.40	116624
404633	CHARTER COMMUNICATIONS	02/07/2025	Regular	0.00	104.98	116625
407169	HEADWAY TRANSPORTATION, LLC	02/07/2025	Regular	0.00	7,000.00	116626
404798	CINTAS	02/07/2025	Regular	0.00	1,134.00	116627
100505	CITY OF CARSON TREASURER	02/07/2025	Regular	0.00	80.00	116628
405134	CMC TIRE INC	02/07/2025	Regular	0.00	6,093.90	116629
406406	COMSTOCK PROPANE	02/07/2025	Regular	0.00	7,069.64	116630
406602	CORWIN BUICK GMC RENO	02/07/2025	Regular	0.00	66,321.25	116631
100670	CFOA	02/07/2025	Regular	0.00	60.00	116632
100670	CFOA	02/07/2025	Regular	0.00	60.00	116633
407229	DAVIS COMPANY INC	02/07/2025	Regular	0.00	22.00	116634
99652	COMSTOCK CHRONICLE	02/07/2025	Regular	0.00	619.50	116635
406010	DEITZ MEDIA & MARKETING, LLC	02/07/2025	Regular	0.00	58,537.74	116636
405128	DEVNET, INC	02/07/2025	Regular	0.00	3,251.11	116637
405997	DIVIDE GRAPHICS	02/07/2025	Regular	0.00	51.00	116638
407302	DOCUSIGN, INC.	02/07/2025	Regular	0.00	2,457.00	116639
404509	FASTENAL COMPANY	02/07/2025	Regular	0.00	1,290.25	116640
406817	FOLEY, HELEN A	02/07/2025	Regular	0.00	4,000.00	116641
406618	FOOD BANK OF NORTHERN NEVADA	02/07/2025	Regular	0.00	25.45	116642
407313	GETAWAYS, HENRY	02/07/2025	Regular	0.00	720.00	116643
404640	GLADDING, EDWARD A.	02/07/2025	Regular	0.00	3,000.00	116644
407307	GOFF, BARRY	02/07/2025	Regular	0.00	75.00	116645
103470	GREAT BASIN TERMITE & PEST CON	02/07/2025	Regular	0.00	485.00	116646
405784	LAKOTA HRM, LLC	02/07/2025	Regular	0.00	1,187.50	116647
102983	USABLUEBOOK	02/07/2025	Regular	0.00	763.76	116648
404192	HUCKSALT COMPANY	02/07/2025	Regular	0.00	12,415.09	116649

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
100978	INTERSTATE OIL CO	02/07/2025	Regular	0.00	4,491.20	116650
407056	INTOXIMETERS INC	02/07/2025	Regular	0.00	3,274.00	116651
100885	IRON MOUNTAIN	02/07/2025	Regular	0.00	418.05	116652
405726	IT1 CONSULTING, LLC	02/07/2025	Regular	0.00	5,636.60	116653
403834	IT1 SOURCE LLC	02/07/2025	Regular	0.00	203,288.17	116654
103317	SILVER STATE INTERNATIONAL TRUCK	02/07/2025	Regular	0.00	1,391.12	116655
407298	JEOL USA INC	02/07/2025	Regular	0.00	75.00	116656
406428	J W WELDING SUPPLIES & TOOLS	02/07/2025	Regular	0.00	235.23	116657
406617	JOHN H BURROWS INC	02/07/2025	Regular	0.00	374.36	116658
405263	KANSAS CITY LIFE INS CO	02/07/2025	Regular	0.00	41.96	116659
407244	KNAPHEIDE TRUCK EQUIPMENT CO	02/07/2025	Regular	0.00	1,131.04	116660
101040	L N CURTIS & SONS	02/07/2025	Regular	0.00	26,960.40	116661
101030	LIFE-ASSIST INC	02/07/2025	Regular	0.00	342.12	116662
404102	LIQUID BLUE EVENTS LLC	02/07/2025	Regular	0.00	2,000.00	116663
404363	MA LABS INC	02/07/2025	Regular	0.00	8,310.67	116664
405455	MACLEOD WATTS, INC.	02/07/2025	Regular	0.00	3,750.00	116665
407293	MCCARTHY, JOSEPH & ANN	02/07/2025	Regular	0.00	54.79	116666
102857	MICHAEL HOHL MOTOR CO	02/07/2025	Regular	0.00	1,593.57	116667
407273	J. MILLETT CONST CO	02/07/2025	Regular	0.00	5,770.00	116668
405144	MOTOROLA SOLUTIONS INC	02/07/2025	Regular	0.00	4,979.20	116669
407308	MROZ, MARK	02/07/2025	Regular	0.00	75.00	116670
406621	IPRINT TECHNOLOGIES	02/07/2025	Regular	0.00	996.00	116671
406758	NAVIANT, INC	02/07/2025	Regular	0.00	6,858.75	116672
101228	NEV ADMIN BLDG & GROUNDS	02/07/2025	Regular	0.00	7,592.31	116673
101226	NEV COMPROLLER STE 5	02/07/2025	Regular	0.00	19,492.00	116674
103234	NEV FIRE MARSHAL	02/07/2025	Regular	0.00	1,350.00	116675
102599	NEVADA ASSOC OF COUNTY ELECTE	02/07/2025	Regular	0.00	135.00	116676
101269	NEVADA LEGAL SERVICES INC	02/07/2025	Regular	0.00	727.00	116677
406600	NORTHWEST FIRE FIGHTER BENEFIT	02/07/2025	Regular	0.00	5,988.71	116678
99806	CONCENTRA MEDICAL CENTERS	02/07/2025	Regular	0.00	142.00	116679
102782	OFFICE DEPOT	02/07/2025	Regular	0.00	36.22	116680
405127	O'REILLY AUTO PARTS	02/07/2025	Regular	0.00	1,370.97	116681
407233	PACIFIC STEEL & RECYCLING	02/07/2025	Regular	0.00	297.20	116682
404845	PILOT THOMAS LOGISTICS LLC	02/07/2025	Regular	0.00	1,192.63	116683
403329	PROTECTION DEVICES INC	02/07/2025	Regular	0.00	1,215.85	116684
406993	EIGHT8 STUDIOS	02/07/2025	Regular	0.00	11,100.00	116685
102388	REDWOOD TOXICOLOGY LABORATC	02/07/2025	Regular	0.00	5,079.00	116686
404863	REFUSE, INC	02/07/2025	Regular	0.00	1,976.76	116687
406778	SILVER STATE ANALYTICAL LABORAT	02/07/2025	Regular	0.00	961.00	116688
406367	SHEPHERD SCOTT F.	02/07/2025	Regular	0.00	400.00	116689
101630	NV ENERGY	02/07/2025	Regular	0.00	19,037.79	116690
	Void	02/07/2025	Regular	0.00	0.00	116691
403152	SIMPLIFILE LC	02/07/2025	Regular	0.00	37.00	116692
403567	SPARKS ELECTRIC MOTOR REPAIR	02/07/2025	Regular	0.00	4,040.50	116693
405989	TSA CUSTOM CAR AND TRUCK	02/07/2025	Regular	0.00	2,628.99	116694
101717	ST CO SCHOOL DISTRICT	02/07/2025	Regular	0.00	138,056.03	116695
101745	ST CO WATER SYSTEM	02/07/2025	Regular	0.00	3,980.83	116696
405475	STAPLES BUSINESS ADVANTAGE	02/07/2025	Regular	0.00	368.27	116697
101229	OFFICE OF THE STATE CONTROLLER	02/07/2025	Regular	0.00	6,945.00	116698
101229	OFFICE OF THE STATE CONTROLLER	02/07/2025	Regular	0.00	715,563.16	116699
101229	OFFICE OF THE STATE CONTROLLER	02/07/2025	Regular	0.00	372.00	116700
101335	STATE OF NEVADA, DEPT OF TAXAT	02/07/2025	Regular	0.00	274.59	116701
101335	STATE OF NEVADA, DEPT OF TAXAT	02/07/2025	Regular	0.00	203.83	116702
406494	ROY L STRALLA ATTORNEY AT LAW F	02/07/2025	Regular	0.00	5,000.00	116703
407051	SUNRISE DISTRIBUTING LLC	02/07/2025	Regular	0.00	1,330.30	116704
407300	SUTTON, GARRETT	02/07/2025	Regular	0.00	3,998.89	116705
407068	SYSCO SACRAMENTO INC	02/07/2025	Regular	0.00	5,025.54	116706
103306	PURCHASE POWER	02/07/2025	Regular	0.00	3,006.25	116707
403225	TRI GENERAL IMPROVEMENT	02/07/2025	Regular	0.00	1,495.83	116708
406738	UBEO BUSINESS SERVICES	02/07/2025	Regular	0.00	15.66	116709
407142	UNIFIRST CORPORATION	02/07/2025	Regular	0.00	459.88	116710

Check Register

Packet: APPKT07533-2025-02-07 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403728	UNITED SITE SERVICES OF NEVADA,	02/07/2025	Regular	0.00	878.00	116711
406623	US FOODS INC	02/07/2025	Regular	0.00	9,220.46	116712
101845	US POSTOFFICE (VC)	02/07/2025	Regular	0.00	120.00	116713
405143	U.S. GEOLOGICAL SURVEY	02/07/2025	Regular	0.00	4,668.13	116714
404828	V & T ROCK, INC	02/07/2025	Regular	0.00	1,041.06	116715
101899	GRAINGER	02/07/2025	Regular	0.00	996.40	116716
405574	WASHOE COUNTY FORENSIC SCIENK	02/07/2025	Regular	0.00	904.00	116717
406910	DESERT ORDNANCE LLC	02/07/2025	Regular	0.00	8,500.00	116718
407305	FIRESTATIONFURNITURE.COM	02/07/2025	Regular	0.00	12,770.71	116719
405184	UNIFORMS2YOU / RENO UNIFORMS	02/07/2025	Regular	0.00	1,546.78	116720
405466	ZOLL MEDICAL CORP	02/07/2025	Regular	0.00	2,186.38	116721
404295	WELLS ONE COMMERCIAL CARD	02/07/2025	Bank Draft	0.00	38,662.94	DFT0002076

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	286	121	0.00	1,558,674.64
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	46	1	0.00	38,662.94
EFT's	6	4	0.00	39,804.73
	338	127	0.00	1,637,142.31

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

Cory Gilmore 2/6/2025
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2-6-25
 Comptroller Date

[Signature] 2.10.25
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	2/2025	1,637,142.31
			<u>1,637,142.31</u>



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 02/14/2025 - 02/14/2025
Payment Date Range 02/14/2025 - 02/14/2025

Payable Number	Description	Units	Price	Post Date	1099 Payment Number	Account Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors													
404300 - INTERNAL REVENUE SERVICE													
INV0019819	Medicare		0.00	2/14/2025	DFT0002078	001-29503-000	2/14/2025	98,881.60	0.00	0.00	0.00	98,881.60	98,881.60
								13,257.18	0.00	0.00	0.00	13,257.18	13,257.18
INV0019820	Social Security		0.00	2/14/2025	DFT0002079	001-29505-000	2/14/2025	1,126.78	0.00	0.00	0.00	1,126.78	1,126.78
INV0019821	Federal Income Tax w/h		0.00	2/14/2025	DFT0002080	001-29501-000	2/14/2025	44,389.72	0.00	0.00	0.00	44,389.72	44,389.72
INV0019842	Medicare		0.00	2/14/2025	DFT0002082	001-29503-000	2/14/2025	7,047.06	0.00	0.00	0.00	7,047.06	7,047.06
INV0019843	Federal Income Tax w/h		0.00	2/14/2025	DFT0002083	001-29501-000	2/14/2025	33,060.86	0.00	0.00	0.00	33,060.86	33,060.86
Vendors: (1) Total 01 - Storey County Vendors:								98,881.60	0.00	0.00	0.00	98,881.60	98,881.60
Vendors: (1) Report Total:								98,881.60	0.00	0.00	0.00	98,881.60	98,881.60

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

Processed & Submitted to Treasurer by Comptroller Admin

Approved By:

Comptroller [Signature] Date 2-13-25
Treasurer [Signature] Date 2-18-25

20250213



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/27/2025-2/9/2025

Packet: PRPKT02598 - Payroll Correction Process KAISER-LACK, ANTHONY T 27506
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	145.08
Total	1	145.08

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

Kyle 20250214
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

DMC 2-14-25
 Comptroller Date

Michelle Moorhead 2-14-25
 Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/27/2025-2/9/2025

Packet: PRPKT02594 - 2025-02-14: FIRE- Payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	53	195,667.76
Total	53	195,667.76

Handwritten signature

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

Handwritten signature 20250213
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
Handwritten signature 2-13-25
 Comptroller Date

Handwritten signature 2-18-25
 Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT07541 - 2025-02-14 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank 405456	PUBLIC EMPLOYEES RETIREMENT BC	02/14/2025	EFT	0.00	87,831.42	10663

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	87,831.42
	2	1	0.00	87,831.42

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

Keal 20250213
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: *Christie Mc* 2.13.25
 Comptroller Date

W. Tate 2.18.25
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	2/2025	87,831.42
			<u>87,831.42</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 1/27/2025-2/9/2025

Packet: PRPKT02595 - 2024-02-14 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	5	2,564.87
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	194	392,197.67
Total	199	394,762.54

JA

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

[Signature] 20250213
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2-13-25
 Comptroller Date

[Signature] 2-18-25
 Treasurer - Deputy Date



STOREY COUNTY

Check Register

Packet: APPKT07540 - 2024-02-14 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT BC	02/14/2025	EFT	0.00	161,489.62	10660
407110	ROCKY MOUNTAIN HOSPITAL AND H	02/14/2025	EFT	0.00	245,141.01	10661
404639	VOYA INSTITUTIONAL TRUST COMP,	02/14/2025	EFT	0.00	13,020.30	10662
300003	AFLAC	02/14/2025	Regular	0.00	1,750.83	116722
300008	AFSCME LOCAL4041	02/14/2025	Regular	0.00	752.35	116723
300001	COLONIAL LIFE & ACCIDENT INS CO	02/14/2025	Regular	0.00	103.38	116724
407117	COMMONWEALTH OF MASSACHUS	02/14/2025	Regular	0.00	1,200.00	116725
404704	DVM INSURANCE AGENCY	02/14/2025	Regular	0.00	97.36	116726
405263	KANSAS CITY LIFE INS CO	02/14/2025	Regular	0.00	1,079.10	116727
406598	MICHIGAN STATE DISBURSEMENT U	02/14/2025	Regular	0.00	393.79	116728
300011	NEVADA STATE TREASURER	02/14/2025	Regular	0.00	4.00	116729
406600	NORTHWEST FIRE FIGHTER BENEFIT	02/14/2025	Regular	0.00	48,334.38	116730
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	02/14/2025	Regular	0.00	574.69	116731
300010	STATE COLLECTION & DISBURSEME	02/14/2025	Regular	0.00	1,124.44	116732
300006	STOREY CO FIRE FIGHTERS ASSOC	02/14/2025	Regular	0.00	1,750.00	116733
300005	WASHINGTON NATIONAL INS	02/14/2025	Regular	0.00	1,961.56	116734
300002	WESTERN INSURANCE SPECIALTIES I	02/14/2025	Regular	0.00	425.50	116735

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	28	14	0.00	59,551.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	15	3	0.00	419,650.93
	43	17	0.00	479,202.31

[Handwritten signatures]

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

[Signature] 20250213
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 2.13.25
 Comptroller Date

[Signature] 2.18.2025
 Treasurer Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	2/2025	479,202.31
			<u>479,202.31</u>



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 mins

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of the revision of Personnel Policy 1001 Disciplinary Actions and Appeals.
- **Recommended motion:** In accordance with staff recommendation, I (commissioner) mov to approve the revisions to Personnel Policy 1001 Disciplinary Actions and Appeals.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** We are requesting approval of Personnel Policy 1001 Disciplinary Actions and Appeals. This policy has been reviewed and updated as necessary to ensure alignment with current regulations and best practices. The revisions are intended to strengthen our organizational framework and provide clear guidelines for personnel management moving forward.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 1001
EFFECTIVE DATE: 01-06-09
REVISED: 08-03-10/4-05-11
REVISED: 12-04-18/01-13-2020
03/04/2025
AUTHORITY: BOC
COUNTY MANAGER: AO

SUBJECT: DISCIPLINARY ACTIONS AND APPEALS

POLICY: Storey County takes seriously all complaints of misconduct under its policies. Storey County will accept and address all complaints of misconduct in accordance with this policy. It is also the policy of the county to ensure that complaints of misconduct can be reported without concern for reprisal or retaliation.

1.1 Purpose

This policy provides guidelines for noticing potential discipline, providing due process, disciplining, and providing for appeals of discipline in a justified and fair manner. Investigations of alleged misconduct will conform to Policy 1000 Investigations of Alleged Misconduct. This policy does not apply to elected officials, department heads, the County Manager, or any other employee deemed at-will, and it is not intended to create due process rights for those specific individuals. Department heads and the County Manager are at-will employees, and nothing in this policy is intended to create due process rights for those individuals.

1.2 Justification for Discipline

Disciplinary action, up to and including termination, may be taken against an employee for unsatisfactory performance or for misconduct including, but not limited to, the following:

- a. Conduct unbecoming an employee in the employer's service, or discourteous treatment of members of the public or a fellow employee, or any other act of omission or commission that impacts negatively on the public's perception of the integrity or credibility of the employer or erodes the public confidence in the employer.
- b. Falsification of or making a material omission on forms, records, or reports including applications, timecards, and other employer records.
- c. Absence from work without permission or without notification to an appropriate supervisor or manager, habitual absence or tardiness, or misuse of sick leave.
- d. Unauthorized possession, removal, or use of the employer's property including, but not limited to, funds, records, keys, confidential information of any kind, equipment, supplies, or any other materials.
- e. Disseminating confidential information to unauthorized persons within and outside the workplace.
- f. Insubordination, refusing to follow directions, or other disrespectful conduct directed toward a supervisor or manager.

- g. Sexual harassment or other prohibited behavior directed toward another employee, member of the public, vendor, or anyone doing business with the employer, or anyone present on premises owned or controlled by the employer.
- h. Actual or threatened physical violence including, but not limited to, intimidation, overt or subtle threats, harassment, stalking, or any form of coercion, except as may be required of a peace officer in the course of his/her duties.
- i. Possession or inappropriate use of drugs or alcohol on property owned or controlled by the employer or while on duty or during an on-call status.
- j. Possession, bringing, or aiding others in bringing unauthorized firearms, weapons, hazardous biological material or chemicals, or other dangerous substances onto property owned or controlled by the employer.
- k. Violation of safety or health policies or practices or engaging in conduct that creates a safety or health hazard to other employees, the public, vendors, or him/herself.
- l. Dishonesty, including intentionally or negligently providing false information, intentionally falsifying records, employment applications, or other documents.
- m. Willfully or intentionally violating or failing to comply with the employer's policies, rules, regulations, and/or procedures.
- n. Unsatisfactory work performance.
- o. Failure to demonstrate professionalism, courtesy, tact, and discretion in all interactions with coworkers, supervisors, and the public; use common sense discretion; remain safe, socially moral, lawful, affective, adaptive, and efficient.

1.3 Forms of Disciplinary Action

- a. Disciplinary action includes, but is not limited to, one or more of the following:
 - i. Verbal warning (document time, date, and subject)
 - ii. Written reprimand
 - iii. Suspension
 - iv. Pay reduction
 - v. Demotion
 - vi. Termination (Reference: Section D Public Hearing for Dismissed Employees of Counties, Cities and Incorporated Towns and Unincorporated Towns)
- b. A department head or the County Manager who is intending to impose disciplinary action of the above items 1.3(a)(iii-vi) shall first consult with the Administrative Officer and/or Personnel Director before any action is taken in order to ensure that all policies and procedures have been followed correctly.
- c. Employees' signed copies of the above items section 1.3(a)(i-vi) must be placed in employees master personnel file, and a copy provided to employees. The discipline will remain in the employee's master personnel file for the following durations or otherwise if specified in a collective bargaining agreement, and in accordance with records retention statutes. When the discipline is eligible to be removed from the master personnel file, the employee may submit a request in writing to the Human Resources office for the file to

be removed from that file. The Human Resources office will have 30 days from receipt of the request to remove the discipline subject to removal.

- i. Verbal warning – 12 months;
 - ii. Written reprimand – 18 months;
 - iii. Suspension – 24 months;
 - iv. Pay reduction – permanent;
 - v. Demotion – permanent;
 - vi. Termination – permanent.
- d. FLSA Exempt employees are subject to the following rules regarding disciplinary pay deductions and unpaid suspensions:
- i. Pay deductions may only be made in cases of violations of safety rules of major significance, including those rules related to the prevention of serious danger in the workplace or to other employees. An example would be violating a rule that prohibits smoking around flammable material. Deductions can be made in any amount.
 - ii. Unpaid suspensions may be imposed for infractions of workplace conduct rules, such as rules prohibiting sexual harassment, workplace violence, drug or alcohol use, or for violating state or federal laws. The suspension must be for serious misconduct, not for performance issues. Suspensions must be in full-day increments.
 - iii. Suspensions for performance issues must be made in full-week increments.

1.4 Investigation

An investigation of any employee may be conducted in response to a complaint or allegation that the employee engaged in activity or behavior that violated county administrative policies. The investigation will be performed in accordance with Policy 1000 Investigations of Alleged Misconduct. The investigation of law enforcement personnel will also conform to NRS 289.

1.5 Due Process

The employee may utilize due process provided for in this policy or s/he may utilize due process, such as the grievance process, set forth in the applicable collective bargaining agreement, but the employee may not utilize both processes.

Unless designated otherwise in a contract or collective bargaining agreement, prior to taking disciplinary action involving suspension reduction in pay, demotion, or termination against an employee, the employer will take action intended to ensure that the employee is afforded due process. Due process in regard to employment-related disciplinary action includes, among other actions, making certain the employee is provided notice of the reason for the disciplinary action and is given the opportunity to provide a response to the proposed disciplinary action prior to an appropriate supervisor making a final decision regarding the disciplinary action.

A. Notice of Intent to Discipline

Unless designated otherwise in a contract or collective bargaining agreement, in ~~in~~ situations where the proposed disciplinary action involves a suspension, a reduction in pay, a demotion, and/or termination, written notice of the proposed disciplinary action will be hand-delivered or sent certified mail to the employee. The notice will include the following information:

1. The nature of the disciplinary action proposed;
2. The effective date of the proposed disciplinary action;
3. A statement of the proposed disciplinary action with documentation, statements, and/or other evidence supporting the proposed disciplinary action;
4. A statement advising the employee of his/her right to file a written response, or to submit a written request for a pre-disciplinary conference with the Personnel Director and/or Administrative Officer within 5 work days of receipt of the notice of proposed disciplinary action; and
5. A statement that the employee's failure to file a written response or request a pre-disciplinary conference in a timely manner, or to appear at the pre-disciplinary conference after requesting such, will constitute a forfeiture of the employee's rights to any further appeal. (Reference: Section 1.6 Public Hearing for Dismissed Employees Pursuant to NRS)

B. Employee Review of Allegation and Evidence

If the regular employee requests, s/he will be given the opportunity, as soon as practical, to review the documents or other evidence, if any (except for attorney-client privileged documents), on which the proposed disciplinary action is based.

The Administrative Officer and/or Personnel Director will restrict the employee to "in-camera" (in chambers) review only, in which s/he may review the documents under close supervision of the Administrative Officer and/or Personnel Director, or his/her designee, will be allowed to take notes, but will not be allowed to photocopy, photograph, video, record, duplicate, or otherwise keep the documents or materials. The employee may have up to two representative present during the review and the representative(s) may review the documents with the employee, as allowed by the employee, under the same restrictions.

C. Pre-Disciplinary Conference

When the employee requests a conference after receipt of the proposed disciplinary action, but prior to any disciplinary action being imposed, the Administrative Officer and/or Personnel Director will schedule a meeting with the employee and his/her representative(s) (if the employee requests a representative(s) be present) and the department head in a timely manner to review the reason for and basis of the proposed disciplinary action. At this conference, the department head, and the Administrative Officer and/or Personnel Director will also provide the employee with an opportunity to present relevant information which may impact the nature or severity of the proposed disciplinary action.

The pre-disciplinary process is intended to provide the employee opportunity to present to the department head, and the Administrative Officer and/or Personnel Director a written or

oral response after having the opportunity to review the supporting materials and prior to imposed discipline. The employee must consider the following:

1. The response is not intended to be an adversarial or formal hearing;
2. Although the employee may be represented by one or more uninjured representative and/or by legal counsel, the response is not intended to accommodate the presentation of testimony or witnesses;
3. The employee may suggest that further investigation could be conducted or the employee may offer any additional information or mitigating factors for the department head and the Administrative Officer and/or Personnel Director to consider;
4. In the event that the Administrative Officer and/or Personnel Director decides to cause further investigation, the employee will be provided with a summary of the investigation results prior to imposed discipline;
5. The employee may, thereafter, have the opportunity to further respond orally or in writing to the department head and the Administrative Officer and/or Personnel Director on the limited issues of information raised in any subsequent materials.

D. Implementation of Discipline

No later than 5 work days from receipt of the employee's written response or conclusion of the pre-disciplinary conference, the department head, after consultation with the Administrative Officer and/or Personnel Director, will issue a written decision to the affected employee. The written decision will inform the employee that:

1. The proposed disciplinary action will be implemented; or
2. The proposed disciplinary action will be modified, with an explanation; or
3. The proposed disciplinary action will be rescinded, with explanation; or
4. That additional time is needed for the employer to review new evidence and/or to interview additional witnesses brought forth by the employee during the pre-disciplinary conference [see section (C) Pre-Disciplinary Conference].

Nothing in this policy, regardless of whether discipline is or is not administered, shall preclude or prevent the department head or the Administrative Officer and/or Personnel Director from requiring the subject employee to undergo additional training and professional development, participate in an Employee Assistance Program (EAP) to address job-related matters and consistency with business necessity, or undergo follow-up or ongoing consultation with the Human Resources office or other employee improvement program that is intended to correct and improve employee behavior or performance.

Disciplinary action for law enforcement personnel will also conform to NRS 289.

E. Resignation or Retirement Prior to Discipline

In the event that the accused employee tenders a written resignation or notice of retirement prior to the imposition of discipline, the situation shall be noted in the file, except as may be limited by NRS 289 for law enforcement personnel. The tender of a resignation or

retirement by itself will not serve as the grounds for the termination of any pending investigation or discipline.

F. Appeal

1. Unless the employee utilizes the appeal process set forth in a contract or the applicable collective bargaining agreement, the affected employee may appeal the disciplinary action to the County Manager by filing a written appeal with the Administrative Officer and/or Personnel Director within 5 work days of the effective date of the disciplinary action.

In the event that a conflict of interest exists with the County Manager in the case involving discipline, the Administrative Officer and/or Personnel Director will seek a qualified County Manager or City Manager from a jurisdiction outside of Storey County, preferably a county with reasonably similar staff numbers and other organizational characteristics to Storey County, located in the State of Nevada, to serve as the appellate.

2. The written appeal must state the basis of the appeal and contain a specific admission or denial of each of the material statements in the decision. If an employee fails to file a written appeal conforming to these requirements within 5 work days as shown in subsection (1) above, s/he is deemed to have waived the right to appeal. (Reference: Section 1.6 Public Hearing for Dismissed Employees Pursuant to NRS.)
3. After the employee has submitted a timely appeal to the Administrative Officer and/or Personnel Director, the Administrative Officer and/or Personnel Director will set a date for a disciplinary appeal hearing. At such hearing, the employee will have the right to be represented by an attorney or other representative retained by the employee, to present evidence and argument in response to the disciplinary action, and to question and cross-examine adverse witnesses. The hearing may be conducted informally without conforming to the formal rules of evidence and such informality of the hearing process shall not invalidate the decision rendered. The County Manager will issue to the parties a decision within 5 work days following such hearing. The decision of the County Manager is final.

1.6 Public Hearing for Dismissed Employees Pursuant to NRS

In accordance with NRS 245.065, when an employee of a county, other than a department head or the County Manager, who has been employed by the county for 12 or more months is dismissed from employment, the employee may request within 15 days of the date of dismissal a written statement specifically setting forth the reasons for the dismissal. Within 15 days of the date of the request the employee so dismissed shall be furnished the written statement. Within 30 days after receipt of the written statement, the dismissed employee may, in writing, request a public hearing before the board of county commissioners to determine the reasonableness of the action. The board of county commissioners shall grant the dismissed employee a public hearing within 15 days after receipt of the written request. At the public hearing, technical rules of evidence do not apply. Such dismissed employee is not required to utilize the established pre-disciplinary conference and appeal process in this policy before requesting a public hearing.

1.7 Administrative Leave During Disciplinary Proceeding

By notifying the employee in writing, the Administrative Officer and/or Personnel Director may place an employee (including department heads and the County Manager) on administrative leave, with or without pay pending an investigation of alleged misconduct or performance deficiencies, prior to or during a disciplinary proceeding, or during the review of the employee's response to a proposed disciplinary action. The notice of administrative leave will include a statement that the leave is not a disciplinary action. An employee placed on administrative leave without pay who is later reinstated without disciplinary action being imposed will be reimbursed for any pay and benefits lost during the administrative leave.

1.8 False Accusations

An employee who has been found to have intentionally filed a false report of wrongdoing may be subject to discipline up to and including termination.

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

/03/04/2025

AUTHORITY: BOC
COUNTY MANAGER: AO

SUBJECT: DISCIPLINARY ACTIONS AND APPEALS

POLICY: Storey County takes seriously all complaints of misconduct under its policies. Storey County will accept and address all complaints of misconduct in accordance with this policy. It is also the policy of the county to ensure that complaints of misconduct can be reported without concern for reprisal or retaliation.

1.1 Purpose

This policy provides guidelines for noticing potential discipline, providing due process, disciplining, and providing for appeals of discipline in a justified and fair manner. Investigations of alleged misconduct will conform to Policy 1000 Investigations of Alleged Misconduct. This policy, ~~except Sections 1.2 and 1.3~~ does not apply to elected officials, department heads, ~~or~~ the County Manager, or any other employee deemed at-will, and it is not intended to create due process rights for those specific individuals. Department heads and the County Manager are at-will employees, and nothing in this policy is intended to create due process rights for those individuals.

1.2 Justification for Discipline

Disciplinary action, up to and including termination, may be taken against an employee for unsatisfactory performance or for misconduct including, but not limited to, the following:

- a. Conduct unbecoming an employee in the employer's service, or discourteous treatment of members of the public or a fellow employee, or any other act of omission or commission that impacts negatively on the public's perception of the integrity or credibility of the employer or erodes the public confidence in the employer.
- b. Falsification of or making a material omission on forms, records, or reports including applications, time cards, and other employer records.
- c. Absence from work without permission or without notification to an appropriate supervisor or manager, habitual absence or tardiness, or misuse of sick leave.
- d. Unauthorized possession, removal, or use of the employer's property including, but not limited to, funds, records, keys, confidential information of any kind, equipment, supplies, or any other materials.
- e. Disseminating confidential information to unauthorized persons within and outside the workplace.
- f. Insubordination, refusing to follow directions, or other disrespectful conduct directed toward a supervisor or manager.

- g. Sexual harassment or other prohibited behavior directed toward another employee, member of the public, vendor, or anyone doing business with the employer, or anyone present on premises owned or controlled by the employer.
- h. Actual or threatened physical violence including, but not limited to, intimidation, overt or subtle threats, harassment, stalking, or any form of coercion, except as may be required of a peace officer in the course of his/her duties.
- i. Possession or inappropriate use of drugs or alcohol on property owned or controlled by the employer or while on duty or during an on-call status.
- j. Possession, bringing, or aiding others in bringing unauthorized firearms, weapons, hazardous biological material or chemicals, or other dangerous substances onto property owned or controlled by the employer.
- k. Violation of safety or health policies or practices, or engaging in conduct that creates a safety or health hazard to other employees, the public, vendors, or him/herself.
- l. Dishonesty, including intentionally or negligently providing false information, intentionally falsifying records, employment applications, or other documents.
- m. Willfully or intentionally violating or failing to comply with the employer's policies, rules, regulations, and/or procedures.
- n. Unsatisfactory work performance.
- o. Failure to demonstrate professionalism, courtesy, tact, and discretion in all interactions with coworkers, supervisors, and the public; use common sense discretion; remain safe, socially moral, lawful, affective, adaptive, and efficient.

1.3 Forms of Disciplinary Action

- a. Disciplinary action includes, but is not limited to, one or more of the following:
 - i. Verbal warning (document time, date, and subject)
 - ii. Written reprimand
 - iii. Suspension
 - iv. Pay reduction
 - v. Demotion
 - vi. Termination (Reference: Section D Public Hearing for Dismissed Employees of Counties, Cities and Incorporated Towns and Unincorporated Towns)
- b. A department head or the County Manager who is intending to impose disciplinary action of the above items 1.3(a)(iii-vi) shall first consult with the Administrative Officer and/or Personnel Director before any action is taken in order to ensure that all policies and procedures have been followed correctly.
- c. Employees' signed copies of the above items section 1.3(a)(i-vi) must be placed in employees master personnel file, and a copy provided to employees. The discipline will remain in the employee's master personnel file for the following durations or otherwise if specified in a collective bargaining agreement, and in accordance with records retention statutes. When the discipline is eligible to be removed from the master personnel file, the employee may submit a request in writing to the Human Resources office for the file to

be removed from that file. The Human Resources office will have 30 days from receipt of the request to remove the discipline subject to removal.

- i. Verbal warning – 12 months;
 - ii. Written reprimand – 18 months;
 - iii. Suspension – 24 months;
 - iv. Pay reduction – permanent;
 - v. Demotion – permanent;
 - vi. Termination – permanent.
- d. FLSA Exempt employees are subject to the following rules regarding disciplinary pay deductions and unpaid suspensions:
- i. Pay deductions may only be made in cases of violations of safety rules of major significance, including those rules related to the prevention of serious danger in the workplace or to other employees. An example would be violating a rule that prohibits smoking around flammable material. Deductions can be made in any amount.
 - ii. Unpaid suspensions may be imposed for infractions of workplace conduct rules, such as rules prohibiting sexual harassment, workplace violence, drug or alcohol use, or for violating state or federal laws. The suspension must be for serious misconduct, not for performance issues. Suspensions must be in full-day increments.
 - iii. Suspensions for performance issues must be made in full-week increments.

1.4 Investigation

An investigation of any employee may be conducted in response to a complaint or allegation that the employee engaged in activity or behavior that violated county administrative policies. The investigation will be performed in accordance with Policy 1000 Investigations of Alleged Misconduct. The investigation of law enforcement personnel will also conform to NRS 289.

1.5 Due Process

The employee may utilize due process provided for in this policy or s/he may utilize due process, such as the grievance process, set forth in the applicable collective bargaining agreement, but the employee may not utilize both processes.

Unless designated otherwise in a contract or collective bargaining agreement, prior to taking disciplinary action involving suspension reduction in pay, demotion, or termination against an employee, the employer will take action intended to ensure that the employee is afforded due process. Due process in regard to employment-related disciplinary action includes, among other actions, making certain the employee is provided notice of the reason for the disciplinary action and is given the opportunity to provide a response to the proposed disciplinary action prior to an appropriate supervisor making a final decision regarding the disciplinary action.

A. Notice of Intent to Discipline

Unless designated otherwise in a contract or collective bargaining agreement, in ~~in~~ situations where the proposed disciplinary action involves a suspension, a reduction in pay, a demotion, and/or termination, written notice of the proposed disciplinary action will be hand-delivered or sent certified mail to the employee. The notice will include the following information:

1. The nature of the disciplinary action proposed;
2. The effective date of the proposed disciplinary action;
3. A statement of the proposed disciplinary action with documentation, statements, and/or other evidence supporting the proposed disciplinary action;
4. A statement advising the employee of his/her right to file a written response, or to submit a written request for a pre-disciplinary conference with the Personnel Director and/or Administrative Officer within 5 work days of receipt of the notice of proposed disciplinary action; and
5. A statement that the employee's failure to file a written response or request a pre-disciplinary conference in a timely manner, or to appear at the pre-disciplinary conference after requesting such, will constitute a forfeiture of the employee's rights to any further appeal. (Reference: Section 1.6 Public Hearing for Dismissed Employees Pursuant to NRS)

B. Employee Review of Allegation and Evidence

If the regular employee requests, s/he will be given the opportunity, as soon as practical, to review the documents or other evidence, if any (except for attorney-client privileged documents), on which the proposed disciplinary action is based.

The Administrative Officer and/or Personnel Director will restrict the employee to "in-camera" (in chambers) review only, in which s/he may review the documents under close supervision of the Administrative Officer and/or Personnel Director, or his/her designee, will be allowed to take notes, but will not be allowed to photocopy, photograph, video, record, duplicate, or otherwise keep the documents or materials. The employee may have up to two representative present during the review and the representative(s) may review the documents with the employee, as allowed by the employee, under the same restrictions.

C. Pre-Disciplinary Conference

When the employee requests a conference after receipt of the proposed disciplinary action, but prior to any disciplinary action being imposed, the Administrative Officer and/or Personnel Director will schedule a meeting with the employee and his/her representative(s) (if the employee requests a representative(s) be present) and the department head in a timely manner to review the reason for and basis of the proposed disciplinary action. At this conference, the department head, and the Administrative Officer and/or Personnel Director will also provide the employee with an opportunity to present relevant information which may impact the nature or severity of the proposed disciplinary action.

The pre-disciplinary process is intended to provide the employee opportunity to present to the department head, and the Administrative Officer and/or Personnel Director a written or

oral response after having the opportunity to review the supporting materials and prior to imposed discipline. The employee must consider the following:

1. The response is not intended to be an adversarial or formal hearing;
2. Although the employee may be represented by one or more uninvolved representative and/or by legal counsel, the response is not intended to accommodate the presentation of testimony or witnesses;
3. The employee may suggest that further investigation could be conducted or the employee may offer any additional information or mitigating factors for the department head and the Administrative Officer and/or Personnel Director to consider;
4. In the event that the Administrative Officer and/or Personnel Director decides to cause further investigation, the employee will be provided with a summary of the investigation results prior to imposed discipline;
5. The employee may, thereafter, have the opportunity to further respond orally or in writing to the department head and the Administrative Officer and/or Personnel Director on the limited issues of information raised in any subsequent materials.

D. Implementation of Discipline

No later than 5 work days from receipt of the employee's written response or conclusion of the pre-disciplinary conference, the department head, after consultation with the Administrative Officer and/or Personnel Director, will issue a written decision to the affected employee. The written decision will inform the employee that:

1. The proposed disciplinary action will be implemented; or
2. The proposed disciplinary action will be modified, with an explanation; or
3. The proposed disciplinary action will be rescinded, with explanation; or
4. That additional time is needed for the employer to review new evidence and/or to interview additional witnesses brought forth by the employee during the pre-disciplinary conference [see section (C) Pre-Disciplinary Conference].

Nothing in this policy, regardless of whether discipline is or is not administered, shall preclude or prevent the department head or the Administrative Officer and/or Personnel Director from requiring the subject employee to undergo additional training and professional development, participate in an Employee Assistance Program (EAP) to address job-related matters and consistence with business necessity, or undergo follow-up or ongoing consultation with the Human Resources office or other employee improvement program that is intended to correct and improve employee behavior or performance.

Disciplinary action for law enforcement personnel will also conform to NRS 289.

E. Resignation or Retirement Prior to Discipline

In the event that the accused employee tenders a written resignation or notice of retirement prior to the imposition of discipline, the situation shall be noted in the file, except as may be limited by NRS 289 for law enforcement personnel. The tender of a resignation or

retirement by itself will not serve as the grounds for the termination of any pending investigation or discipline.

F. Appeal

1. Unless the employee utilizes the appeal process set forth in a contract or the applicable collective bargaining agreement, the affected employee may appeal the disciplinary action to the County Manager by filing a written appeal with the Administrative Officer and/or Personnel Director within 5 work days of the effective date of the disciplinary action.

In the event that a conflict of interest exists with the County Manager in the case involving discipline, the Administrative Officer and/or Personnel Director will seek a qualified County Manager or City Manager from a jurisdiction outside of Storey County, preferably a county with reasonably similar staff numbers and other organizational characteristics to Storey County, located in the State of Nevada, to serve as the appellate.

2. The written appeal must state the basis of the appeal and contain a specific admission or denial of each of the material statements in the decision. If an employee fails to file a written appeal conforming to these requirements within 5 work days as shown in subsection (1) above, s/he is deemed to have waived the right to appeal. (Reference: Section 1.6 Public Hearing for Dismissed Employees Pursuant to NRS.)
3. After the employee has submitted a timely appeal to the Administrative Officer and/or Personnel Director, the Administrative Officer and/or Personnel Director will set a date for a disciplinary appeal hearing. At such hearing, the employee will have the right to be represented by an attorney or other representative retained by the employee, to present evidence and argument in response to the disciplinary action, and to question and cross-examine adverse witnesses. The hearing may be conducted informally without conforming to the formal rules of evidence and such informality of the hearing process shall not invalidate the decision rendered. The County Manager will issue to the parties a decision within 5 work days following such hearing. The decision of the County Manager is final.

1.6 Public Hearing for Dismissed Employees Pursuant to NRS

In accordance with NRS 245.065, when an employee of a county, other than a department head or the County Manager, who has been employed by the county for 12 or more months is dismissed from employment, the employee may request within 15 days of the date of dismissal a written statement specifically setting forth the reasons for the dismissal. Within 15 days of the date of the request the employee so dismissed shall be furnished the written statement. Within 30 days after receipt of the written statement, the dismissed employee may, in writing, request a public hearing before the board of county commissioners to determine the reasonableness of the action. The board of county commissioners shall grant the dismissed employee a public hearing within 15 days after receipt of the written request. At the public hearing, technical rules of evidence do not apply. Such dismissed employee is not required to utilize the established pre-disciplinary conference and appeal process in this policy before requesting a public hearing.

1.7 Administrative Leave During Disciplinary Proceeding

By notifying the employee in writing, the Administrative Officer and/or Personnel Director may place an employee (including department heads and the County Manager) on administrative leave, with or without pay pending an investigation of alleged misconduct or performance deficiencies, prior to or during a disciplinary proceeding, or during the review of the employee's response to a proposed disciplinary action. The notice of administrative leave will include a statement that the leave is not a disciplinary action. An employee placed on administrative leave without pay who is later reinstated without disciplinary action being imposed will be reimbursed for any pay and benefits lost during the administrative leave.

1.8 False Accusations

An employee who has been found to have intentionally filed a false report of wrongdoing may be subject to discipline up to and including termination.

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



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15

Agenda Item Type: Discussion/Possible Action

- **Title:** Public Hearing on proposed Resolutions 25-757, 25-758, 25-759, 25-760, 25-761 and 25-762 as described:
- RESOLUTION 25-757 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910100, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.
- RESOLUTION 25-758 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910320, CEMETERY RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.
- RESOLUTION 25-759 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910325, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.
- RESOLUTION 25-760 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910470, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.
- RESOLUTION 25-761 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 911345, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.
- RESOLUTION 25-762 A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 920020, HILLSIDE RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191. It is proposed that the road be identified as a minor county road.
- The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by the public at its own risk.
-
- Please go to the Storey County website to view the packet.
[Storeycounty.org/Planning/Planning Updates](http://Storeycounty.org/Planning/Planning%20Updates) then Scroll down to RS2477 packet information for this item.

- **Recommended motion:** I (commissioner) move to close the public hearing on the proposed Resolutions 25-757, 25-758, 25-759, 25-760, 25-761 and 25-762.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** A public hearing is required to consider public input on proposed Resolutions 25-757, 25-758, 25-759, 25-760, 25-761 and 25-762 to consider establishing minor county roads identified as Storey County Road Numbers 910100, 910320, 910325, 910470, 911345, 920020, as minor county roads per Nevada Revised Statutes 403.170 and 405.191. See Staff Reports, and Resolutions which included legal descriptions.
- **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 Highway Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-757 proposing the identification of Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-757, identifying Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Following a public hearing on proposed Resolution 25-757, this request is to adopt Resolution 25-757 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **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 PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

Request: RESOLUTION 25-757 establishing a minor county public road identified as Unnamed, Storey County Road Number 910100, pursuant to Nevada Revised Statutes 403.170 and 405.191. This request is to establish the minor county road on land managed by the Bureau of Land Management only.

Location: The road is north of Six Mile Canyon Road and south of the Virginia Ranches 40-acre subdivision on Assessor Parcel Number (APN) 004-301-16 and 004-281-80. The roadway segment is approximately 3,741 linear feet in length and on land managed by the Bureau of Land Management and on private property.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action

concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

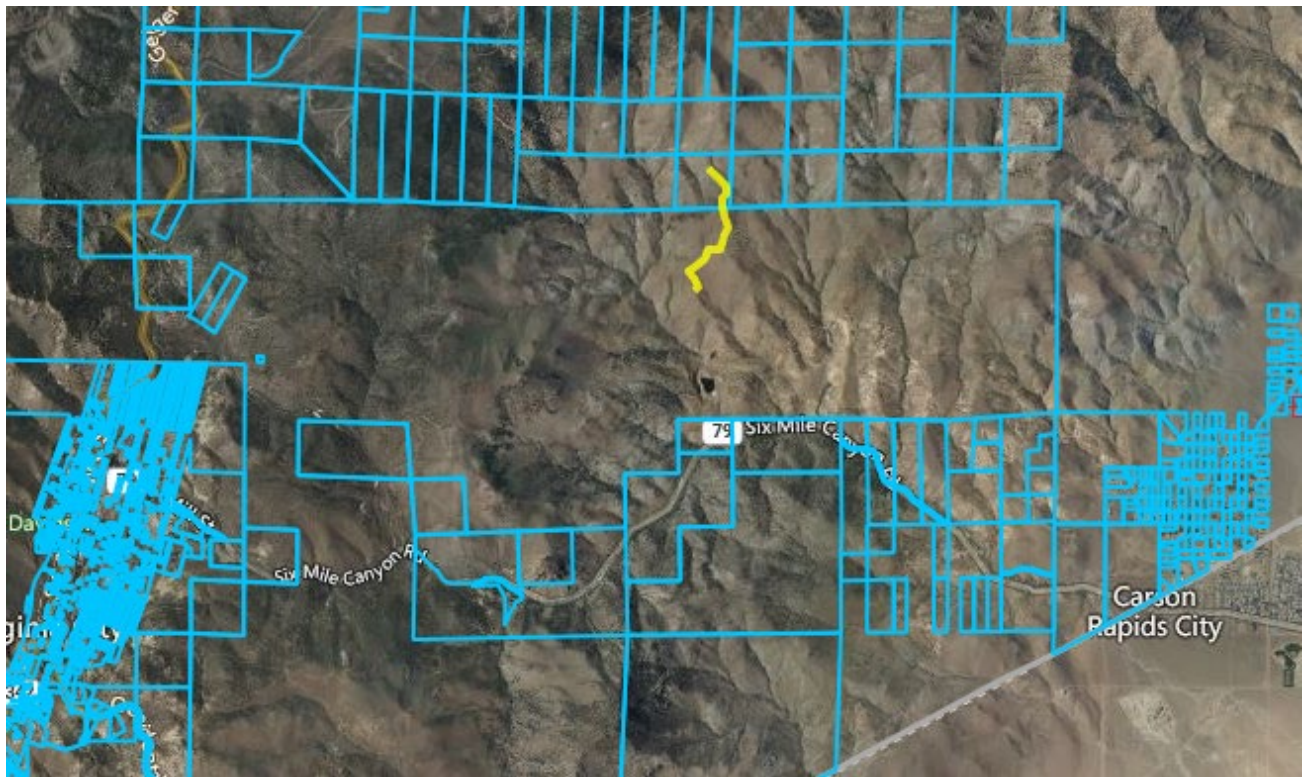
County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Unnamed, Storey County Road Number 910100

This roadway is located north of Six Mile Canyon Road and south of the Virginia Ranches 40-acre subdivision. The roadway segment is location on APNs 004-301-16 which is managed by the Bureau of Land Management and on a privately owned parcel, APN 004-281-80. The Resolution 25-757 establishing the segment as a minor county road excludes the portion of the segment on private property. The road is approximately 3,741 feet in length and approximately 8-feet wide. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Unnamed Storey County Road Number 910100, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Yellow line indicates approximate location of the roadway segment

Suggested Motion

In coordination with the recommendation by staff I (commissioner) move to adopt Resolution 25-757, identifying Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet road as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 25-757

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910100, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 4, 2025;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as a minor county road;

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet,

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no

maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 910100, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 3,741' (0.71 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ___ day of _____, 2025.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman _____

ATTEST:

Clerk of the Board _____

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910100

Beginning Latitude/Longitude: 39.333924 N, -119.594989 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 14

Ending Latitude/Longitude: 39.325374 N, -119.596209 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 23

Total Road Segment Length (in Horizontal Distance):3,741' (0.71
Miles) Overall Average Disturbed Width: Approximately
eight (8) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

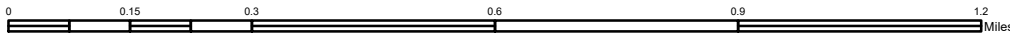
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,










Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps,
State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

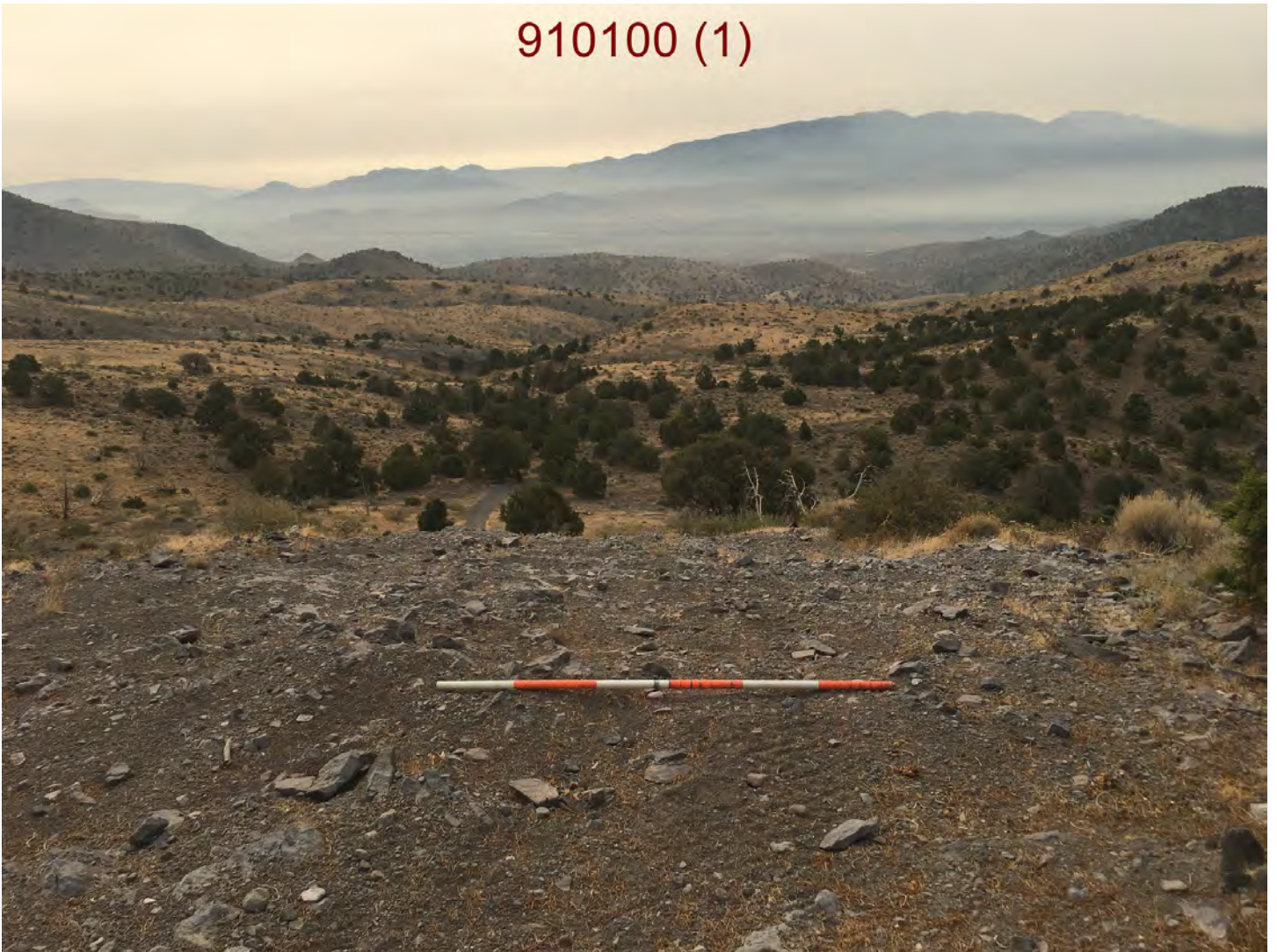
Date: 9/17/2020

Legend

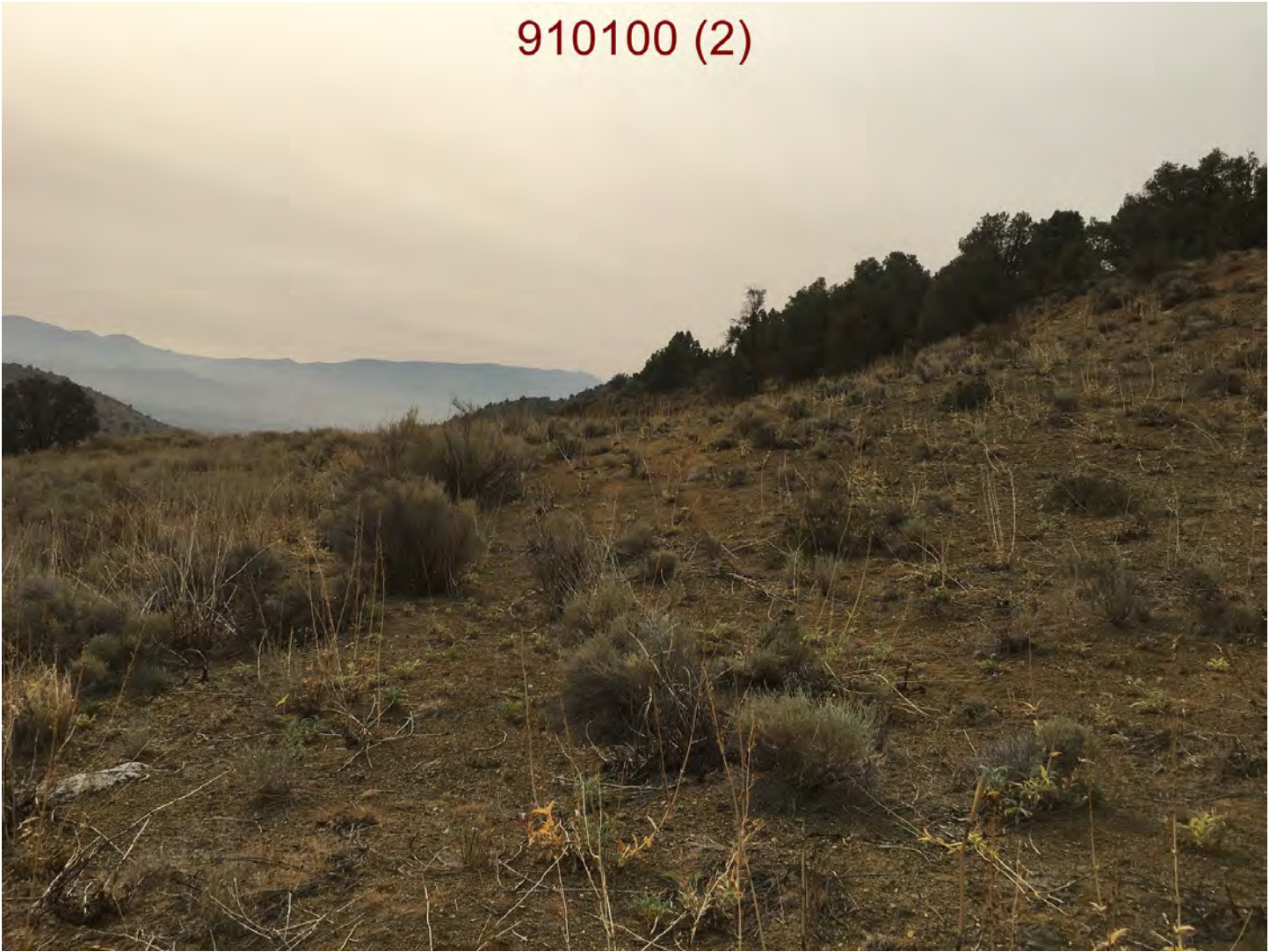
-  Subject Road
- RS2477 Roads**
-  Road in Process
- State and County Roads**
-  SIX MILE CANYON RD
-  SR 341
-  SR 342
-  SR 439
-  USGS Quadrangle Grid



910100 (1)



910100 (2)

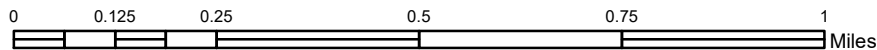
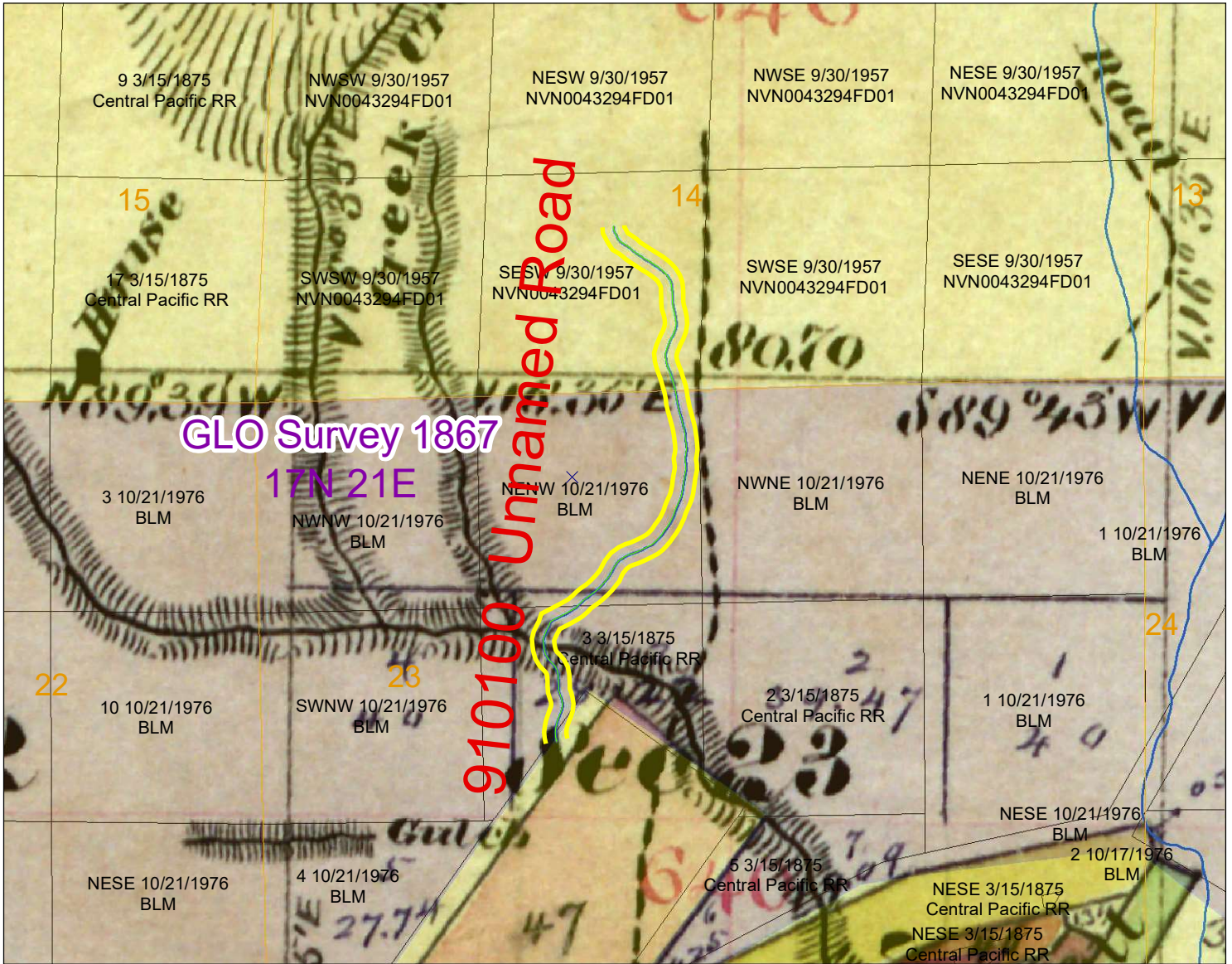


910100 (3)



Proof Map

Excerpt from historic maps: USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various historic State and NDOT Transportation maps.

State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.

RS2477 Roads – Digitally collected by CNGIS

Date: 9/15/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

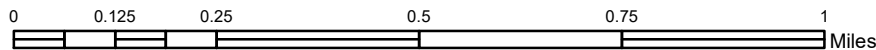
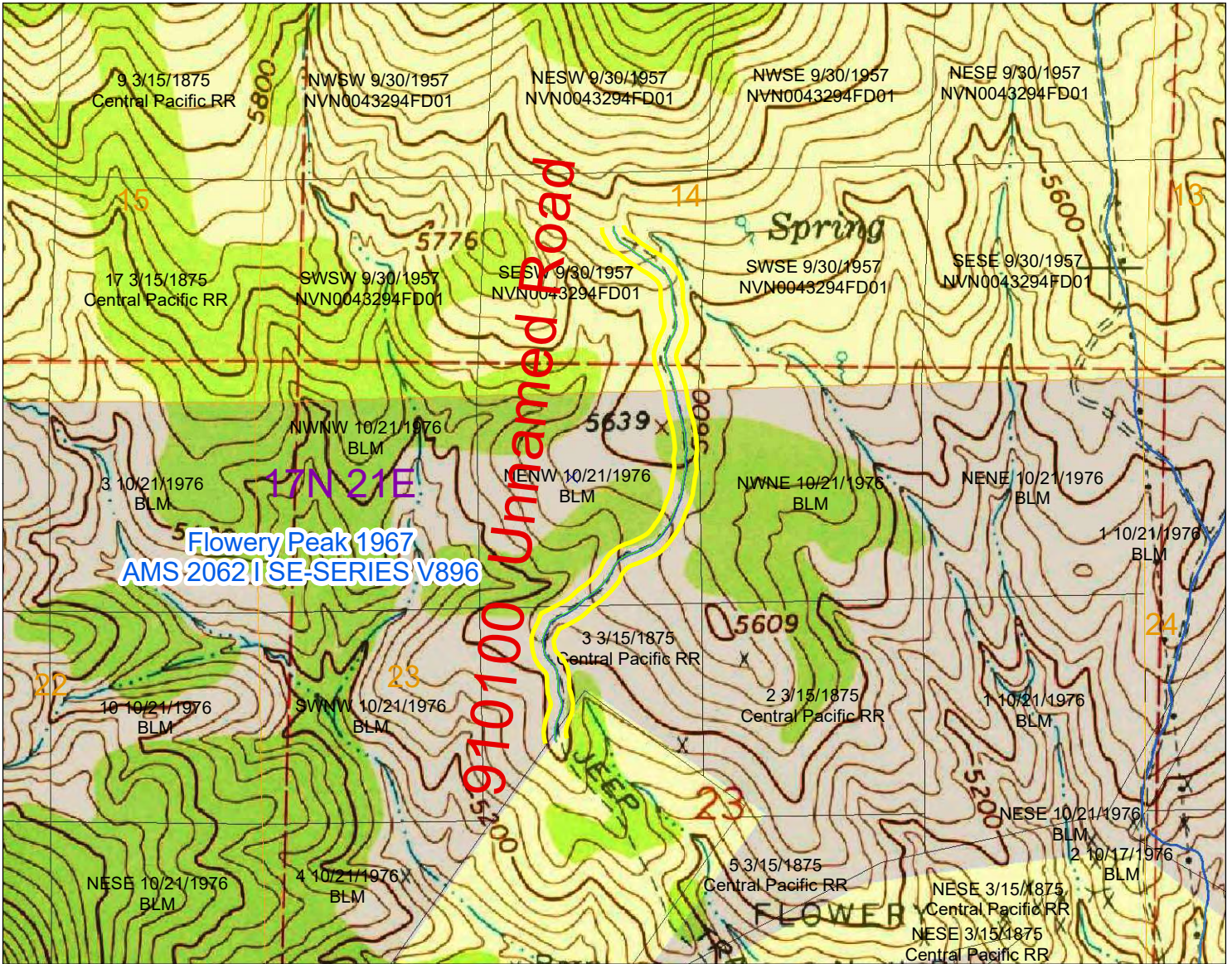
Bureau of Reclamation

Private Ownership



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various historic State and NDOT Transportation maps.

State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.

RS2477 Roads – Digitally collected by CNGIS

Date: 9/15/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership



Road Collections that don't overlay the track on the Proof Map

It frequently happens that the course of a road is altered by a washout, foreign obstacle (such as a fallen tree or rock), severe rutting or erosion. In cases like this, via the concept of 'maintenance by use', a go around from the original provable course is established. This is generally a short detour.

Occasionally, a road will start in the same close proximity, perhaps follow the provable track for a distance, and then divert substantially from the provable course. And then end up at the same approximate location served by the provable road.

In cases like this the provable track is no longer in use. But again the concept of 'maintenance by use' clearly evidences that the new track is not a new road. It is in effect the same road merely located via a more passable track serving the same destination.

These roads have been processed in the same manner as all other RS2477 qualifying roads. The only recognizable distinction is that the proof map clearly shows that there is no pre 1976 track underlying the collection. But it does show the starting and ending locations evidencing that it does serve the destination of the now unused original track.

This document is included in the Road Folders of these roads. There is also a comprehensive list of such roads by Road # maintained in the Project file.



**Storey County Board of Highway
Commissioners
Agenda Action Report**

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-758 proposing the identification of Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172’ (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-758, identifying Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172’ (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Following a public hearing on proposed Resolution 25-758, this request is to adopt Resolution 25-758 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **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
PLANNING DEPARTMENT**

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

Request: RESOLUTION 25-758 establishing a minor county public road identified as Cemetery, Storey County Road Number 910320, pursuant to Nevada Revised Statutes 403.170 and 405.191. This request is to establish the minor county road on land managed by the Bureau of Land Management.

Location: The road is located adjacent to Geiger Grade Road (Highway 341) and is located downhill of Geiger Grade Road to the east across APNs 004-301-16 and 001-302-02. The roadway segment is approximately 3,172 linear feet in length and approximately 12-feet wide. The road is on land identified as public land.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action

concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

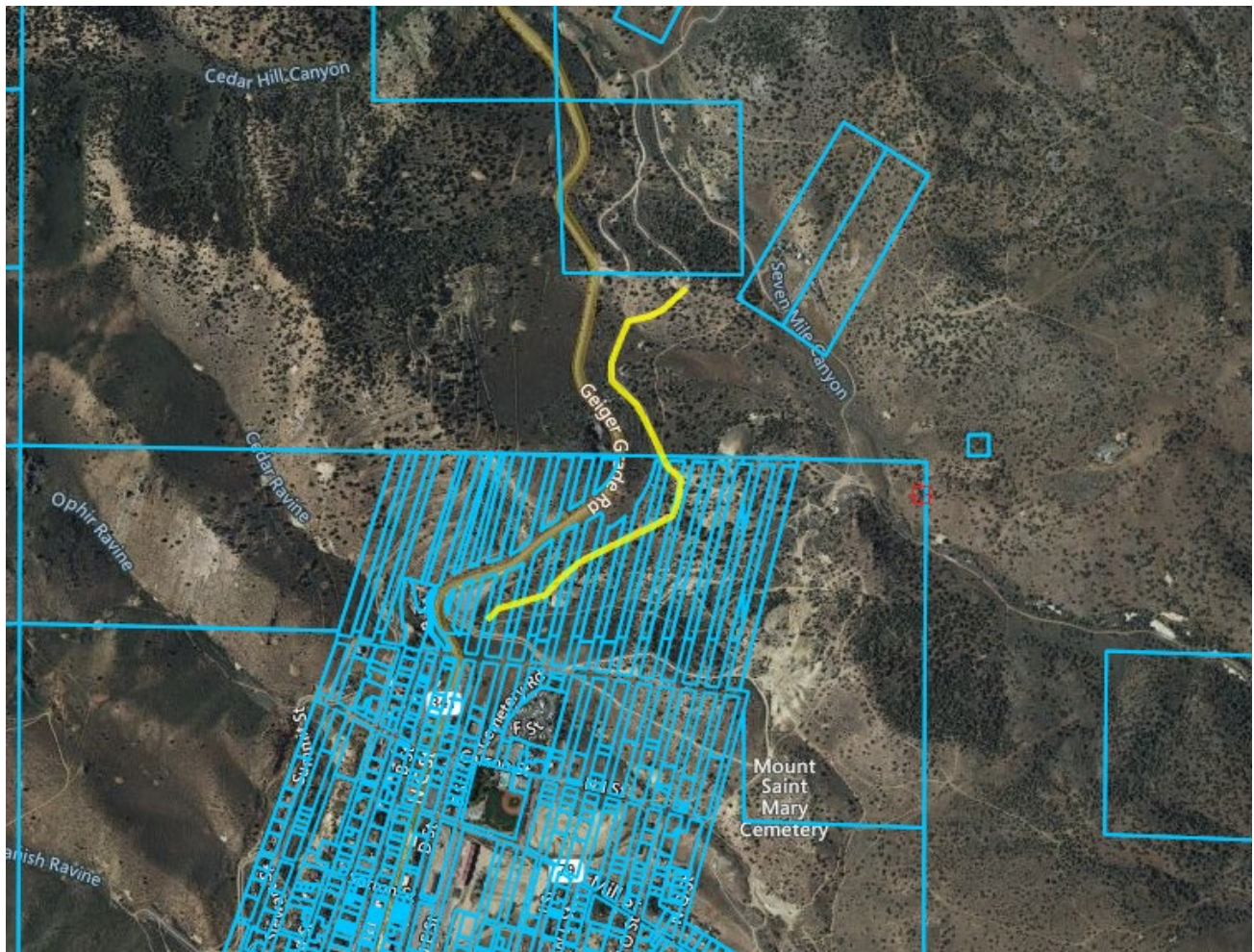
County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Cemetery, Storey County Road Number 910320

This roadway is located downhill and east of Geiger Grade Road (Highway 341) just north of the Virginia City townsite plat. The roadway has been known as Cemetery in the past, but is not what is currently associated with Cemetery Road and is not within the land area of what is currently considered the cemetery for Virginia City. The road is approximately 3,172 feet in length and approximately 12-feet wide. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Cemetery Storey County Road Number 910320, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Yellow line indicates approximate location of the roadway segment

Suggested Motion

In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-758, identifying Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 25-758

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910320, CEMETERY RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 4, 2025;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as a minor county road;

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet,

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance

schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 910320, commonly known as Cemetery, Total Road Segment Length (in Horizontal Distance): 3,172' (0.6 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ___ day of _____, 2025.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman _____

ATTEST:

Clerk of the Board _____

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: CEMETERY

County: Storey

County Road Number: 910320

Beginning Latitude/Longitude: 39.318105 N, -119.645036 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 20

Ending Latitude/Longitude: 39.324171 N, -119.641413 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 20

Total Road Segment Length (in Horizontal Distance):3,172' (0.6 Miles)

Overall Average Disturbed Width: Approximately
twelve (12) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

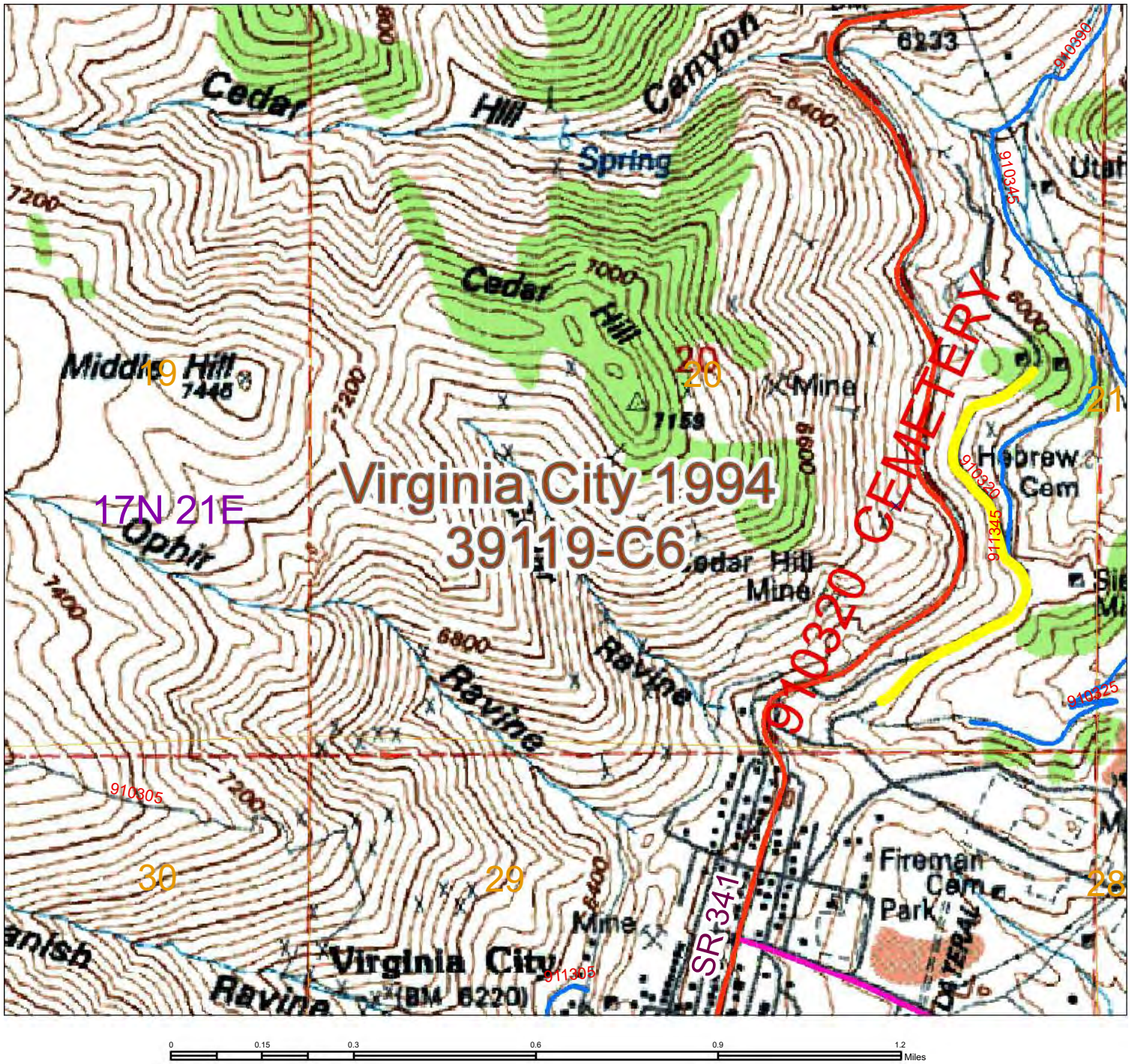
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend	
	Subject Road
	RS2477 Roads
	Road in Process
	State and County Roads
	SIX MILE CANYON RD
	SR 341
	SR 342
	SR 439
	USGS Quadrangle Grid



910320 (1)



910320 (2)



910320 (3)



910320 (4)

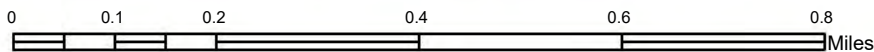


910320 (5)



Proof Map

Excerpt from historic maps: USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source : Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various historic State and NDOT Transportation maps.

State and Local County Roads – supplied by Storey County’s contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/15/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership





Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-759 proposing the identification of Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-759, identifying Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Following a public hearing on proposed Resolution 25-759, this request is to adopt Resolution 25-759 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **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 PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

Request: RESOLUTION 25-759 establishing a minor county public road identified as Unnamed, Storey County Road Number 910325, pursuant to Nevada Revised Statutes 403.170 and 405.191. This request is to establish the minor county road on land identified as public land.

Location: The road is southwest of Seven Mile Canyon, east of Geiger Grade Road and north of the Virginia City cemetery site. The roadway segment is located on APN 001-302-02 and 004-301-07, public land managed by Storey County and the Bureau of Land Management. The roadway segment is approximately 3,042 linear feet in length and has an approximate width of 14-feet.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action

concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

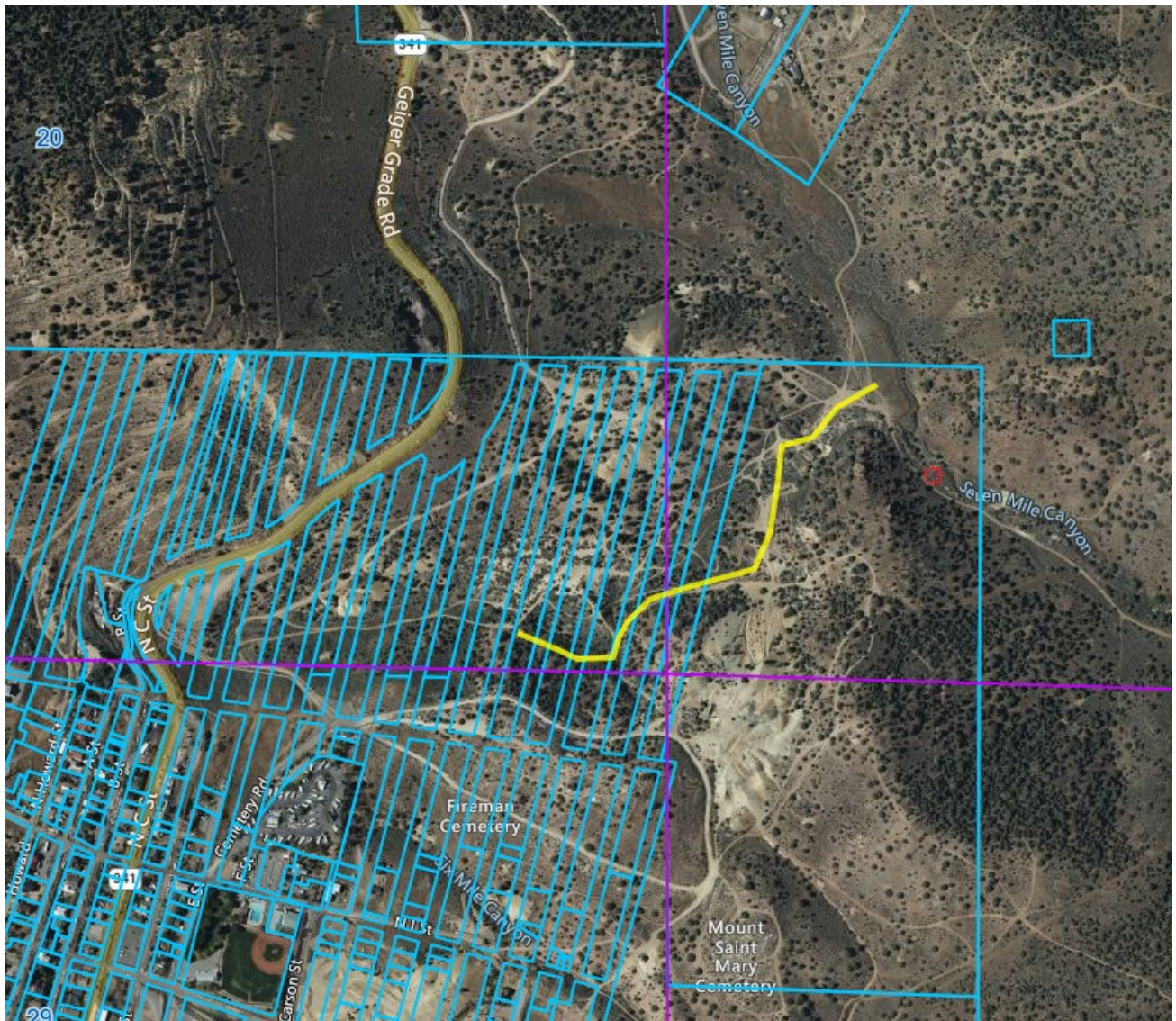
County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Unnamed, Storey County Road Number 910325

This roadway is located southwest of Seven Mile Canyon, east of Geiger Grade Road and north of the Virginia City cemetery site. The roadway segment is location on APNs 004-301-16 which is managed by the Bureau of Land Management and on APN 001-302-02, land managed by Storey County. The road is approximately 3,042 feet in length and approximately 14-feet wide. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Unnamed Storey County Road Number 910325, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Yellow line indicates approximate location of the roadway segment

Suggested Motion

In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-759, identifying Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 25-759

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910325, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 4, 2025;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road;

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor, Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet,

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no

maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 910325, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 3,042' (0.58 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ___ day of _____, 2025.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman _____

ATTEST:

Clerk of the Board _____

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910325

Beginning Latitude/Longitude: 39.320527 N, -119.636864 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 21

Ending Latitude/Longitude: 39.317763 N, -119.642919 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 20

Total Road Segment Length (in Horizontal Distance):3,042' (0.58
Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

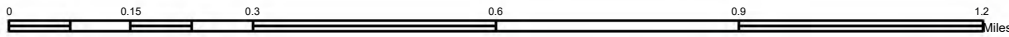
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey County’s contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend	
	Subject Road
	RS2477 Roads
	Road in Process
	State and County Roads
	SIX MILE CANYON RD
	SR 341
	SR 342
	SR 439
	USGS Quadrangle Grid



910325 (1)



910325 (2)



910325 (3)



910325 (4)

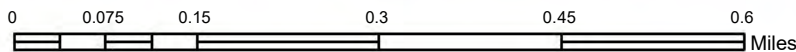
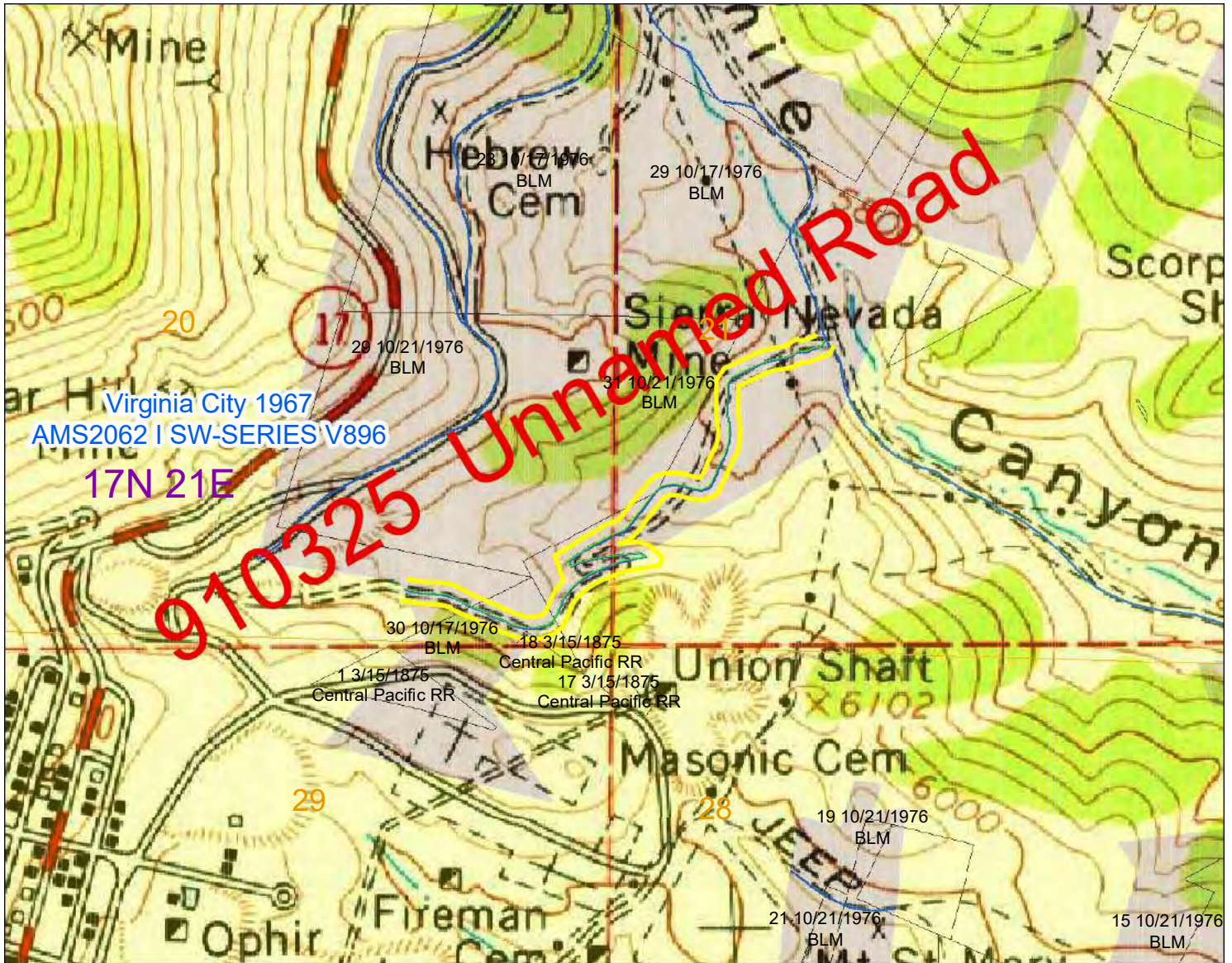


910325 (5)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership





Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-760 proposing the identification of Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

- **Recommended motion:** In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-760, identifying Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Following a public hearing on proposed Resolution 25-760, this request is to adopt Resolution 25-760 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.

- **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 PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

Request: RESOLUTION 25-760 establishing a minor county public road identified as Unnamed, Storey County Road Number 910470, pursuant to Nevada Revised Statutes 403.170 and 405.191. This request is to establish the minor county road on land identified as public land.

Location: The road is located north of Six Mile Canyon Road and south of the Virginia Ranches 40-acre subdivision. The roadway segment is located on APN 004-301-07 on land managed by the Bureau of Land Management. The roadway segment is approximately 5,744 linear feet in length and has an approximate width of 8-feet.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action

concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

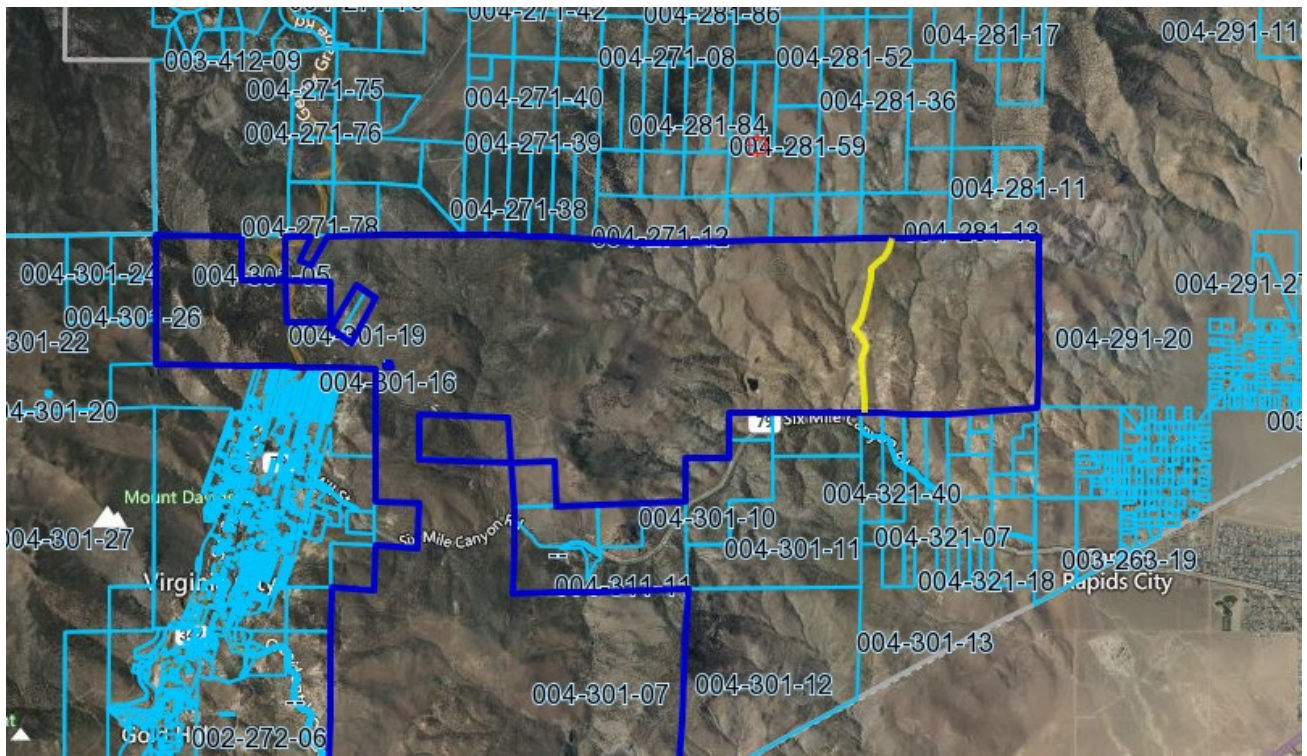
County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Unnamed, Storey County Road Number 910470

This roadway is located north of Six Mile Canyon Road and south of Virginia Ranches 40 acres subdivision. The roadway segment is location on APNs 004-301-16 which is managed by the Bureau of Land Management. The road is approximately 5,744 feet in length and approximately 8-feet wide. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Unnamed Storey County Road Number 910470, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Yellow line indicates approximate location of the roadway segment

Suggested Motion

In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-760, identifying Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 25-760

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 910470, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 4, 2025;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as a minor county road;

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet,

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no

maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 910470, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 4,744' (1.09 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ___ day of _____, 2025.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman _____

ATTEST:

Clerk of the Board _____

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910470

Beginning Latitude/Longitude: 39.31708 N, -119.581896 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 24

Ending Latitude/Longitude: 39.331451 N, -119.580095 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 24

Total Road Segment Length (in Horizontal Distance):5,744' (1.09
Miles) Overall Average Disturbed Width: Approximately
eight (8) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

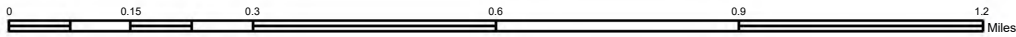
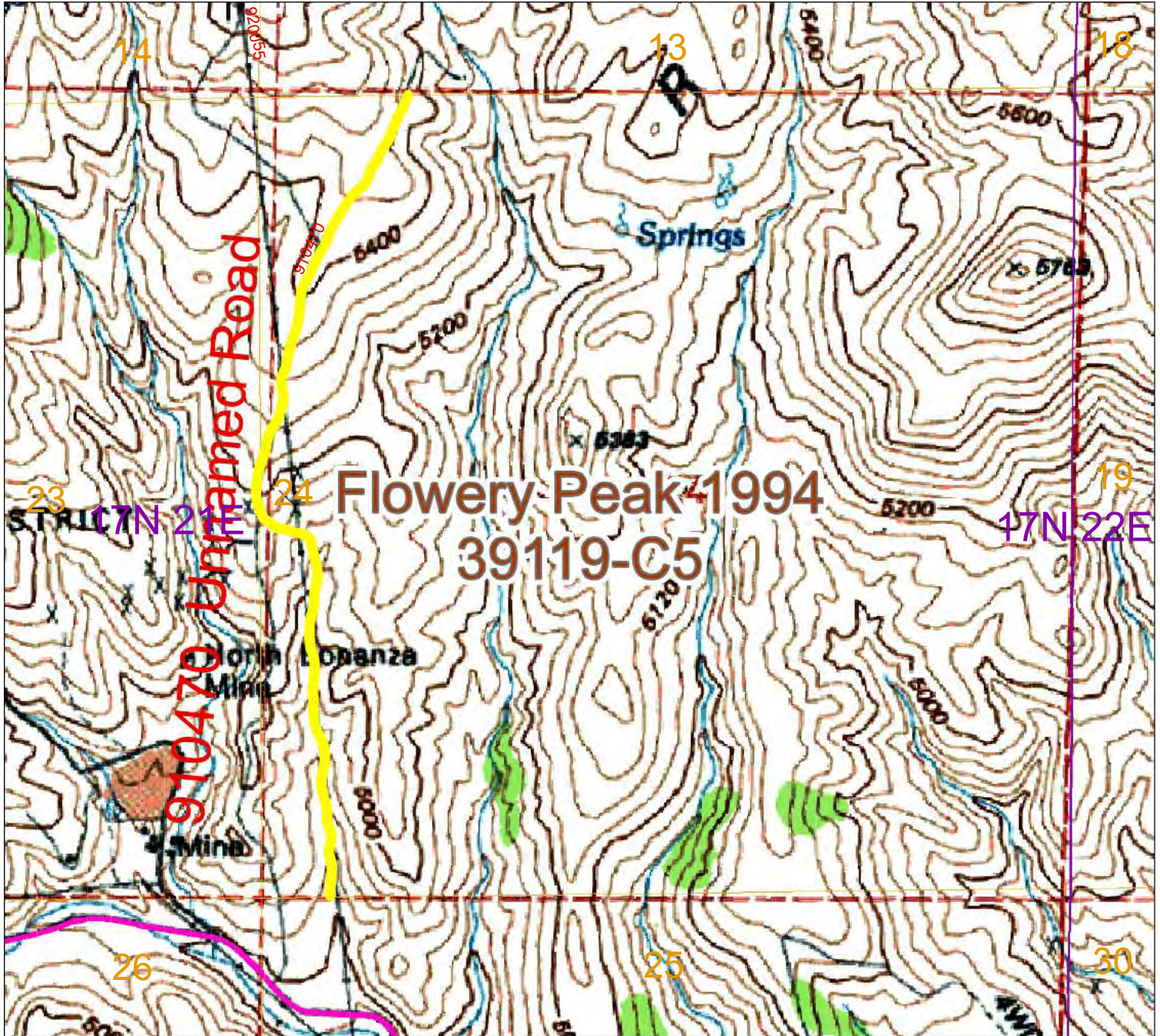
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend	
	Subject Road
	RS2477 Roads
	Road in Process
	State and County Roads
	SIX MILE CANYON RD
	SR 341
	SR 342
	SR 439
	USGS Quadrangle Grid



910470 (1)



910470 (2)

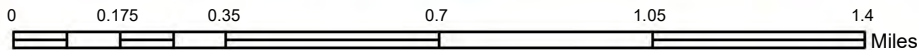
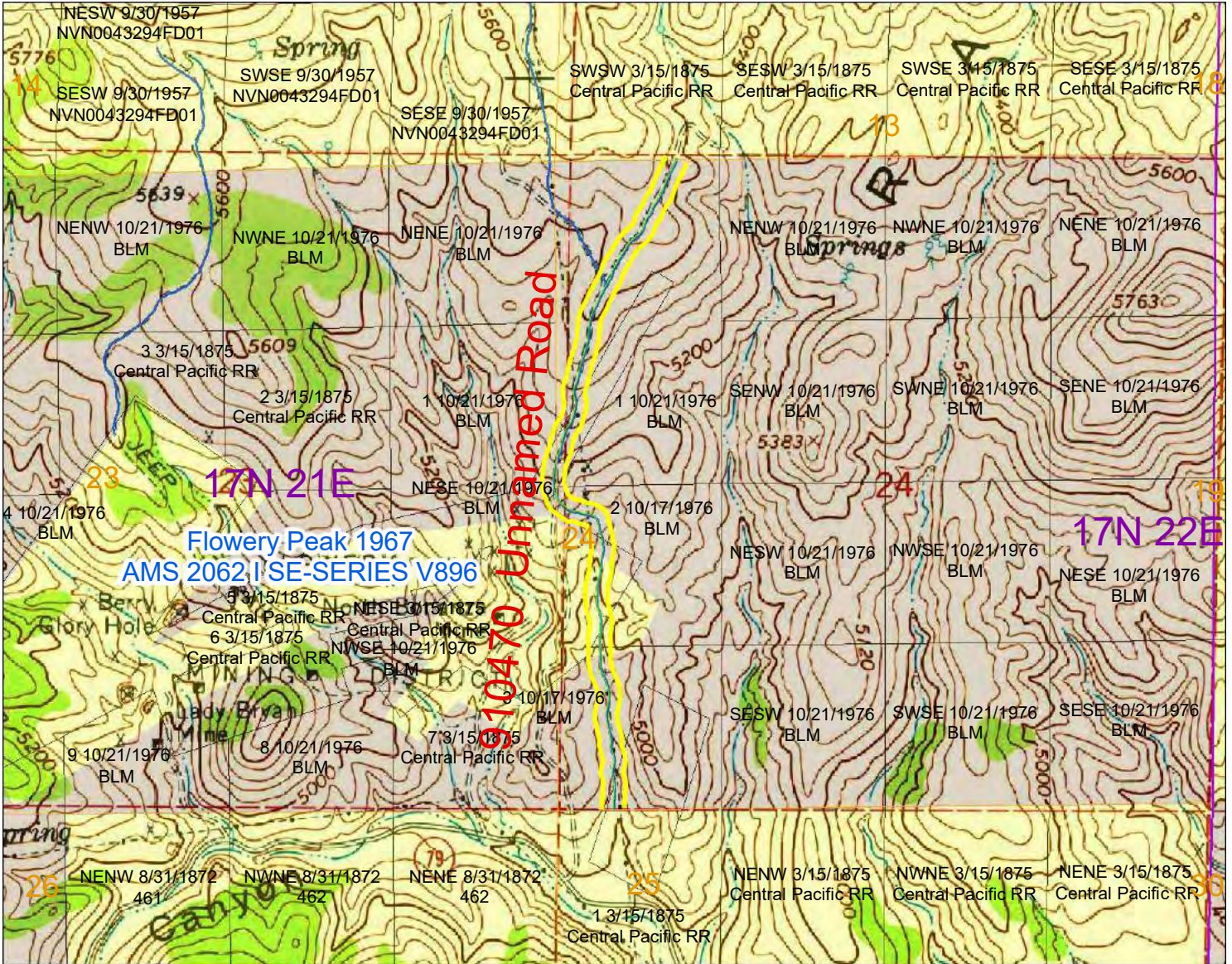


910470 (3)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source : Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership





Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-761 proposing the identification of Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745’ (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-761, identifying Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745’ (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet,
- as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Following a public hearing on proposed Resolution 25-761, this request is to adopt Resolution 25-761 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **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 PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

Request: RESOLUTION 25-761 establishing a minor county public road identified as Unnamed, Storey County Road Number 911345, pursuant to Nevada Revised Statutes 403.170 and 405.191. This request is to establish the minor county road on land identified as public land.

Location: The road is located east of Geiger Grade Road (Highway 341) and north of the Virginia City cemetery site. The roadway segment is located on APN 004-301-07 on land managed by the Bureau of Land Management. The roadway segment is approximately 1,745 linear feet in length and has an approximate width of 12-feet.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action

concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

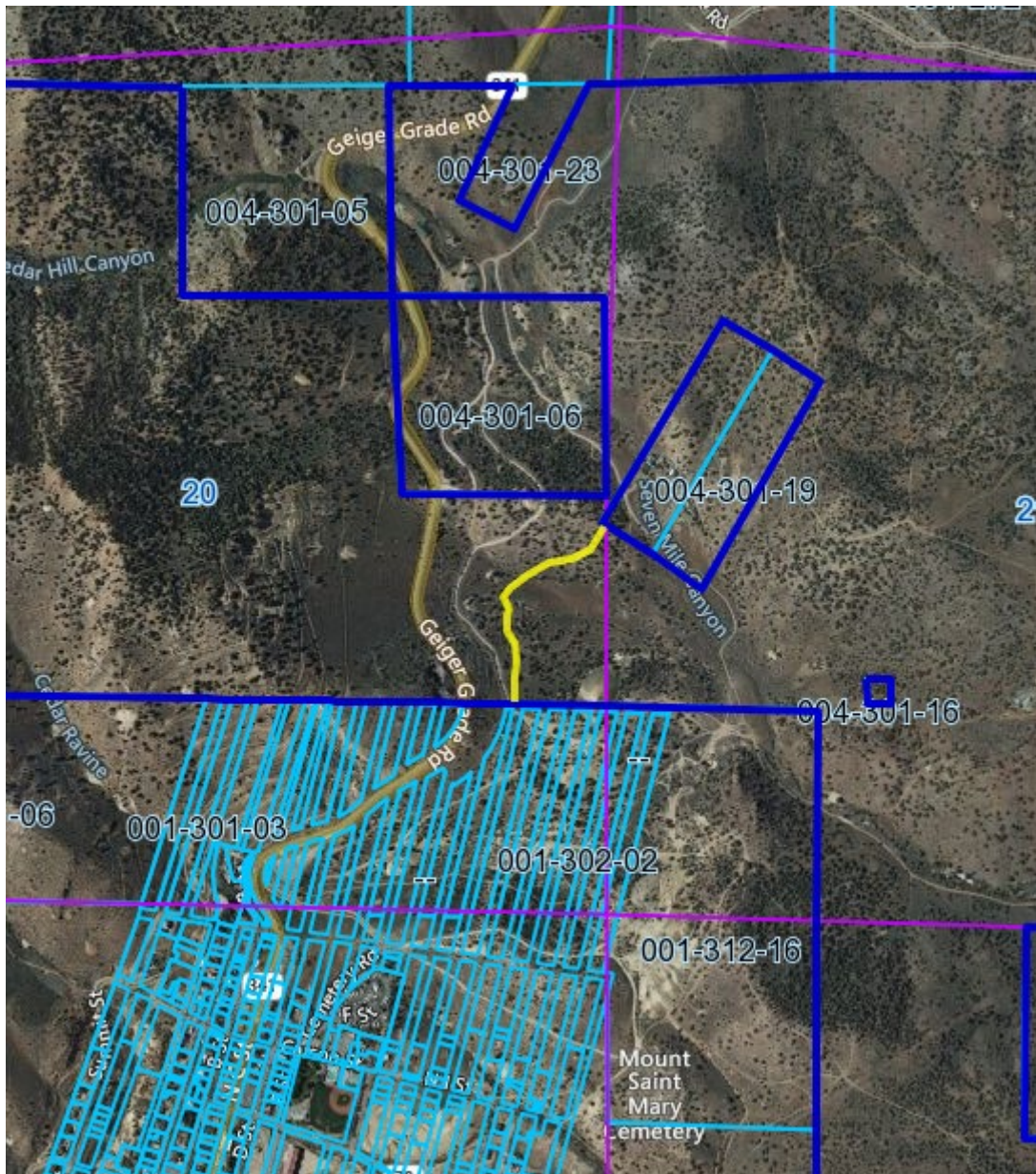
County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Unnamed, Storey County Road Number 911345

This roadway is located east of Geiger Grade Road (Highway 341) and north of the Virginia City cemetery site. The roadway segment is location on APNs 004-301-16 which is managed by the Bureau of Land Management. The road is approximately 1,745 feet in length and approximately 12-feet wide. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Unnamed Storey County Road Number 911345, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Yellow line indicates approximate location of the roadway segment

Suggested Motion

In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-761, identifying Storey County Road Number 911345, commonly known as Unnamed, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet road as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 25-761

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 911345, UNNAMED RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 4, 2025;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as a minor county road;

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet,

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no

maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 911345, commonly known as Unnamed Rd, Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ___ day of _____, 2025.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman _____

ATTEST:

Clerk of the Board _____

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 911345

Beginning Latitude/Longitude: 39.320698 N, -119.642041 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 20

Ending Latitude/Longitude: 39.324447 N, -119.640037 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 20

Total Road Segment Length (in Horizontal Distance): 1,745' (0.3 Miles)

Overall Average Disturbed Width: Approximately
twelve (12) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

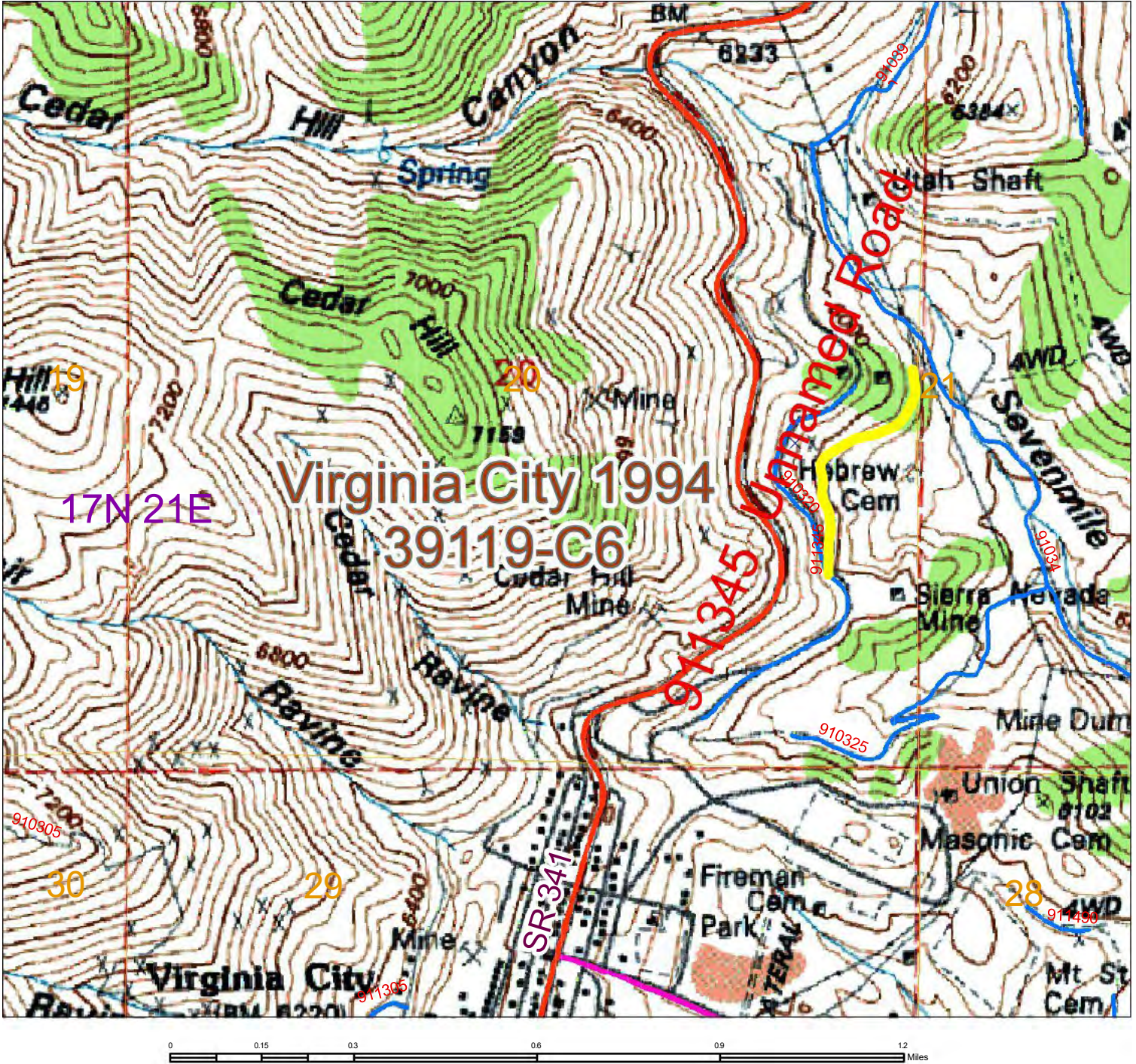
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
 Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps,
State and Local County Roads – supplied by Storey County’s contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend	
	Subject Road
RS2477 Roads	
	Road in Process
State and County Roads	
	SIX MILE CANYON RD
	SR 341
	SR 342
	SR 439
	USGS Quadrangle Grid



911345 (1)

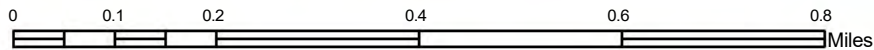
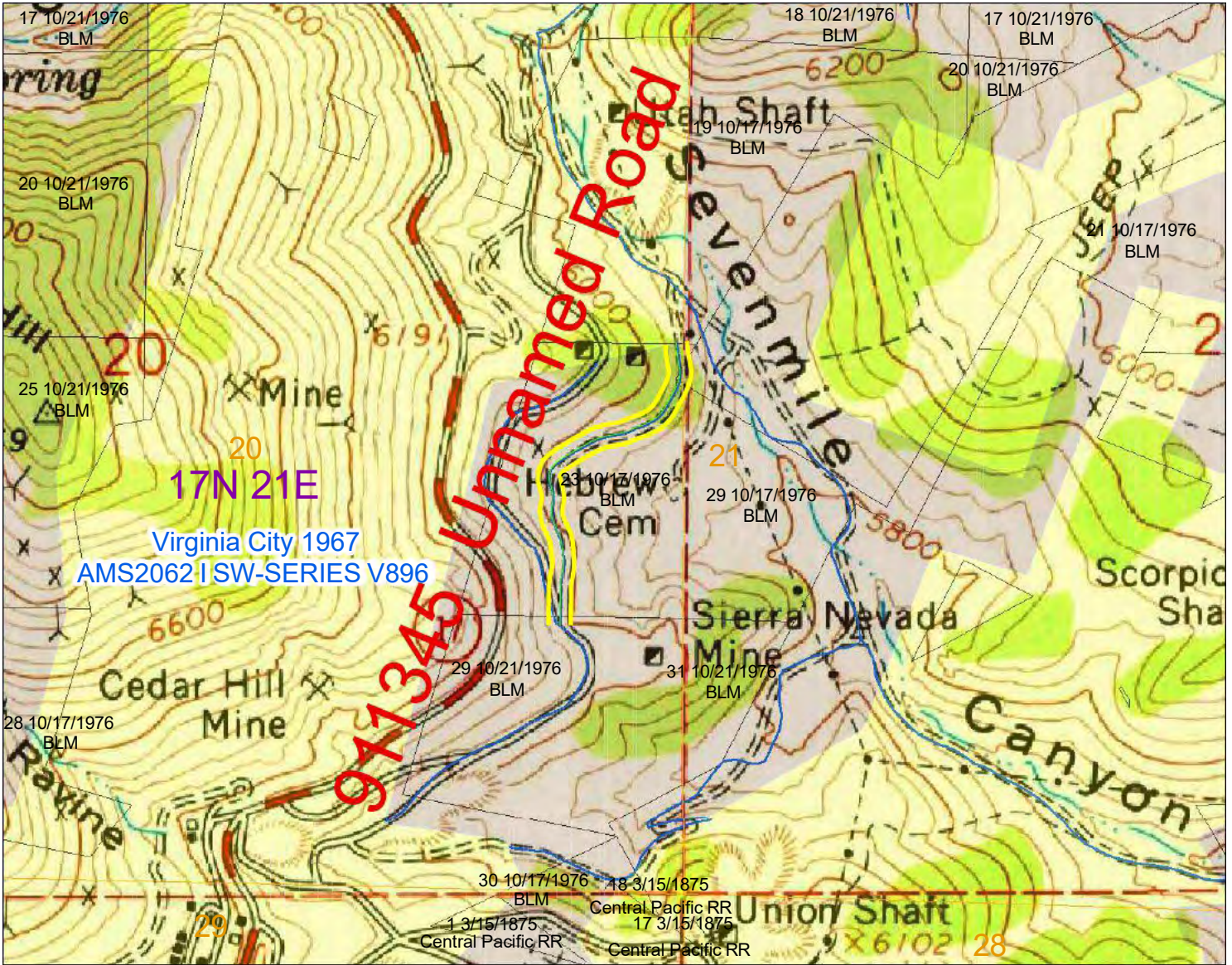


911345 (2)



Proof Map

Excerpt from historic maps: USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
 Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various historic State and NDOT Transportation maps.

State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.

RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership





Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-762 proposing the identification of Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233’ (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-762, identifying Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233’ (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet
- as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

• **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** Following a public hearing on proposed Resolution 25-762, this request is to adopt Resolution 25-762 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **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 PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

Request: RESOLUTION 25-762 establishing a minor county public road identified as Hillside, Storey County Road Number 920020, pursuant to Nevada Revised Statutes 403.170 and 405.191. This request is to establish the minor county road on land identified as public land.

Location: The road is located east of Geiger Grade Road (Highway 341) between the Virginia City townsite and the Virginia Ranches 40 acre subdivision. The portion of the roadway segment proposed to be established is located on APN 004-301-07 on land managed by the Bureau of Land Management. The overall roadway segment is approximately 3,233 linear feet in length and has an approximate width of 14-feet.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public

use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

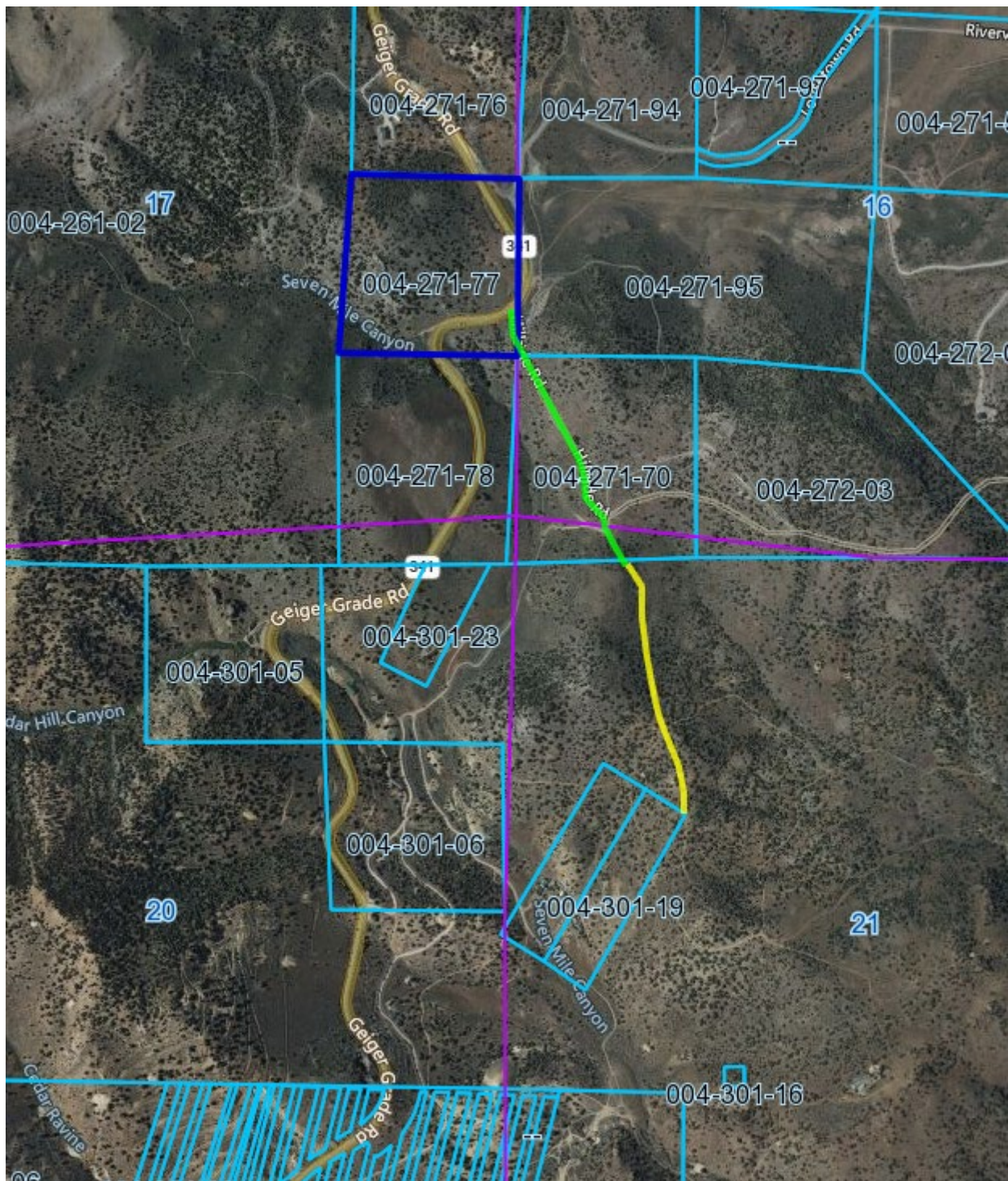
The applicable NRS sections identified in this report are attached as exhibits to this staff report.

Hillside, Storey County Road Number 920020

This roadway is located east of Geiger Grade Road (Highway 341) and north of the Virginia City cemetery site. The roadway segment is location on APNs 004-301-16 which is managed by the Bureau of Land Management. The overall road segment is approximately 3,233 feet in length and approximately 14-feet wide. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

The overall roadway segment is located on both public and private land. The area on private land is not being established as a minor county road at this time. The proposed Resolution excludes land located on private property.

Attached to this staff report is a legal description of Hillside, Storey County Road Number 920020, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



The yellow line indicates approximate location of the roadway segment on public land. The green line and the yellow line together are the approximate total length of the roadway segment. The line depicted in green is on private property and is excluded from establishment per the proposed Resolution.

Suggested Motion

In coordination with the recommendation by staff, I (commissioner) move to adopt Resolution 25-762,

identifying Storey County Road Number 920020, commonly known as Hillside, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet road as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 25-762

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS COUNTY ROAD NUMBER 920020, HILLSIDE RD, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on March 4, 2025

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road;

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet,

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no

maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 920020, commonly known as Hillside Rd, Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ___ day of _____, 2025.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman _____

ATTEST:

Clerk of the Board _____

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: HILLSIDE

County: Storey

County Road Number: 920020

Beginning Latitude/Longitude: 39.336861 N, -119.639856 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.328755 N, -119.636055 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 21

Total Road Segment Length (in Horizontal Distance): 3,233' (0.61 Miles)

Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

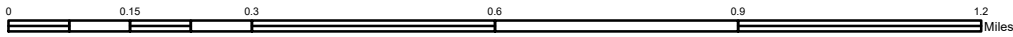
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps,
State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend	
	Subject Road
RS2477 Roads	
	Road in Process
State and County Roads	
	SIX MILE CANYON RD
	SR 341
	SR 342
	SR 439
	USGS Quadrangle Grid



920020 (1)



920020 (2)

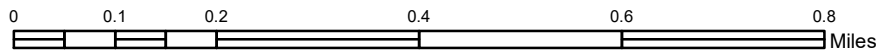
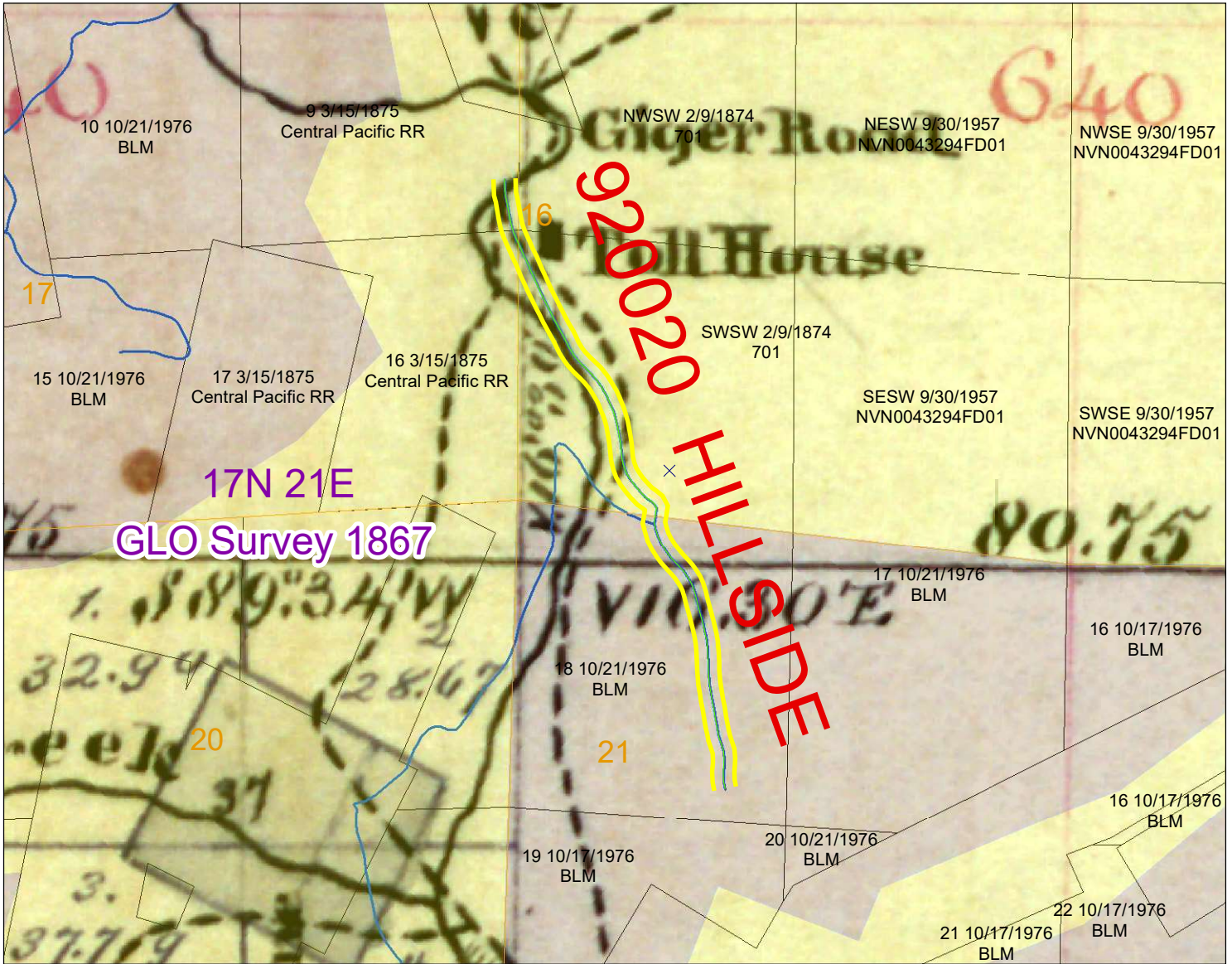


920020 (3)



Proof Map

Excerpt from historic maps: USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various historic State and NDOT Transportation maps.

State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.

RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

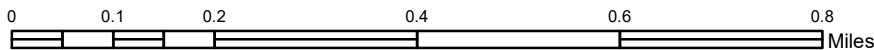
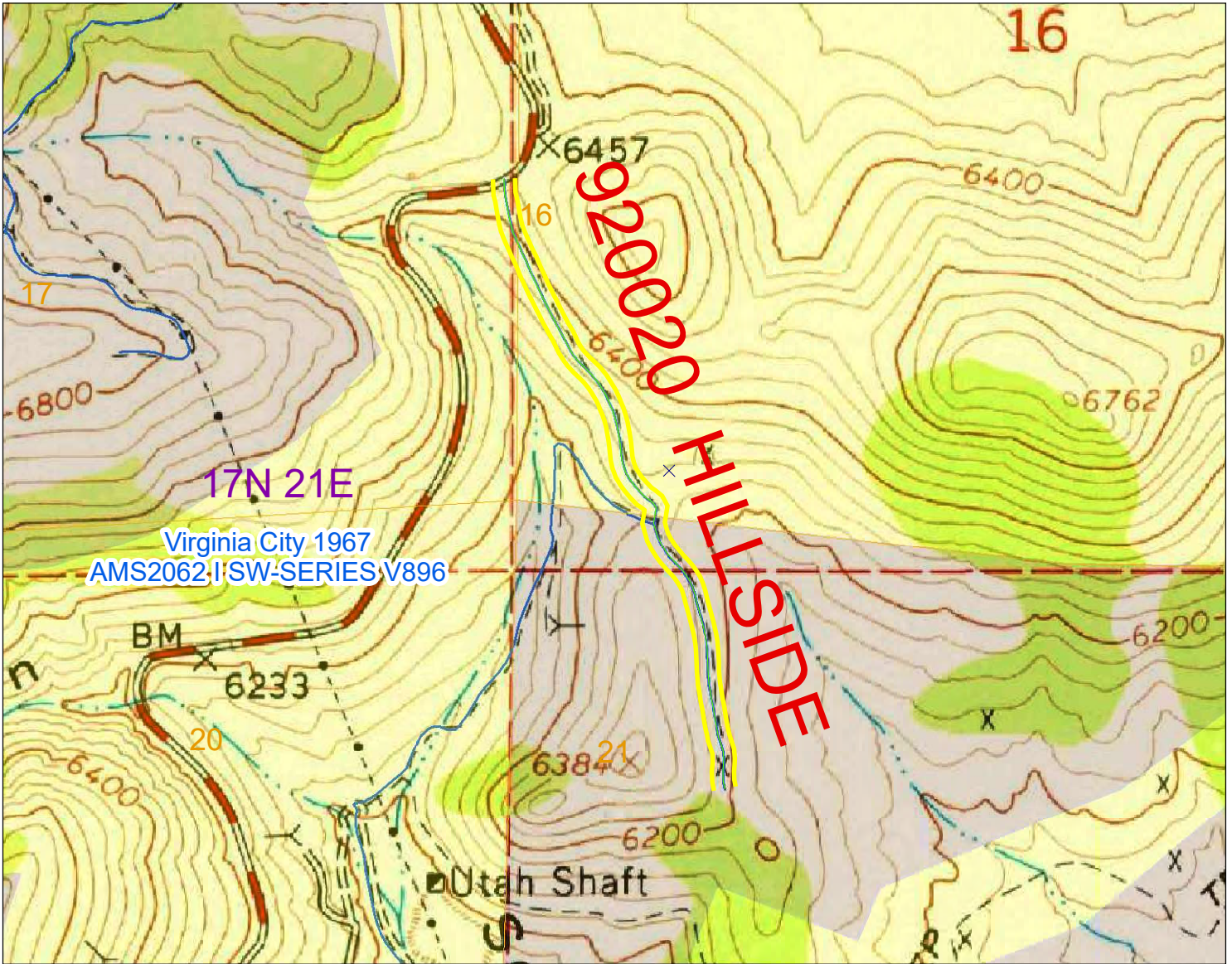
Bureau of Reclamation

Private Ownership



Proof Map

Excerpt from historic maps: USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere


Map Source: Central Nevada GIS and Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: *Base Map* – USGS Topographical maps, GLO Survey maps, BLM Surface Management maps, various historic State and NDOT Transportation maps.


State and Local County Roads – supplied by Storey County's contracted 3rd party GIS provider.


RS2477 Roads – Digitally collected by CNGIS

Legend


 Subject Road

RS2477 Roads Project


 Roads in Process

 Township/Range Label

Land Ownership Status

 Bureau of Indian Affairs

 Bureau of Land Management

 Bureau of Reclamation

 Private Ownership



Date: 9/16/2020

Road Collections that don't overlay the track on the Proof Map

It frequently happens that the course of a road is altered by a washout, foreign obstacle (such as a fallen tree or rock), severe rutting or erosion. In cases like this, via the concept of 'maintenance by use', a go around from the original provable course is established. This is generally a short detour.

Occasionally, a road will start in the same close proximity, perhaps follow the provable track for a distance, and then divert substantially from the provable course. And then end up at the same approximate location served by the provable road.

In cases like this the provable track is no longer in use. But again the concept of 'maintenance by use' clearly evidences that the new track is not a new road. It is in effect the same road merely located via a more passable track serving the same destination.

These roads have been processed in the same manner as all other RS2477 qualifying roads. The only recognizable distinction is that the proof map clearly shows that there is no pre 1976 track underlying the collection. But it does show the starting and ending locations evidencing that it does serve the destination of the now unused original track.

This document is included in the Road Folders of these roads. There is also a comprehensive list of such roads by Road # maintained in the Project file.



Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min.

Agenda Item Type: Discussion/Possible Action

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

- **Recommended motion:** Discussion only.

- **Prepared by:** Jason Wierzbicki

Department: Public Works

Contact Number: 7758470958

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

- **Supporting Materials:** No Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Special Use Permit 2025-014. The applicant requests a Special Use Permit to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor’s Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.
- **Recommended motion:** In accordance with the recommendation by staff, the findings of fact under Section 3.A of this report and as read into the record by county staff and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), recommend approval of Special Use Permit 2025-014 to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor’s Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** See Staff Report.
- **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
Planning Department**
Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, Nevada 89440
Phone 775-847-1144 – Fax 775-847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: March 4, 2025

Meeting Location: 26 S. B Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

File: 2025-014

Applicants: Carol Maley, Zachary Maley

Property Owner: Virginia City Hotel, LLC, (dba Silverland Inn)

Property Location: 100 N. E Street, Virginia City, Storey County, Nevada, APNs 001-152-04, 001-154-03 and 001-151-02

Request: The applicant requests a Special Use Permit 2025-014 to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.

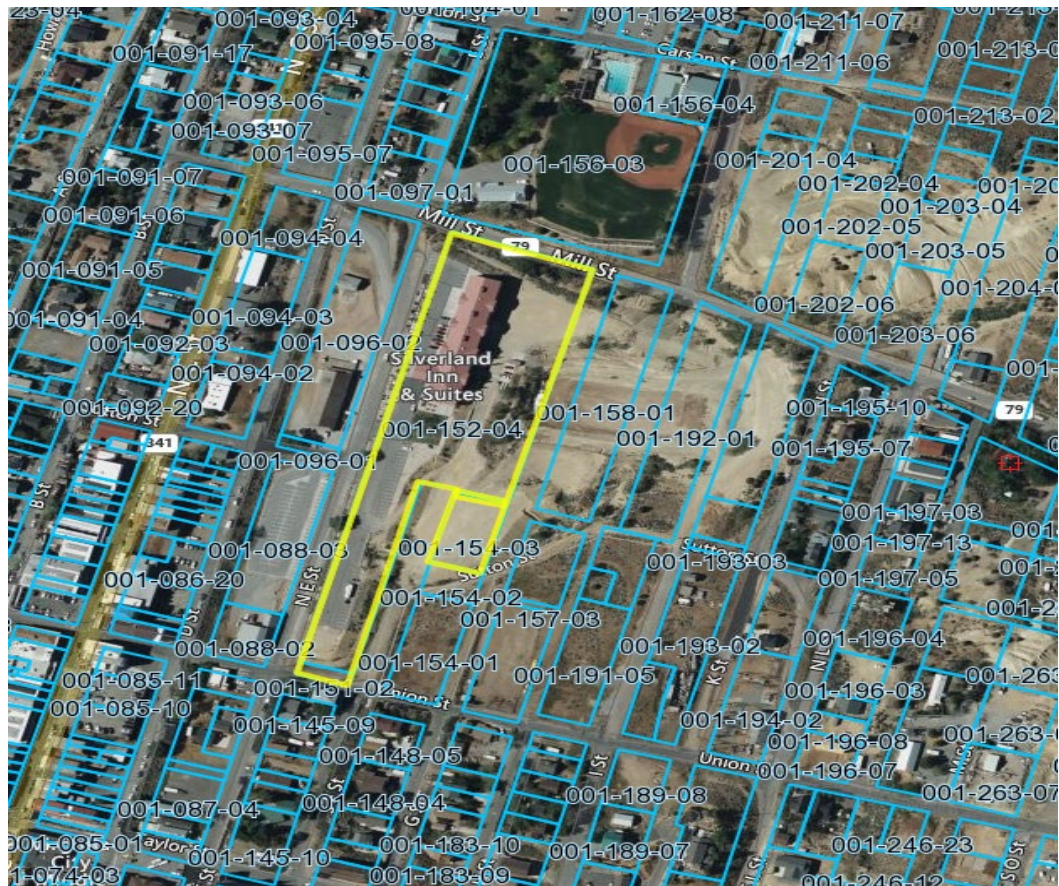
Planning Commission: The Planning Commission heard this request at their February 20, 2025, meeting. A discussion of the project occurred and the applicant answered questions about potential special events and the vision she has for the use of the property. Staff proposed some small edits to the recommended conditions of approval. Todd Tuttle, VCTC Director, spoke about special events and was supportive of the project. Prior to the meeting, a residential neighbor to the south of the property contacted the Planning Department to express support for the project. The Planning Commission voted to accept the edits to Special Conditions F, N and R, and to strike the words "but not limited to" on Exhibit A under Proposed Event Types and recommended approval of the project with a 6-0 vote (1 absent). The recommended conditions of approval and Exhibit A of this staff report reflect the edits.

1. Background & Analysis

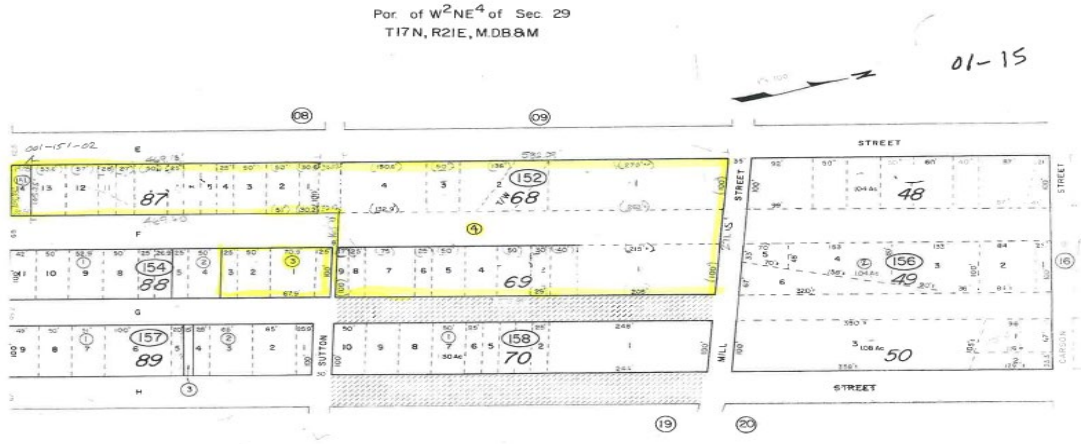
A. **Site Location and Characteristics:** The property is located at 100 N. E Street in Virginia City, Storey County, Nevada. The property is zoned CR – Commercial Residential and is developed on the northwestern portion of the property with a hotel and associated parking lot. Access to this portion of the development is from E Street. The applicant has proposed to host outdoor special events and uses at the hotel property and on the adjacent land owned by the applicant.

This property is unique to Virginia City as it has plenty of excess parking area beyond that required to service the hotel and the parcel has open space that is relatively level which affords opportunities to utilize this outside area for other uses. Most commercial properties within Virginia City are small in size and have topography that doesn't allow for much outdoor usable space.

At this time, the special use permit is addressing the land associated with APNs 001-152-04, 001-154-03 and 001-151-02 only, depicted below in the yellow outline. The applicant does own other properties to the east of these parcels, but these additional properties will be addressed at a future date. The area to the east previously was used by Storey County as a fairgrounds prior to moving to the new location.



Location map



STOREY COUNTY, NEVADA
This map is prepared for the use of the Storey County Assessor for the assessment and illustrative purposes ONLY. It does not represent a warranty. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Virginia City
STOREY COUNTY

Assessor's Parcel Map



View of the property looking north from the corner of Union and E Streets



View of the property from E Street looking north, VC Freight Depot is on the left, Silverland Inn on the right.



View looking southeast, Silverland Inn on the left, Comstock History Center on the right.

- B. Proposed Uses:** The applicant has provided a list of possible uses that may occur in the outdoor area of the properties. Many of these types of uses are similar to uses that the Virginia City Tourism Commission (VCTC) hosts to assist local businesses with special events to attract tourism to the vicinity. The applicant proposes to develop their own special events to bring visitors to their property and the town in general.

Exhibit A of this staff report has a list of potential special events the property owner may desire to have occur at the site. In coming up with the list, the property owner was brainstorming anything they think might be feasible to include in the special use permit. Many of these uses may not occur regularly or concurrently or maybe not at all, but are listed to give an idea of the types of activities that might be pursued.

It should be noted that this special use permit addresses land uses that will be permissible not the physical development of the special event features. Many of the listed special events may also require building and fire code review and additional permitting may be necessary based on the individual event. For example, a wedding may desire an extremely large tent structure or a concert may desire installation of a stage. Although permissible by the special use permit and temporary in nature, a permit may be required depending on the design and size of the feature. Layout of facilities may also be a concern to the Fire District to make sure all features are accessible in case of an emergency. This special use permit has identified special event uses and the recommended conditions of approval have listed the parameters these uses must conform to be consistent with special use permit. Any additional permitting requirements would occur at the time a special event is proposed.

- C. Special Events:** The special use permit addresses special events for the property. Special events are temporary and are not a permanent feature for the property. Special events have a beginning date and an end date. In most cases based on the list of events in Exhibit A, the special event may be for a day, a few days or a weekend event. Some uses by the nature of the use may last longer, such as an ice skating rink for the winter months, a pumpkin patch in the fall or a tree lot in December.

There are some uses that have a concern with the timing and “permanence” at the site. Food trucks, camping and retail sales as special events are particularly a concern with the length of stay at the property. These types of uses are permissible when associated with a particular event, but the long term presence at the site requires a different type

of permitting. For example, a food truck associated with an event occurring onsite, or during a weekend event, may be appropriate, but the presence of a food truck at the site for the entire summer is a different land use. Camping is similar. Allowing for camping for a specific event may be appropriate, but the presence of camping at any extended length of time evolves into a campground use and different review and needs for the site. As listed in the recommended condition of approvals, the parameters for these types of uses are identified.

- D. Zoning Code.** The project is located within CR Commercial Residential zoning district of Virginia City. The parcels adjacent to E Street (APN 001-152-04 and 001-151-02) are within the Downtown District of Virginia City and APN 001-154-03 is accessed from F Street and is located outside of the Downtown District. The Chapter 17.30 CR zoning lists seasonal holiday sales and farmers markets as allowed outdoor uses and open-air markets, outdoor venues and display and sale of items outside of a building as a special use. In addition, Chapter 17.12.100 (General Provisions for all zones) Section C states

the following:

- C. In zones where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items outside of a permanent building, except for permitted temporary uses and farmer's markets. A business may not display items for sale or conduct any business on the public right-of-way (See Figure 12.9.) or between the public traveled way and building, such as on the boardwalk/sidewalk. Business including dining, customer seating, and other uses, but not the display of merchandise and other items for sale, barter, or trade, may occur in the front, side, and rear yards of the business where such area exists. Recessed door openings and thresholds may be used to display items for sale, barter, or trade and to otherwise conduct business.

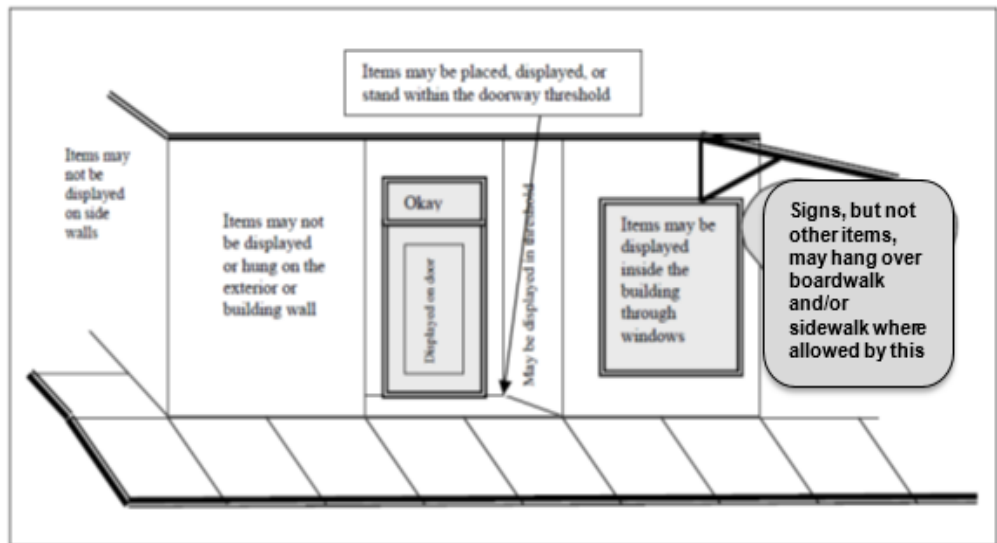


Figure 12.9: The diagram shows where merchandise and other items may and may not be displayed. The diagram does not apply to signs and advertising devices which are regulated pursuant to chapter 17.84 Signs and billboards.

The applicant proposes to host a variety of outdoor special events activities. All activities shall take place on private property. Parking spaces associated with the needs for the onsite hotel will be retained onsite so parking for the existing land use will remain during the special event activities. These proposed uses, and similar uses, are consistent and appear appropriate with the Commercial Residential zoning for the zoning district and the Downtown District of Virginia City.

This property is unique to Virginia City in that it is fairly large with a level area. The property is located two blocks east of C Street and is within walking distance for residents and tourists that have no issues with the Virginia City slopes. There are a limited number of parcels where such an outdoor venue could be contemplated. Although the Virginia City Tourism Commission (VCTC) does host some similar type events, many of these special events would be separate from the VCTC programs.

Planning staff is of the opinion this is a positive contribution to the Virginia City area. The applicant is a participant in VCTC sponsored events when appropriate but is also independently proposing events to assist themselves with business development. Reliance on the VCTC, or any group in general, should not be a singular business strategy, and the applicant has developed concepts to implement that will address their business along with providing a benefit to the community at large by attracting tourism to the area.

E. **Special Use Permit.** A Special Use Permit is required because of the outdoor venue and nature of the proposed operation in the CR zoning. Section 17.03.150 of the Storey County Code identifies the process for Special Use Permits. The applicant and this report follow the requirements outlined in the Code.

2. **Use Compatibility and Compliance**

A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2024 Master Plan. The proposed use is also consistent with the surrounding zoning and master plan designations. The residential neighborhood of Virginia City begins south across Union Street from the project area.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	Hotel, parking lot, vacant	Mixed Use Commercial Residential	CR Commercial Residential
Land to the North	Park, Senior Center	Public Facilities	Public
Land to the East	Vacant, former fairgrounds area	Mixed Use Commercial Residential	CR Commercial Residential
Land to the South	Residences, vacant land	Mixed Use Commercial Residential, Residential	CR Commercial Residential
Land to the West	VC Freight Depot, parking lot, Comstock History Center	Mixed Use Commercial Residential	Public and CR Commercial Residential

B. **General use allowances and restrictions.** Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The proposed use will be an outdoor venue which is permitted with a Special Use Permit for the Commercial Residential zone. The proposed business will

include a variety of scheduled special events and outdoor activities along with maintaining the existing hotel on the property. The majority of the outdoor venue will be located within the Downtown District of Virginia City and proposes activities for local residents and tourists which the master plan encourages for a wide range uses within a single community.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The proposed activity will be an outdoor venue, located adjacent to commercial and tourist uses and will provide a variety of outdoor activities both for tourists and residents. All activities will occur on private property. No activities will occur within the public right-of-way unless separate authorization from Storey County is acquired for a particular special event. The residential neighborhood begins to the south across Union Street. As a recommended condition of approval, the special use permit will require activities of a special event that generate noise and lighting be located near the center and north of the project area, away from the residential neighborhood to the greatest extent possible.

- (3) **Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.**

As conditioned, the proposed activities will take place on private property. The majority of the proposed area is located within the Downtown District of Virginia City where commercial and tourist events are meant to take place. The outdoor venue use will compliment the downtown Virginia City and provide activities for both local residents and tourists. The applicant will be required to comply with the Storey County Code associated with noise and lighting for the site along with individual building permits and business licensing, depending on the event.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing facilities. As conditioned, depending on the needs of the special event, such items including, but not limited to, private security, trash

collection and restroom facilities will be part of the overall operations of the special event and not rely on county services unless such services are negotiated with the county prior to the event.

- C. **Conformance with the 2024 Storey County Master Plan.** The property is located In Virginia City, Storey County, Nevada and is zoned Commercial-Residential and the majority of the property is within the Downtown District. The property is zoned Commercial-Residential

The Storey County Master Plan identifies the following goals:

- Enhance and diversify the local economy by promoting commercial business in Gold Hill, Virginia City, and the Divide that service the specific interests and needs of tourists and local residents.
- Continue to enhance diversification of economic opportunities with the county.
- Design zoning districts to allow for a mix in land use development.

The proposed outdoor special events venue and the property location are consistent with these master plan goals.

3. Findings of Fact

- A. **Motion for approval.** The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) This approval is for Special Use Permit 2025-014 to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02
- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) As conditioned, the proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) As conditioned, the proposed project is not expected to result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a

result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2024 Storey County Master Plan for the Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.

B. Motion for denial. Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit 2025-014 to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor’s Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

- A. Special Use Permit** Special Use Permit 2025-014 is to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor’s Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.
- B. Business Operations.** This special use permit authorizes the use of an outdoor venue for scheduled activities such as farmer’s markets, craft fairs, music and dancing, wedding events and other similar activities as listed in Exhibit A of this staff report. These items are identified as a temporary event and shall operate as such. All special

events shall have a starting and ending date. Parking for the existing hotel use shall remain onsite and available during any special event.

- C. Requirements.** The Applicant shall apply for all required permits and licenses, including any applicable building and fire permits, for the project within 24 months from the date of final approval of this SUP, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This Special Use Permit shall remain valid as long as the Applicant remains in compliance with the terms of this Special Use Permit and Storey County, State of Nevada, and federal regulations. No activity shall commence prior to the Applicant securing rights to the Special Use Permit.
- D. Compliance.** The use on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved.
- E. Special Event Site Layout – Fire District.** The proposed layout of outdoor temporary structures and parking shall be reviewed by the Storey County Fire Protection District to ensure access for emergency situations complies with the needs of the Fire District.
- F. Special Event Site Layout - Placement.** Special events which generate noise and excessive lighting requirements shall be located to the greatest extent possible away from the residential structures across Union Street to the south of the project area. A minimum 100-foot setback from Union Street is required for any facilities that generate noise.
- G. Indemnification/Insurance.** The Applicant warrants that the use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Applicant warrants that continued and future use of the land shall so conform. The Applicant and Property Owner agree to hold Storey County, its officers, and representatives harmless from the costs associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit.
- H. Transfer of Rights.** This Special Use Permit (SUP 2025-014) is non-transferable. This Special Use Permit applies to the Applicant’s business listed in this permit.
- I. Operation Location.** The business shall operate on private property only. No business, or solicitation of business, shall be located or conducted in the public right-of-way unless prior approval from Storey County is obtained.
- J. Noise Restrictions.** All noise generated at the site shall be in conformance with Chapter 8.04, Noise Control, of the Storey County Code. Noise-generating activities shall operate only between the hours of 7:00 a.m. and 10:00 p.m.
- K. Lighting.** All exterior lighting shall be in compliance with Chapter 8.02 Outdoor Lighting, of the Storey County Code. Any proposed lighting (temporary for the event or permanently installed) shall be directed downward and shielded from projecting outside of the project area.

- L. **Signs.** All signs shall be consistent with Chapter 17.84 of the Storey County Zoning Ordinance.
- M. **Permits.** A separate permit(s) is required for any construction on the property. All construction and proposed development shall be in compliance with the adopted Storey County building and fire codes.
- N. **Camping, Food Trucks, Food and Retail Sales.** All camping, food trucks and food and retail sales shall be temporary in use and be associated with a special event activity and shall not operate on the site for a length of stay beyond the associated special event activity. Operation of a food truck, food and retail sales and camping (RV, trailer or tent) on the site without being associated with an actively occurring special event is not permitted with this approval.
- O. **Business Licensing.** All business operations on the site, including special events, shall comply with Storey County business licensing requirements.
- P. **Trash.** Removal of trash generated onsite, and any overflow trash that may make its way to the immediately adjacent public rights of way, is the responsibility of the applicant/special event to clean up and remove to the appropriate facility.
- Q. **Security.** Any security necessitated by a special event shall be the responsibility of the applicant/special event.
- R. **Restroom facilities.** Restroom facilities for a special event shall be provided by the applicant/special event in accordance with the standards of the Portable Sanitation Association International.
- S. **Fire Protection District.** All events involving onsite cooking or open flame will be subject to inspection by the Fire District to ensure compliance with all applicable fire and life safety codes. Event organizers must coordinate with the Fire District in advance to facilitate this process.
- T. **Exhibit A.** This permit shall follow the submitted uses and description of operations as indicated in Exhibit A of this staff report.

5. Public Comment

The Planning Department received a phone message from an adjacent property owner south of the proposed project in support of the project. Todd Tuttle, VCTC Director, with a few questions answered, offered support for the project at the Planning Commission meeting. No other public comment was provided.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by the Planning Commission and staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. Recommended motion for approval

In accordance with the recommendation by staff, the findings of fact under Section 3.A of this report and as read into the record by county staff and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), recommend approval of Special Use Permit 2025-014 to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.

B. Alternative motion for denial

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report and read into the record by county staff and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), recommend denial of Special Use Permit 2025-014 to operate an outdoor establishment. The outdoor venue is associated with the Silverland Inn and will include a variety of scheduled uses and special events. The property is located at 100 N. E Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-152-04, 001-154-03 and 001-151-02.

Exhibit A

Special Use Permit Proposal for Annual Special Events

Silverland Inn, Virginia City, NV

Executive Summary

We are applying for an all-encompassing annual special use permit to host a wide range of special events on the 8.5 acres of land surrounding the Silverland Inn in Virginia City, NV. These events are designed to boost tourism, foster community engagement, and support the local economy by attracting visitors and creating opportunities for local businesses and organizations. All events will be held on-site at Silverland Inn, and any activities requiring road closures or broader community impacts will follow the standard approval process in coordination with local authorities.

Proposed Event Types

We propose hosting a diverse array of events catering to all ages and interests, including ~~but not limited to:~~

Cultural & Community Events

- Festivals: Beer, Food, Music, Cowboy BBQ, Harvest, Christmas, Halloween, July 4th
- Block Parties
- Fundraisers and Virginia City Celebrations
- Scavenger Hunts and Craft Fairs
- Outdoor Movie Nights
- Historic Reenactments (e.g., Civil War, Mining Days)
- Art Exhibitions and Installations
- Community Talent Shows or Open Mic Nights
- Local History Storytelling Nights

Recreational & Family Events

- Ice Skating Rinks and Sledding Slopes
- Hay, Wagon, and Sled Rides
- Garden Parties and Family Picnics
- Team-Building Activities and Obstacle Courses
- Sunrise Yoga and Wellness Retreats

- Kid-Friendly Fun Zones (e.g., face painting, bounce houses)
- Pumpkin Patches and Christmas Tree Farms

Sports & Competitions

- UTV, ATV, Dirt Bike, and Motorcycle Gatherings
- Equipment Demonstrations
- Mucking and Mining Competitions
- Car Shows and Rat Rod Shows
- Lawn Games Tournaments (e.g., cornhole, horseshoes)
- Miniature Golf

Private Gatherings

- Weddings (small to large-scale)
- Corporate Team-Building Retreats
- School Field Trips or Educational Programs
- Anniversary and Birthday Celebrations
- Family Reunions with Outdoor Activities
- VIP or Exclusive Retreats for High-Profile Guests

Seasonal and Holiday Attractions

- Christmas Markets and Tree Lighting Events
- Halloween Spooktaculars (e.g., haunted mazes, trick-or-treat trails)
- July 4th Fireworks Displays and Celebrations
- Easter Egg Hunts and Spring Festivals
- Fall Harvest Festivals
- New Year's Eve Fireworks and Countdown Parties

Event Amenities and Features

To support the successful execution of these events, we plan to provide the following amenities:

Entertainment & Activities

- Outdoor Stages for Live Performers or DJs
- Carnival Rides and Inflatables
- Giant Outdoor Games (e.g., life-sized Jenga, Connect Four)
- Silent Disco Setups
- Interactive Art Installations or Photo Booths

Food & Beverage

- Fully Licensed Alcohol Vendors (beer, wine, cocktails)
- Mobile Coffee Carts or Tea Vendors
- Food Trucks and Vending Booths
- Farm-to-Table Dining Experiences or Pop-Up Restaurants

Infrastructure

- Large Event Tents for Weather Protection
- VIP Lounges or Reserved Seating Areas
- Power Stations for Vendor Use
- Designated First Aid Areas or Mobile EMT Stations
- Covered Rest Areas or Picnic Pavilions
- Covered Vending Sheds

Logistics & Safety

- Porta Potties and Sanitation Stations
- Shuttle Services for Remote Parking Areas
- Temporary Fencing for Event Boundaries
- Security Checkpoints for Larger Events
- On-Site Ticketing Booths or Wristband Distribution Areas

Recreational Enhancements

- Staged Photo Opportunities (e.g., themed backdrops, vintage props)
- Dedicated Dry RV Camping Zones
- Tent Camping
- Oversized Trailer Parking

Sustainability & Accessibility

- Recycling Stations and Composting Options
- Solar-Powered Lighting for Evening Events
- ADA-Accessible Pathways, Viewing Areas, and Facilities
- Biodegradable Serving Ware for Food Vendors
- Water Refill Stations for Guest Hydration

Environmental Responsibility

We are committed to sustainability by minimizing environmental impact through proper waste management, noise mitigation, and eco-friendly practices. Composting options, and biodegradable products will be utilized, while sound systems will adhere to community noise limits.

Traffic and Parking Management

To manage crowds effectively, we will implement marked parking areas with overflow solutions, shuttle services, and coordination with local law enforcement to minimize disruption during large-scale events.

Emergency Preparedness

Safety is a priority, with on-site first aid stations, weather contingency plans, and trained security personnel to manage crowds and ensure compliance with safety regulations.

Community and Economic Impact

These events will support local businesses, provide fundraising opportunities for nonprofits, and attract visitors to Virginia City, boosting the hospitality, dining, and retail sectors. **Virginia City merchants will ALWAYS have first right of refusal for any vendor opportunities available.** We look at these events as a conduit for community collaboration and growth.

Conclusion

Approval of this annual special use permit will empower Silverland Inn to host diverse, engaging events that enhance Virginia City's reputation as a vibrant tourism destination. We are committed to working with local authorities to ensure a safe, successful, and community-focused execution of all events.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 20

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation and discussion featuring Storey County Public Relations & Social Media Metrics Update (August 2024 – January 2025).
- **Recommended motion:** No motion required at this time. This is a discussion-only item to provide an update on Storey County’s Public Relations and Social Media metrics from August 2024 through January 2025.
- **Prepared by:** Julia Moreno-Fritz

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** This agenda item provides a comprehensive update on Storey County’s Public Relations and Social Media activities from August 2024 to January 2025. The report will cover several key areas, starting with media outreach and press releases, where we will discuss the number of press releases distributed and media coverage achieved. We will also review the social media metrics, including demographics, engagement, reach, impressions, and top-performing posts across platforms. Additionally, the update will include an overview of any paid media campaigns. The report will also review website traffic, user engagement, and key updates made to the website during this period. Finally, we will discuss next steps and recommendations for upcoming initiatives and strategies to enhance communication efforts.
- **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 Metrics & Media Update 2025



PREPARED BY:

JULIA MORENO-FRITZ



Agenda

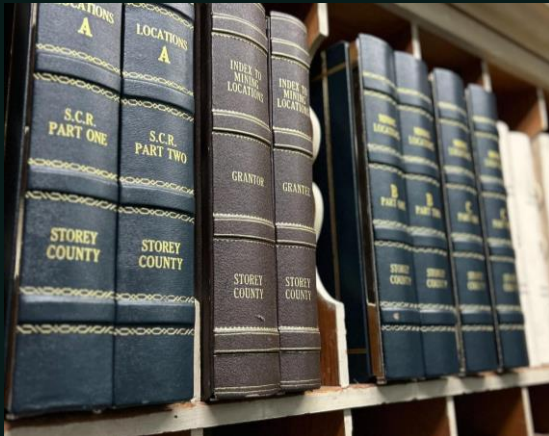
Media Outreach & Press Releases

Social Media Stats

Paid Media

Website

Next Steps





Media Outreach & Press Releases

Press Releases & Coverage 2024

AUG . 2024 - DEC . 2024

- Davis Creek Fire Emergency Response (Sept. 2024)
- Fiber Distribution Box (Oct. 2024)
- Edgecore Donationx2: photo op & post-event (Nov. 2024)
- TRI-Center Extended Stay Hotels & RV Park (Nov. 2024)

MEDIA COVERAGE

- Davis Wildfire (*RGJ, Carson Now, Nevada Appeal, KUNR, Channel 2 News, Record Courier*)
- New Fiber Internet (*Channel 2, KOLO TV, Northern Nevada Business Weekly*)
- Edgecore (*Dayton Dispatch & Comstock Chronicle*)
- TRI-Center Lodging (*Nevada Appeal*)

Press Releases & Coverage 2025

JAN. 2025 - PRESENT

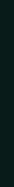
- Swearing In Ceremony
- Roots Indian Restaurant

MEDIA COVERAGE

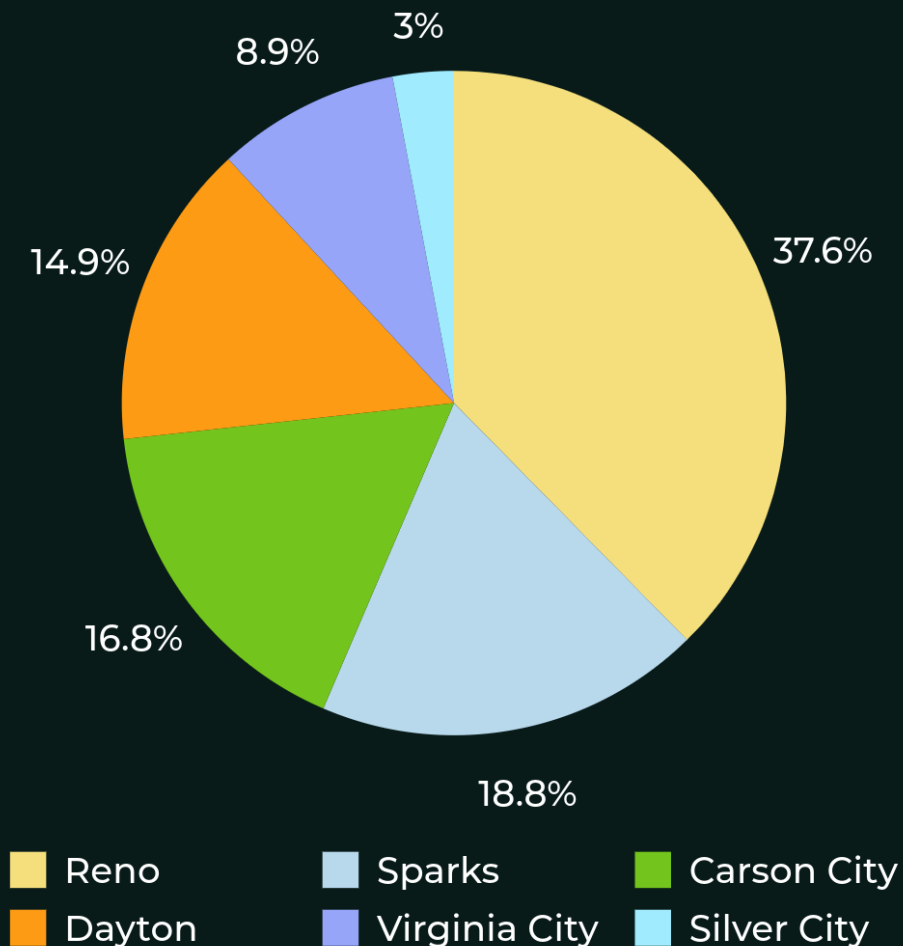
- Swearing In (*Carson Now, Comstock Chronicle*)
- Roots Indian Ribbon Cutting (*Northern Nevada Business Weekly, Comstock Chronicle, Reno News & Review*)



Social Media Stats



Audience Demographics



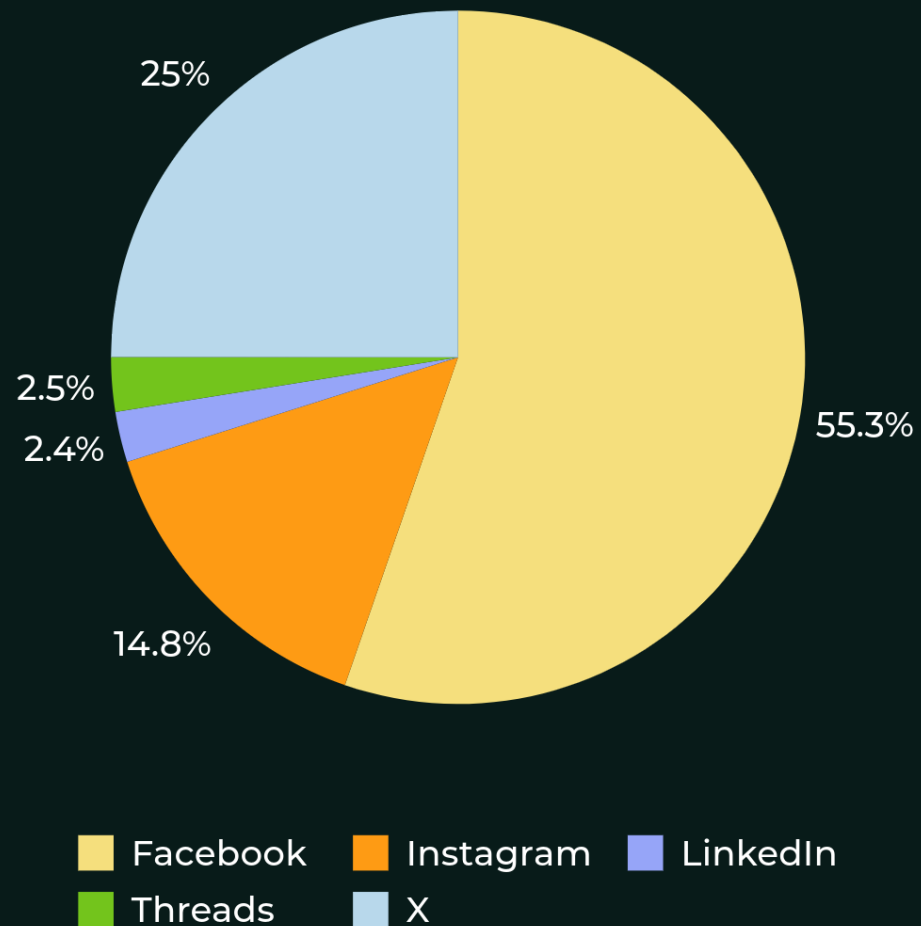
Age

- 18-24: 4%
- 25-34: 18%
- **35-44: 27%**
- 45-54: 23%
- 55-64: 16%
- 65+: 12%

Gender

- **Women: 54%**
- Men: 43%

Audience Followers & Platforms



Followers

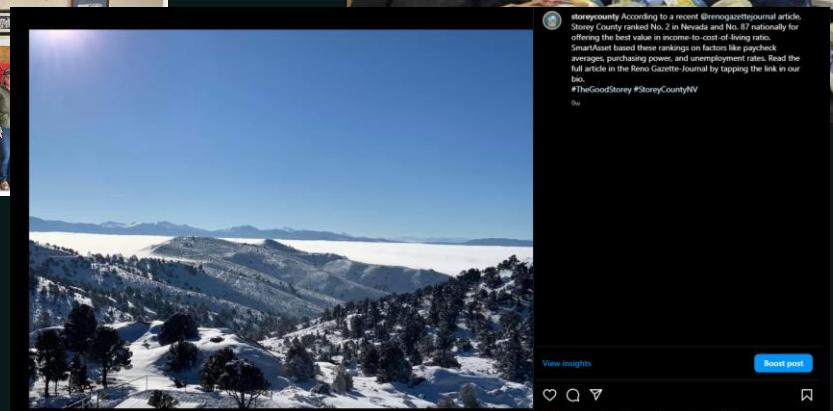
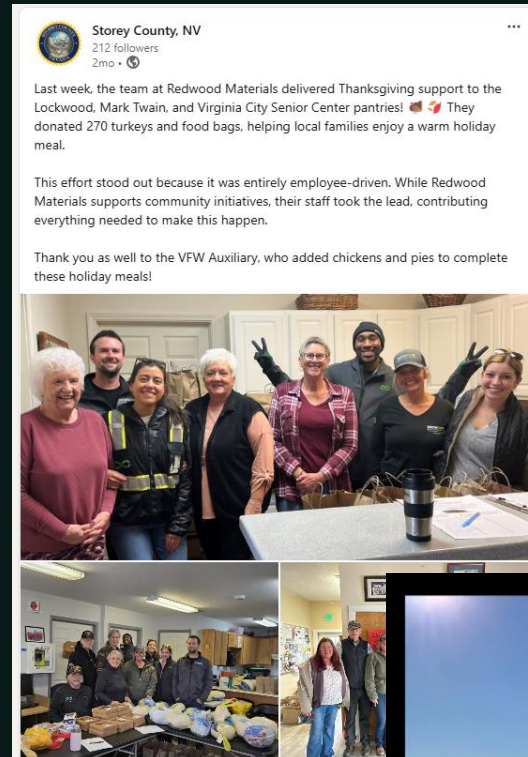
- Facebook: Started with 4,549 | Current: 4,727 (178+)
- Instagram: Started with 1,207 | Current: 1,267 (60+)
- X: Started with 2,027 | Current: 2,125 (98+)
- LinkedIn: Started with 0 | Current: 212 (212+)
- Threads: Started with 0 | Current: 218 (218+)
- **Total follower growth across all platforms: 766**

Engagement, Impressions & Reach

PLATFORMS

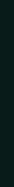
Platform	Metric	Aug. 2024	Jan. 2025
Facebook	Engagement Rate	0.9%	45%
	Impressions	84	9,346
	Reach	1,700	9,134
Instagram	Engagement Rate	2%	14%
	Impressions	1,031	1,108
	Reach	249	976
LinkedIn	Engagement Rate	20%	37%
	Impressions	674	744
	Reach	341	460
X	Engagement Rate	3%	7%
	Impressions	388	708
Threads	Engagement Rate	4%	6%

POPULAR POSTS OF 2024





Paid Media



Billboards



Billboard Metrics

RENO | FEB. 2025 - PRESENT

- **Weekly Impressions:** 148,122
- **Total for 4 Weeks:** 592,488
- **Weekly Reach:** 15% of the local population
- **Impact:** Over 20 weeks, the campaign will reach the target area 3 times over (304% total reach).
- **Key Benefit:** Strong presence in South Reno, aligning with our goals.

CARSON | JAN. 2025 - PRESENT

- **Total Display Time & Frequency:**
 - North Face: 323,920 seconds | 40,490 displays
 - South Face: 323,488 seconds | 40,436 displays
- **Key Takeaways:**
 - 31-day campaign with updated creative mid-run.
 - Strong visibility across both billboard faces.
 - High exposure with over 80,000 total displays.

Nevada Newsmakers

WEBSITE STATS

- Vertical ad: 123,000 impressions



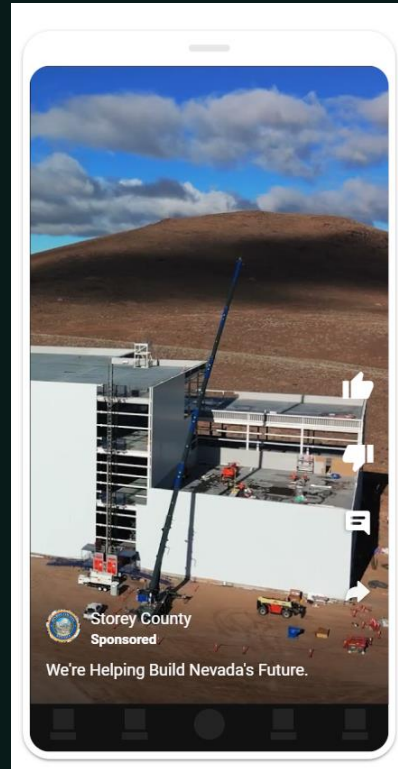
- Banner ad: 12,000 impressions



Google, Facebook & Instagram Ads

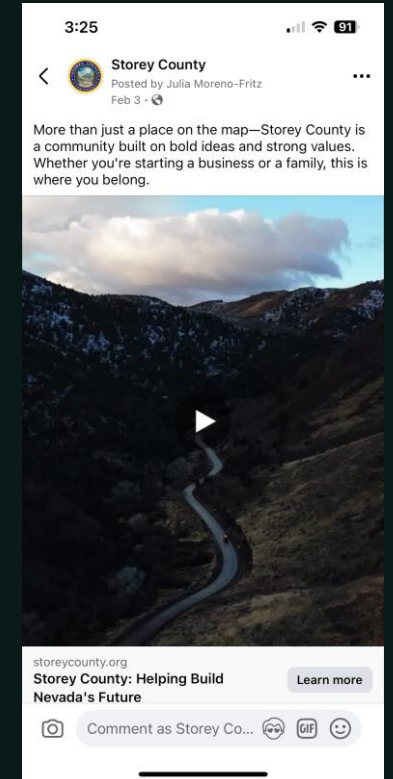
GOOGLE

- 59% Women | 41% Men
- View rate: 15.79%
- Ads shown: YouTube & Display Network
- Predominantly shown on mobile



FACEBOOK & INSTAGRAM

- 25% Women | 73% Men
- Reach: 6,661
- Impressions: 5,298
- Video Plays: 5,278
- Hook Rate 3%
- Hold Rate: 5.81%





Website



Website Updates

- Business Climate
- Commercial Sites
- County Facts
- Distance From Major Metro Areas
- Labor Market
- Quality of Life
- Taxes & Fees

- PUBLIC DOCUMENTS
- STOREY COUNTY AGENDAS
- SIGN UP FOR EMERGENCY ALERTS
- ONLINE BILL PAY

Home > Government > Departments > Business Development
 > New Business Development > County Facts

County Facts

In 1859, the discovery of the Comstock Lode, the most significant silver deposit ever discovered, generated major advancements in mining processes and innovations that resulted in Storey County emerging as the leader in technology and economic development. In the twentieth century, as mining production in the county declined, it became necessary to increasingly rely on tourism and gaming as the major economic generators. Virginia City's portrayal in the historic television show "Bonanza," first aired in 1959, fueled enormous public interest that resulted in a tourism explosion. In recent decades, Storey County has worked toward establishing its major sources of economic growth in the industries of warehousing, logistics, light, heavy, and advanced manufacturing, such as renewable energy development and data management.

CONTACT US

Lara Mather
 Business Development
[Email](#)
 10 South B Street
 P.O. Box 7
 Virginia City, NV 89440
 Ph: 775-432-4081
[Staff Directory](#)

Storey County At A Glance

- Storey County covers 262 square miles.
- 31% of the workforce is employed in trade, transportation, and utilities.
- Home to approximately 4,100 residents.
- 40 minutes from Virginia City to Reno-Tahoe International Airport.
- U.S. 395 & U.S. 50 provide easy access to businesses.
- One of the largest industrial centers in the United States.
- 80% of the 11-state western region accessible with next-day shipments.
- Over 1 million visitors visit Virginia City and the Comstock Historic District annually.
- 25+ carriers offer truckload services locally and regionally.



- PUBLIC DOCUMENTS
- STOREY COUNTY AGENDAS
- SIGN UP FOR EMERGENCY ALERTS
- ONLINE BILL PAY

Home > Government > Departments > Business Development
 > New Business Development > Distance From Major Metro Areas

Distance From Major Metro Areas

One of the most attractive attributes of Storey County is its close proximity to all major western cities and its easy accessibility by both US 50 and I-80.

City	Distance
Reno, NV	30 miles
Sacramento, CA	133 miles
San Francisco, CA	226 miles
Las Vegas, NV	438 miles
Los Angeles, CA	443 miles
San Diego, CA	537 miles
Salt Lake City, UT	559 miles
Portland, OR	596 miles
Seattle, WA	774 miles
Denver, CO	1,063 miles



- Building Codes
- Business License
- Inspections
- Permitting
- Dashboard
- ** New Permitting & Plans Process**
- PUBLIC DOCUMENTS
- STOREY COUNTY AGENDAS
- SIGN UP FOR EMERGENCY ALERTS
- ONLINE BILL PAY

Home > Government > Departments > Community Development/Building/Business Licenses > ** New Permitting & Plans Process**

** New Permitting & Plans Process**

Welcome! If you're ready to submit a project for approval—whether it's commercial, industrial, or residential—you're in the right place.

We've put together the New Permitting & Plans Process in two formats—a downloadable PDF and a step-by-step graphic guide—both containing the same information to help you get started.

After reviewing either the PDF or the graphic guide and completing all the required components, please email your plans to plans@storeycounty.org for review. Our team will evaluate your submission, provide any necessary feedback, and digitally stamp your plans in the system.

Please note that this email is reserved for plan submissions only. For general questions or additional information, use the contact details at the bottom of the PDF or check-list.

Downloadable PDF: Project Submission Guide
 • [Submittals a Project to Storey County](#)

Step-by-Step Guide: Project Submission Checklist (Graphic)

Project Submittal Checklist

Submit your project to:
plans@storeycounty.org

- Gather Required Documents**
 - Completed Permit Application
 - Set of Plans (Nevada-licensed engineer if applicable)
 - Owner Builder Affidavit (Residential)
 - Historic Approval (Residential - VC & Gold Hill)
 - HOA Approval (Residential - VC Highlands 1 & 10 acre lots)
 - State Health Permit (Septic - SFR)
 - Well Drillers Log (New SFR)
 - TRI ARCH Approval (Commercial)
 - Special Inspections Packet (Commercial)
- Email Submission**
 - Submit digital files in PDF format.
 - No photos or large file sizes via email. Request alternate submittal methods if needed.
 - Plans shall be legible, to scale, and a minimum of 11x17.
- Plan Review Timeline**
 - Reviews take up to 30 business days from receipt.
 - Includes assessments by Building, Planning, Fire, and TRI GID (if applicable).
 - Once approved, an invoice will be issued.
- After Approval**
 - Pay the invoice and receive the permit and stamped plans via email.
 - Print permit and plans in color (11x17 min. for residential).
 - Keep these on-site at all times for inspections.

Note: Permits won't be issued with 'TBD' listed as a contractor.

Contact Information:
 Building Department: building@storeycounty.org | 775-847-0966
 Fire District: DL_FirePrevention@storeycounty.org | 775-847-0954

- Senior Services
- Community Resources and Services
- Monthly Lunch Menu
- Volunteer / Donations
- Events and Holidays
- Applications, Documents, and Senior Discounts
- Food and Nutrition Support
- Healthy Living Support
- Report Elder Abuse
- Report Child Abuse
- Online Referral Form

- PUBLIC DOCUMENTS
- STOREY COUNTY AGENDAS
- SIGN UP FOR EMERGENCY ALERTS
- ONLINE BILL PAY

Home > Government > Departments > Health & Community Services > Online Referral Form

Storey County Health & Community Services Online Referral Form

The Storey County Health & Community Services Online Referral Form allows you to refer someone who may benefit from our programs and services. Whether they need assistance with food, healthcare, housing, or other community resources, this form ensures they are connected to the right support. Your referral can make a difference, and all submissions remain confidential.

Storey County Health and Community Services Online Referral Form

Individual being referred (complete all known information)

First Name Last Name Date of Birth

Address1

Address2

City State Zip

Phone Number Email Address

Please Check which housing situation best describes the household

- Homeless
- Shelter
- Rent Home
- Own Home
- Lives with Family/Friends
- Hospital
- Assisted Living
- Incarcerated
- Motel/Hotel
- Unknown
- Other

Household Member Information

1. Household Member Name 1. Relationship to Client Approximate Age

First & Last Name -- Select One --

2. Household Member Name 2. Relationship to Client Approximate Age

First & Last Name -- Select One --

3. Household Member Name 3. Relationship to Client Approximate Age

First & Last Name -- Select One --

4. Household Member Name 4. Relationship to Client Approximate Age

First & Last Name -- Select One --

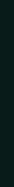
Google Analytics

STARTED TRACKING FEB. 2025

- 10K active users
- 5.8K new users (mostly coming from organic searches)
- 1m 3s average engagement time
- 58.2% Engagement Rate
- *No current demographics of users available*



Looking Ahead



What's Next For Storey County PR?

- Strengthen media ties for more coverage.
- Boost engagement and make our platforms the go-to news source.
- Attend the Government Social Media Conference for strategy improvement.
- Establish clear branding guidelines.

Thank you!

Julia Moreno-Fritz

jmorenofritz@storeycounty.org





Board of Storey County Commissioners Agenda Action Report

Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval directing the Comptroller to notify the Nevada Department of Taxation of the property tax rate the Storey County Board of Commissioners propose to levy for fiscal year 2025-2026.
- **Recommended motion:** I Commissioner _____, approve the Comptroller to inform Nevada Department of Taxation that the Storey County Board of Commissioner's propose to levy a property tax rate of _____ in fiscal year 2025-2026.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Per the Nevada Department of Taxation, local governments must notify Nevada Department of Taxation in writing, regarding the proposed tax rate for the coming fiscal year. If no response is received the FY24-25 rates will apply. There are two attached letters; the first informing Nevada Department of Taxation of Storey County's intent to levy the current tax rate of 3.4607%. The second is informing Nevada Department of Taxation that Storey County intends to change the rate to _____ (to be decided today).
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

Approved

Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
---------------------------------	------------------------------------



STOREY COUNTY COMPTROLLER'S OFFICE

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

February 24, 2025

Department of Taxation
Local Government Finance
Attn: Lynn Lukacs
3850 Arrowhead Drive
Carson City, Nevada 89706

Dear Ms. Lukacs,

This letter serves as notification that Storey County proposes to levy the same property tax rate (3.4607%) for fiscal year 2025-2026 as was used in fiscal year 2024-2025.

If you have any questions or comments, please call me at (775)847-1133 or Email me at jmccain@storeycounty.org.

Best Regards,

Jennifer McCain
Comptroller
Storey County, Nevada



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

February 24, 2025

Department of Taxation
Local Government Finance
Attn: Lynn Lukacs
3850 Arrowhead Drive
Carson City, Nevada 89706

Dear Ms. Lukacs,

This letter serves as notification that Storey County proposes to change the property tax rate from 3.4607% to _____ for fiscal year 2025-2026. This change will only affect the General portion of the property tax levied from 1.7719 to _____.

If you have any questions or comments, please call me at (775)847-1133 or Email me at jmccain@storeycounty.org.

Best Regards,

Jennifer McCain
Comptroller
Storey County, Nevada



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Storey County's Plan of Corrective Action in response to the Department of Taxation's review of Fiscal Year 2024 annual audit report and identified violations pursuant to NRS 354.6245.
- **Recommended motion:** I Commissioner, _____, move to approve Storey County's Plan of Corrective Action in response to the Nevada Department of Taxation's review of the Fiscal Year 2024 annual audit report and identified violations pursuant to NRS 354.6245.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Per NRS 354.6245(2) Storey County is required to submit a Plan of Corrective Action to the Nevada Department of Taxation addressing violations identified in the Department's review of the annual audit. The FY24 audit identified two violations: (1) three Special Revenues Funds exceeded budget appropriations, and (2) one Special Revenue Fund had a negative ending fund balance.
- **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 COMPTROLLER'S OFFICE

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

February 24, 2025

Department of Taxation
Local Government Finance
Attn: Lynn Lukacs
3850 Arrowhead Drive
Carson City, Nevada 89706

Pursuant to NRS 354.6245, we acknowledge receipt of your letter dated regarding the review of the FY24 annual audit report. We appreciate Taxation's thorough review and the opportunity to address the identified violations.

Storey County acknowledges that the listed Special Revenue Funds exceeded budget appropriations, and that one Special Revenue Fund ended the year with an negative ending fund balance.

We plan to implement the following Plan of Corrective Action to prevent future occurrences.

- **Enhance Budget Monitoring:** Quarterly budget reviews will be conducted to ensure expenditure remains within appropriations
- **Internal Controls Strengthening:** End of year fund reviews will be more detailed including possible payments that occur after the augmentation process is finalized.
- **Staff training:** Finance personnel will receive additional training on budget compliance and financial reporting requirements.
- **Review Implement Additional Review Procedures:** Future transfer will undergo an additional level of review to prevent similar errors.

If you have any questions or comments, please call me at (775)847-1133 or Email me at jmccain@storeycounty.org.

Best Regards,

Jennifer McCain
Comptroller
Storey County, Nevada



STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

January 29, 2025

Jennifer McCain, Comptroller
Storey County
PO Box 432
Virginia City, NV 89440

Re: Annual Audit Report – Fiscal Year 2024

Dear Ms. McCain:

Pursuant to NRS 354.6245, the Department of Taxation is charged with the review of all annual audits to determine their compliance with statutes and/or regulations. The Department must also identify all violations of statute and/or regulations reported therein.

On January 6, 2025, the Department received the annual audit report Fiscal Year 2024. In our review of your audit, we identified violations of NRS 354.626 that were noted by your auditor on page 41 (Section II. B. of the Notes) of the audit report. The following Special Revenue funds exceeded budget appropriations by the actual expenditure/expenses in the amount listed below:

- Drug Court \$40.00
- Equipment Acquisition \$19,619
- Federal/State Grant \$53,053

Also, we noted a Financial Statement finding consisting of a negative ending fund balance for the Emergency Mitigation Special Revenue Fund. This finding was not stated in the audit report. Per the entity's 1/29/25 email, an error was made in the transfers for this fund which caused this discrepancy.

Per NRS 354.6245, within 60 days after delivery of the annual audit to the local government, the governing body shall advise the Department of Taxation on what action(s) have been taken to prevent recurrence of violation(s) of law or regulation and to correct each continuing violation(s). Also, each governing body (per NAC 354.721) shall submit with its proposed plan of correction a statement of the date on which it reviewed and approved the plan for submission to the Department.

If you should have any questions, please do not hesitate to contact me at 775-684-2027 or e-mail at llukacs@tax.state.nv.us.

Sincerely,

A handwritten signature in blue ink that reads "Lynn Lukacs".

Lynn Lukacs, Budget Analyst
Local Government Finance
Department of Taxation



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to increase previously approved funding from the Capital Projects Fund for the purchase of a tractor and trailer that were outlined in the district CIP, to an estimated amount of \$340,000, an increase of \$40,000.
- **Recommended motion:** I (Fire Commissioner) move to approve an increase in available funds from the Capital Projects Fund for the purchase of a tractor and trailer at the estimated amount of \$340,000, an increase of \$40,000.
- **Prepared by:** Jeremy Loncar

Department: Fire

Contact Number: 775-847-0954

- **Staff Summary:** To support SCFPD’s operational needs, the FY 2025/2026 CIP includes the proposed acquisition of a tractor and trailer to modernize and support the expansion of the Wildland Division fleet. This acquisition was previously approved to utilize available Capital Projects Funds in FY 2024/2025 for the unbudgeted purchase of these items, not to exceed \$300,000. After analyzing actual quotations and total costs through numerous vendors, it has been determined that purchasing “factory new” equipment is more beneficial than “like-new” used equipment. The purchase of “factory new” equipment represents an increase of approximately \$40,000 from the original \$300,000 approved. This increase cost includes manufacture service and warranty that would not be included with “like-new” used equipment.
-
- Additionally, the “factory new” equipment that is specified would significantly enhance the quality, capabilities, and durability of the purchased products. Investing in high-quality products with long service lives is in the best interest of SCFPD, as it ensures reliability, reduces maintenance costs, and minimizes the need for frequent replacements. This funding increase would ensure that the acquired equipment was of the highest quality and standard, ultimately leading to cost savings over time. While the initial cost may be higher, the long-term financial and operational benefits outweigh the expenses associated with lower quality alternatives. Therefore, prioritizing quality in purchasing decisions is a strategic approach that supports sustainability, efficiency, and long-term profitability. This is in alignment with the goals outlined in the District CIP
- **Supporting Materials:** See Attachments

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

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to send \$176,929.54 of outstanding unpaid ambulance bills to collections & write off the amount of \$2,101.98.
- **Recommended motion:** I (Fire Commissioner) move to approve to send \$176,929.54 of outstanding unpaid ambulance bills to collections & write off the amount of \$2101.98.
- **Prepared by:** Jeremy Loncar

Department: Fire

Contact Number: 775-847-0954

- **Staff Summary:** Our third-party specialized ambulance billing company has made every effort to collect outstanding unpaid debts, totaling \$176,929.54, that have been unresolved for a minimum of one year. Despite repeated efforts to contact and work with the debtors, we have not received payment or a reasonable response.
- After thorough consideration and review of the collection efforts, further internal attempts to collect these debts have been unsuccessful. As a result, I recommend that we take the necessary steps to refer these accounts to a collections agency to ensure recovery of these funds and to minimize further financial impact on the Fire District.
- Summary of Accounts:
 - Total Outstanding Debt: 176,929.54
 - Number of Debtors: 146
 -
- By engaging a professional collections agency, we would benefit from their expertise in managing these accounts and ensuring that we adhere to legal and ethical standards throughout the process. We will also be able to maintain our focus on operations while recovering these funds.
-
- We are writing off the balance of \$2,101.98 for individuals enrolled in the ambulance subscription, patients evaluated without treatment or transport, and individuals who were deceased at the scene.
- **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

Unpaid Bad Debt

Date Srvc	Charge	Paid	Balance
01/05/24	\$1,788.08	(\$272.57)	\$309.53
01/06/24	\$2,169.45	\$0.00	\$2,169.45
01/08/24	\$2,026.43	(\$620.02)	\$1,406.41
01/12/24	\$2,014.60	\$0.00	\$2,014.60
01/20/24	\$2,026.43	(\$538.91)	\$1,487.52
01/20/24	\$1,814.25	\$0.00	\$1,814.25
01/17/23	\$1,898.34	\$0.00	\$1,898.34
01/22/24	\$1,505.79	(\$239.79)	\$301.17
01/21/23	\$2,064.77	\$0.00	\$2,064.77
01/30/24	\$1,650.98	\$0.00	\$1,650.98
01/31/24	\$2,055.36	(\$575.15)	\$146.72
02/01/24	\$2,003.02	(\$556.92)	\$142.08
02/03/24	\$2,140.52	(\$628.06)	\$1,512.46
02/07/24	\$2,297.54	(\$676.34)	\$1,621.20
02/08/24	\$1,933.92	\$0.00	\$1,933.92
02/12/24	\$2,052.60	\$0.00	\$2,052.60
02/05/23	\$2,297.54	(\$935.71)	\$1,361.83
02/14/24	\$2,297.54	\$0.00	\$2,297.54
02/15/24	\$1,986.26	(\$1,191.76)	\$794.50
02/17/24	\$1,898.34	\$0.00	\$1,898.34
02/23/24	\$2,107.70	\$0.00	\$2,107.70
02/23/24	\$2,102.12	\$0.00	\$2,102.12
02/28/24	\$1,898.34	(\$688.57)	\$175.65
02/16/23	\$2,029.19	(\$550.97)	\$140.55
03/02/24	\$2,117.11	(\$724.67)	\$1,392.44
03/04/24	\$1,898.34	(\$744.21)	\$120.01
03/05/24	\$1,788.08	(\$601.27)	\$153.39
03/05/24	\$2,107.71	(\$585.66)	\$149.41
03/10/24	\$2,052.60	(\$547.85)	\$150.00
03/11/24	\$2,140.52	(\$558.28)	\$1,582.24
03/12/24	\$2,245.20	(\$233.08)	\$2,012.12
03/13/24	\$1,712.39	\$0.00	\$1,712.39
03/15/24	\$2,023.61	(\$534.50)	\$1,489.11
03/17/24	\$2,154.46	(\$558.86)	\$142.56
03/05/23	\$2,169.45	(\$378.93)	\$1,790.52
03/07/23	\$2,122.04	(\$387.10)	\$1,734.94
03/25/24	\$1,735.74	(\$446.02)	\$113.77
03/25/24	\$1,735.74	(\$446.02)	\$113.77
03/25/24	\$2,145.45	(\$1,422.00)	\$723.45
03/18/23	\$2,095.87	\$0.00	\$2,095.87
03/30/24	\$1,819.83	(\$511.37)	\$130.45
03/22/23	\$2,195.62	(\$434.13)	\$1,761.49
03/23/23	\$2,012.43	(\$114.24)	\$1,898.19
04/05/24	\$1,715.15	(\$479.83)	\$122.41
04/08/24	\$2,029.19	(\$574.67)	\$1,454.52
04/08/24	\$2,003.02	(\$498.18)	\$1,504.84

04/11/24	\$1,479.62	(\$810.71)	\$668.91
04/13/24	\$1,976.86	\$0.00	\$1,976.86
04/15/24	\$240.24	\$0.00	\$240.24
04/19/24	\$1,872.17	\$0.00	\$1,872.17
04/23/24	\$1,840.42	(\$474.05)	\$120.93
04/15/23	\$1,631.06	(\$105.00)	\$1,526.06
04/16/23	\$2,169.45	\$0.00	\$2,169.45
04/16/23	\$2,056.64	(\$905.09)	\$230.88
05/02/24	\$1,840.42	\$0.00	\$1,840.42
05/02/24	\$2,107.70	(\$601.49)	\$1,506.21
05/03/24	\$1,788.08	(\$460.73)	\$117.53
04/29/23	\$1,892.76	\$0.00	\$1,892.76
05/08/22	\$983.77	\$0.00	\$983.77
05/03/23	\$2,166.69	\$0.00	\$2,166.69
05/11/24	\$1,846.00	(\$1,163.02)	\$682.98
05/15/24	\$2,293.06	\$0.00	\$2,293.06
05/10/23	\$2,297.55	(\$842.17)	\$1,455.38
05/23/24	\$2,023.61	\$0.00	\$2,023.61
06/10/23	\$2,038.60	(\$612.10)	\$1,426.50
06/11/23	\$1,986.27	\$0.00	\$1,986.27
06/16/23	\$1,945.11	(\$1,696.65)	\$248.46
06/14/22	\$1,592.14	(\$789.18)	\$44.00
06/22/23	\$2,107.70	(\$434.13)	\$1,673.57
06/22/23	\$1,767.49	\$0.00	\$1,767.49
06/29/23	\$2,166.69	\$0.00	\$2,166.69
07/02/23	\$1,741.32	\$0.00	\$1,741.32
07/03/23	\$2,245.20	(\$1,747.05)	\$498.15
07/08/23	\$1,866.59	\$0.00	\$1,866.59
07/09/23	\$1,774.14	\$0.00	\$1,774.14
07/13/23	\$1,898.34	(\$672.79)	\$173.66
07/15/23	\$2,062.01	(\$1,872.17)	\$189.84
07/18/23	\$1,814.25	(\$594.49)	\$151.65
07/27/23	\$2,003.02	(\$701.63)	\$178.99
07/29/23	\$2,029.20	(\$706.47)	\$180.22
08/02/23	\$2,380.98	(\$574.70)	\$1,806.28
07/27/22	\$1,567.54	\$0.00	\$1,567.54
08/04/23	\$1,610.47	(\$438.30)	\$111.80
08/09/23	\$1,918.93	\$0.00	\$1,918.93
08/09/23	\$1,918.93	(\$958.98)	\$959.95
08/15/23	\$2,107.70	\$0.00	\$2,107.70
08/22/23	\$2,052.60	\$0.00	\$2,052.60
08/25/23	\$1,907.75	(\$708.83)	\$1,198.92
01/22/24	\$1,866.59	(\$614.48)	\$1,252.11
08/30/23	\$2,038.60	(\$365.98)	\$1,672.62
09/14/23	\$2,223.96	(\$612.10)	\$1,611.86
09/19/23	\$2,029.19	\$0.00	\$2,029.19
09/20/23	\$2,140.52	(\$680.11)	\$1,460.41
10/03/23	\$2,107.70	(\$467.96)	\$1,639.74

10/05/23	\$1,986.26	\$0.00	\$1,986.26
10/07/23	\$2,029.20	(\$373.10)	\$321.17
10/07/23	\$1,898.34	(\$584.46)	\$265.00
10/19/23	\$1,898.34	(\$355.44)	\$300.00
10/03/22	\$2,245.20	(\$2,143.28)	\$101.92
10/22/23	\$2,090.94	(\$1,602.42)	\$488.52
10/24/23	\$2,049.78	(\$593.93)	\$1,455.85
10/27/23	\$2,349.88	(\$2,049.90)	\$299.98
10/29/23	\$2,140.52	\$0.00	\$2,140.52
10/30/23	\$2,245.20	\$0.00	\$2,245.20
11/04/23	\$2,143.28	(\$2,055.36)	\$87.92
11/04/23	\$2,195.62	(\$1,985.92)	\$209.70
11/06/23	\$2,140.52	(\$387.10)	\$1,753.42
11/08/23	\$2,585.94	(\$922.13)	\$1,663.81
11/08/23	\$1,997.44	\$0.00	\$1,997.44
11/08/23	\$2,219.03	(\$659.61)	\$1,559.42
11/14/23	\$2,023.61	(\$651.11)	\$1,372.50
11/15/23	\$2,195.62	(\$842.17)	\$1,353.45
11/16/23	\$2,326.48	\$0.00	\$2,326.48
11/17/23	\$2,400.59	(\$1,249.89)	\$1,150.70
11/18/23	\$2,023.61	\$0.00	\$2,023.61
11/21/23	\$2,038.60	(\$1,950.68)	\$87.92
11/27/23	\$2,271.37	(\$723.66)	\$1,547.71
11/28/23	\$2,140.52	\$0.00	\$2,140.52
11/28/23	\$1,866.59	\$0.00	\$1,866.59
11/29/23	\$2,614.35	\$0.00	\$2,614.35
11/29/23	\$2,614.35	\$0.00	\$2,614.35
11/30/23	\$2,114.35	\$0.00	\$2,114.35
11/30/23	\$2,169.45	(\$651.30)	\$1,518.15
12/02/23	\$2,140.52	(\$612.10)	\$1,528.42
12/02/23	\$2,484.02	(\$1,238.69)	\$1,245.33
12/02/23	\$1,395.53	(\$340.45)	\$86.84
12/05/23	\$1,741.32	(\$279.72)	\$325.00
12/06/23	\$1,986.26	\$0.00	\$1,986.26
12/06/23	\$2,081.53	(\$1,285.56)	\$143.33
11/19/22	\$2,276.31	(\$1,400.00)	\$686.48
12/10/23	\$2,140.52	(\$1,950.68)	\$189.84
12/10/23	\$2,195.62	(\$732.37)	\$1,463.25
12/11/23	\$2,029.19	(\$398.12)	\$300.00
12/13/23	\$1,505.79	\$0.00	\$1,505.79
12/13/23	\$1,803.08	(\$281.00)	\$315.00
12/14/23	\$1,788.08	(\$572.72)	\$1,215.36
12/15/23	\$1,683.40	(\$239.74)	\$287.15
12/17/23	\$1,761.91	\$0.00	\$1,761.91
12/18/23	\$1,657.23	(\$300.00)	\$1,357.23
12/22/23	\$1,897.69	\$0.00	\$1,897.69
12/29/23	\$1,604.89	\$0.00	\$1,604.89
04/13/23	\$2,140.52	(\$544.09)	\$1,596.43
06/01/21	\$1,304.27	\$0.00	\$234.77

01/19/22	\$1,402.49	(\$558.16)	\$139.54
12/23/23	\$1,735.74	(\$563.31)	\$150.00
12/24/23	\$1,735.74	(\$388.31)	\$325.00
Totals:	\$289,000.92	(\$70332.48)	\$176929.54

Write off's

Date Srvc	Charge	Paid	Balance
02/19/24	\$1,945.11	\$519.11	\$300.00
03/31/24	\$1,369.36	\$390.02	\$979.34
04/05/23	\$240.24	\$0.00	\$240.24
11/17/23	\$240.24	\$0.00	\$240.24
03/21/23	\$342.16	\$0.00	\$342.16
Totals:	\$4,137.11	\$909.13	\$2101.98



Board of Storey County Commissioners Agenda Action Report

Meeting date: 3/4/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 25-765 of the Board of Commissioners of Storey County, Nevada, reaffirming the board's request to the Nevada Delegation to advance federal public lands legislation commonly referred to as the Truckee Meadows Public Lands Management Act to support conservation, recreation, and economic development in Washoe County.
- **Recommended motion:** I [county commissioner] motion to approve Resolution No. 25-765 of the Board of Commissioners of Storey County, Nevada, reaffirming this board's request to the Nevada Delegation to advance federal public lands legislation commonly referred to as the Truckee Meadows Public Lands Management Act to support conservation, recreation, and economic development in Washoe County.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** This resolution reaffirms Storey County's support for efforts by Washoe County and the City of Sparks to obtain certain federal lands in Washoe County north of Storey County and the Tahoe-Reno Industrial Center that may facilitate future development of a connector road extending USA Parkway from its current north terminus to La Posada Drive in Spanish Springs. The proposal will facilitate reduced Interstate 80 traffic between Sparks and Fernley, provide for future growth in Washoe County for the benefit of the entire northwestern Nevada region, and provide for recreation opportunities and the preservation and protection of natural and cultural resources existing in the subject federal lands area.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION NO. 25-765

RESOLUTION OF THE BOARD OF COMMISSIONERS OF STOREY COUNTY, NEVADA, REQUESTING THE NEVADA DELEGATION TO ADVANCE FEDERAL PUBLIC LANDS LEGISLATION COMMONLY REFERRED TO AS THE TRUCKEE MEADOWS PUBLIC LANDS MANAGEMENT ACT TO SUPPORT CONSERVATION, RECREATION AND ECONOMIC DEVELOPMENT IN WASHOE COUNTY.

WHEREAS, the greater Truckee Meadows area has seen and continues to see substantial growth, which will require employment, housing, and recreational opportunities; and,

WHEREAS, Washoe County has millions of acres of public lands (83%) that provide important recreational opportunities including hiking, camping, horseback riding, off-highway vehicle use, hunting, and fishing; and,

WHEREAS, comprehensive public lands legislation will expand recreational opportunities in Washoe County by providing lands and funding for parks, trails and recreational facilities while preserving existing recreational uses; and,

WHEREAS, these public lands provide numerous jobs and important economic contributions to communities throughout the region and support our outdoor recreation economy through tourism, as well as grazing, energy development, mining and other economic activities which are vital to our quality of life and make our region a desirable place to live, work and recreate; and,

WHEREAS, comprehensive public lands legislation that is consistent with the Truckee Meadows Regional Plan and the Storey County Master Plan will support vital economic development now and into the future within a disposal boundary area which will make available public lands for sale and development to encourage infill development utilizing existing infrastructure to address housing demands and affordability, while preserving open space, protecting cultural resources, improving access to recreational areas and providing locally-directed resources to preserve and enhance existing infrastructure; and,

WHEREAS, comprehensive public lands legislation will further conservation by appropriately designating wilderness areas to ensure that each area is qualified as appropriate, responsible and manageable pursuant to the 1964 Wilderness Act. It will provide locally directed funding for conservation activities including habitat improvements for the protection and enhancement of wildlife resources and maintaining and improving access for outdoor recreation; and,

WHEREAS, comprehensive public lands legislation addressing recreation, economic development, and conservation has provided important benefits to counties across Nevada, and can provide important benefits to Washoe County, Storey County, and the Region; and,

WHEREAS, pursuant to the Desert Research Institute Study issued in December 2019, construction of the proposed La Posada Extension connecting I-80 with La Posada Drive will create a much more efficient road system providing an alternative commuting route which will result in a significant reduction in greenhouse gas emissions and energy consumption.

NOW THEREFORE, BE IT RESOLVED that we, as the Commissioners of Storey County support the Nevada Congressional Delegation and other diverse stakeholders in developing a well-balanced approach to comprehensive public land management legislation to support a growing community and promote

sound policies to preserve the quality of life for which the Truckee Meadows and northern Nevada are known.

BE IT FURTHER RESOLVED that the Storey County Commission supports the enactment of comprehensive public lands legislation to promote conservation, recreation and economic development to achieve important conservation goals, facilitate job creation and enhance the Region's quality of life; and

BE IT FURTHER RESOLVED, that Storey County respectfully requests Senators Cortez-Masto and Rosen and Congressman Amodei to secure the introduction and enactment of well-balanced, comprehensive public lands legislation for Washoe County that considers the needs of current and future residents.

PASSED, ADOPTED, AND APPROVED this 4th day of March 2025.

By: _____

Jay Carmona, Commission Chairman

ATTEST:

Jim Hindle, Storey County Clerk



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 3/4/2025 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, Senate bill(s) regarding regional planning Storey, Washoe, Lyon, Carson, Douglas, and cities, Daly; SB78 as potentially related to the Comstock Historic District Commission; AB77 tax abatement; AB32 V&T Railway, AB128 public records request ombudsman including open cases; AB242 sagebrush ecosystem and fire fuels reduction; SB232 Veterans Storey County; SB247 rail transit; AB247 real-time sign language translation and disabilities; AB61 Washoe County toll roads; all bills supported by the Nevada Association of Counties (NACO) unless otherwise directed by the board, and AGA2240 Daylight Savings Time.
- **Recommended motion:** I [county commissioner] motion to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows: _____.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The board at each meeting directs county staff and lobbyists to take certain positions on bills of significance to Storey County. Information on bills affecting the county will be updated periodically throughout the 2025 legislative session at the Storey County website at <https://www.storeycounty.org/654/Legislative-Bills>. 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:** 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: 3/4/2025 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. American Document Destruction – Out of County / 480 Coney Island Dr. ~ Sparks, NV
- B. Amfabsteel Inc. – Contractor / 100 Calle Industrial ~ Bernalillo, NM
- C. Baobab Press – Home Based / 96 A St. ~ Virginia City, NV
- D. Beyond Estate Sales LLC – Out of County / 1965 Woodhaven Ln ~ Sparks, NV
- E. California Erectors Inc. – Contractor / 4500 California Ct. ~ Benecia, CA
- F. Comstock Construction Services Inc. – Out of County / 115 Territory Rd. ~ Dayton, NV
- G. Danny Couste Construction LLC – Contractor / 94 Paul Way ~ Carson City, NV
- H. Fire Suppression Technology’s Inc. – Contractor / 216 F St. ~ Waterford, CA
- I. KD Electric – Contractor / 681 Watson Way ~ Sparks, NV
- J. MJB Construction Co. – Contractor / 5795 Tappan Dr. ~ Reno, NV
- K. Reid Services LLC – Out of County / 425 College St. ~ Rockmart, GA
- L. Schindler Elevator Corporation – Contractor / 20 Whippany Rd. ~ Morristown, NJ
- M. Schumway’s Mobile Home Setters – Out of County / 5309 Torobie Cir. ~ Sun Valley, NV
- N. XP Electric LLC – Contractor / 2266 Hayfield Ln. ~ Fernley, NV
- **Recommended motion:** Approval
- **Prepared by:** Ashley mead

Department: Community Development

Contact Number: 775-847-0966

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

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

February 24, 2025
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **March 4, 2025**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. American Document Destruction** – Out of County / 480 Coney Island Dr. ~ Sparks, NV
- B. Amfabsteel Inc.** – Contractor / 100 Calle Industrial ~ Bernalillo, NM
- C. Baobab Press** – Home Based / 96 A St. ~ Virginia City, NV
- D. Beyond Estate Sales LLC** – Out of County / 1965 Woodhaven Ln ~ Sparks, NV
- E. California Erectors Inc.** – Contractor / 4500 California Ct. ~ Benecia, CA
- F. Comstock Construction Services Inc.** – Out of County / 115 Territory Rd. ~ Dayton, NV
- G. Danny Couste Construction LLC** – Contractor / 94 Paul Way ~ Carson City, NV
- H. Fire Suppression Technology's Inc.** – Contractor / 216 F St. ~ Waterford, CA
- I. KD Electric** – Contractor / 681 Watson Way ~ Sparks, NV
- J. MJB Construction Co.** – Contractor / 5795 Tappan Dr. ~ Reno, NV
- K. Reid Services LLC** – Out of County / 425 College St. ~ Rockmart, GA
- L. Schindler Elevator Corporation** – Contractor / 20 Whippany Rd. ~ Morristown, NJ
- M. Schumway's Mobile Home Setters** – Out of County / 5309 Torobie Cir. ~ Sun Valley, NV
- N. XP Electric LLC** – Contractor / 2266 Hayfield Ln. ~ Fernley, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office