



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

06/17/2025 10:00 AM

THIS MEETING IS BEING HELD AT THE
VIRGINIA CITY HIGH SCHOOL TRAINING ROOM
LOCATED AT

95 S. R STREET, VIRGINIA CITY, NEVADA

AGENDA

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

- 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 June 17, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

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

Consideration and possible approval of the minutes from the May 13th, 2025, special meeting.
8. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Alpha Island Ltd. – Contractor / 219 Kingsbury Grade ~ Stateline, NV
 - B. Auto Chlor System of Northern CA Inc. – Out of County / 450 Ferguson Dr. ~ Mountain View, CA
 - C. Badger Dirt Works – Contractor / 11575 Fir Dr. ~ Reno, NV
 - D. Forensic Analytical Consulting Services Inc. – Out of County / 21228 Cabot Blvd. ~ Hayward, CA
 - E. Garratt-Callahan Co. – Contractor / 50 Ingold Rd. ~ Burlingame, CA
 - F. Glass Roots Construction LLC – Contractor / 2770 Arapahoe ~ Lafayette, CO
 - G. Griffin Industrial Contracting Company – Contractor / 2721 Deere Rd. ~ Decatur, AL
 - H. Gurrs Roofing Heating & Sheet Metal – Contractor / 575 S. 16th St. ~ Sparks, NV
 - I. Hammond Caulking Inc. – Contractor / 3355 W. Lake Mead Blvd. ~ N. Las Vegas, NV
 - J. KP Construction – Contractor / 9830 Dixon Ln ~ Reno, NV

- K. Integratesun LLC – Contractor / 7055 Old Katy Rd. Ste. 505 ~ Houston, TX
- L. Murphy’s Concrete LLC – Contractor / 1802 N. Carson St. Ste. 201 ~ Carson City, NV
- M. P C A Metals Tech LLC – Contractor / 6383 Waterdragon Ave. ~ Las Vegas, NV
- N. Steve’s Specialty Welding – Contractor / 7505 Hillview Dr. ~ Reno, NV
- O. Sunrise Roofing LLC – Contractor / 1601 D St. ~ Sparks, NV
- P. Sympatec Inc. – Out of County / 1600 Reed Rd. Ste. C ~ Pennington, NJ
- Q. TA Instruments – Waters LLC – Out of County / 34 Maple St ~ Milford, MA
- R. Tacos El Agave – Food Truck / 1313 Serenity Cir. ~ Fernley, NV
- S. Tesla Inc. – General / 385 Milan ~ McCarran, NV
- T. Tesla Inc. – General / 1600 Peru ~ McCarran, NV
- U. The Dapper Pooch Parlour – Home Based / 107 E. Washington ~ Virginia City, NV
- V. The Gaucho Bakery – General / 107 E. Washington ~ Virginia City, NV
- W. Vega Roofing LLC – Contractor / 1120 Cedar St. ~ Carson City, NV

II For possible action, approval of the new annual Storey County Distribution of Unanticipated Revenue Policy to establish a method to apportion greater than anticipated revenues. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the County.

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

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

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

Consideration and possible approval of the acceptance of the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance along with the deductible option for FY25-26.

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

Consideration and possible approval of Resolution 25-777 setting the tax rate levy at 3.4607 for fiscal year 2025-2026.

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

Consideration and possible approval of the transfers in various funds within the Storey County 2024-2025 Budget pursuant to NRS 354.59800. The total amount of transfers is \$1,944,908 with a net adjustment of \$0.00 in the overall budget.

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for the County Manager to sign a contract agreement between Storey County and Rebecca J. Phipps, Ophir Creek, LLC., for the research and development of a comprehensive grants manual and review and update the county's grant administrative policies for not to exceed cost of \$20,000.

15. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval regarding Resolution No. 25-776 recognizing the ZIP Code, 89437, assigned to McCarran, Storey County, Nevada, Tahoe-Reno Industrial Center, by the United States Post Office effective November 10, 2018.

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of a letter to Nevada's senators and congressional representative requesting their support for the reauthorization of the Historic Preservation Fund in the federal fiscal year 2026 budget.

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

18. CONSENT AGENDA FOR POSSIBLE ACTION:

- I For possible action, approval of the new annual Storey County Fire District Distribution of Unanticipated Revenue Policy #A-049 to establish a method to apportion greater than anticipated revenues. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the Fire District.

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Resolution #25-778 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$240,000.

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Resolution #25-781 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$500,000.

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

22. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the transfers within the Storey County Water and Sewer 2024-2025 Budget pursuant to NRS 354.59800. The total amount of transfers is \$11,500 with a net adjustment of \$0.00 in the overall budget.

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

24. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.

25. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Variance (File 2025-037), a request to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.

26. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an Agreement for Professional Services contract between Storey County and GCW, Inc. This contract is related to professional services related to the Virginia City Parking and Circulation Study. GCW will be reimbursed for time and materials related to assisting County staff with the analysis of parking and circulation issues within Virginia City. This contract will not exceed \$225,000 and will expire on June 30, 2026. This contract amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Grant of Easement File No. 2025-039 to NV Energy for communication, gas and electric facilities within the Denmark Drive Right-of-Way, McCarran, Storey County, Nevada.

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

Consideration and possible approval of the disposal of the Agilis Duo ballot sorting machine by the Clerk & Treasurer, and termination of expiring annual service and maintenance contract for the machine with Runbeck Election Services.

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

Discuss and consider authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC from 07/01/25-06/30/26 in an amount of \$95.00/hour not exceeding 600 hours on an as-needed basis, for the purpose of providing prescribed human resources services including labor relations, independent administrative investigations, union contract negotiations, and other related services.

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

Discussion and possible consideration of Memorandum of Understanding between Storey County and Tesla, Inc. to temporarily deviate from Exhibit B, Section (a) of Amendment 1 to the Tesla-Storey County Government Services Agreement for Economic Diversification District No. 2 (2024) regarding vehicle use and access on Milan Drive at the Tahoe-Reno Industrial Center.

31. **DISCUSSION ONLY:**

Review legislative bills and actions that occurred in the 2025 legislative session.

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

For Consideration and possible approval of business license second readings:

- A. Alpine Signs Inc. – Contractor / 1902 Idaho St. ~ Carson City, NV
- B. BBM – Home Based / 4980 Dry Gulch Rd. ~ Reno, NV
- C. Cache Creek Native Art – General / 27 S. C St. ~ Virginia City, NV
- D. Codale Electric Supply – Out of County / 5225 W. 2400 S ~ Salt Lake City, UT
- E. CVS Pharmacy. Inc. – Out of County / One CVS Dr. MC1160 ~ Woonsocket, RI
- F. Doug Croisette Electric & Design – 7090 Quill Dr. ~ Reno, NV
- G. High Mountain Construction LLC – Contractor / 947 Double R Blvd. Ste. 22 ~ Reno, NV
- H. Image Drywall & Paint Inc. – Contractor / 3635 E Ruth Dr. ~ Wasilla, AK
- I. J3 Construction Inc. – Contractor / 6437 N, Avondale Ave ~ Chicago, IL
- J. Nefab Packaging West LLC – Out of County / 8477 Central Ave ~ Newark, CA
- K. Tuff Wrap Installations Inc. – Out of County / 2080 Detwiler Rd. ~ Harleysville, PA

L. TUV SUD America Inc. – Out of County / 401 Edgewater Pl. Ste. 500 ~
Wakefield, MA

33. **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.

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

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public comment 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.

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

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 6/12/2025; Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By _____
Drema Smith
Administrative Assistant II



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 6/17/2025 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 June 17, 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: 6/17/2025 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 May 6th, 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

5/6/2025 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: 40

- 1. CALL TO ORDER CLOSED SESSION MEETING COMMENCING AT 9:30 A.M.** 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 closed session meeting is scheduled to commence at 9:30 A.M, immediately before the regular commission meeting.
- 2. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
Commission Chairman Jay Carmona called the meeting to order at 10:01 a.m.
- 3. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
- 4. PLEDGE OF ALLEGIANCE**
- 5. PUBLIC COMMENT (No Action):** None
- 6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the May 6, 2025, meeting.

County Manager Austin Osborne requested the board continue Item #29 to the June 17, 2025, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the noted item continuing #29 to our June 17, 2025, meeting. **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. Anning-Johnson Company – Contractor / 6460 Warbonnet Way ~ Las Vegas, NV
- B. BCA Industries Inc. – Out of County / 7026 N. Teutonia Ave ~ Milwaukee, WI
- C. Great Basin Solar LLC – Contractor / 50 Butte Pl. ~ Reno, NV
- D. Harrigan Builders Inc. – Contractor / 219 Black Raven Ct. ~ Reno, NV
- E. Largo Concrete Inc. – Contractor / 2741 Walnut Ave ~ Tustin, CA
- F. Lotusworks Inc. – Professional / 10 Cabot Rd. Ste. 212 ~ Medford, MA
- G. Malvern Panalytical, Inc. – Out of County / 2400 Computer Dr. Ste 2100 ~ Westborough, MA
- H. Marshall Mint – General / 96 N. C St. ~ Virginia City, NV
- I. Mastec Network Solutions Inc. – Contractor / 910 Striker Ave Ste. A ~ Sacramento, CA
- J. MCR Equipment Services LLC – Out of County / 11310 Chesapeake Dr. ~ Reno, NV
- K. Olson Electric Company LLC – Contractor / 3676 W. California Ave. Ste A-117 ~ Salt Lake City, UT
- L. Pittsburg Tank & Tower – Contractor / 1 Watertank Pl. ~ Henderson, KY
- M. Rigaku Americas Holding Inc. – Out of County / 9009 New Trails Dr. ~The Woodlands, TX
- N. Rolling Rock LLC – Contractor / 475 Territory Rd. ~ Dayton, NV
- O. S2M – Contractor / 8839 N. Cedar Ave. Ste 1 ~ Fresno, CA
- P. Service Station Compliance & Testing LLC – Contractor / 7210 Placid St. ~ Las Vegas, NV
- Q. Shimmick Construction Company Inc. – Contractor / 530 Technology Dr. Ste 300 ~ Irvine, CA
- R. Strategic Development Partners LLC – Contractor / 155 S Water St. Ste. 220 ~ Henderson, NV

II. Consideration and possible approval of Storey County Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels pursuant to NRS 361.5648.

III. Approval of claims in the amount of \$9,137,729.66.

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

Operations and Projects

- Coordinator Mike Northan said the Lockwood Senior Center Project is proceeding on schedule. We're moving out of the structural phase and into the interior finishes and site work (finish grading, sidewalks, irrigation and landscaping).
- The traffic signal at Electric and Milan has been put out to bid. Bid opening is this Thursday at 2 p.m. We'll have results and recommendations at the next Board meeting.
- The Water Tank Maintenance contract - bid docs are nearly complete and ready for legal review. Following that, we will be out to bid for that contract.
- TRI restroom remodel - plans are at 100% and we are working on getting that out to bid as soon as possible for the award of contract in July.
- I will be at the Comstock Historic District meeting tonight.

Business Development Office

- Grants Manager Sara Sturtz said she had completed the federal grant requests for FY2026, including the Public Safety Project, Piper's Opera House A Street Project, the Silver City Water Line and the Courthouse Earthquake retrofit.

Planning Department

- Planning Manager Kathy Canfield said a meeting for the Gold Hill/Divide area, focusing on a master drainage plan with the Carson Water Subconservancy District, will be held May 13 at 5:30 p.m., at the Silver City Schoolhouse Community Center, High Street, Silver City.

Administrative Office

- Officer Lisa Maciel said the bid page on the County website had been updated, with instructions for bidders.
- An updated public records request is also on the website, to ensure requests are directed to the correct department.

Emergency Management

- Director Adam Wilson said the 2023 FEMA reimbursement has come in at \$162,298.81 for four of the five projects. The Taylor Street reimbursement is expected in the fall or sometime next year.
- We will be teaching bomb threat reaction plans at the high school.
- The hazardous mitigation plan review is complete.
- A Stop the Bleeding class will be held at the Virginia City Senior Center at 1 p.m. on May 22, 2025.
- At the end of the month, we will be teaching an Emergency Operations Center class to other departments in the region.
- Staff attended a public health summit last week for the region.
- Staff also held a Quad County EMS class, which had a good turnout.

- Tonight at 6 p.m. there is a town hall meeting in the Virginia City Highlands to prepare for the evacuation practice planned for 7:30 a.m. June 14 in the Highlands.

VCTC

- The next Mix and Mingle is at 6:30 p.m. May 13 at Piper's Opera House, with a discussion on the Sutro Tunnel.
- The 54th Grand Prix had a record number of entries, but a decline in actual riders due to the weather.
- May the 4th Be With You ATV event at Silverland had 150 vehicles and more than 500 participants.
- May 11 there is a Mother's Day Train, a showing at Gallery of the West, and a Flower Crawl put on by the Chamber of Commerce.
- Chili on Comstock is May 17-18 from 10 a.m. to 4 p.m. C Street will be closed both days, except for 1-way traffic on Saturday night.
- The Fast Car rally for May 17 has been postponed.
- Plein air painters will come to VC. 4 p.m. on May 21 and disperse around town to paint different locations.
- On Memorial Day weekend, the Celebration of Heroes Parade will be Saturday at noon. The lineup is at 10 and stage center will be in front of Delta and the Delta parking lot.
- The Reno-Tahoe Odyssey Relay Run is May 31, with runners coming through very early in the morning.

Health and Community Services

- Director Stacy York said construction has begun on the new restrooms at the senior center, with completion expected by May 27.

IT

- Director James Deane said Virginia City Highlands HOE camera project is completed, upgrading entire facility
- Staff are working with Sheriff Cullen on camera upgrades for the jail.

Community Development

- Joseph Starnes said more than 200 inspections were done last month.
- Staff reviewed 68 plans during the same time period.

Public Relations Office

- Julie Moreno-Fritz said this week the office was running a county-wide campaign to honor public service workers.
- There will be a County Employee Appreciation Barbecue on Friday, May 9 in the Courthouse Parking Lot.
- I will be attending the Government Social Media Conference in Orlando, Florida, from May 18 to May 22. This conference provides training and best practices for government

communicators, covering crisis communication, digital engagement strategies, and social media policy development.

County Manager

- County Manager Austin Osborne noted Public Service Workers Week and said he appreciated the staff.

Clerk & Treasurer

- Clerk & Treasurer Jim Hindle said the office will be publishing a list of parcels for delinquencies. We have had success. From 360 letters, we are only publishing 174 names. We had success in working with parcel owners to pay property taxes and eliminate delinquency.
- We have been working with the bank to make better investments, in coordination with the Comptroller's Office. Each day's balance is in an interest-bearing money-market account. That was instituted April 30, and we are getting 4.3 percent on overnight balances.

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

Commissioner Mitchell thanked the lobbying teams for their hard work.

10. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94165T proposing to change the point of diversion, place and manner of use of a portion of Permit 29214 (Certificate 9200) and all of Permit 29213 (Certificate 9199), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

Austin Osborne introduced attorney Steven King, who handles water issues for the County. Mr. Osborne also said these items involved 4 permanent and 7 temporary water applications.

Mr. King said there are 10 proposed change applications. The first three, 10, 11, 12, are temporary applications for 1 year. It is for return flow and wildlife purposes. The reason is under NRS. 533.633, in the past the state engineer has not followed the statute, and they are trying to comply with statute.

He said, for #10, these have been done in past by the Truckee Meadows Water Authority, under the Truckee River Operating Agreement.

Mr. King said the Tracy Power Plant has water rights up to 1,400 acre-feet and is under TMWA. Water remains in the river and will not get diverted at Tracy. By doing so, TMWA will have return flow credit. The result or effect on the County is completely neutral. The next two are the same. No effect to Storey County or water right owners in Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94165T proposing to change the point of diversion, place and manner of use of a portion of water permits and certificates as described from Storey County to Washoe County for wildlife (return flow) purposes. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 11. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94166T proposing to change the point of diversion, place and manner of use of a portion of Permit 28192 (Certificate 8768), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

Mr. Osborne said each one is different. Mr. King may want to describe the differences.

Mr. King said #11 is same as #10, but for a different water right permit for Tracy Power Plant. Water will remain in the river.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94166T proposing to change the point of diversion, place and manner of use of a portion of water permits and certificates as described from Storey County to Washoe County for wildlife (return flow) purposes. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94167T proposing to change the point of diversion, place and manner of use of a portion of Permit 19883 (Certificate 6229), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

Mr. King said the purpose of this is for return flow. This is slightly different than Item #10 and Item #11 in that the place of use is south of Wadsworth area for irrigation.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94167T proposing to change the point of diversion, place and manner of use of a portion of Permit 19883 (Certificate 6229), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes.

This is a request for a temporary diversion. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93433 proposing to change the point of diversion, place and manner of use of a portion of Permits 66956 and 67013, from an underground source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this and the next six are different from the temporary. This was filed to change a permitted underground water right located in Lemmon Valley area to municipal use in TMWA service areas. It can be used anywhere in TMWA service area. He listed several documents and maps. He was not aware of any service provided to Storey County. This is like the temporary changes, and he didn’t see any effect on Storey County.

Commissioner Mitchell asked if the new point of diversion was in Storey County. Mr. King said he did not see a point of diversion.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93433 proposing to change the point of diversion, of underground water sources located in Storey County and Washoe County identified as the current TMWA service area. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93434 proposing to change the point of diversion, place and manner of use of a portion of Permit 66853, from an underground source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe County, Nevada, identified as the “current TMWA service territory”.

Mr. King said this was like the prior application.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93434 proposing to change the point of diversion, place and manner of use of a portion of water permits and certificates as described from Storey County to Washoe County for wildlife (return flow) purposes. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93921 proposing to change the point of diversion, place and manner of use of Claim 76/76a of the Final Decree entered in the District Court of the United States in and for the District of Nevada entitled “The United States of America, Plaintiff, vs. Orr Water Ditch Company, et al./Defendants”, from surface water located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this application is seeking to change the decreed water rights from irrigation to place of use being a historical irrigated area to a new location in TMWA service area. This is the Truckee Water Decree, which has changed and can be used for municipal purposes. There is no effect on Storey County water rights holders.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93921 proposing to change the point of diversion, place and manner of use of described Claim 76/76a of the Final Decree entered in the District Court of the United States from surface water located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”. **Seconded by:** Donald Gilman.

Vote: Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93825 proposing to change the point of diversion, place and manner of use of a portion of existing Permit 65780, from a surface source located in Washoe County, Nevada, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this is like Item #15. The water right has had one change, which is now a permit, that now can be used for the whole service area of TMWA. There is no effect on Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93825 proposing to change the point of diversion of surface water sources located in Washoe County to a new point of diversion to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”. **Seconded by:** Donald Gilman.

Vote: Motion passed unanimously.

17. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94075 proposing to change the point of diversion, place and manner of use of a portion of Claim 179 of the Truckee River Decree, from a surface source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

King said this concerns an application to change from irrigation to municipal use by TMWA.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94075 proposing to change the point of diversion of surface water sources located in Washoe County, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the "current TMWA service territory". **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

18. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94076 proposing to change the point of diversion, place and manner of use of a portion of Claim 331 of the Truckee River Decree, from a surface source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this is to change a surface irrigation water right to use anywhere within TMWA service area.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94076 proposing to change the point of diversion of surface water sources located in Washoe County, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the "current TMWA service territory". **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

19. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93432 proposing to change the point of diversion, place and manner of use of a portion of Permit 55938, from an underground source located in Storey County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this is an existing underground source from Washoe County to be used anywhere in the service area.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93432 proposing to change the point of diversion of underground water sources located in Storey and Washoe Counties, identified as the "current TMWA service territory". **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

20. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

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

Public Works Director Jason Wierzbicki said the department was:

- Doing multiple in-house projects.
- Patch-paving Canyon Way.
- Doing cleanup of mud around town from the Grand Prix.

Public Comment: None

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the Public Works Director to sign the Recommendation of Award and Contract for the 2025 Road Rehabilitation by DOWL Engineering to Cruz Construction in the amount of \$3,804,730.00 and DOWL's Task Order 79 for Construction Management in the amount of \$445,813.00. I am asking for a total of not to exceed \$4,500,000.00 to cover the 2 known bid amounts plus any unforeseeable items that may come up during construction.

Mr. Wierzbicki said DOWL Engineering held a bid opening for the 2025 Road Rehabilitation project in April. The engineers estimate with bid alternates was \$5,043,114.00. There were 5 responsive bids. Cruz Construction was the low bidder at \$3,804,730.00 and Granite Construction being the high at \$6,140,140.00. DOWL issue Task Order 79 for construction management at \$445,813.00. The total for construction and management contracts is \$4,250,543.00. Since the project includes B Street and Union Street there could be potential for unknowns which is why the request is for an amount not to exceed \$4,500,000.00

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Public Works Director to sign the Recommendation of Award and Contract for the 2025 Road Rehabilitation to Cruz Construction and DOWL Engineering in an amount not to exceed \$4,500,000.00. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

24. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of modifications to the collective bargaining agreement between the Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union).

Human Resources Director Brandie Lopez said the County and union had a reopener clause in the last year of the contract. The Firefighters' Union opened up wages and management opened up hours of work.

She said the new agreement includes a 1 percent cost-of-living increase and a tightening up of the language on hours of work.

Public Comment: None

Motion: In accordance with the recommendation by staff and the tentative agreement between Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union), I, Fire Commissioner Mitchell hereby motion to approve the modifications to the 2023-2026 collective bargaining agreement between the parties.

Seconded by: Donald Gilman. **Vote:** Motion passed unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Review and discussion on the 2025-2026 Storey County Fire District projected Final Budget.

Comptroller Jennifer McCain said this is a presentation of the projected final budget for the Fire District. The Fire District General Fund is unchanged at \$20 million. Expenses are at \$14.8 million with Transfers of \$13.5 million and \$142,000. Contingency is set at \$447,000 which brings the Ending Fund Balance to \$2 million. The only change in the final budget from the tentative budget could be changes - increases - due to union negotiations. The final budget will be presented at the next meeting.

Public Comment: None

There was no motion.

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

27. DISCUSSION/FOR POSSIBLE ACTION: Review and discussion on the 2025-2026 Storey County Water-Sewer projected Final Budget.

Ms. McCain presented the projected final Water-Sewer budget. Changes from the Tentative Water-Sewer Budget are:

- Water Fund revenue is at \$803,000 with a transfer in of \$98,568 from Infrastructure to help with their bond payments.
- Expenses in the Water Fund are \$927,000, leaving an Ending Fund Balance of \$1,597,000 a decrease from the prior year of \$5,000.
- Sewer Fund revenue is \$539,000, with transfers from Infrastructure for their bond payments at \$210,000, expenses are at \$778,000, leaving an Ending Fund Balance of about \$1 million

Ms. McCain said the board can decide to fund capital repairs, maintenance, upgrades and new projects, and she was working with the District Attorney's Office to see what options the State will allow. Transfers of \$2 million to each fund is recommended to fully fund this budget.

Ms. McCain said systems are aging and we are trying to put things in different funds to better pay for operations, but infrastructure funds may remain at healthy levels. New equipment is needed to sustain water and sewer infrastructure. If we transfer this money to fund this budget, we can better track operational expenses. There will be further discussions before the final budget is presented.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the 2025-2026 Storey County Water-Sewer projected Final Budgets with the change discussed specifically the \$2 million transfers into each of those funds from the General Fund, for the May 20, final approval. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

29. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.

This item was postponed to a future meeting.

30. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for Special Use Permit 2025-035. The applicant requests a Special Use Permit to construct two segments of an overall 10.4-mile 345 kV power line outside of the existing Tahoe Reno Industrial Center designated transmission corridor. The Special Use Permit addresses the

transmission corridor land use, and the additional height located on land zoned Forestry for the two segments located outside of the boundary of the Tahoe Reno Industrial Center. The proposal will include approximately 7 poles greater than 45-feet in height with the proposed heights ranging from approximately 83-feet to 139 feet based on the topography of the pole location. The overall power line will connect from the Tracy Substation on Waltham Way to the Comstock Substation on Battery Boulevard. The proposed transmission line subject to this special use permit will be located within a portion of Sections 004 and 027, T19N, R22E, Storey County, Nevada, APNs 004-154-25 and 004- 154-29.

Planning Manager Kathy Canfield said NVEnergy is proposing a transmission line in the industrial park. They need a Special Use Permit because two sections are outside the transmission corridor due to topography. This has been approved by the Planning Commission and there were no public comments.

Commissioner Gilman abstained from voting out of an abundance of caution.

Ms. Canfield read the Findings of Fact from the Board of Commissioners' meeting packet.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under Section 3.A of this report as read into the record by staff, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Special Use Permit 2025-035 to construct two segments of an overall 10.4 mile 345 kV power line outside of the existing Tahoe Reno Industrial Center designated transmission corridor. The Special Use Permit addresses the transmission corridor land use, and the additional height located on land zoned Forestry for the two segments located outside of the boundary of the Tahoe Reno Industrial Center. The proposal will include approximately 7 poles greater than 45-feet in height with the proposed heights ranging from approximately 83-feet to 139 feet based on the topography of the pole location. The overall power line will connect from the Tracy Substation on Waltham Way to the Comstock Substation on Battery Boulevard. The proposed transmission line subject to this special use permit will be located within a portion of Sections 004 and 027, T19N, R22E, Storey County, Nevada, APNs 004-154-25 and 004-154-29. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0, with 1 abstention.

31. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible action to approve the allocation of up to \$850,000 from Storey County Rail Tax Funds to the Nevada Commission for the Reconstruction of the V&T Railway for capital improvements and repairs in FY26.

Leah Kruse of the VCTC addressed the Board as the Treasurer for V&T Railway Commission. The Commission is requesting up to \$850,000 in Storey County Rail Funds,

paid for by the quarter-cent rail tax to be used for track and road bed repair and maintenance. The project includes:

- Improvements and repairs to the Overman Pit (estimated \$650,000).
- Repairs to the ballast and 3 drainage areas are needed (estimated \$200,000) •

Commissioner Mitchell disclosed that he serves on the Virginia & Truckee Railway board but doesn't see a conflict in his consideration of this proposal.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the allocation of up to \$850,000 from the Storey County Rail Fund to the Nevada Commission for the Reconstruction of the V&T Railway for FY26 capital improvement projects and repairs within Storey County, as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

32. DISCUSSION/FOR POSSIBLE ACTION: Review and discussion on the 2025-2026 Storey County projected Final Budget.

Ms. McCain said that this review is in advance of the final budget presentation later this month. For the General Fund, since the last discussion:

- Revenue increased less than 1 percent, expenditure increased 5 percent, from \$39.4 million to \$41.3 million due to changes in benefits.
- SB116 is gaining momentum, so we are budgeting for those increases.
- There is a 3 percent increase in wages, 10 percent in benefits, service and supplies are 1 percent and capital outlays remain the same.
- Contingency is slightly higher than usual because we have not received numbers on final liability insurance. We're still in the middle of union negotiations.
- I am requesting approval for transferring \$4 million into Water and Sewer Funds from the General Fund, which still has an \$8.4 million Ending Fund Balance

She mentioned several Special Revenue Funds:

- The Road Fund: after the change in the apportionment, the revenue increased \$1 million. Expenses have increased an extra \$160,000 for Mark Twain Drainage. Contracts are not in this budget, but we have budgeted \$2 million for the Road Fund.
- The Equipment Acquisition Fund: revenue increased along with expenses. The addition of two utility trailers adds about \$109,000.
- The Capital Fund: revenue increased about \$11.5 million; This is due to transfers and the change of the Ad Valorem apportionment, as well as having to roll over some items that will not be completed this year.
- The Repairs and Maintenance Fund: Piper's heating boiler system needs \$75,000 for repairs. A sewer plant repair project is also added.

- The Risk Management Fund: this fund pays insurance premiums and unforeseen items that happen and are not covered by insurance, the budget is \$100,000.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the 2025-2026 Storey County projected Final Budgets with the changes discussed for the May 20, final approval. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

33. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the Storey County Manager to provide a Letter of Acknowledgment regarding Cipex International Nevada Ltd.'s application to the Governor's Office of Economic Development (GOED) for a Sales & Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement for their operations planned in Storey County.

Lara Mather said the Storey County Manager's Office received a letter dated April 4, 2025, from GOED. This letter is a notice of the public meeting of the Board of GOED to review the Cipex International Nevada Ltd.'s application on May 8th, 2025, at 2 p.m. The application indicates there will be 12 new full-time jobs for at least 5 years. It will invest \$355,918 in equipment, with a 10-year total economic impact of \$73,275,014, with new tax revenue estimated at \$2,674,538. This project may be granted a 50 percent tax abatement for four years which GOED estimates as a total sales and use tax abatement of \$19,931 and \$12,661 of abated modified business tax. The personal property tax abatement is \$7,653 which is a 10 year abatement of 50 percent of taxes due.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Manager to acknowledge provide a Letter of Acknowledgment regarding Cipex International Nevada Ltd.'s application to the Governor's Office of Economic Development for a Sales & Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement for their operations planned in Storey County. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

34. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the DOWL contract renewal for County GIS services for \$100,000, for July 1, 2025 thru June 30, 2026.

County Manager Austin Osborne, speaking for Assessor Jana Seddon, as her office contracts for these GIS services. This is a renewal of the DOWL contract that serves the Assessor, the Recorder, Community Development, Communications, Planning, IT, Commissioners, Public Works and Emergency Management.

Public Comment: None

Motion: In accordance with the staff recommendation, I, Commissioner Mitchell, move to approve the renewal contract for DOWL for county GIS service in the amount of \$100,000, for July 1, 2025, through June 30, 2026. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 35. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approval of Task Order 80 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County 2018 Design Criteria and Improvement Standards update assistance and other related planning matters. DOWL will be reimbursed for time and materials related to assisting County staff with the update, not to exceed \$48,700 for Fiscal Year 24/25 and \$67,000 for Fiscal Year 25/26.

Planning Manager Kathy Canfield said Planning has worked with DOWL on the Master Plan, and this is a project to update the 2018 design standards handbook that has been pending for some time. The project would update zoning ordinances per the updated Master Plan. Additionally, it is important for the County to create guidelines for planned unit developments, subdivisions, multi-family developments and commercial and industrial developments. This is a budgeted item.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Task Order 80 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County 2018 Design Criteria and Improvement Standards update assistance and other related planning matters, not to exceed \$48,700 for the Fiscal Year 24/25 as identified in the Planning Department Fiscal Year 24/25 budget and not to exceed \$67,000 as identified in the proposed Planning Department Fiscal Year 25/26 budget. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 36. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approval of Task Order 83 to the Storey County – DOWL Master Service Agreement causing reimbursement related to the B Street Record of Survey and other related planning matters. DOWL will be reimbursed for time and materials related to a boundary survey of the B Street right-of-way in Virginia City not to exceed \$90,000 for Fiscal Year 25/26. This project and funding amount have been included in the Planning Department budget for the Fiscal Year 25/26 under the category of Professional Services.

Ms. Canfield said this is a survey of the B Street right-of-way and will help with the parking study, from one end of B Street to another. This will include a survey of land between B and C Streets, where election signs have been located, identifying land ownership as Storey County or NDOT.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Task Order 83 to the Storey County – DOWL Master Service Agreement causing reimbursement related to the B Street Record of Survey and other related planning matters. DOWL will be reimbursed for time and materials related to a boundary survey of the B Street right-of-way in Virginia City not to exceed \$90,000 for Fiscal Year 25/26. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

37. 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; SB461 Economic Development; AB77 tax abatement; AB32 V&T Railway; bills supported by the Nevada Association of Counties (NACO); bills proposed by the Governor and legislative leadership since the last board meeting, and bills shown in the attached spreadsheet showing past and current possible positions.

County Manager Austin Osborne said Alex Tanchek from Silver State Government Relations was on hand, and this discussion would be in two parts, first, all the bills we are interested in plus NACO bills, and second, SB69, S78 and others the board may want to take a position on, including AB241, regarding multi-family dwellings and SB180, regarding minimum insurance for trucking.

On SB69, Mr. Osborne said SB69 has passed the Senate with bipartisan support. The Legislative Counsel Bureau staff have written the board requesting to have a local representative added to the language of the bill. There are some other changes, but mostly the language is similar to the original bill. There is a hearing today with Assembly Revenue which will discuss some proposed amendments. We continue to support the bill and continue our interactions with the Legislature.

Commissioner Mitchell said he supports the recommendations of staff, but amendments have been presented to change a few things, which reduces the amount that can be negotiated. He said a big concern any amendment to the bill by the Assembly Committee will delay its transmission back to the Senate for concurrence. He wants to support the bill as-is so that it is sent to the Senate for concurrence more quickly. Currently the bill has broad support.

Mr. Osborne said we are still comfortable with what we can negotiate regarding Fire and County support. It is only a percentage of the local taxes. Commissioner Mitchell said local taxes account for 90 percent of the abatement.

Jay Carmona supported where the bill as it is right now and doesn't desire any further changes.

Commissioner Mitchell said there are continuing discussions with GOED and the Governor's office. GOED has proposed this pending amendment. He described difficulties working with the governor's office and GOED.

Mr. Osborne said we have met with the Governor himself as well as his staff and different authorities who are involved in economic development to smooth the path for this bill.

Mr. Tanchek said these are the bills he covers:

- SB116 had a hearing this morning. Prospects are good.
- SB78, about consolidation of boards including the Comstock Historic District. When the bill was presented it had an amendment to remove CHD. It was not supported by the committee. Democrats opposed. As it stands now the CHD is still on the bill. A further amendment will be coming to the bill. We have asked for a copy of the amendment. We think it will be like that suggested by the Government Affairs Committee. We think CHD will continue to exist and will not be consolidated.
- SB461 is the Governor's Economic Development Bill, with the addition of partial abatements. There are aspects of this that would apply for high-impact manufacturers such as battery manufacturing, clean energy, aerospace and defense and pharmaceuticals. The bill offers tax credits for childcare facilities and employee housing needs.

Commissioner Mitchell said that the removal of the CHD from SB78 is concerning. We should be more active in our opposition to this amendment.

Mr. Osborne said we have proposed alternatives for CHD's future, where the county would assume a lot of responsibilities with Lyon County. We are looking at a regional solution.

Commissioner Mitchell said that we have been asked to support SB461, the Governor's bill, but it is a bit broad. He thought there would be amendments which may clarify the implications of the bill. He is concerned that there is no retroactivity on disbursements.

Commissioner Carmona said we could support it for now and reconsider when amendments come up. Mr. Osborne agreed.

Commissioner Mitchell said that SB180 would double insurance requirements for trucks that operate in Nevada from \$750,000 to \$1.5 million. It impacts farmers, small operators and independent truckers, and he supported taking a position against the bill.

He also said that AB241 would require that by right, instead of Special Use Permit, you can do multi-family housing in commercial zoning, though it doesn't apply to industrial. This is

the Legislature trying to tell us how to do land-use planning and for that reason we should oppose.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as discussed on the record today. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

- A. Boxout LLC – General / 625 Pittsburgh Ste 110 ~ McCarran, Nv
- B. Culligan Water Conditioning, Culligan Red Rock – Contractor / 1145 Icehouse Ave ~ Sparks, NV
- C. Direct Line Global, LLC – Contractor / 47929A Fremont Blvd ~ Fremont, CA
- D. Desert Roots Inc. – Out of County / 7420 Robert Banks Blvd ~ Sparks, NV
- E. Environmental Protection Services LLC – Professional / 1601 Fairview Dr. Office B ~ Carson City, NV
- F. Food Truck Los Plebes LLC – Food Truck / 5205 Valley Hi Dr. ~ Sun Valley, NV
- G. Innova System LLC – Out of County / 200 Talus Way Apt 314 ~ Reno, NV
- H. Linde Advanced Material Technologies – Out of County / 10 Riverview Dr. ~Danbury, CT
- I. Ramboll Americas Engineering Solutions Inc. – Professional / 333 W. Washington St. ~ Syracuse, NY
- J. Savannah River Fulfillment – General / 2777 USA Parkway Ste 105 ~ McCarran, NV
- K. Sonora Hotdogs – Food Truck / 3226 Myles Dr. ~ Sparks, NV
- L. Tacmed Secured – Out of County / 10689 Angel Dreams Ave. ~ Las Vegas, Nv
- M. Unifirst Corporation – Out of County / 946 Spice Island Dr. ~ Sparks, NV
- N. Vintage Gaucho – Home Based / 108 E. Washington ~ Virginia City, NV

Public Comment: None

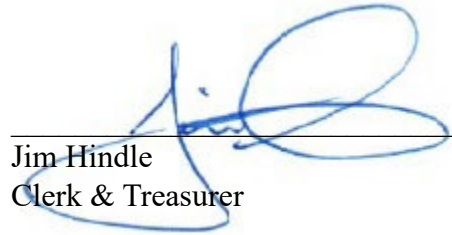
Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #38 listed as A-N. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

39. PUBLIC COMMENT (No Action): None

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

Commission Chairman Jay Carmona adjourned the meeting at 12:35 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

Meeting date: 6/17/2025 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 May 13th, 2025, special meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

- **Staff Summary:** Aee 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

5/13/2025 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

SPECIAL 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.

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

Commission Chairman Jay Carmona called the meeting to order at 10:04 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the May 13, 2025, special 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: Discussion and possible consideration directing county staff and lobbyists on its position of Senate Bill 461, and to amend Senate Bill 69 and

submit Senate Bill 69 with proposed amendments to the Nevada Legislature as appropriate, and other properly related matters.

County Manager Austin Osborne introduced lobbyists Will Adler and Greg “Bum” Hess.

Mr. Osborne started with the county bill, SB69, which would ensure local officials were a part of the Governor’s Office of Economic Development board and provide for a Government Services Agreement for companies that obtained tax abatements.

Mr. Osborne said that on May 6 the Assembly Committee on Revenue heard the bill and Storey County officials gave a presentation, but amendments were suggested.

- The GSA would still have a city/county and fire district representative, with a lead negotiator in the GSA discussions who is part of land-use planning, usually the city or county.
- The GSA for the \$3.5 billion investment was reduced from 20 percent to 10 percent.
- Chief Loncar and I believe the bill still has its purpose intact and the math comes out OK.
- Options are to amend the bill as suggested, reject the amendments or take other appropriate action.

Mr. Hess said this was a huge win for Storey County and congratulated all who helped put the bill together. This is a very good bill, but not an easy one to get passed. We will have a few things to change, but we will get what we wanted out of it. He also thanked the Governor.

Mr. Adler said an amendment was proposed in the hearing, the Nevada Manufacturer’s Association and GOED both said they would support the bill if this amendment was taken on. SB69 still, even with the proposed amendment, meets the objective of the county. If we adopt this amendment, we will ask that it go to the Assembly Revenue Committee’s work session with this amendment as a rider. It may or may not have time to be re-drafted, but if it does, it will be voted on by the committee, then the Assembly floor. Friday is the deadline to complete second committee passage. Then it goes back to the Senate for concurrence. He thinks it looks good for final passage and signing of the bill.

Mr. Osborne suggested voting on SB69 before going into the other bills.

Public Comment: None

Motion: I, Commissioner Mitchell, move to officially declare support for the amendment by GOED, for SB69 and to instruct staff and lobbyists to move forward and ask the committee to consider SB69 with the amendment included. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

Mr. Osborne then discussed SB461, which is the Governor’s Office Economic Development bill, and asked the board for comment.

Commissioner Mitchell said that in the last board meeting, the board expressed support for SB461, which he said was a large bill. There are a few things we would like to discuss with the governor's office, but we should be able to adjust our position based on how things progressed.

Mr. Adler said there are a lot of things in the bill that could be useful to the county. We can remain flexible on supporting or adjusting the language. Amendments or tweaking are expected. We should have comments ready and waiting.

Commissioner Carmona said if there are things that commissioners feel strongly about now, we can vocalize that.

Commissioner Mitchell said one section merits further conversation, the move from GOED's board being required to approve abatements if they check all the boxes, to having some discretion to either deny or reduce. Criteria may introduce local impacts, and I would feel more comfortable if we could put some guardrails in for local infrastructure. Also, there is a mechanism for the largest abatements, where the state can issue bonds for infrastructure, if the company defaults, the state can sweep our general funds.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue our support for SB 461 and authorize our staff and lobbyist team to engage and be flexible in the position in the way that position is expressed based on the way the bill develops, and to engage in further conversation, ideas and concepts that can support the aims of this bill. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
None

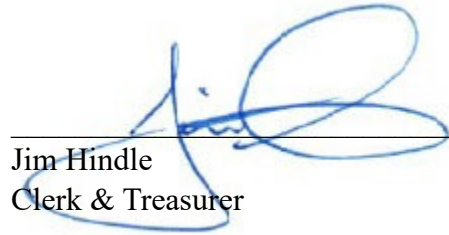
8. BOARD COMMENT (No Action - No Public Comment)
Commissioner Gilman thanked staff for their efforts at the Legislature.

9. PUBLIC COMMENT (No Action):

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

Commission Chairman Carmona adjourned the meeting at 10:49 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Jim Hindle", is written over a horizontal line. The signature is stylized with large loops and a long horizontal stroke.

Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 6/17/2025 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. Alpha Island Ltd. – Contractor / 219 Kingsbury Grade ~ Stateline, NV
- B. Auto Chlor System of Northern CA Inc. – Out of County / 450 Ferguson Dr. ~ Mountain View, CA
- C. Badger Dirt Works – Contractor / 11575 Fir Dr. ~ Reno, NV
- D. Forensic Analytical Consulting Services Inc. – Out of County / 21228 Cabot Blvd. ~ Hayward, CA
- E. Garratt-Callahan Co. – Contractor / 50 Ingold Rd. ~Burlingame, CA
- F. Glass Roots Construction LLC – Contractor / 2770 Arapahoe ~ Lafayette, CO
- G. Griffin Industrial Contracting Company – Contractor / 2721 Deere Rd. ~ Decatur, AL
- H. Gurrs Roofing Heating & Sheet Metal – Contractor / 575 S. 16th St. ~ Sparks, NV
- I. Hammond Caulking Inc. – Contractor / 3355 W. Lake Mead Blvd. ~ N. Las Vegas, NV
- J. KP Construction – Contractor / 9830 Dixon Ln ~ Reno, NV
- K. Integratesun LLC – Contractor / 7055 Old Katy Rd. Ste. 505 ~ Houston, TX
- L. Murphy's Concrete LLC – Contractor / 1802 N. Carson St. Ste. 201 ~ Carson City, NV
- M. P C A Metals Tech LLC – Contractor / 6383 Waterdragon Ave. ~ Las Vegas, NV
- N. Steve's Specialty Welding – Contractor / 7505 Hillview Dr. ~ Reno, NV
- O. Sunrise Roofing LLC – Contractor / 1601 D St. ~ Sparks, NV
- P. Sympatec Inc. – Out of County / 1600 Reed Rd. Ste. C ~ Pennington, NJ
- Q. TA Instruments – Waters LLC – Out of County / 34 Maple St ~ Milford, MA
- R. Tacos El Agave – Food Truck / 1313 Serenity Cir. ~ Fernley, NV
- S. Tesla Inc. – General / 385 Milan ~ McCarran, NV
- T. Tesla Inc. – General / 1600 Peru ~ McCarran, NV
- U. The Dapper Pooch Parlour – Home Based / 107 E. Washington ~ Virginia City, NV
- V. The Gaucho Bakery – General / 107 E. Washington ~ Virginia City, NV
- W. Vega Roofing LLC – Contractor / 1120 Cedar St. ~ Carson City, 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

June 10, 2025
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **June 17, 2025**

COMMISSIONERS Consent Agenda:


FIRST READINGS:

- A. Alpha Island Ltd.** – Contractor / 219 Kingsbury Grade ~ Stateline, NV
- B. Auto Chlor System of Northern CA Inc.** – Out of County / 450 Ferguson Dr. ~ Mountain View, CA
- C. Badger Dirt Works** – Contractor / 11575 Fir Dr. ~ Reno, NV
- D. Forensic Analytical Consulting Services Inc.** – Out of County / 21228 Cabot Blvd. ~ Hayward, CA
- E. Garratt-Callahan Co.** – Contractor / 50 Ingold Rd. ~ Burlingame, CA
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- W. Vega Roofing LLC** – Contractor / 1120 Cedar St. ~ Carson City, 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: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Consent Agenda		

- **Title:** For possible action, approval of the new annual Storey County Distribution of Unanticipated Revenue Policy to establish a method to apportion greater than anticipated revenues. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the County.
- **Recommended motion:** I, Commissioner ____, move to approve the new annual Storey County Distribution of Unanticipated Revenue Policy for FY25-26.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** This policy authorizes the Comptroller to assess revenue trends in May or June of the current fiscal year to determine whether a distribution of greater-than-anticipated revenue is appropriate to better serve the County's needs and bring this assessment before the County Commission for approval. The annual distribution adjustments will be determined each fiscal year and are outlined in the Procedures and Recommendation sections of the attached policy.
- **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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER ---
EFFECTIVE DATE: 07-01-2024
REVISED: 6/17/25
AUTHORITY: BOC
COUNTY MANAGER:

SUBJECT: *Distribution of Greater than Anticipated Revenue*

PURPOSE: The fiscal plan is designed to allow Storey County a method to apportion greater than anticipated revenues received from Ad Valorem Property Tax and Building Permits. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the County.

I. POLICY: Storey County budgets Ad Valorem based on projections from the Nevada Department of Taxation. Additionally, the County budgets other revenue sources using historical data and real-time projections. In some fiscal years, actual revenue collections may exceed budgeted amounts.

This policy authorizes the Comptroller to assess revenue trends in May or June of the current fiscal year to determine whether a distribution of greater-than-anticipated revenue is appropriate to better serve the County's needs and bring this assessment before the County Commission for approval. The annual distribution adjustments will be determined each fiscal year and outlined in the Procedures section below.

II. PROCEDURES:

A. Comparison of Budgeted vs. Actual Revenue in Fiscal Year 2024:

	Budgeted	Actuals
AD Valorem	14,800,427	18,379,690
Building Permits	1,900,000	5,112,111

B. Comparison of Budgeted vs. Actual Revenue as of May 30, 2025

The table below shows actual revenue collections exceeding budgeted projections for FY 2025 in both Ad Valorem taxes and Building Permits, resulting in greater-than-anticipated revenue totaling \$24,605,488.

	Budgeted	Actuals as of May 30	Greater-Than- Anticipated Revenue
AD Valorem	25,951,344	38,318,653	12,367,309
Building Permits	4,095,000	16,333,179	12,238,179
			\$ 24,605,488

C. Therefore, Ad Valorem and Building Permits have exceeded budgeted projections. The following is a summary of the recommended funds that would benefit from the FY25 apportionment of this Greater-Than-Anticipated Revenue.

III. RECOMMENDATIONS:

A. Capital Projects Fund: The County has been actively developing a Capital Improvement Plan to address the longstanding needs of the County's communities. Allocating additional resources to this Capital Project Fund would support approved projects and would help reduce the number of interfund transfers in the future. It is recommended that \$10,000,000 be apportioned to support planning and implementation of future projects outlined in the Capital Improvement Plan.

B. Extraordinary Repairs & Maintenance Fund: The primary purpose of the Extraordinary Repairs and Maintenance Fund is to cover the costs associated with major upkeep projects that extend the useful life of Storey County's assets. The assets will be routinely assessed to determine repairs and improvements. It is recommended that \$2,000,000 be apportioned to support future repairs and maintenance.

C. Risk Management Fund: The primary purpose of the Risk Management Fund is to absorb the costs associated with liability insurance claims. Additionally, it can be utilized for other risk management programs and services, safety enhancements, or other relevant risk management expenditures. Given the current fund balance is \$250,000, it is recommended that \$750,000 be apportioned to strengthen the fund's capacity.

D. Compensated Absence Fund: The primary purpose of the Compensated Absence Fund is to cover the costs associated with leave payouts when an employee leaves Storey County. The current fund balance is \$400,000 while the FY24 audit reports a compensated absence liability at \$1,090,901. It is recommended that \$690,901 be apportioned to fully fund this liability within the Compensated Absence Fund.

E. Road Fund: The Road Fund also has an updated Road Capital Improvement Plan that identifies necessary repairs for all County roads. Allocating additional resources to this fund will support the implementation of these plans and help reduce reliance on interfund transfers. It is recommended that \$5,000,000 be apportioned to support the planning and execution of future road projects.

F. Equipment Acquisition: This fund is used to purchase large equipment and vehicles across County departments and funds. As the County continues to grow, so do the demands for these assets. Allocating additional resources will support future procurement needs outlined in the Capital Improvement Plan. It is recommended that \$3,000,000 be apportioned to assist with planning and purchasing of equipment and vehicles in the future.

G. TRI Payback: This fund is designated to guarantee funds for the repayment of the infrastructure debt for roads in the Reno Tahoe Industrial Park. As the County and the Industrial Park grow setting aside funds for these annual payments becomes increasingly important. It is recommended that \$3,000,000 be apportioned for future debt payments.

IV. SUMMARY: This FY25 policy apportions current surpluses in Ad Valorem and Building Permits for a total of \$24,440,901. Additionally, any further collections of General Fund Ad Valorem exceeding projections are recommended to be apportioned equally among the seven above listed funds to support approved programs and capital projects as approved by the Board of County Commissioners.

RESPONSIBILITY FOR REVIEW: The County Comptroller or his/her designee will review this policy every year or sooner as necessary.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 20

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the acceptance of the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance along with the deductible option for FY25-26.
- **Recommended motion:** I, Commissioner ____, move to approve the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance with a deductible of \$5,000 or \$10,000 or \$25,000 (choose one) not to exceed \$812,920.80 for FY25-26.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Attached is the renewal proposal for the County's liability insurance coverage through POOL. Representatives from LP and/or POOL are present to provide a summary and answer any questions.
- Currently Storey County carries a \$25,000 deductible per loss. Options submitted are for the current deductible, \$25,000 at a cost of \$701,963.71 (approximately 20% increase), and \$10,000 deductible at a cost of \$775,340.52, and a \$5,000 deductible at a cost of \$812,920.80. Staff recommends moving forward with the \$25,000 deductible into FY26. Attached is a deduction study outlining potential cost impacts for each option over the coming year supporting this option.
- **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



poolpact.com
The Power of the POOL

NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER COVERAGE SUMMARY

Prepared For:
Storey County

Presented By:
LP Insurance Services, Inc.

**THANK YOU FOR
YOUR
MEMBERSHIP!**

This summary is intended for reference only. For specific terms, conditions, limitations and exclusions, please refer to the POOL Coverage Form and Cyber Risk Coverage Form edition July 1, 2025.



Dear POOL Member:

Thank you for your continuing leadership commitment to serving your communities by fulfilling your public service mission. The POOL continues to offer programs, services and support for Members' financial security and collaborating with you in support of your mission.

This Member Coverage Summary reflects the successful negotiations with multiple markets to obtain cost-effective terms, conditions and pricing for approval by the POOL Board on behalf of all Members.

As owners of the POOL, you approved the extensive risk management services, such as POOL/PACT HR services including its training courses and ELearning modules on important HR topics. Enrollment in POOL's ELearning programs including Target Solutions Fire/EMS training, KnowBe4 email security training continues to reach an increasing number of employees for convenient and cost-effective learning. Our ongoing focus on law enforcement policies and practices targeted jail and road operations with onsite and virtual assessments and sample policies.

We encourage you to discuss the POOL's services with staff and your agent. We regularly update our website and encourage you to visit www.poolpact.com to utilize a growing base of HR and risk management information in the resource libraries. While there, look for the POOL Coverage documents, board and committee agendas and minutes.

Thanks to all Member volunteers who serve on our boards and committees. These volunteers do a superb job of representing the interests of the Members of your POOL.

Sincerely,

Wayne Carlson
Executive Director
Nevada Public Agency Insurance Pool



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

RENEWAL PROPOSAL	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2025 – 07/01/2026 Standard Time	Storey County	\$25,000

Property Coverage

Coverage	Limit per Loss	
Property	\$300,000,000	Per Schedule of Locations

The following sub-limits apply to Section V. C. Extensions of Property Coverage:

Accounts Receivable	\$5,000,000 per loss
Arson Reward	10% up to \$25,000 per loss
Debris Removal - Mold/ Asbestos	\$100,000
Earthquake	\$150,000,000 aggregate
Flood	\$150,000,000 aggregate \$25,000,000 aggregate - Flood Zone A
Equipment Breakdown	\$100,000,000 per loss
• Loss of Income & Extra Expense	included
• Hazardous Substance Coverage	\$250,000 per loss
• Spoilage Coverage	\$250,000 per loss
• Data Restoration	\$100,000 per loss
• Electrical Risk Improvements	\$10,000
Expediting Expenses	\$25,000 per loss
Unintentional Errors and Omissions	\$5,000,000 per loss
Money and Securities	\$500,000 per loss
Ordinance or Law – LEED Building	\$500,000
Agreed Value Vehicles	Per Attachment D, if applicable



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Liability Coverage

The Limits of Liability are as *follows*:

Coverage	Limit per Named Assured	Annual Aggregate Limit per Named Assured
Per Event	\$10,000,000	\$10,000,000
<i>All Sublimits are a part of and not in addition to the Limits of Liability.</i>		
<i>Liability Sublimits:</i>		
• Additional Assured (Lessors) (Section I, item 2)	\$2,000,000	
• Weed Spray Property Damage (Section IV, item 3 (B) (2) (ix))	\$250,000	\$250,000
• Emergency Response to Pollution (Section IV, item 3 (B) (2) (v))	\$1,000,000	\$1,000,000
• Criminal Defense Fees and Costs (Section VI, part C, item 4)	\$50,000	\$50,000
• Defense for Regulatory Agency Actions (Section VI, part C, item 16)	\$50,000	
Sexual Abuse Sublimit (Section VI, part C, item 21)	\$2,500,000	\$2,500,000
<i>Retroactive Date</i>		<i>May 1, 1987 except as shown in Attachment C</i>



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Cyber Risk Coverage Form

FORM NUMBER	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
CRCF 202526	07/01/2025 – 07/01/2026 12:01 A.M., Standard Time	Per Attachment A	10%, up to \$25,000
CYBER SECURITY RISK COVERAGE			
PART ONE: Terms and Conditions			
SECURITY RISK COVERAGE LIMITS		Limit per Named Assured Per PRIVACY OR SECURITY EVENT	Annual Aggregate Limit Per All Named Assureds
PART TWO: Third-Party Liability Coverage Limits		\$1,000,000	\$1,000,000 up to \$15,000,000 aggregate all POOL Members combined
<i>The following sublimits are a part of and not in addition to the Limits of Liability:</i>			
PART THREE: First-Party Event Management and Network Interruption Coverage Limit		\$250,000	
Proof of Loss Preparation Costs (as defined, Separate Limit)		\$50,000	
Retroactive Date			July 1, 2013



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Environmental Liability Coverage

The Limits of Liability are as follows:

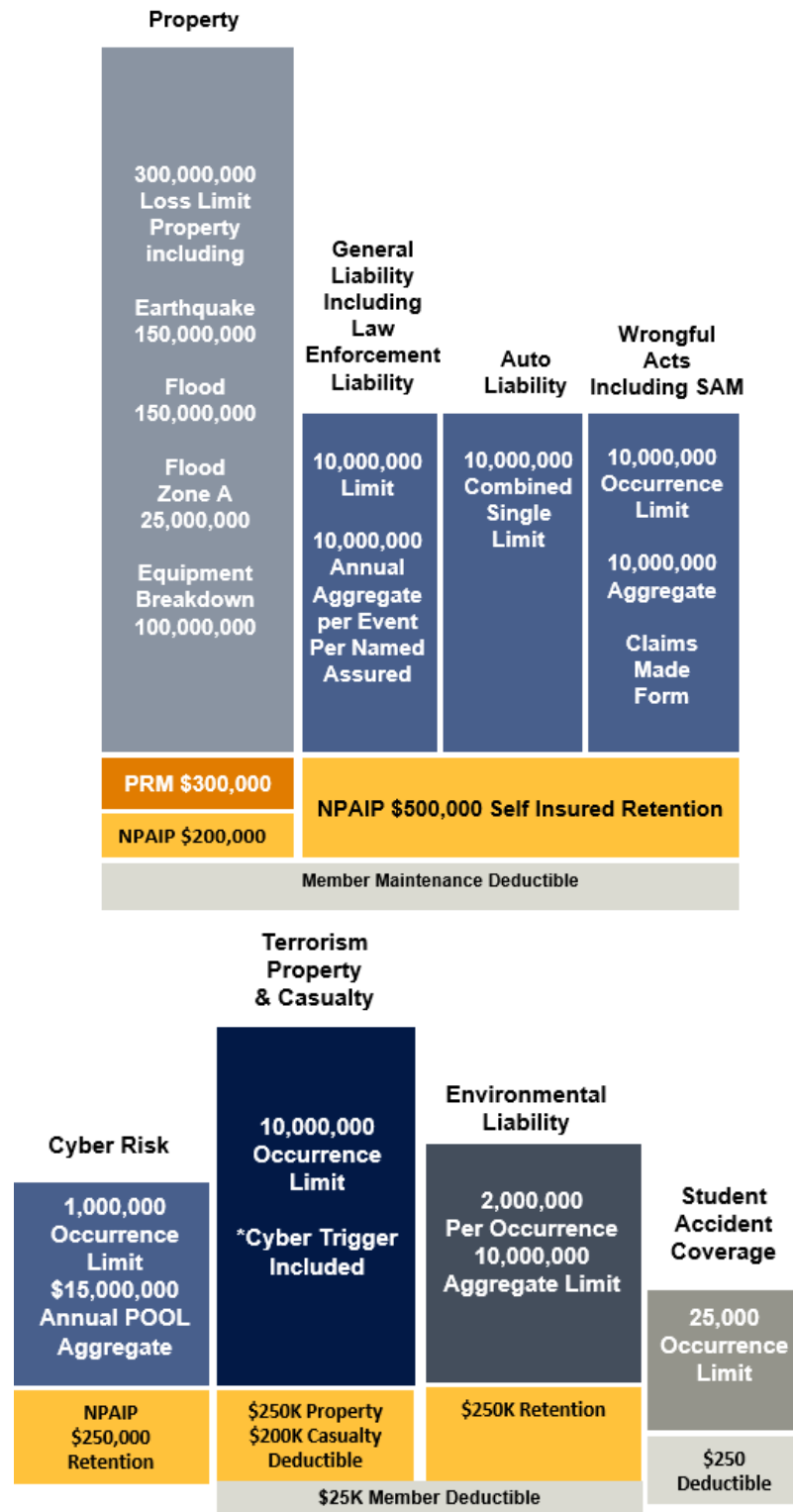
Coverage A	Third Party Claims for Bodily Injury, Property Damage or Remediation Expense
Coverage B	First Party Remediation Expense
Coverage C	Emergency Response Expense
Coverage D	Business Interruption

COVERAGE	DEDUCTIBLE	EACH INCIDENT LIMIT	AGGREGATE LIMIT
A,B,C	\$25,000	\$2,000,000	\$10,000,000

COVERAGE	DEDUCTIBLE	BUSINESS INTERRUPTION LIMIT (Days)	BUSINESS INTERRUPTION LIMIT (\$)
D	3 Days	365	\$2,000,000



NPAIP 2025 - 2026 Program Structure





NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Member Contribution:

Total Cost:	\$656,048.39
Agent Compensation:	\$45,915.32
Total Program Cost Including All POOL Services:	\$701,963.71



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

The current Property market conditions have softened a little over last year and the economic inflation is not as hard felt. With the market conditions listed below, contributions are mainly reflecting changes in exposures, such as Total Insured Values, Number of Employees, Amount of Payroll, Number of Law Enforcement, Number of Students, Firefighters, EMT's, and the Number of Vehicles (below is a breakdown of your application exposures year-over-year).

For All Members Property, NPAIP obtained a favorable rate decrease compared to expiring, due to our long-term relationship in the London Market.

Municipality Liability for NPAIP continues to be impacted by adverse loss development related to social inflation, law enforcement and climate change.

The School Liability for NPAIP continues to be impacted by large settlements due to Wrongful Acts including Sexual Abuse and Molestation.

Coverage:

Maintenance Deductible:	\$25,000
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	2024	2025	Percent (%) Change
Program Cost Comparison	\$588,392.31	\$701,963.71	19.30%

Key Exposures:

	2024	2025	Percent (%) Change
Payroll	\$13,170,601	\$15,662,614	18.92%
Total Insured Values	\$97,306,119	\$103,965,374	6.84%
Auto Count	159	188	18.24%
Law Enforcement	41	44	7.32%
Employees	193	213	10.36%
EMT's	13	14	7.69%
Student ADA	0	0	0.00%
Teachers	0	0	0.00%



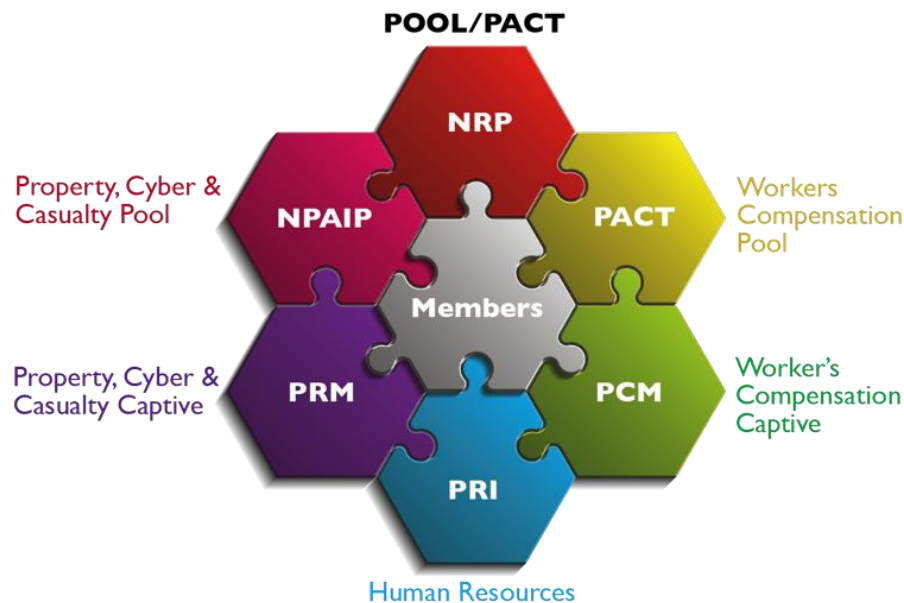
POOL/PACT – HERE FOR YOU

Members Helping Members

In 1987, four Nevada counties formed their own risk sharing pool. Now over thirty years later, the majority of Nevada's public entities remain committed to each other and the mission of their risk pool organization. POOL/PACT continues to excel in providing an unparalleled level of service to our members. Our mission seeks to help members manage their risks so they can serve the public effectively.

The POOL Board is comprised of dedicated, hardworking, and ethical Member leaders focused on public risk management. They continue to do an excellent job of representing the interests of the Member-owners of POOL/PACT.

Our members continue to see great value in being part of POOL/PACT because of extensive services, which keeps membership retention strong. POOL/PACT encourages you to discuss the services we offer with your insurance agent – its valued partner in the POOL program.



POOL Executive Committee

Josh Foli - Chair (Lyon County)
Kim Todd – Director (Eureka County)
Amanda Osborne - Director (Elko County)
Dan Murphy – Vice Chair (Pershing Co.SD)
Gina Rackley – Fiscal Officer (Humboldt Co)
Ann Cyr - Director (Carson City SD)
Scott Lindgren - Director (TDFPD)

PACT Executive Committee

Paul Sikora - Chair (Boulder City)
Russell Klein – Vice Chair (Lander CSD)
Amana Osborne - Trustee (Elko County)
Josh Foli – Fiscal Officer (Lyon County)
Robyn Dunckhorst - Trustee (Humboldt GH)
Alicia Heiser - Trustee (City of Winnemucca)
Joe Westerlund – Trustee (Town of Tonopah)



RISK MANAGEMENT BENEFITS AND SERVICES

POOL/PACT ENTERPRISE RISK MANAGEMENT COMMITTEE

Develops, administers, and supervises Risk Management policy, procedure, and planning • Supports innovative risk reduction and/or mitigation programs • Develops and administers risk control techniques to reduce the frequency and severity of losses

ENTERPRISE RISK MANAGEMENT EXCELLENCE PROGRAM

A voluntary program developed to assist POOL/PACT members achieve operational excellence in the delivery of public service through effective risk management • Develops understanding of Enterprise Risk Management – that risk management efforts of one department have a direct impact, either positive or negative, on the enterprise as a whole

RISK MANAGEMENT GRANT PROGRAM

Educational Grants supporting risk management education and training opportunities • Risk Management Grants for risk management/mitigation projects or acquisitions • Visit www.poolpact.com/risk-grant.asp for more information

ONLINE SAFETY TRAINING

Active Shooter Response • Asbestos Awareness Training • Aversive Interventions • Back Safety in the Workplace • Bloodborne Pathogens Awareness • The Complex Quadriplex of Lifeguard Blindness • Cybersecurity Awareness • Ransomware Awareness • Defensive Driving • FERPA • GHS - Hazard Communication • Heat-Related Illness • HIPAA Privacy Rule • Lock-Out, Tag-Out • Mandatory Child Abuse Reporting Laws • MRSA Awareness for Correctional Employees • MRSA Awareness in Hospitals • Nevada Ethics in Government Law • Office Ergonomics • Open Meeting Law • OSHA – Rights and Responsibilities • Pool Chemical Safety • Slips, Trips, and Falls • Strip Search Training • Students in Transition • Sub-Administrator Training • Surviving an Active Shooter • Teaching Science Safely • Transporting Students with Special Needs • MSDSonline (SDS management)

LAW ENFORCEMENT AND FIRE PROTECTION

Partnership with Legal Liability Risk Management Institute (LLRMI) to provide Best-practice Road and Detention Operation Policies and Procedures • Detention Facility Assessments and Reports • Team Approach to Address Individual Needs Through Network of Subject Matter Experts in Law Enforcement, Jails/Corrections, Public Safety, and Criminal Justice • TargetSolutions Fire and EMS Training Platform • Mental Health – Fit for Retirement Wellness

SWIMMING POOL SAFETY POLICIES, INSPECTIONS, AND TRAINING

Aquatic Facility Assessment and Report • Annual Aquatic Risk Management Seminar • Best-practice Aquatic Facility Policy and Lifeguard Manual Templates

CYBERSECURITY TRAINING AND POLICIES

Onsite Passive Network Assessments (PNA) • Best-practice Data Security Policy Templates • Quarterly Cybersecurity Hot-Topic Webinars • Annual Cybersecurity Summit • KnowB4 Phishing Awareness Campaigns and Training • KnowB4 Cybersecurity Newsletter • Cyber Incident Response Plan Templates • Individualized Data- and Cybersecurity Advice and Support

SCHOOL DISTRICT EMERGENCY OPERATIONS PLANS, TRAINING, AND POLICIES

NRS-required Emergency Operation Plans (EOP) • Annual EOP updates • Emergency Management and Response Training • School Safety Training based on FEMA Guide for High Quality School Emergency Operations Plans • Hazard and Vulnerability Assessments and Reports

SITE SAFETY INSPECTIONS, TRAININGS, AND AUDITS

Playground & Parks Safety Surveys • Workstation Ergonomic Evaluations • Confined Space Risk Assessments • Facility Surveys • Fire Extinguisher Education • Respirator Fit Testing and Education • CPR/First Aid/AED • Accident Investigation Training • Back Safety and Lifting • Defensive and Distracted Driver Education • Workplace Violence • Personal Protective Equipment • Emergency Preparedness • OSHA Compliance Training • Written Workplace Safety Plan Training • Safety Committee Formation and Operation • Wellness/Health Education and Training

For More Information, Contact:

Marshall Smith, Risk Manager (marshallsmith@poolpact.com) or Jarrod Hickman, Risk Management Specialist (jarrodhickman@poolpact.com); (775) 885-7475; or visit www.poolpact.com.



PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS



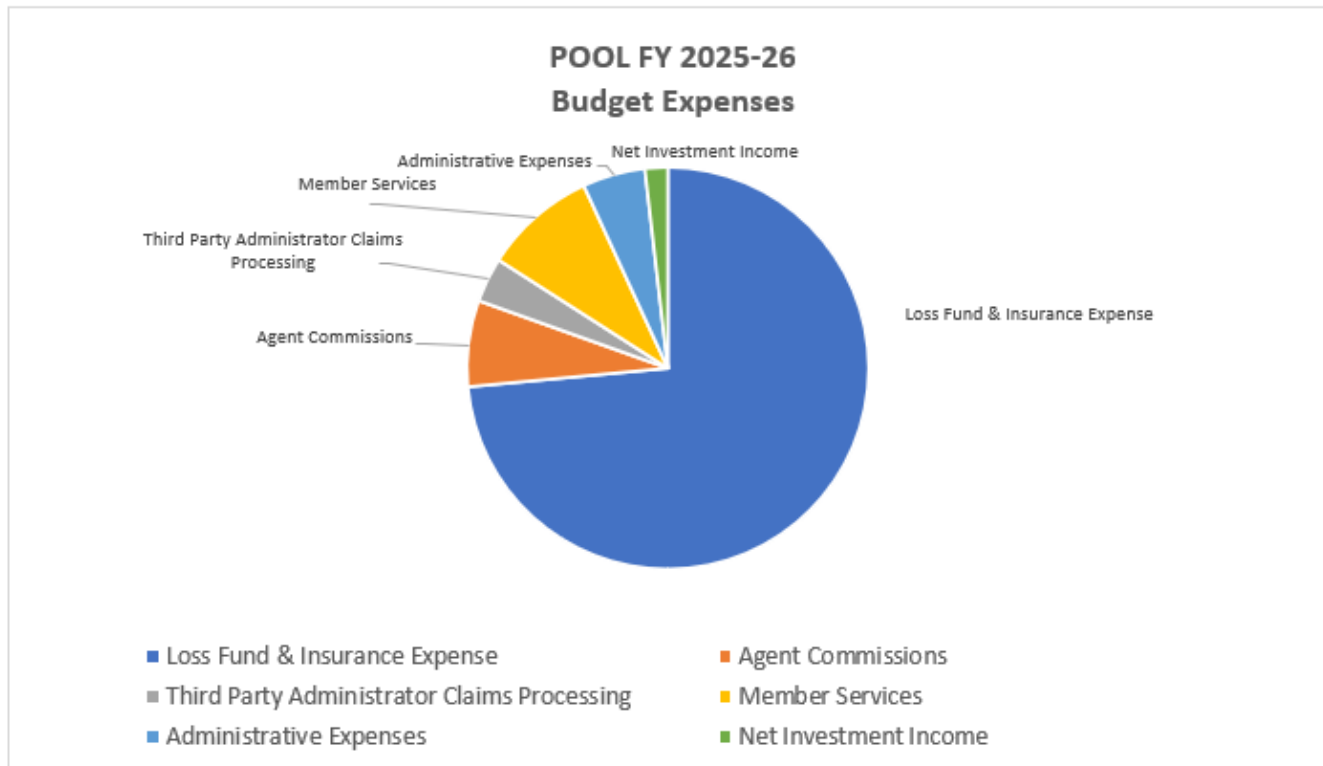
POOL/PACT HUMAN RESOURCES MEMBER SERVICES

A variety of services are offered through POOL/PACT HR. We work with each member individually to address their specific HR-related needs and reduce liability. The basic services include:

- Consultation with members to manage and resolve critical employment-related issues to include identifying options, providing step-by-step guidance, monitoring progress, and answering questions.
- In-person and virtual instructor-led training courses, workshops, and certificate programs.
- eLearning courses available 24/7.
- Webinars on HR-related topics.
- On-site assessments of members' HR practices with recommendations.
- Communication issued as "Alerts" to inform members of significant HR-related law or practice changes.
- On-site HR Briefings tailored to specific needs/requests of members.
- Sample personnel policies which may be adopted for use by members.
- Sample job description templates and numerous HR forms that can be tailored for use by members.
- Salary schedule database available on our website for member reference.
- Summary of HR-related legislation produced each legislative session.
- HR scholarships to assist member HR representatives in attaining nationally recognized HR certifications.
- Annual HR Conference providing HR representatives and CEOs valuable information on communication, leadership, and legal compliance.



POOL 2025-2026 APPROVED BUDGET AND EXPENSES



POOL Budget FY 25-26	Approved Budget	% Allocation
Loss Fund & Insurance Expense	\$ 22,379,752	77.0%
Agent Commissions	\$ 1,974,871	6.8%
Third Party Administrator Claims Processing	\$ 865,822	3.0%
Member Services	\$ 2,151,757	7.4%
Administrative Expenses	\$ 1,487,327	5.1%
Building Cost	\$ 196,263	0.7%
Total Budget	\$ 29,055,791	100.0%



POOL/PACT CONTACTS

Nevada Risk Pooling (NRP) (775) 885-7475

Wayne Carlson, Executive Director, ext 132
waynecarlson@poolpact.com

Alan Kalt, Chief Financial Officer, ext 128
akalt@poolpact.com

Marshall Smith, Risk Manager, ext 104
marshallsmith@poolpact.com

Jarrold Hickman, Risk Manager, ext 133
jarroldhickman@poolpact.com

Mike Van Houten, eLearning Administrator, ext 101
eLearning@poolpact.com

Stephen Romero, Member Relations Manager, ext 110
stephenromero@poolpact.com

Jennifer Turner, Admin Data Analyst, ext 129
jenniferturner@poolpact.com

Beck Freeman, Admin Assistant, ext 125
beckfreeman@poolpact.com

Pooling Resources, Inc. (POOL/PACT HR) (775) 887-2240

Stacy Norbeck, General Manager, ext 107
stacynorbeck@poolpact.com

Ashley Creel, Sr. HR Business Partner, ext 105
ashleycreel@poolpact.com

Lessly Monroy, Sr. HR Business Partner, ext 108
Lesslymonroy@poolpact.com

Sean Moyle, Sr. HR Business Partner, ext 103
seanmoyle@poolpact.com

Andrea Laughlin, HR Analyst, ext 113
andreal laughlin@poolpact.com

Davies Claims Solutions

Donna Squires, Claims Manager
(775) 329-1181
Donna.squires@us.davies-group.com

Margaret Malzahn, WC Claims Supervisor
(775) 329-1181
Margaret.malzahn@us.davies-group.com



NPAIP MEMBERSHIP

Counties:

Carson City
Churchill County
Elko County
Esmeralda County
Eureka County
Humboldt County
Lander County
Lincoln County
Lyon County
Mineral County
Pershing County
Storey County
White Pine County

Cities:

Boulder City
City of Caliente
City of Carlin
City of Elko
City of Ely
City of Fernley
City of Lovelock
City of Sparks
City of Wells
City of West Wendover
City of Winnemucca
City of Yerington

Towns:

Town of Gardnerville
Town of Genoa
Town of Minden
Town of Round Mountain
Town of Tonopah

School Districts:

Carson City School District
Churchill County School District
Douglas County School District
Elko County School District
Esmeralda County School District
Eureka County School District
Humboldt County School District
Lander County School District
Lincoln County School District
Lyon County School District
Mineral County School District
Nye County School District
Pershing County School District
Storey County School District
White Pine County School District

Fire Districts:

Moapa Valley Fire Protection District
Mt. Charleston Fire Protection District
North Lake Tahoe Fire Protection District
North Lyon County Fire Protection District
Pahranagat Valley Fire District
Tahoe Douglas Fire Protection District
Washoe County Fire Suppression
White Pine Fire District

Others:

Central Nevada Health District
Central Nevada Historical Society
Central Nevada Regional Water Authority
Community Chest, Inc
Consolidated Agencies of Human Services
County Fiscal Officers Association of Nevada
Douglas County Redevelopment Agency
Eight Judicial District
Elko Central Dispatch
Elko Convention & Visitors Authority
Humboldt River Basin Water Authority
Lincoln County Regional Development
Mineral County Housing Authority
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V & T Railway
Nevada League of Cities
Nevada Risk Pooling, Inc.
Nevada Rural Housing Authority
Nevada Volunteers
NevadaWorks
Pooling Resources, Inc.
Regional Transportation Commission of Washoe County
Truckee Meadows Regional Planning Agency
U.S. Board of Water Commissioners
Virginia City Tourism Convention
Western Nevada Regional Youth Center
White Pine County Tourism

Special Districts:

Alamo Water & Sewer District
Amargosa Library District
Baker Water and Sewer
Battle Mountain Hospital
Beatty Library District
Beatty Water & Sanitation District
Canyon General Improvement District
Carson-Truckee Water Conservancy District
Carson Water Subconservancy District
Cave Rock Estates GID
Churchill County Mosquito, Vector and Weed Control District
Churchill Area Regional Transportation

Special Districts (continue):

Douglas County Mosquito District
Douglas County Sewer
East Fork Swimming Pool District
Elko County Agricultural Association
Elko TV District
Fernley Swimming Pool District
Gardnerville Ranchos General Improvement District
Gerlach General Improvement District
Humboldt General Hospital
Incline Village General Improvement District
Indian Hills General Improvement District
Kingsbury General Improvement District
Lakeridge General Improvement District
Lincoln County Water District
Logan Creek Estates General Improvement District
Lovelock Meadows Water District
Marla Bay General Improvement District
Mason Valley Swimming Pool District
McGill Ruth Sewer and Water
Minden Gardnerville Sanitation District
Moapa Valley Water District
MT Grant General Hospital
Nevada Association of Conservation Districts
Nevada Association of School Boards
Nevada Association of School Superintendents
Nevada Tahoe Conservation District
Northern Nye County Hospital District
Pahrump Library District
Palomino Valley General Improvement District
Pershing County Water Conservation District
Sierra Estates General Improvement District
Silver Springs General Improvement District
Silver Springs Stagecoach Hospital
Skyland General Improvement District
Smoky Valley Library District
Southern Nevada Area Communication Council
Stagecoach General Improvement District
Sun Valley General Improvement District
Tahoe Douglas District
Topaz Ranch General Improvement District
Tahoe Reno Industrial General Improvement District
Tonopah Library District
Truckee Meadows Water Reclamation Facility
Walker Basin Conservancy
Walker River Irrigation District
Washoe County Water Conservation District
West Wendover Recreation District
Western Nevada Development District
White Pine Television District #1
Zephyr Cove General Improvement District
Zephyr Heights General Improvement District

**THANK YOU
FOR YOUR
MEMBERSHIP!**

2025-2026 Storey County Deductible Study

Renewal Premium Options	
\$5,000 Deductible	\$812,920.80
\$10,000 Deductible	\$775,340.52
\$25,000 Deductible	\$701,963.71

Storey County - 2025 Deductible Study - 10 Year			
Deductible Level	Best	Average	Worst
\$5,000	\$827,920.80	\$844,264.23	\$871,534.98
\$10,000	\$801,910.74	\$827,184.33	\$879,758.77
\$25,000	\$730,142.39	\$786,239.59	\$888,980.44

Storey County - 10 Year Deductible Study - Data											
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Incurred	\$28,178.68	\$508,774.36	\$371,291.97	\$115,856.11	\$44,695.50	\$78,060.02	\$33,195.01	\$134,781.06	\$523,487.56	\$57,263.23	\$189,558.35
\$5,000	\$15,000.00	\$30,901.86	\$40,870.51	\$26,118.28	\$32,737.00	\$24,080.18	\$21,900.63	\$31,522.16	\$58,614.18	\$31,689.46	\$31,343.43
\$10,000	\$26,570.22	\$58,127.66	\$70,870.51	\$45,410.02	\$44,695.50	\$39,080.18	\$31,550.70	\$51,024.61	\$104,418.25	\$46,690.46	\$51,843.81
\$25,000	\$28,178.68	\$123,635.56	\$125,895.08	\$76,628.22	\$44,695.50	\$70,226.22	\$33,195.01	\$96,024.61	\$187,016.73	\$57,263.23	\$84,275.88



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Member Contribution (Storey County):

Current Maintenance Deductible: \$25,000

Total Cost:	\$656,048.39
Agent Compensation:	\$45,915.32
Total Program Cost Including All POOL Services:	\$701,963.71

Optional Maintenance Deductible: \$5,000

Total Cost:	\$759,746.60
Agent Compensation:	\$53,174.20
Total Program Cost Including All POOL Services:	\$812,920.80

Optional Maintenance Deductible: \$10,000

Total Cost:	\$724,624.85
Agent Compensation:	\$50,715.67
Total Program Cost Including All POOL Services:	\$775,340.52



Board of Storey County Commissioners Agenda Action Report

Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution 25-777 setting the tax rate levy at 3.4607 for fiscal year 2025-2026.
- **Recommended motion:** i, Commissioner _____, move to approves Resolution 25-777 setting the tax rate levy at 3.4607 for fiscal year 2025-2026.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The total tax rate was approved in February with no changes. Today's action is the annual approval of the tax rate levied against real and personal property within Storey County. The detailed breakdown of the tax distribution is outlined in the attached Resolution. This year's distribution includes the addition of two new funds for the Storey County and one new fund for the Fire District. As a result, the distribution rates within both the County and the Fire District have been adjusted to accommodate these additional funds. These changes do not impact the total allocations to each entity.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION # _____

WHEREAS, The Board of Commissioners in and for the County of Storey, State of Nevada did hold a public hearing on the 2025-2026 Tentative Budget for Storey County and,

WHEREAS, the resources, expenditures and required tax rates were reviewed and approved at that public hearing and,

WHEREAS, the approved resources, expenditures and tax rates were submitted in the 2025-2026 final budget for the County of Storey, State of Nevada,

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Commissioners in and for the County of Storey, State of Nevada in accordance with NRS 361.460 intends to levy the following tax rates following certification by the Nevada Tax Commission.

GENERAL	1.0219
INDIGENT MEDICAL	0.0100
INDIGENT ACCIDENT	0.0150
YOUTH SERVICE	0.0045
CAPITAL ACQUISITION	0.2000
CAPITAL PROJECTS	0.3000
ROADS	0.3000
FIRE PROTECTION DISTRICT 474	0.4946
FIRE PROTECTION DIST. CAPITAL	<u>0.0500</u>
STOREY COUNTY TOTAL	2.3960

REFERENCE ONLY

SCHOOL OPERATING	0.7500
SCHOOL DEBT	0.1447
STATE	0.1700

TOTAL TAX RATE 3.4607

PASSED, ADOPTED AND APPROVED THE _17th _of June, 2025.

AYES: _____

NAYS: _____


Absent: _____

By: _____

Jay Carmona, Chairman
Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 20	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of the transfers in various funds within the Storey County 2024-2025 Budget pursuant to NRS 354.59800. The total amount of transfers is \$1,944,908 with a net adjustment of \$0.00 in the overall budget.
- **Recommended motion:** I, Commissioner _____, move to approve the transfers within the 2024-2025 Storey County Budget in the amount of \$1,944,908 in total between general fund departments, funds, and contingency with a net adjustment to the County budgets of \$0.00.
- AND move to approve Resolution 25-779 to transfer funds from the General Fund Contingency to the other Storey County Special Revenue Funds.
- AND move to approve Resolution 25-780 to transfer funds from the General Fund Commissioner's budget to the Storey County TRI Payback Fund.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The augment and transfer process allows us to amend the current fiscal year's budget to account for emergencies and unforeseen circumstances that arise during the fiscal year.
- For the year ending June 30, 2025, Storey County has only transfers, there are no augmentations necessary.
- The transfers between department, funds and contingency total \$1,944,908 with a net adjustment of \$0.00 for the County budgets.
- Within the General Fund, transfers total \$258,000. Details are as follows;
 - \$101,500 are transfers within the same department between objects,
 - \$156,500 are transfers between departments.
- General Fund transfers to Special Revenue Funds total \$1,686,908. Details are as follows:
 - \$980,291 are transfers from the General Fund Contingency account to Drug Court, Genetic Marker Testing, Indigent Accident, TRI Payback, and Piper's Opera House. The attached documentation outlines the specific details. The attached Resolution #25- authorizes the transfer between funds.
 - \$706,617 are transfers from the General Fund Commissioner's Dept. to the TRI Payback Fund. The attached documentation outlines the specific details. The attached

Resolution #25- authorizes the transfer between funds.

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

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION # 25-779

**RESOLUTION TO TRANSFER APPROPRIATIONS WITHIN THE GENERAL FUND CONTINGENCY ACCOUNT to
DRUG COURT FUND , GENETIC MARKER TESTING FUND, INDIGENT ACCIDENT FUND, TRI PAYBACK FUND,
AND PIPER’S OPERA HOUSE FUND BUDGETS OF STOREY COUNTY.**

FISCAL YEAR 2024-2025

WHEREAS, the Board of Storey County Commissioners has authorized to the revenues and expenditures for the approved budget of Fiscal Year 2024-2025 and there is a need to increase the appropriations for various line items within individual funds of the adopted Storey County Budget and,

WHEREAS, NRS.354.598005 allows that upon the recommendation of the person designated to administer the budget, the governing body may authorize the transfer of appropriations with the various funds and functions along with transfers from the Contingency account if the governing board follows the exact statute regulations in NRS 354.060.

NOW, THEREFORE, BE IT RESOLVED, that the amount of \$980,291 be transferred from the Contingency budget line item within the General Fund to:

- Drug Court Fund \$ 200
- Genetic Marker Testing \$ 1,500
- Indigent Accident \$160,000
- TRI Payback \$808,591
- Piper’s Opera House \$ 10,000

\$980,291

IT IS FURTHER RESOLVED that the foregoing resolution and action of the Board of Commissioners of Storey County, Nevada be recorded in the official minutes of the Board of Commissioners for the meeting at which this resolution is adopted.

PASSED, ADOPTED AND APPROVED THE _17th_ of June, 2025.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

RESOLUTION # 25-780

**RESOLUTION TO TRANSFER APPROPRIATIONS WITHIN THE GENERAL FUND COMMISSIONERS
DEPARTEMENT to the TRI PAYBACK FUND BUDGETS OF STOREY COUNTY.**

FISCAL YEAR 2024-2025

WHEREAS, the Board of Storey County Commissioners has authorized to the revenues and expenditures for the approved budget of Fiscal Year 2024-2025 and there is a need to increase the appropriations for various line items within individual funds of the adopted Storey County Budget and,

WHEREAS, NRS.354.598005 allows that upon the recommendation of the person designated to administer the budget, the governing body may authorize the transfer of appropriations with the various funds and functions along with transfers from the Contingency account if the governing board follows the exact statute regulations in NRS 354.060.

NOW, THEREFORE, BE IT RESOLVED, that the amount of \$706,617 be transferred from the Commissioner Dept External Gov Support line-item account within the General Fund to:

- TRI Payback \$706,617

\$706,617

IT IS FURTHER RESOLVED that the foregoing resolution and action of the Board of Commissioners of Storey County, Nevada be recorded in the official minutes of the Board of Commissioners for the meeting at which this resolution is adopted.

PASSED, ADOPTED AND APPROVED THE 17th of June, 2025.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman

Storey County Board of Commissioners

ATTEST: _____

Storey County Clerk

Budget Report

STOREY COUNTY Group Summary

For Fiscal: 2022-2023 Period Ending: 06/30/2023

	Date	Original Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)
Department: 101 - COMMISSIONERS Total:	6/2/2023	325,447.00	379,465	(54,017.94)
	5/19/2023	325,447.00	363,958	(38,510.72)
Department: 102 - CLERK TREASURER Total:	5/19/2023	223,038.00	193,639	29,399.16
Department: 103 - RECORDER Total:	5/19/2023	177,887.00	131,360	46,527.22
Department: 104 - ASSESSOR Total:	5/19/2023	216,131.00	186,554	29,576.76
Department: 105 - ADMINISTRATIVE Total:	5/19/2023	199,404.00	147,752	51,652.04
Department: 106 - BUILDING & GROUNDS Total:	6/7/2023	279,841.00	241,304	38,537.00
	5/19/2023	279,841.00	188,490	91,350.73
Department: 107 - SHERIFF Total:	5/19/2023	2,467,982.00	1,838,811	629,170.54
Department: 109 - COMMUNITY DEVELOPMENT Total:	5/19/2023	453,508.00	386,506	67,001.63
Department: 111 - DISTRICT ATTORNEY Total:	6/2/2023	439,118.00	408,057	31,060.94
	5/19/2023	439,118.00	390,985	48,133.14
Department: 113 - JUSTICE COURT Total:	5/19/2023	341,214.00	260,820	80,393.78
Department: 114 - Health & Human Srv Total:	5/19/2023	9,147.00	4,687	4,459.83
Department: 115 - SWIMMING POOL Total:	6/2/2023	81,979.00	78,307	3,671.61
	5/19/2023	81,979.00	76,947	5,032.20
Department: 116 - COMMUNITY RELATIONS Total:	6/2/2023	65,253.00	65,730	(476.58)
	5/19/2023	65,253.00	105,249	(39,996.24)

Department: 117 - COMMUNICATIONS Total:	6/2/2023	666,337.00	668,871	(2,533.78)
	5/19/2023	666,337.00	643,150	23,186.56
Department: 118 - SERVICE Total:	6/2/2023	305,368.00	285,280	20,087.74
	5/19/2023	305,368.00	273,642	31,726.36
Department: 119 - IT Total:	5/19/2023	396,030.00	319,233	76,796.69
Department: 121 - COMPTROLLER Total:	5/19/2023	272,532.00	230,912	41,620.19
Department: 125 - Senior Center Total:	5/19/2023	395,327.00	367,153	28,174.46
	5/19/2023	395,327.00	350,788	44,539.32
Department: 142 - EMERGENCY MANAGEMENT Total:	5/19/2023	95,428.00	36,635	58,793.36
Department: 143 - PLANNING DEPARTMENT Total:	5/19/2023	201,930.00	150,657	51,273.25

qual pymts 5/19 div by 23 times 3
6/2 div by 24 times 2

Percent Remaining	Equal pymts Div by 26 times 3-2-1	Available Balance June 30
10%		
-16%	31,622.08	(85,640.02)
-12%	47,472.75	(85,983.47)
13%	25,257.24	4,141.92
26%	17,133.88	29,393.34
14%	24,333.16	5,243.60
26%	19,271.99	32,380.05
33%	20,108.67	18,428.33
0.33	24,585.69	66,765.04
25%	239,844.97	389,325.57
15%	50,413.87	16,587.76
7%	34,004.76	(2,943.82)
11%	50,998.03	(2,864.89)
24%	34,020.03	46,373.75
49%	611.37	3,848.46
5%	6,023.65	(2,352.04)
6%	10,036.54	(886.78)
-70%	5,477.47	(5,954.05)
-61%	13,728.16	(53,724.40)

0%	55,739.23	(58,273.01)
3%	83,889.19	(60,702.63)

7%	23,773.36	(3,685.62)
10%	35,692.39	(3,966.03)

19%	41,639.13	35,157.56
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15%	30,118.93	11,501.26
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7%	30,596.05	(2,421.58)
11%	45,754.91	(1,215.59)

62%	4,778.43	54,014.93
-----	----------	-----------

25%	19,650.88	31,622.37
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25pycks

Benefites

		Original Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)
Department: 101 - COMMISSIONERS :	6/2/2023	209,431	216,918	(7,487)
	5/19/2023	209,431	211,717	(2,286)
Department: 102 - CLERK TREASURER :	6/9/2023	138,785	136,884	1,901
	5/19/2023	138,875	124,448	14,427
Department: 103 - RECORDER :	5/19/2023	95,157	77,804	17,353
Department: 104 - ASSESSOR :	5/19/2023	137,918	104,048	33,870
Department: 105 - ADMINISTRATIVE :	5/19/2023	321,875	252,787	69,088
Department: 106 - BUILDING & GROUNDS :	5/19/2023	169,751	112,757	56,994
Department: 107 - SHERIFF :	5/19/2023	1,716,005	1,166,937	549,068
Department: 109 - COMMUNITY DEVELOPMENT	5/19/2023	250,444	195,591	54,853
Department: 111 - DISTRICT ATTORNEY :	5/19/2023	226,443	214	226,229
Department: 113 - JUSTICE COURT :	5/19/2023	218,099	143,332	74,767
Department: 114 - Health & Human Srv :	6/2/2023	5,422	4,879	543
	5/19/2023	5,422	3,176	2,246
Department: 115 - SWIMMING POOL :	6/2/2023	25,002	22,373	2,629
	5/19/2023	25,002	21,921	3,081
Department: 116 - COMMUNITY RELATIONS :	9/7/2023	34,359	34,739	(380)
	5/19/2023	34,359	61,351	(26,992)
Department: 117 - COMMUNICATIONS :	5/19/2023	353,575	304,599	48,976
Department: 118 - SERVICE :	5/19/2023	177,485	144,360	33,125
Department: 119 - IT :	5/19/2023	258,759	188,720	70,039
Department: 121 - COMPTROLLER :	5/19/2023	185,935	124,295	61,640
Department: 125 - Senior Center :	5/19/2023	204,787	153,747	51,040
Department: 142 - EMERGENCY MANAGEMENT :	5/19/2023	37,512	12,818	24,694
Department: 143 - PLANNING DEPARTMENT :	5/19/2023	96,007	77,212	18,795

020 - Roads	6/9/2023	96,007	77,212	18,795
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qual pymts 5/19 div by 23 times 3
 6/2 div by 24 times 2

Percent Remaining	Equal pymts Div by 26 times 3-2-1	Estimate available Balance as of 6/30
7%		
-3.6%	18,076.52	(25,563.81)
-1.1%	27,615.25	(29,901.17)
1.4%	3,093.00	(1,192.00)
10.4%	16,232.35	(1,805.35)
18.2%	10,148.32	7,204.89
24.6%	13,571.42	20,299.02
21.5%	32,972.26	36,115.45
33.6%	14,707.44	42,286.54
32.0%	152,209.15	396,859.03
21.9%	25,511.82	29,341.55
99.9%	27.91	226,201.14
34.3%	18,695.48	56,071.52
10.0%	406.61	136.12
41.4%	414.26	1,831.74
10.5%	1,864.38	765.10
12.3%	2,859.26	221.74
-1.1%	2,894.89	(3,274.53)
-78.6%	8,002.30	(34,994.30)
13.9%	39,730.30	9,245.70
18.7%	18,829.57	14,295.43
27.1%	24,615.65	45,423.35
33.2%	16,212.39	45,427.61
24.9%	20,053.96	30,986.04
65.8%	1,671.91	23,022.09
19.6%	10,071.13	8,723.87

19.6%	10,071.13	8,723.87
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As of 5/19/23- 6/5/23

ONLY depts close to shortfalls

Depts with excess of \$50,000 available

	Wages		Benefits	
	Budget	Calc 6/30	Budget	Calc 6/30
Department: 101 - COMMISSIONERS :	325,447.00	(83,069.54)	209,431	(25,564)
Department: 102 - CLERK TREASURER :	223,038.00	2,722.84	138,875	(1,192)
Department: 103 - RECORDER :	177,887.00	28,923.04	95,157	7,205
Department: 104 - ASSESSOR :	216,131.00	3,085.54	137,918	20,299
Department: 105 - ADMINISTRATIVE :	199,404.00	30,804.05	321,875	36,115
Department: 106 - BUILDING & GROUNDS :	279,841.00	20,364.17	169,751	42,287
Department: 107 - SHERIFF :	2,467,982.00	349,377.24	1,716,005	396,859
Department: 109 - COMMUNITY DEVELOPMENT	453,508.00	10,183.13	250,444	29,342
Department: 111 - DISTRICT ATTORNEY :	439,118.00	1,027.00	226,443	226,201
Department: 113 - JUSTICE COURT :	-			
Department: 113 - JUSTICE COURT :	341,214.00	43,133.74	218,099	56,072
Department: 114 - Health & Human Srv :	9,147.00	3,783.67	5,422	136
Department: 115 - SWIMMING POOL :	81,979.00	1,420.16	25,002	765
Department: 116 - COMMUNITY RELATIONS :	65,253.00	(3,347.41)	34,359	(3,275)
Department: 117 - COMMUNICATIONS :	666,337.00	(59,507.82)	353,575	9,246
Department: 118 - SERVICE :	305,368.00	(4,965.95)	177,485	14,295
Department: 119 - IT :	396,030.00	31,124.85	258,759	45,423
Department: 121 - COMPTROLLER :	272,532.00	7,969.61	185,935	45,428
Department: 125 - Senior Center :	395,327.00	(9,404.60)	204,787	30,986
Department: 142 - EMERGENCY MANAGEMENT :	95,428.00	54,745.12	37,512	23,022
Department: 143 - PLANNING DEPARTMENT :	201,930.00	28,622.08	96,007	8,724
	7,612,901	456,991	4,862,841	962,374

	Budget	S&S Actuals		Budget	Capital Actuals		Total Budget
	6,006,293	5,543,028	463,265				6,541,171
	196,302	93,203	103,099				558,215
	83,500	30,694	52,806				356,544
	108,763	40,093	68,670				462,812
	319,878	105,267	214,611				841,157
	427,000	440,594	(13,594)	10,500	-	10,500	887,092
	635,419	530,258	105,161	17,568	23,372	(5,804)	4,836,974
	155,712	96,933	58,779				859,664
	433,250	104,987	328,263				1,098,811
	258,000	197,040	60,960				258,000
	45,127	34,013	11,114				604,440
	171,783	107,890	63,893				186,352
	53,600	20,782	32,818				160,581
	1,044,220	952,529	91,691				1,143,832
	150,300	102,302	47,998	5,000	29,170	(24,170)	1,175,212
	121,150	83,639	37,511				604,003
	812,043	415,246	396,797	52,250	75,463	(23,213)	1,519,082
	137,600	109,891	27,709				596,067
	360,050	236,370	123,680				960,164
	78,305	17,904	60,401				211,245
	223,135	57,456	165,679				521,072
	11,821,430	9,320,120		85,318	128,005		24,382,490

tal

Actuals

5,434,394

94,734

66,822

63,478

172,186

503,245

1,299,866

136,457

332,215

197,040

133,219

111,809

22,967

945,907

81,209

92,969

567,258

163,289

257,952

95,671

94,802

10,867,490

NRS 354.598005 Procedures and requirements for augmenting or amending a budget

- 1) If available resources (unanticipated or higher Beginning fund Balance) exceed those budgeted for:
 - a) Funds receiving ad valorem must PUBLISH a notice for 3 days and need a RESOLUTION
 - b) Funds not receiving ad valorem and enterprise funds just need a RESOLUTION, no publish
- 5) Appropriations may be TRANSFERRED between FUNCTIONS, FUNDS & CONTINGENCY accounts if the transfer does not increase the total appropriations
 - a) (Comptroller) may transfer appropriations within any function
 - b) (Comptroller) may transfer appropriations between functions and programs if:
 - 1) BOCC is advised at next regular meeting
 - 2) ACTION is recorded in minutes
 - c) (Comptroller) may recommend and BOCC authorize TRANSFER of appropriations BETWEEN FUNDS or CONTINGENCY if:
 - 1) BOCC announces at next regular meeting and sets EXACT AMOUNTS to be transferred and affected the accounts, functions and programs and funds affected
 - 2) BOCC set forth the reasons
 - 3) Action is recorded in the minutes

Summary of Transfers Storey County

	<u>Page Totals</u>	
Page 2	101,500	Transfers within a Dept between Objects
Page 3	156,500	Transfers between Departments
	-	Transfers from Contingency to General Fund Depts.
Page 4	980,291	Transfers from Contingency to Special Revenue Funds
	-	Transfers within a Special Rev Fund between Objects
	-	Transfers between Special Revenue Funds
Page 5	706,617	Transfers from General Fund Dept to Spcl Rev Funds
	<u><u>1,944,908</u></u>	

Transfers within a Department between Objects

001 - GENERAL FUND

105 - ADMININSTRATIVE (HR):

	<i>From</i>			<i>To</i>	
Professional Srv	53070	(77,000)		Wages	51010 35,000
				PERS	52010 16,500
				PACT	52011 3,500
				Retiree Insurance	52016 22,000
		(77,000)			77,000

107 - SHERIFF :

	<i>From</i>			<i>To</i>	
Health Insurance	52012	(15,000)		Overtime	51011 15,000
		(15,000)			15,000

114-HEALTH & HUMAN SRV

	<i>From</i>			<i>To</i>	
MAABD Federal Cost	53210	(1,500)		Stipends	51030 1,500
		(1,500)			1,500

115-SWIMMING POOL/PARKS

	<i>From</i>			<i>To</i>	
Wages	51010	(4,000)		PERS	52010 2,500
				PACT	52011 1,500
		(4,000)			4,000

116-BUSINESS DEVELOPMENT

	<i>From</i>			<i>To</i>	
Health Insurance	52012	(4,000)		Wages	51010 4,000
		(4,000)			4,000

\$ (101,500)

PAGE TOTALS

101,500

Transfers between Departments

(132,000)	132,000
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(24,500)	24,500
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(156,500)	PAGE TOTALS	156,500
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Transfers from Contingency to Special Revenue Funds

(980,291)	980,291
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NRS 354.598005 Procedures and requirements for augmenting or amending a budget

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 - 1) BOCC announces at next regular meeting and sets EXACT AMOUNTS to be transferred and affected the accounts, functions and programs and funds affected
 - 2) BOCC set forth the reasons
 - 3) Action is recorded in the minutes

Summary of Transfers Storey County Water & Sewer

<u>Page Totals</u>		
Page 2	11,500	Transfers within a Dept between Objects
		- Transfers between Departments
		- Transfers from Contingency to General Fund Depts.
		- Transfers from Contingency to Special Revenue Funds
		- Transfers within a Special Rev Fund between Objects
		- Transfers between Special Revenue Funds
	<hr/>	
	11,500	

Special Revenue Funds - Transfers between Objects

Fund 090 Water

	<i>From</i>			<i>To</i>	
Health Insurance	52012	(7,500)	Overtime	51011	\$ 7,500
					<hr/>
					(7,500) \$ 7,500

Fund 130 Sewer

	<i>From</i>			<i>To</i>	
Health Insurance	52012	(4,000)	Overtime	51011	\$ 4,000
					<hr/>
					(4,000) \$ 4,000
					<hr/>
					(11,500) 11,500



Board of Storey County Commissioners Agenda Action Report

Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for the County Manager to sign a contract agreement between Storey County and Rebecca J. Phipps, Ophir Creek, LLC., for the research and development of a comprehensive grants manual and review and update the county's grant administrative policies for not to exceed cost of \$20,000.
- **Recommended motion:** I _(commissioner), move to approve or the County Manager to sign a contract agreement between Storey County and Rebecca J. Phipps, Ophir Creek, LLC., for the research and development of a comprehensive grants manual and review and update the county's grant administrative policies for a not to exceed cost of \$20,000.
- **Prepared by:** Lara Mather

Department: Business Development

Contact Number: 7758470986

- **Staff Summary:** Given the significant increase in federal funding the county is now receiving, it is imperative that we undertake a thorough review and overhaul of our existing grants policies and procedures. Additionally, the development of a comprehensive grants manual is essential to ensure consistent compliance, improve administrative efficiency, and support the effective management of current and future funding opportunities.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Rebecca J. Phipps

504 Mary Street

Carson City, NV 89703

rebecca@smallorangecat.net

775.277.0336

April 22, 2025

Lara Mather

Storey County

Business Development

10 South B Street

PO Box 7

Virginia City, NV 89440

Dear Ms. Mather,

I'm pleased to submit this proposal to develop a comprehensive Grants Management for Storey County. I have over 20 years experience in grants administration, public sector compliance, and policy development and possess both the technical expertise and hands-on experience necessary to deliver a practical, effective, and regulatory-compliant manual tailored to your operations.

The attached proposal outlines the scope of services, timeline, and compensation for the project. I have structured the work plan with a flexible schedule that accommodates my current full-time role while maintaining a clear and sustainable timeline for completion. My approach will be collaborative and transparent, with regular communication and built-in opportunities for feedback.

I would welcome the opportunity to work with your team and support Storey County's grant stewardship. Please feel free to reach out with any questions or if you would like to schedule a conversation.

Thank you for your time and consideration.

Cordially,

Rebecca J. Phipps

Proposal to Develop a Grants Management Manual for Storey County

Date: April 22, 2025

Purpose

This proposal outlines the scope, timeline, and compensation for consulting services related to the creation of a Grants Management Manual for Storey County.

Project Overview

Storey County seeks to create a comprehensive Grants Management Manual that establishes clear guidance and standardized processes for the administration, oversight, and compliance of grants. This manual will serve as a foundational document for county departments and staff, aligning operations with federal, state, and local requirements while supporting efficient and accountable grant practices.

Scope of Work

Research & Regulatory Review: Analysis of federal, state, and local grant management requirements and best practices.

Stakeholder Engagement: Consultation with Storey County staff and relevant stakeholders to assess current practices and tailor the manual to local needs.

Manual Drafting: Development of a clear, structured Grants Management Manual, including policies and procedures aligned with Uniform Guidance (2 CFR Part 200) and other applicable frameworks.

Revisions & Finalization: Incorporation of stakeholder feedback into a final, editable version of the manual.

Assumptions

- Project will involve no more than 3 rounds of revisions.
- Stakeholder meetings will be scheduled in coordination with County availability.
- Travel (if required) will be billed separately at the federal mileage reimbursement rate.

Deliverables

- Draft and final versions of the Grants Management Manual
- Supporting templates or checklists (as needed)
- Participation in review meetings and stakeholder discussions

Time Management Plan

The project is estimated at 160 hours and will be executed over approximately 10–12 weeks, averaging 13–14 hours per week. This ensures a sustainable pace while meeting project goals.

Estimated Weekly Breakdown

Week 1–2: Discovery + Planning (20–25 hours)

- Review existing policies, grants, and regulations
- Conduct stakeholder meetings
- Develop a framework or outline for the manual

Week 3–6: Drafting the Manual (60–70 hours)

- Focused writing sessions for each section of the manual
- Internal reviews and revisions

Week 7: Review & Feedback (10–15 hours)

- Receive and incorporate feedback from stakeholders
- Conduct review meetings if needed

Week 8–10: Finalization & Delivery (25–30 hours)

- Final revisions and proofreading
- Prepare and deliver final manual and any supporting materials

Compensation

Consulting services will be provided at a rate of \$100 per hour, not to exceed 160 total hours. Invoicing will occur on a bi-weekly or monthly basis, with detailed time tracking provided.

Authorization

To initiate this engagement, Storey County may authorize the proposal by signing below or providing written approval via email.

Rebecca J. Phipps
504 Mary Street
Carson City, NV 89703
775.277.0336
rebecca@smallorangecat.net

Storey County Representative: _____


Date: _____

Rebecca J. Phipps
Consultant
Date: _____

Consultant Qualifications

Rebecca J. Phipps has over 20 years of cross-sector experience in grant management, policy development, compliance oversight, and public administration. She currently serves as the Grants Administrator for the City of Carson City, where she manages federal and local grant funds, including the Community Development Block Grant (CDBG) and American Rescue Plan Act (ARPA) programs. Her work includes authoring complex documents such as consolidated plans, monitoring handbooks, and policy guides; overseeing subrecipients; and ensuring full compliance with 2 CFR Part 200 and other regulatory frameworks. She is well-versed in federal reporting, audit preparation, and performance measurement.

In previous roles with the Nevada Department of Health Care Finance and Policy and the Nevada Department of Education, Ms. Phipps wrote and managed federally funded programs exceeding \$20 million. She has drafted Advance Planning Documents, Requests for Proposals, governance structures, and compliance systems for multi-year grant initiatives. Her policy and program experience spans education, healthcare, human services, and cultural sectors. She has an M.A. in Historical Administration and Museum Studies, extensive experience in both the nonprofit and government sectors, and a reputation for clarity, compliance, and collaboration.

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval regarding Resolution No. 25-776 recognizing the ZIP Code, 89437, assigned to McCarran, Storey County, Nevada, Tahoe-Reno Industrial Center, by the united states post office effective November 10, 2018.
- **Recommended motion:** I, _(commissioner), move to approve Resolution No. 25-776 for the recognition of ZIP Code, 89437, assigned to McCarran, Storey County, Nevada, Tahoe-Reno Industrial Center, by the united states post office effective November 10, 2018.
- **Prepared by:** Lara Mather

Department: Business Development

Contact Number: 7758470986

- **Staff Summary:** Formal recognition of ZIP Code 89437 for the McCarran area is essential to ensure accurate tax allocation and data reporting. When businesses use the incorrect ZIP Code 89434, associated with a neighboring jurisdiction, they may be subject to higher sales taxes and other fees leading to unnecessary costs and misallocated revenue. Official recognition will encourage correct usage and help preserve the integrity of Storey County's business and economic records.
- **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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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RESOLUTION NO. 25- 776

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, NEVADA, RECOGNIZING THE ZIP CODE, 89437, ASSIGNED TO MCCARRAN, STOREY COUNTY, NEVADA, TAHOE-RENO INDUSTRIAL CENTER, BY THE UNITED STATES POST OFFICE EFFECTIVE NOVEMBER 10, 2018.

WHEREAS, in rural areas of Nevada, the United States Post Office can designate a mail delivery territory with the name of the closest post office regardless of its located in another county; and,

WHEREAS, prior to 1997, the north-eastern area of Storey County was identified by the United States Post Office as Sparks, Nevada, 89434, the same as the city and ZIP Code located adjacent in Washoe County; and,

WHEREAS, in April 1997, Storey County was notified by the United States Post Office that the name of McCarran was approved for the north-eastern part of Storey County adjacent to Interstate 80 and extends between the areas generally known as Patrick and Clark; and

WHEREAS, prior to 2018, McCarran and the Tahoe-Reno Industrial Center shared the ZIP Code, 89434, with Sparks, Nevada, Washoe County and,

WHEREAS, effective November 10, 2018, the United States Post Office change the ZIP Code assigned to the Tahoe-Reno Industrial Center from 89434 to 89437; and

WHEREAS, businesses located in the designated area that continue to use the Washoe County designation of Sparks, Nevada, 89434, are potentially subject to higher taxes including Sales and Use Taxes, and fees including, but not limited to, vehicle registration insurance rates, and regulations not applicable in Storey County including, but not limited to, vehicle smog inspection requirements. etc.; and,

NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS;

The Board of County Commissioners of Storey County does hereby designate and recognize the area of Storey County encompassing the Tahoe-Reno Industrial Center as McCarran, Nevada, 89437, per the United States Post Office correspondence and online map.


ADOPTED this **17** day of **June, 2025**.

BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY

By: _____
Julian (Jay) Carmona, Chairman

ATTEST:

Jim Hindle
Storey County Clerk/Treasurer

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 5 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of a letter to Nevada’s senators and congressional representative requesting their support for the reauthorization of the Historic Preservation Fund in the federal fiscal year 2026 budget.
- **Recommended motion:** I (commissioner) move to approve and sign the enclosed letter to Nevada’s senators and congressional representative requesting their support for the reauthorization of the Historic Preservation Fund in the federal fiscal year 2026 budget.
- **Prepared by:** Sara Sturtz

Department: Business Development

Contact Number: 775-350-9473

- **Staff Summary:** This item requests Board consideration and possible approval of a letter to Nevada’s U.S. senators and congressional representative requesting support for the reauthorization and full funding of the Historic Preservation Fund (HPF) at a level of up to \$225 million in the federal FY 2026 budget. The HPF is not funded through taxpayer dollars, but through revenues generated from offshore oil and gas leases. The HPF provides critical funding to State Historic Preservation Offices, including the Comstock Historic District Commission, and other local preservation 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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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STOREY COUNTY COMMISSIONERS' OFFICE

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

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

Austin Osborne, County Manager

June 6, 2025,

RE: Support for the Historic Preservation Fund in the Federal FY 2026 Budget

Dear Senator Cortez-Masto,

As Storey County Commissioners located within the historic Comstock region, a nationally significant area that played a pivotal role in the economic and industrial development of the United States, we are writing to strongly urge your support for the Historic Preservation Fund (HPF) and its full inclusion in the FY 2026 federal budget.

The HPF is essential to the work of State Historic Preservation Offices (SHPOs), which rely on it for approximately 60% of their operating budgets. This funding supports critical work such as the SHPO's Comstock Historic District Commission and other local historic districts in the state, the National Register of Historic Places nominations, Section 106 reviews required under the National Historic Preservation Act, and the administration of the Historic Tax Credit program. These programs not only honor and protect our shared heritage, but they also stimulate local economies, support private investment, and generate thousands of jobs across the country.

The proposed elimination of the HPF in the FY 2026 federal budget may lead to delayed federal projects in the state of Nevada, tax credit projects would stall, historic sites could go unrecognized, and rural communities like ours would lose vital support for local preservation efforts.

Here in Storey County, we see firsthand how preservation boosts our economy and strengthens our identity. The Comstock Historic District is not just a source of pride, it is an economic engine that draws tourism and investment. Loss of HPF funding would undermine our ability to manage and protect this irreplaceable heritage.

It is important to note that the HPF is not funded by taxpayer dollars, it is supported by revenues from offshore oil and gas leases. Eliminating the fund would have no impact on the federal deficit or taxes, but it would significantly harm efforts to commemorate and protect our national story.

We respectfully request you to support full funding for the HPF in the FY 2026 federal budget and to advocate for legislation that reauthorizes and strengthens the program to meet the growing preservation needs of communities like ours.

Thank you for your consideration and your continued service to the people of Nevada.

Sincerely,

Jay Carmona
Commissioner Chair

Clay Mitchell
Commission Vice-Chair

Donald Gilman
Commissioner



STOREY COUNTY COMMISSIONERS' OFFICE

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

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

Austin Osborne, County Manager

June 6, 2025,

RE: Support for the Historic Preservation Fund in the Federal FY 2026 Budget

Dear Senator Rosen,

As Storey County Commissioners located within the historic Comstock region, a nationally significant area that played a pivotal role in the economic and industrial development of the United States, we are writing to strongly urge your support for the Historic Preservation Fund (HPF) and its full inclusion in the FY 2026 federal budget.

The HPF is essential to the work of State Historic Preservation Offices (SHPOs), which rely on it for approximately 60% of their operating budgets. This funding supports critical work such as the SHPO's Comstock Historic District Commission and other local historic districts in the state, the National Register of Historic Places nominations, Section 106 reviews required under the National Historic Preservation Act, and the administration of the Historic Tax Credit program. These programs not only honor and protect our shared heritage, but they also stimulate local economies, support private investment, and generate thousands of jobs across the country.

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Thank you for your consideration and your continued service to the people of Nevada.

Sincerely,

Jay Carmona
Commissioner Chair

Clay Mitchell
Commission Vice-Chair

Donald Gilman
Commissioner



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commissioners@storeycounty.org

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

Austin Osborne, County Manager

June 6, 2025,

RE: Support for the Historic Preservation Fund in the Federal FY 2026 Budget

Dear Congressman Amodei,

As Storey County Commissioners located within the historic Comstock region, a nationally significant area that played a pivotal role in the economic and industrial development of the United States, we are writing to strongly urge your support for the Historic Preservation Fund (HPF) and its full inclusion in the FY 2026 federal budget.

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The proposed elimination of the HPF in the FY 2026 federal budget may lead to delayed federal projects in the state of Nevada, tax credit projects would stall, historic sites could go unrecognized, and rural communities like ours would lose vital support for local preservation efforts.

Here in Storey County, we see firsthand how preservation boosts our economy and strengthens our identity. The Comstock Historic District is not just a source of pride, it is an economic engine that draws tourism and investment. Loss of HPF funding would undermine our ability to manage and protect this irreplaceable heritage.

It is important to note that the HPF is not funded by taxpayer dollars, it is supported by revenues from offshore oil and gas leases. Eliminating the fund would have no impact on the federal deficit or taxes, but it would significantly harm efforts to commemorate and protect our national story.

We respectfully request you to support full funding for the HPF in the FY 2026 federal budget and to advocate for legislation that reauthorizes and strengthens the program to meet the growing preservation needs of communities like ours.

Thank you for your consideration and your continued service to the people of Nevada.

Sincerely,

Jay Carmona
Commissioner Chair

Clay Mitchell
Commission Vice-Chair

Donald Gilman
Commissioner

United States Senate

WASHINGTON, DC 20510

May 21, 2025

The Honorable Lisa Murkowski
Chair
Senate Appropriations Subcommittee on
Interior, Environment, and Related Agencies
Washington, D.C. 20510

The Honorable Jeff Merkley
Ranking Member
Senate Appropriations Subcommittee on
Interior, Environment, and Related Agencies
Washington, D.C. 20510

Dear Chair Murkowski and Ranking Member Merkley,

Thank you for your longstanding support for preserving America's special places, and thank you in particular for providing \$188.666 million in funding for the Historic Preservation Fund (HPF) in the FY 2025 Interior and Environment Appropriations bill. We write to request that you continue this support by appropriating up to \$225 million for the Historic Preservation Fund for Fiscal Year (FY) 2026. Of the total, we request that \$70 million support State Historic Preservation Offices (SHPOs), \$34 million support Tribal Historic Preservation Offices (THPOs), \$40 million support the Save America's Treasures grant program, \$13 million support competitive grants for Historically Black Colleges and Universities, \$17 million support Paul Bruhn Historic Revitalization grants to revitalize historic properties and generate economic development in rural communities, and \$5 million support a competitive grant program to survey and document historic resources associated with under-represented communities. As part of this request, we also support \$28 million for the African American Civil Rights Initiative Competitive Grants and \$7 million for the History of Equal Rights grant program to preserve the sites and stories associated with securing civil rights for All Americans. Finally, we strongly support \$11 million for the Semiquincentennial grant program to preserve historical sites commemorating the 250th Anniversary of the United States of America.

SHPOs lead efforts to promote and preserve our nation's unique historic and cultural heritage. SHPOs carry out the National Historic Preservation Act, which provides citizens with the tools they need to revitalize, rehabilitate, and protect the resources our communities value most. In FY22 SHPOs reviewed and consulted on 177,400 Federal undertakings (a 42.7% increase over FY21), provided 83,200 National Register eligibility opinions, and surveyed over 5.3 million acres for cultural resources. SHPOs also assist in administering the Historic Rehabilitation Tax Credit program that has created more than 3.2 million jobs and leveraged over \$235 billion in private investment since the program's inception.

Just as the SHPOs review federal undertakings on state lands, Tribal Historic Preservation Offices (THPOs) review federal undertakings on tribal government lands. There were only 12 THPOs when the program first provided funding in 1996. Today, there are more than 200 THPOs for which Congress and the United States have a responsibility to sustain the

government-to-government relationship with the Tribes. While funding for THPOs as a category has grown in past years, we must ensure those increases are felt at the level of individual Tribal Historic Preservation Offices.

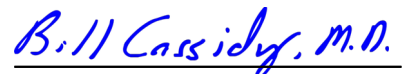
HPF's competitive grant programs preserve, document, and exhibit our shared history. These programs address a wide variety of preservation needs across the country and fund various types of work. In 2019, the Oregon Parks and Recreation Department was awarded a \$665,000 Paul Bruhn Historic Revitalization grant to implement a grant program for the preservation of historic theaters. Eight theaters received between \$80,000-\$90,000 to repair and preserve their venues. In 2023, the Chilkoot Indian Association received a Save America's Treasures grant for the stabilization and rehabilitation of the Noow Hit tribal house. Noow Hit is the last surviving example of Lingít vernacular architecture in Haines, Alaska and this \$744,507 grant preserves the knowledge of traditional construction techniques.

As we approach the 250th anniversary of the nation in 2026, continued funding for these historic preservation programs is vital for ensuring the resources necessary to tell the complete story of America. Infrastructure investments funded by the bipartisan infrastructure law have added significantly to the workload of SHPOs and THPOs, so we must ensure these offices are appropriately equipped. Historic preservation is an investment in towns and cities throughout the country that benefit from tourists visiting historic sites and the public and private investment in restoring historic buildings. This funding is both an economic and historical imperative that creates jobs and protects historic resources that might otherwise be lost forever.

Sincerely,



Kirsten Gillibrand
United States Senator



Bill Cassidy, M.D.
United States Senator



Michael F. Bennet
United States Senator



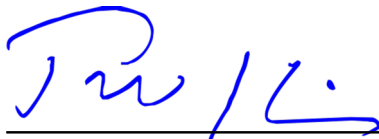
Richard Blumenthal
United States Senator



Cory A. Booker
United States Senator



Tammy Duckworth
United States Senator



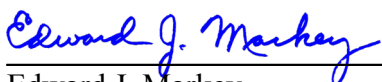
Tim Kaine
United States Senator



Angus S. King, Jr.
United States Senator



Amy Klobuchar
United States Senator



Edward J. Markey
United States Senator



Alex Padilla
United States Senator



Jack Reed
United States Senator



Bernard Sanders
United States Senator



Elissa Slotkin
United States Senator



Tina Smith
United States Senator



Chris Van Hollen
United States Senator



Mark R. Warner
United States Senator



Peter Welch
United States Senator



Sheldon Whitehouse
United States Senator



Ron Wyden
United States Senator

Congress of the United States

Washington, DC 20515

May 16, 2025

The Honorable Mike Simpson
Chairman
House Appropriations Committee
Subcommittee on Interior, Environment, and
Related Agencies
2007 Rayburn House Office Building
Washington, DC 20515

The Honorable Chellie Pingree
Ranking Member
House Appropriations Committee
Subcommittee on Interior, Environment, and
Related Agencies
1036 Rayburn House Office Building
Washington, DC 20515

Dear Chairman Simpson and Ranking Member Pingree:

Thank you for your long-standing support for preserving America's special places. We write to request that you continue this support by appropriating \$225 million for the Historic Preservation Fund (HPF) for Fiscal Year (FY) 2026. Of the total, we request that \$70 million support State Historic Preservation Offices (SHPOs), \$34 million support Tribal Historic Preservation Offices (THPOs), and \$121 million for seven existing competitive grant programs. This includes support for programs like the Paul Bruhn Historic Revitalization grant program, which fosters economic development in rural communities through the revitalization of historic properties and the Semiquincentennial grant program, which celebrates the 250th Anniversary of the United States of America by restoring and preserving historic sites and structures that commemorate the founding of the nation.

SHPOs lead efforts to promote our nation's historic and cultural heritage. SHPOs carry out the National Historic Preservation Act, which provides citizens the tools they need to revitalize, rehabilitate, and protect the resources our communities value most. In FY 2024 SHPOs reviewed and consulted on 108,200 federal undertakings, provided 91,600 National Register eligibility opinions, and surveyed over 4.5 million acres for cultural resources. SHPOs also assist in administering the federal Historic Rehabilitation Tax Credit program that has created more than **3.2 million new jobs and leveraged over \$235 billion in private investment** since the program's inception.

Just as the SHPOs review federal undertakings on state lands, THPOs review federal undertakings on tribal government lands. There were only 12 THPOs when they first received funding in 1996. Today, there are 228 THPOs for which Congress and the United States have a responsibility to sustain the government-to-government relationship with the Tribes. While

funding for THPOs as a category has grown in recent years, we must ensure those increases are felt at the level of individual Tribal Historic Preservation Offices.

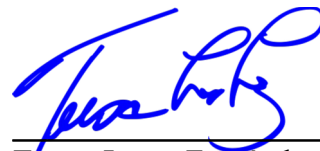
Competitive grant programs under the HPF preserve, document, and exhibit our shared history. These programs address a wide variety of preservation needs across the country and fund various types of work. In 2022, the Idaho Heritage Trust was awarded a \$750,000 Paul Bruhn Historic Revitalization grant to implement a subgrant program to facilitate the preservation and restoration of historic theaters in Idaho's rural communities. Nine theaters across Idaho received between \$49,000-\$100,000 to repair and preserve their historic venues. In 2022, the Maine Department of Agriculture, Conservation and Forestry received a Semiquincentennial grant for the rehabilitation of the Colburn House in Pittston, ME, where Major Colburn worked with local Indigenous leaders and colonists to map a water trail route as well as quickly construct small boats for Benedict Arnold's campaign to seize Quebec in 1775 during the American Revolution.

A meaningful investment in the HPF will protect and promote the places that tell the story of America - especially as we prepare to commemorate America's 250th anniversary in 2026. Since 1976, the National Historic Preservation Act (NHPA) has been a successful federal-state partnership, leading investment in historic sites and buildings in communities throughout the country. The NHPA authorizes \$150 million annually to be deposited for the benefit of the HPF, however, in September 2024, the authorization for this deposit of funds lapsed. It is imperative to restore this authorization to address the ongoing funding needs and to provide stability to these preservation programs. Support for the Historic Preservation Fund is an investment in economic development, job creation, and our nation's heritage for the benefit of our future. Thank you for your consideration.

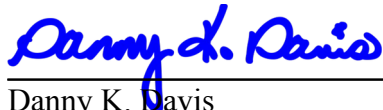
Sincerely,



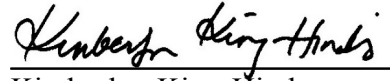
Michael R. Turner
Member of Congress



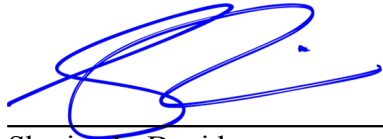
Teresa Leger Fernández
Member of Congress



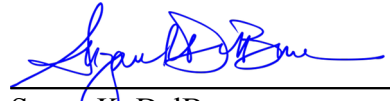
Danny K. Davis
Member of Congress



Kimberlyn King-Hinds
Member of Congress



Sharice L. Davids
Member of Congress



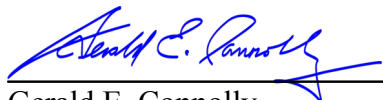
Suzan K. DelBene
Member of Congress



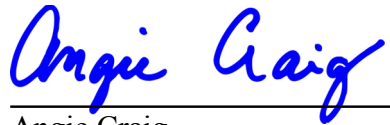
Paul D. Tonko
Member of Congress



Richard E. Neal
Member of Congress



Gerald E. Connolly
Member of Congress



Angie Craig
Member of Congress



Jahana Hayes
Member of Congress



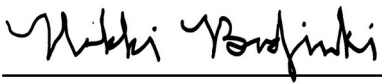
James P. McGovern
Member of Congress



Gwen S. Moore
Member of Congress



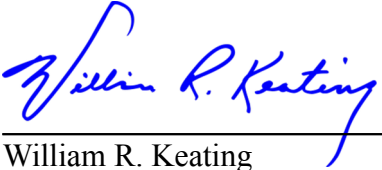
Mark DeSaulnier
Member of Congress



Nikki Budzinski
Member of Congress



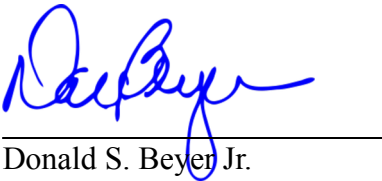
Judy Chu
Member of Congress



William R. Keating
Member of Congress



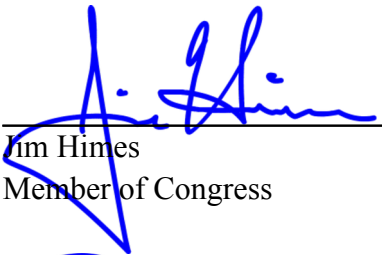
Joe Courtney
Member of Congress



Donald S. Beyer Jr.
Member of Congress



Chrissy Houlahan
Member of Congress



Jim Himes
Member of Congress



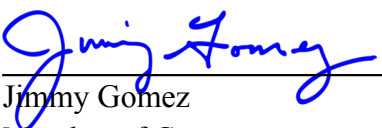
Joaquin Castro
Member of Congress



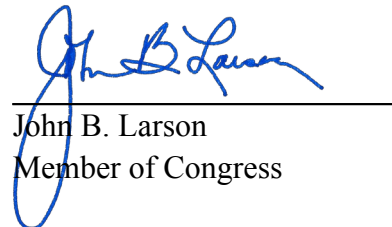
Darin LaHood
Member of Congress



Summer L. Lee
Member of Congress



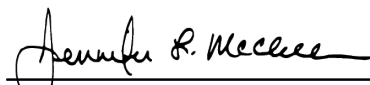
Jimmy Gomez
Member of Congress



John B. Larson
Member of Congress



Lucy McBath
Member of Congress



Jennifer L. McClellan
Member of Congress



Marilyn Strickland
Member of Congress



Kim Schrier, M.D.
Member of Congress



Brian K. Fitzpatrick
Member of Congress



Rick Larsen
Member of Congress



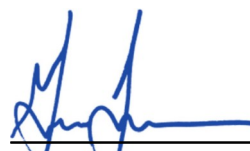
Darren Soto
Member of Congress



Andre Carson
Member of Congress



Brendan F. Boyle
Member of Congress



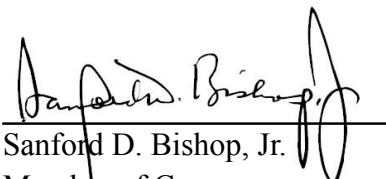
Greg Landsman
Member of Congress




Jamie Raskin
Member of Congress



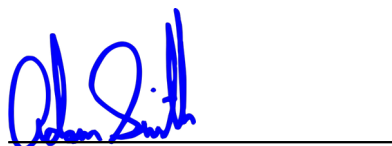
Mike Carey
Member of Congress




Sanford D. Bishop, Jr.
Member of Congress



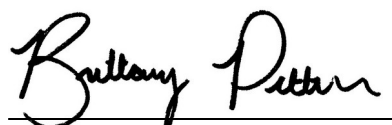
Ilhan Omar
Member of Congress




Adam Smith
Member of Congress




Rob Bresnahan, Jr.
Member of Congress



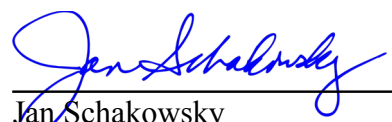
Brittany Pettersen
Member of Congress



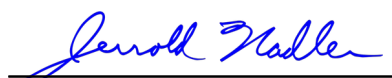
Ritchie Torres
Member of Congress




Bill Foster
Member of Congress




Jan Schakowsky
Member of Congress



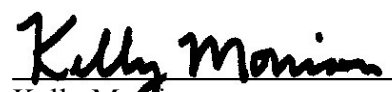
Jerrold Nadler
Member of Congress



Diana DeGette
Member of Congress



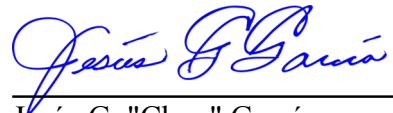
Joe Neguse
Member of Congress



Kelly Morrison
Member of Congress



Stephen F. Lynch
Member of Congress



Jesús G. "Chuy" García
Member of Congress



Mike Thompson
Member of Congress



Robert C. "Bobby" Scott
Member of Congress



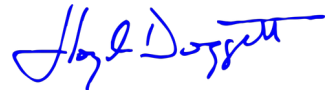
Greg Casar
Member of Congress



Dan Goldman
Member of Congress



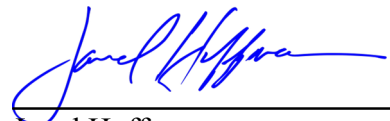
Stacey E. Plaskett
Member of Congress



Lloyd Doggett
Member of Congress



Earl L. "Buddy" Carter
Member of Congress



Jared Huffman
Member of Congress



Board of Storey County Fire Commissioners Agenda Action Report

**Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of the new Storey County Fire District Distribution of Greater than Anticipated Revenue Policy updated to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the Fire District.
- **Recommended motion:** I, Commissioner _____, move to approve the Storey County Fire District Distribution of Greater than Anticipated Revenue Policy updated to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the Fire District.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The fiscal plan is designed to allow Storey County Fire District a method to apportion greater than anticipated revenues received from Ad Valorem Property Tax and Building Permits. Storey County Fire District Budgets Ad Valorem based on projections from the Nevada Department of Taxation. Additionally, the Fire District budgets other revenue sources using historical data and real-time projections. In some fiscal years, actual revenue collections may exceed budgeted amounts. This policy authorizes the Comptroller to assess revenue trends in May or June of the current fiscal year to determine whether a distribution of greater-than-anticipated revenue is appropriate to support operational, capital, or reserve needs of the District This assessment before the County Fire Commission for approval. The annual distribution adjustments will be determined each fiscal year.
- **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 FIRE DISTRICT
ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER A-049
EFFECTIVE DATE: 07-01-2024
REVISED: 6/17/25
AUTHORITY: BOFC
FIRE CHIEF:

SUBJECT: *Distribution of Greater than Anticipated Revenue*

PURPOSE: The fiscal plan is designed to allow Storey County Fire District a method to apportion greater than anticipated revenues received from Ad Valorem Property Tax and Building Permits. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the Fire District.

I. POLICY: Storey County Fire District Budgets Ad Valorem based on projections from the Nevada Department of Taxation. Additionally, the Fire District budgets other revenue sources using historical data and real-time projections. In some fiscal years, actual revenue collections may exceed budgeted amounts.

This policy authorizes the Comptroller to assess revenue trends in May or June of the current fiscal year to determine whether a distribution of greater-than-anticipated revenue is appropriate to support operational, capital, or reserve needs of the District. This assessment before the County Fire Commission for approval. The annual distribution adjustments will be determined each fiscal year and outlined in the Procedures section below.

II. PROCEDURES:

A. Comparison of Budgeted vs. Actual Revenue in Fiscal Year 2024:

	Budgeted	Actuals
AD Valorem	4,209,964	5,650,374
Building Permits	1,931,000	3,137,365

B. Comparison of Budgeted vs. Actual Revenue as of May 30, 2025

The table below shows actual revenue collections exceeding budgeted projections for FY 2025 in both Ad Valorem taxes and Building Permits, resulting in greater-than-anticipated revenue totaling \$13,210,421.

	Budgeted	Actuals as of May 30	Greater-Than- Anticipated Revenue
AD Valorem	6,668,078	11,669,080	5,001,002
Building Permits	2,000,000	10,209,419	8,209,419
			\$ 13,210,421

C. Therefore, Ad Valorem has exceeded budgeted projections. The following is a summary of the recommended funds that would benefit from the FY25 apportionment of this Greater-Than-Anticipated Revenue.

III.RECOMMENDATIONS:


A. Capital Projects Fund: The Fire District has been actively developing a Capital Improvement Plan to address the longstanding needs of the County's communities. Allocating additional resources to this Capital Project Fund would support approved projects and would help reduce the number of interfund transfers in the future. It is recommended that \$10,00,000 be apportioned to support planning and implementation of future projects outlined in the Capital Improvement Plan.

B. Compensated Absence Fund: The primary purpose of the Compensated Absence Fund is to cover the costs associated with leave payments when an employee leaves the Fire District. This is new fund currently has fund balance is \$0.00. It is recommended that \$1,000,000 be apportioned to begin funding the Fire District's future liabilities.

Fire Emergency Fund: The primary purpose of the Fire Emergency Fund is to cover the costs associated with emergency declaration events that are within Storey County. Currently this fund has an ending fund balance of \$300,000. As the fund balance cannot exceed 10% of the previous year's General Fund expenses it is recommended that \$100,000 be apportioned to this fund.

IV.SUMMARY: This FY25 policy apportions current surpluses in Ad Valorum for a total of \$11,100,000. Additionally, any further collections of General Fund Ad Valorem exceeding projections are recommended to be apportioned equally among III. A and B to support approved programs and capital projects as approved by the Board of Fire Commissioners.

RESPONSIBILITY FOR REVIEW: The County Comptroller or his/her designee will review this policy every year or sooner as necessary.

	<h1>Board of Storey County Fire Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 10	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval for Resolution #25-778 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$240,000.
- **Recommended motion:** I, Fire Commissioner _____, move to approve Resolution #25-778 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$240,000.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The augment and transfer process allows us to amend the current fiscal year's budget to account for emergencies and unforeseen circumstances that arise during the fiscal year. Resolution #25-788 proposes an augmentation of the Fire District's Mutual Aid Fund. This fund is designated to track revenues and expenditures related to out-of-distance fires. For FY25 actual revenues and expenditures have exceeded the originally budgeted amounts. As a result of the unanticipated revenues, there is a need to augment both the revenues and expenses in the amount of \$240,000.
- The revenue line item to be increased include Fire Billings. The expense line-item to be increased include wages, PERS, PACT, and Health Insurance.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION #25-778

**RESOLUTION TO AUGMENT THE 2024-2025 BUDGET OF STOREY COUNTY FIRE DISTRICT
MUTUAL AID FUND**

WHEREAS, total resources of the **STOREY COUNTY FIRE DISTRICT MUTUAL AID FUND** were budgeted to be **\$644,000** on July 1, 2024; and

WHEREAS, the total available resources are now determined to be **\$1,418,578**

WHEREAS, said additional unanticipated resources are as follows:

• Mutual Aid Wages	\$170,000
• Mutual Aid PERS	\$ 35,000
• Mutual Aid PACT	\$ 25,000
• Mutual Aid Health Insurance	<u>\$ 10,000</u>
	\$240,000

WHEREAS, there is a need to apply these excess proceeds in the **STOREY COUNTY FIRE DISTRICT MUTUAL AID FUND**

Now, therefore it is here by RESOLVED, that Storey County Fire District shall augment its 2024-2025 budget by appropriating **\$240,000**, thereby increasing its appropriations for the **STOREY COUNTY FIRE DISTRICT MUTUAL AID FUND**

from **\$644,000** TO **\$884,000**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 17th of June, 2025.

AYES: _____

NAYS: _____

Absent: _____


By: _____

Jay Carmona, Chairman

Storey County Fire District Board of Commissioners

ATTEST: _____

Storey County Clerk

	<h2 style="text-align: center;">Board of Storey County Fire Commissioners</h2> <h3 style="text-align: center;">Agenda Action Report</h3>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval for Resolution #25-781 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$500,000.
- **Recommended motion:** I, Fire Commissioner _____, move to approve Resolution #25-781 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$240,000.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The augment and transfer process allows us to amend the current fiscal year's budget to account for emergencies and unforeseen circumstances that arise during the fiscal year. Resolution #25-781 proposes an augmentation of the Fire District's Capital Projects Fund. This fund is designated to be used for Capital Fixed Assets within the Fire District. For FY25 actual revenues and expenditures have exceeded the originally budgeted amounts. As a result of these unanticipated revenues, there is a need to augment both the revenues and expenses in the amount of \$500,000. The revenue line item to be increased include Ad Valorem. The expense line-item to be increased include Capital Projects.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** yes
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION #25-781

**RESOLUTION TO AUGMENT THE 2024-2025 BUDGET OF STOREY COUNTY FIRE DISTRICT
CAPITAL PROJECTS FUND**

WHEREAS, total resources of the **STOREY COUNTY FIRE DISTRICT CAPITAL PROJECTS FUND** were budgeted to be **\$4,044,000** on July 1, 2024; and

WHEREAS, the total available resources are now determined to be **\$14,044,000**

WHEREAS, said additional unanticipated resources are as follows:

- Capital Projects \$500,000
\$500,000

WHEREAS, there is a need to apply these excess proceeds in the **STOREY COUNTY FIRE DISTRICT CAPITAL PROJECTS FUND**

Now, therefore it is here by RESOLVED, that Storey County Fire District shall augment its 2024-2025 budget by appropriating **\$500,000**, thereby increasing its appropriations for the **STOREY COUNTY FIRE DISTRICT CAPITAL PROJECTS FUND** from **\$4,587,925** TO **\$5,087,925**. A detailed schedule is attached to this Resolution and by reference is made a part thereof

IT IS FUTHER RESOLVED, that the Storey County Comptroller's Office shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED AND APPROVED THE 17th of June, 2025.

AYES: _____

NAYS: _____

Absent: _____

By: _____

Jay Carmona, Chairman
Storey County Fire District Board of Commissioners

ATTEST: _____

Storey County Clerk



Storey County Water and Sewer Board Agenda Action Report

Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the transfers within the Storey County Water and Sewer 2024-2025 Budget pursuant to NRS 354.59800. The total amount of transfers is \$11,500 with a net adjustment of \$0.00 in the overall budget.
- **Recommended motion:** I, Commissioner _____, move to approve the transfers within the 2024-2025 Storey County Water and Sewer Budgets in the amount of \$11,500 with a net adjustment to the County budgets of \$0.00.
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** The augment and transfer process allows us to amend the current fiscal year's budget to account for emergencies and unforeseen circumstances that arise during the fiscal year. For the year ending June 30, 2025, Storey County has only transfers, there are no augmentations necessary. The transfers within Storey County Water and Sewer funds total \$11,500 with a net adjustment of \$0.00 for the County budgets. Within the Water Fund, a transfer of \$7,500 is necessary between the Wages and Benefits objects to align budgeted amounts with actual expenditures. Within the Sewer Fund, a transfer of \$4,000 is necessary between the Wages and Benefits objects to align budgeted amounts with actual expenditures.
- **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

NRS 354.598005 Procedures and requirements for augmenting or amending a budget

- 1) If available resources (unanticipated or higher Beginning fund Balance) exceed those budgeted for:
 - a) Funds receiving ad valorem must PUBLISH a notice for 3 days and need a RESOLUTION
 - b) Funds not receiving ad valorem and enterprise funds just need a RESOLUTION, no publish
- 5) Appropriations may be TRANSFERRED between FUNCTIONS, FUNDS & CONTINGENCY accounts if the transfer does not increase the total appropriations
 - a) (Comptroller) may transfer appropriations within any function
 - b) (Comptroller) may transfer appropriations between functions and programs if:
 - 1) BOCC is advised at next regular meeting
 - 2) ACTION is recorded in minutes
 - c) (Comptroller) may recommend and BOCC authorize TRANSFER of appropriations BETWEEN FUNDS or CONTINGENCY if:
 - 1) BOCC announces at next regular meeting and sets EXACT AMOUNTS to be transferred and affected the accounts, functions and programs and funds affected
 - 2) BOCC set forth the reasons
 - 3) Action is recorded in the minutes

Summary of Transfers Storey County Water & Sewer

<u>Page Totals</u>	
Page 2	11,500 Transfers within a Dept between Objects
	- Transfers between Departments
	- Transfers from Contingency to General Fund Depts.
	- Transfers from Contingency to Special Revenue Funds
	- Transfers within a Special Rev Fund between Objects
	- Transfers between Special Revenue Funds
	<hr/>
	11,500

Special Revenue Funds - Transfers between Objects

Fund 090 Water

	<i>From</i>		<i>To</i>	
Health Insurance	52012	(7,500)	Overtime	51011 \$ 7,500
		(7,500)		\$ 7,500

Fund 130 Sewer

	<i>From</i>		<i>To</i>	
Health Insurance	52012	(4,000)	Overtime	51011 \$ 4,000
		(4,000)		\$ 4,000
		(11,500)		11,500



Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.
- **Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under section 3.A of the Staff Report as read into the record by County staff, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve the abandonment of a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01.
- **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, NV 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: June 17, 2025

Meeting Location: Virginia City High School, 95 South R Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

File: 2025-015

Applicants: Carol Maley and Zachary Maley, Virginia City Hotel, LLC

Property Location: A portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada, adjacent to APNs 001-158-01, 001-192-01 and 001-154-03.

Request: Abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01.

Planning Commission: The Planning Commission initially heard this request at their May 1, 2025, meeting. The Planning Commission discussed the project and because of a miscommunication, the applicant was not in attendance. The Planning Commission also asked about the use of the area and if historically the area in question had been utilized as a large parcel of land. There was a member of the public in attendance that had concerns about Storey County abandoning right-of-way. The Planning Commission at their May 1, 2025 meeting continued the item to their next meeting on June 5, 2025.

At the June 5, 2025 meeting, the Planning Commission continued their discussion of the proposed abandonment. Staff shared historical maps that had been obtained from the Comstock Historic District and the Storey County Recorder's Office that documented the proposed abandonment area had historically been utilized as the site of the Consolidated Virginia Mining Company which included structures and mining related features. No maps were

located that showed the use of the proposed abandonment had ever been used for public access.

The applicant spoke to the Planning Commission and provided some background and ideas they have for the area.

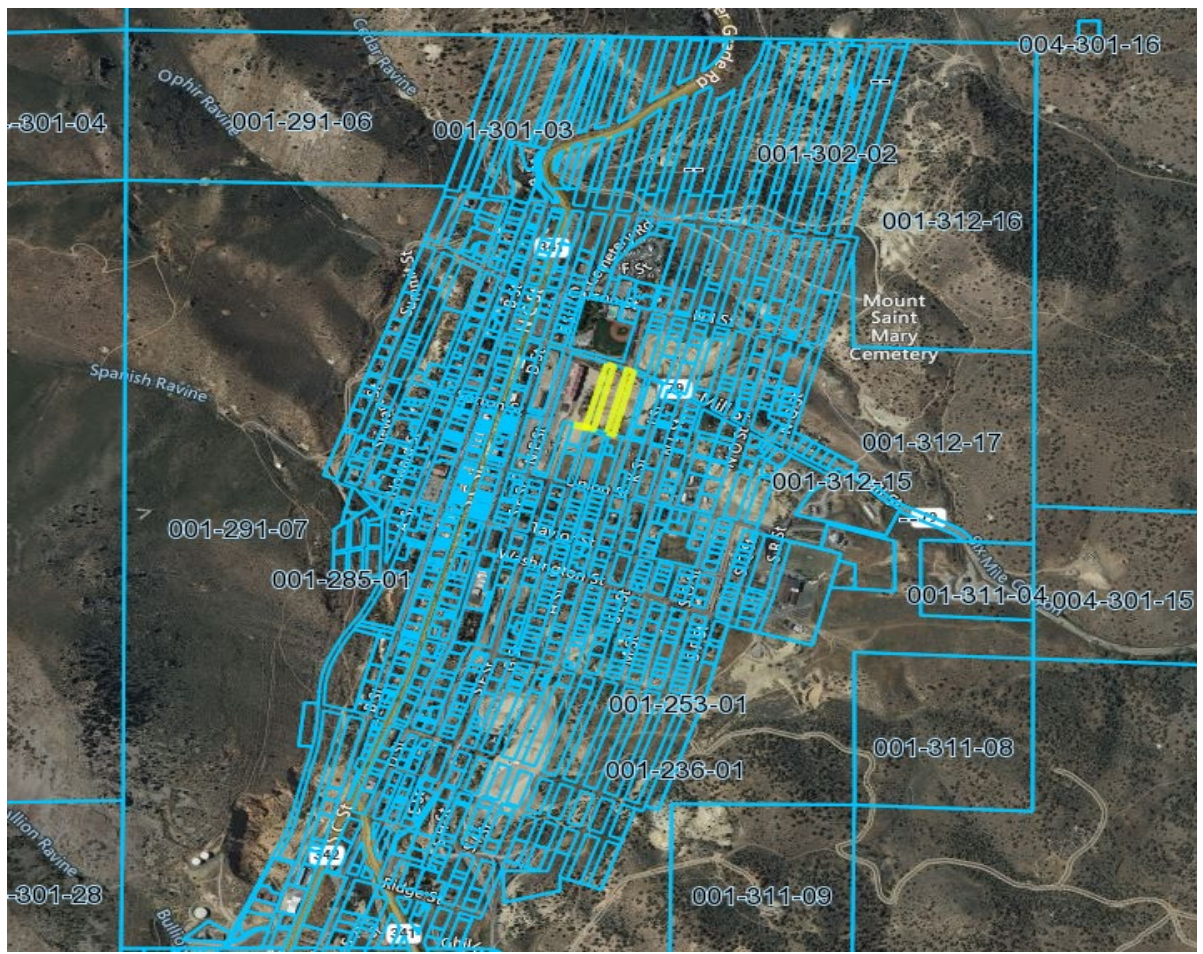
There were three members of the public that spoke with concerns related to having the County develop the right-of-way into a road, utilizing the right-of-way for a park or trail, the County giving land away and keeping the historical look of the Virginia City map.

The Planning Commission reiterated that only the abandonment of the right-of-way was under consideration with this item and although there was some discussion of what future land uses may be on the property, those future land uses were not part of this application. The land is zoned CR Commercial Residential and the applicant is able to propose any land use allowed by the zoning district and may also propose any land use identified as a special use, but a special use permit would be required which would be a different process than the abandonment application being considered with this application.

The Planning Commissioners considered all the additional information and voted 6 – 1 to recommend approval of the proposed abandonment

1. Background & Analysis

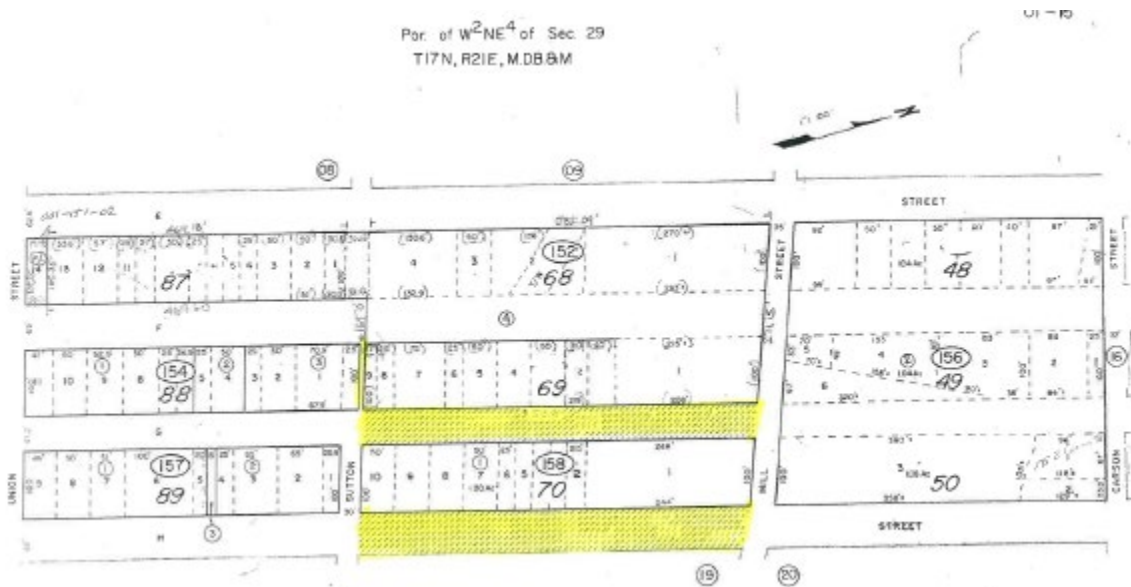
- A. Site Location & Background.** The proposed abandonment is an area of platted street rights-of-way located east of the Silverland Inn in Virginia City, Nevada. These areas are not developed as streets or through-ways but have in the past been used as a special events area. The site has been leveled at the center and an arena area was utilized by Storey County and others for community events. Storey County has moved most of the special events that took place at this location to the Fairgrounds area and this site has been vacated. Based on past air photos, this arena area existed at the site prior to 1985.



Vicinity Map of Virginia City



Location Map



Yellow area is street rights-of-way to be abandoned.

B. Proposed Project. The applicants request to abandon the platted rights-of-way of G Street, H Street and a portion of Sutton Street between Mill Street and Sutton Street. The applicants own the land surrounding these rights-of-way and would like to consolidate this area with the other parcels of land they own. By abandoning these areas and consolidating the abandoned area and adjacent parcels, the area becomes one larger parcel. This will allow for the applicant to propose future land uses and/or development without encroaching on public right-of-way.

In the recent past, this area was used by Storey County as a special events area. Storey County utilized the private property along with the street rights-of-way to host a variety of events. Those events have now moved to the Virginia City Fairgrounds.

If approved, as a condition of approval, the applicant will be required to consolidate the abandoned area into the adjacent property. As part of that survey work for the consolidation, locations for some easements associated with access and utilities will be required. There is an existing access from Mill Street at H Street for a short distance that then travels east to the I Street right-of-way. As part of this abandonment, either an easement reserving public access at the intersection of Mill Street and H Street for the distance of the existing configuration be provided, or that area can be excluded from the proposed abandonment and remain public right-of-way. Either process will reserve the use of the access by the public.

In addition to the access at H Street and Mill Street, there is also the need to identify existing utility right-of-way and right-of-way for a future waterline loop that would connect F, G and H Streets. The location of the Sutton Street right-of-way proposed abandonment area does not appear to be the appropriate location to reserve for a water line easement because of the grade change. As a proposed condition of approval, the applicant and the Storey County Public Works Department will coordinate to identify an appropriate location that allows for the water system to function appropriately while recognizing the development potential for the applicants' property.

- C. **Site Characteristics.** The area of the proposed abandonment has been graded significantly and appears to most likely have hosted mining spoil piles at some point in time. The area has been terraced with several levels to the overall area. Access to Mill Street from these areas of proposed road abandonment is unrealistic as there is a significant amount of earth material between the level ground and the roadway. There is an existing access at Mill Street and H Street, however, that access immediately heads east once off of Mill Street and continues to connect with the I Street alignment.

Sutton Street is not developed in this area although there is an access vehicles can maneuver from Union Street to I Street. This access does not follow the Sutton Street right-of-way very closely and the small portion of Sutton proposed to be abandoned has a significant grade difference making any access development or underground utility installation difficult. In addition, the Sutton Street access is approximately 8-feet wide and not suitable for the development of any type of vehicle access.



Overview of proposed abandonment site.



View from Mill Street looking east, proposed abandonment on the right.



View from Mill Street looking southeast at H Street location, access point proposed to remain.



View looking west on Mill Street.



View from I Street and Sutton, looking northwest.



View from Silverland Inn Parking lot looking northeast.

- D. **Abandonments.** Nevada Revised Statutes (NRS) 278.480 defines requirements for abandonment of a street or easement. Storey County has not adopted its own process and therefore follows the NRS process.

Storey County has followed a policy to not encourage abandonments of roadways within the Virginia City area. In the past, some roadways were abandoned and impacts to circulation for the town have been identified as the town has grown. Staff acknowledges the importance of keeping right-of-way for the public and public circulation patterns. In this specific case, it does not appear that the overall circulation patterns or public needs will be negatively impacted by the proposed abandonment. The area of abandonment is located within an area that has historically been used as a special events and arena site. The parcels surrounding the land are all owned by the same property owner and to utilize the area, the removal of the platted street rights-of-way is appropriate so development and activities can occur without impacting any public right-of-way areas. Because of grade changes and the significant amount of material removal, it is very unlikely this area would be desired to facilitate future circulation patterns.

- E. **Noticing.** NRS 278.480 requires additional noticing of the public beyond the typical noticing procedures of Storey County per NRS 278, NRS requires the project to be advertised in the newspaper (Comstock Chronicle, March 28, 2025 edition) and to notify each property owner abutting the proposed abandonment with a notice method that provides confirmation of delivery and does not require the signature of the recipient. In this case, the applicant is the only property owner abutting the proposed abandonment area. In addition, each public utility (NV Energy, AT&T, Storey County Public Works) serving the affected area was notified.

NV Energy, AT&T and the Storey County Public Works, along with the Storey County Fire Protection District, have reviewed the proposed abandonment and with the recommended conditions of approval, have no concerns with the proposed abandonments.

- F. **Adjacent Properties Existing Land Uses.** The areas proposed to be abandoned are located within the CR Commercial Residential zoning district as are the adjacent properties. The applicant owns all of the adjacent properties surrounding the proposed abandonment and the area has functioned as a special events arena in the past.

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 abandonment and Storey County Title 17 Zoning or the 2024 Master Plan.

	Land Use	Master Plan Designation	Zoning Designation
Land to be Abandoned	Vacant	Mixed Use Commercial Residential	CR Commercial Residential
Land to the North	Mill Street, public park, mine tailings	Public Facilities, Single Family Residential	P Public, R-1 Single Family Residential
Land to the East	Vacant, levelled arena space	Mixed Use Commercial Residential	CR Commercial Residential
Land to the South	Vacant	Mixed Use Commercial Residential	CR Commercial Residential, R-1 Single Family Residential
Land to the West	Hotel and parking lot	Mixed Use Commercial Residential	CR Commercial Residential

- B. Compliance with the Storey County Code.** Section 17.12.090 discusses Access and Right-of-Ways. This chapter states that “No commercial, industrial, or dwelling construction may be permitted on any parcel or lot not served by a public right-of-way of at least 50 feet in width, with a minimum public traveled way of 24 feet in width. “

The proposed abandonment will not eliminate any access to adjacent properties. The area to be abandoned is bordered on all sides by land owned by the applicant. The abandoned right-of-way will be consolidated into the adjacent parcels. All parcels in the vicinity, whether developed or undeveloped, have other routes of access and this portion of the right-of-way is not used as access by any adjacent parcel. The area to be abandoned is vacant land that previously functioned as a special events site. The abandoned portion will be consolidated with the adjacent parcels and locations of existing and future utility locations shall be reserved with an easement as a recommended condition of project approval.

- C. Compliance with 2024 Storey County Master Plan.**

This project is located within the Silver Star Neighborhood Area Specific Plan in Virginia City. The Master Plan does not specifically mention abandonments of roadways or access easements. This proposed abandonment will consolidate land that has previously been utilized as a special events area. There are no specific concerns for this site identified in the Master Plan for additional consideration.

3. Findings of Fact

The Storey County Board of County Commissioners shall cite Findings in a motion for approval, approval with conditions, or denial. The approval, approval with conditions or denial of the requested Abandonment must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Board of County Commissioners may include additional Findings in their decision.

- A. Motion for Approval.** The following Findings of Fact are the minimum to be cited for a motion of approval or approval with conditions. The following Findings are evident with regard to the requested Abandonment when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is to abandon a portion of G Street, H Street and Sutton Street rights-

of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01.

- (2) The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.
- (3) The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.
- (4) The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Abandonment will not cause the public to be materially injured by the proposed abandonment.
- (6) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provisions – Access and Right-of-Ways, or any other Federal, State, or County regulations.

B. Motion for Denial. Should a motion be made to deny the Abandonment request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Abandonment is not consistent with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.12.090, General Provisions, Access and Rights-of-Ways, or any other Federal, State, or County regulations, including NRS 278.480.
- (2) The Recommended Conditions of Approval for the Abandonment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

A. Approval. This approval is to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01.

B. Abandonment Area. The required map shall be in substantial conformance to the proposed request of abandonment of right-of-way described in the staff report. Any utilities located within the abandonment area shall be maintained and a public utility easement shall be

created if necessary. The applicant shall coordinate with the Storey County Public Works Department to identify and create an easement for future water service loop to the property generally along the Sutton Street alignment or as determined by coordination between the applicant and Storey County. In addition, access from Mill Street along the H Street alignment shall be maintained (either through an access easement or not abandoning a portion of the platted street in this location) for the portion of the existing configuration. This access is considered important to retain for emergency access.

- C. Record of Survey Map.** The applicant shall submit to the Storey County Planning Department a Record of Survey map for review and approval prior to the map being recorded. The map must comply with Nevada Revised Statutes (NRS) and must comply with Federal, State, and County regulations. The map must show all parcel boundaries, consolidated parcel boundaries, easements and areas to be dedicated as easements if applicable, and rights-of-way. Upon acceptance of the map format, and completion of all other conditions of approval, the map may be recorded.
- D. Consolidation.** The Map shall demonstrate that the area of abandonment has been consolidated with the adjacent parcels into a legal lot or lots of record.
- F. Duties of the Map Preparer.** The preparer of the proposed map shall meet all requirements pursuant to Nevada Revised Statutes.
- G. Null and Void.** The map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the map is not recorded by that time, this approval will become null and void.
- H. Indemnification.** The Property Owners warrants that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform.

5. Public Comment

The Planning Department has received two emails from a Virginia City resident regarding the proposed abandonment. That correspondence has been shared with the Planning Commission, the Board of County Commissioners and has been posted on the Storey County website. In addition, three individuals provided public comment at the Planning Commission meeting.

NV Energy, AT&T, Storey County Public Works and the Storey County Fire Protection District were all given written notification of the proposed project individually through email. Comments were received from all entities and no concerns with the abandonment were identified when the recommended conditions of approval are applied to the proposal.

6. Power of the Board

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

7. Proposed Motions

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 3.A of this report. Those findings should be made part of that 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 (motion for approval)

In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under section 3.A of the Staff Report as read into the record by County staff, and in compliance with all Conditions of Approval, I [*Commissioner*], hereby move to approve the abandonment of a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01.

B. Alternative Motion (motion for denial)

In accordance with the Findings of Fact under section 3.B of this report and other Findings against the recommendation for approval with conditions by the Planning Commission and Staff as read into the record by county staff, I [*Commissioner*], hereby move to deny the abandonment of a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01.

APPENDIX 1

NRS 278.480

NRS 278.480 Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

1. Except as otherwise provided in subsections 11 and 12, any abutting owner or local government desiring the vacation or abandonment of any street or easement owned by a city or a county, or any portion thereof, shall file a petition in writing with the planning commission or the governing body having jurisdiction.

2. The governing body may establish by ordinance a procedure by which, after compliance with the requirements for notification of public hearing set forth in this section, a vacation or abandonment of a street or an easement may be approved in conjunction with the approval of a tentative map pursuant to [NRS 278.349](#).

3. A government patent easement which is no longer required for a public purpose may be vacated by:

(a) The governing body; or

(b) The planning commission, hearing examiner or other designee, if authorized to take final action by the governing body,

↳ without conducting a hearing on the vacation if the applicant for the vacation obtains the written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation.

4. Except as otherwise provided in subsection 3, if any right-of-way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall, not less than 10 business days before the public hearing described in subsection 5:

(a) Notify each owner of property abutting the proposed abandonment. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient.

(b) Cause a notice to be published at least once in a newspaper of general circulation in the city or county, setting forth the extent of the proposed abandonment and setting a date for public hearing.

5. Except as otherwise provided in subsection 6, if, upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to [NRS 278.3195](#).

6. In addition to any other applicable requirements set forth in this section, before vacating or abandoning a street, the governing body of the local government having jurisdiction over the street, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall provide each public utility and video service provider serving the affected area with written notice that a petition has been filed requesting the vacation or abandonment of the street. After receiving the written notice, the public utility or video service provider, as applicable, shall respond in writing, indicating either that the public utility or video service provider, as applicable, does not require an easement or that the public utility or video service provider, as applicable, wishes to request the reservation of an easement. If a public utility or video service provider indicates in writing that it wishes to request the reservation of an easement, the governing body of the local government having jurisdiction over the street that is proposed to be vacated or abandoned, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall reserve and convey an easement in favor of the public utility or video service provider, as applicable, and shall ensure that such easement is recorded in the office of the county recorder.

7. The order must be recorded in the office of the county recorder, if all the conditions of the order have been fulfilled, and upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the governing body may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the city or county. If the governing body sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his or her property, but no action may be taken by the governing body to force the owner to purchase that portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

8. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the governing body determines to be reasonable.

If the governing body determines that the vacation has a public benefit, it may apply the benefit as an offset against a determination of reasonable consideration which did not take into account the public benefit.

9. If an easement for light and air owned by a city or a county is adjacent to a street vacated pursuant to the provisions of this section, the easement is vacated upon the vacation of the street.

10. In any vacation or abandonment of any street owned by a city or a county, or any portion thereof, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may reserve and except therefrom all easements, rights or interests therein which the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, deems desirable for the use of the city or county.

11. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of an easement for a public utility owned or controlled by the governing body.

12. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of a street for the purpose of conforming the legal description of real property to a recorded map or survey of the area in which the real property is located. Any such simplified procedure must include, without limitation, the requirements set forth in subsection 6.

13. As used in this section:

(a) "Government patent easement" means an easement for a public purpose owned by the governing body over land which was conveyed by a patent.

(b) "Public utility" has the meaning ascribed to it in [NRS 360.815](#).

(c) "Video service provider" has the meaning ascribed to it in [NRS 711.151](#).

[30:110:1941; 1931 NCL § 5063.29]—(NRS A [1967, 268, 696](#); [1969, 588](#); [1973, 1830](#); [1975, 164](#); [1977, 1506](#); [1979, 600](#); [1981, 165, 580](#); [1987, 663](#); [1993, 2580](#); [1997, 2436](#); [2001, 1451, 2815, 2822](#); [2007, 992](#); [2013, 700](#))

APPENDIX 2

NRS 278.240

NRS 278.240 Approval required for certain dedications, closures, abandonments, construction or authorizations.

Whenever the governing body of a city, county or region has adopted a master plan, or one or more elements thereof, for the city, county or region, or for a major section or district thereof, no street, square, park, or other public way, ground, or open space may be acquired by dedication or otherwise, except by bequest, and no street or public way may be closed or abandoned, and no public building or structure may be constructed or authorized in the area for which the master plan or one or more elements thereof has been adopted by the governing body unless the dedication, closure, abandonment, construction or authorization is approved in a manner consistent with the requirements of the governing body, board or commission having jurisdiction over such a matter.

[12:110:1941; 1931 NCL § 5063.11]—(NRS A [1997, 2419](#); [2013, 1508](#))



Board of Storey County Commissioners Agenda Action Report

Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Variance (File 2025-037), a request to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.
- **Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under Section 3.A of this report 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), move to approve a variance (File 2025-037) to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.
- **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: June 17, 2025

Meeting Location: Virginia City High School, 95 South R Street, Virginia City, Storey County, Nevada

Staff Contact: Kathy Canfield

File: 2025-037

Applicant: Peter and Joy Lutz

Property Owner: Peter and Joy Lutz

Property Location: 321 South D Street, Virginia City, Storey County, Nevada, APN 001-131-27

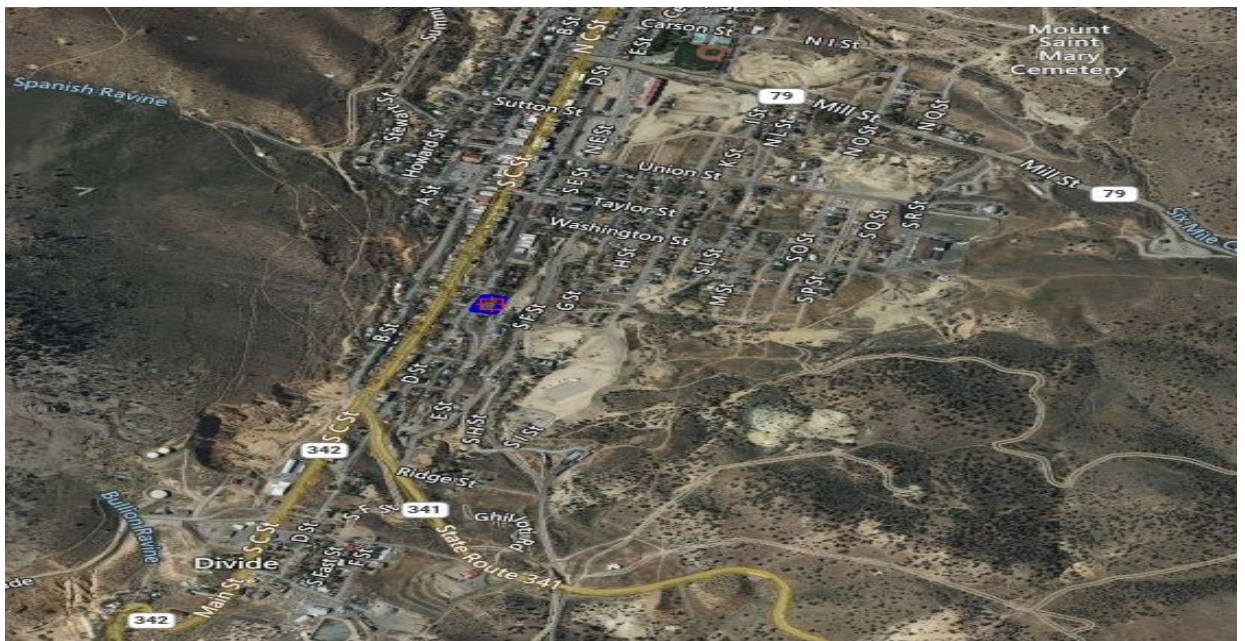
Request: A variance (File 2025-037) to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.

Planning Commission: The Planning Commission heard this request at their June 5, 2025 meeting. A discussion regarding the surrounding neighborhood and clarification that the new addition would not be located in the right-of-way for D Street occurred. The design of the addition was mentioned, however, the design is subject to Comstock Historic District review and Storey County has no design criteria for the look of the proposed addition. There was no one in attendance that provided public comment. The Planning Commission voted 6-1 to recommend approval of the proposed variance to the setback.

1. Background & Analysis

- A. Site Location.** The parcel is approximately 20,960 square feet in size and is located in Virginia City, Nevada. The property has an existing residence and a detached garage and

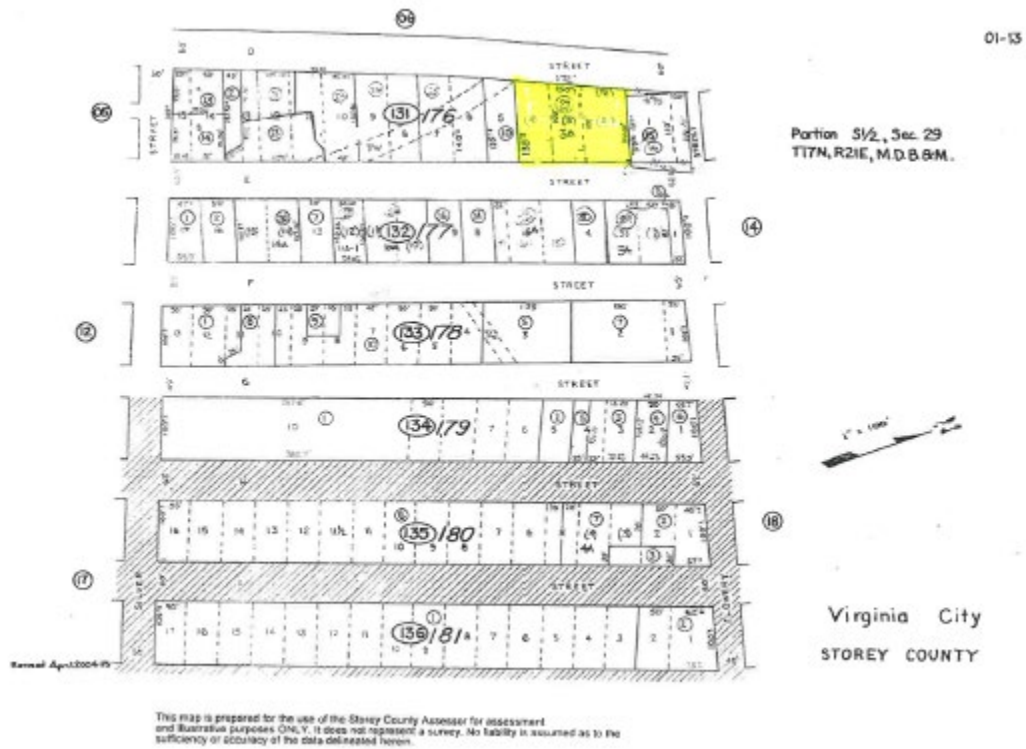
shed. The property is situated between D and E Streets, south of Flowery Street, with the residence adjacent to D Street. The existing residence and the proposed addition will be level with D Street and the site slopes downward to E Street.



Vicinity Map



Project Site, property line overlay is not exact.



Assessor's Parcel Map



View from D Street looking south, applicant's existing residence on the left (east) side of D Street.



View from D Street looking north, applicant's existing residence on the right (east) side of D Street.



View of existing residence looking north, location of proposed addition is on the south side..

- B. Background.** This property consists of three parcels of land that were consolidated into one parcel. The property contains an existing residence that was construction prior to 1900, a shed and a detached garage that was constructed recently. It appears that the existing residence is located very close or into the right-of-way for D Street. As this is a situation that has existed for a significant amount of time, there is no remedy being requested to resolve any existing encroachment, however, the proposed addition will need to be located on the private property and not include any new encroachment into the right-of-way.

Staff have met with the applicant onsite and have researched other recorded survey work in the general vicinity to try to determine the exact location of the D Street property line to confirm the addition will be located outside of the right-of-way. It appears from a 2002 survey that a small portion of the existing residence encroaches into the right-of-way, although it should be noted that the 2002 survey was not for this property in question and surrounding structures could appear to be provided for information only. The existing residence also appears to not be parallel to the property line.

There appears that there are most likely numerous encroachments into the D Street right-of-way in this area. The mapping states the D Street right-of-way is 60-feet in this area. In reviewing the site, staff measured the existing paved roadway area to be approximately 24-feet in width. As shown in the photographs above, there isn't 60-feet of land between the developments on each side of D Street, however, this development has existed for quite some time and the resolution of such encroachments is a bigger issue not being addressed at this time.

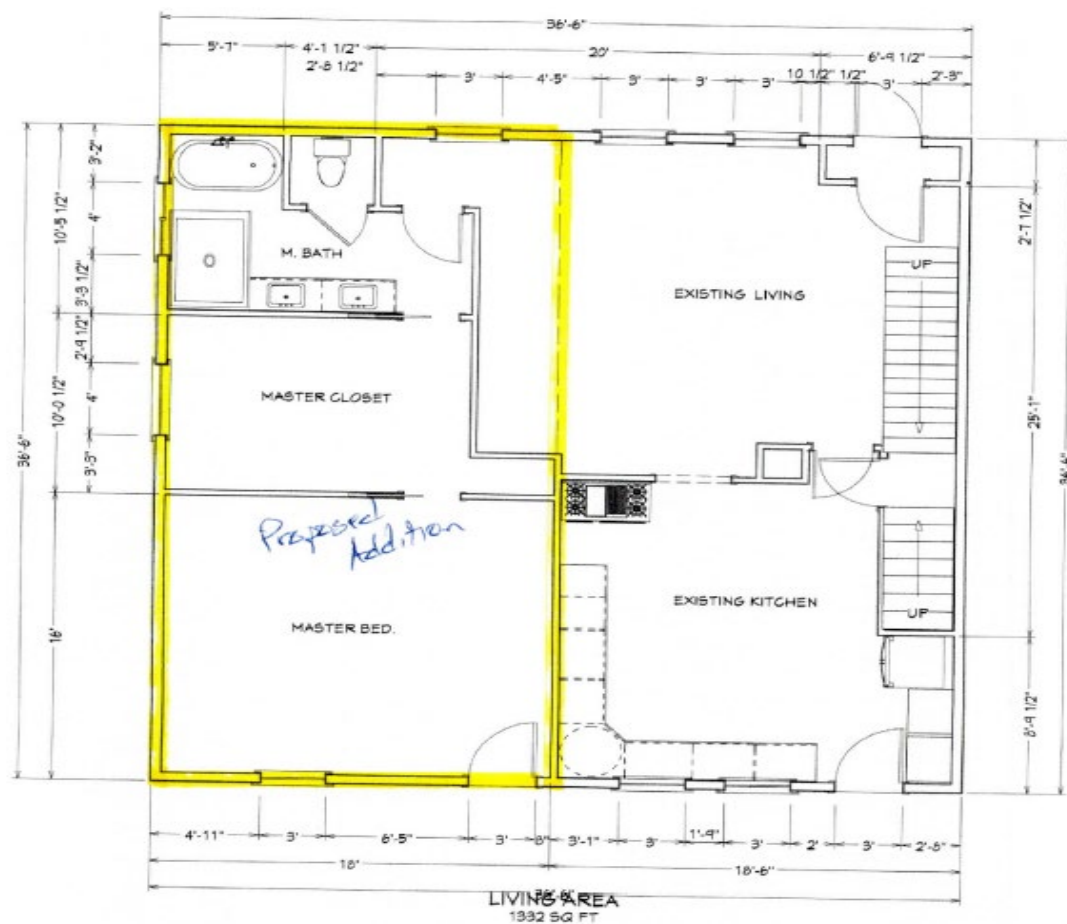


2002 Survey, parcel highlighted in green is subject of Survey, yellow is residence subject to this staff report.

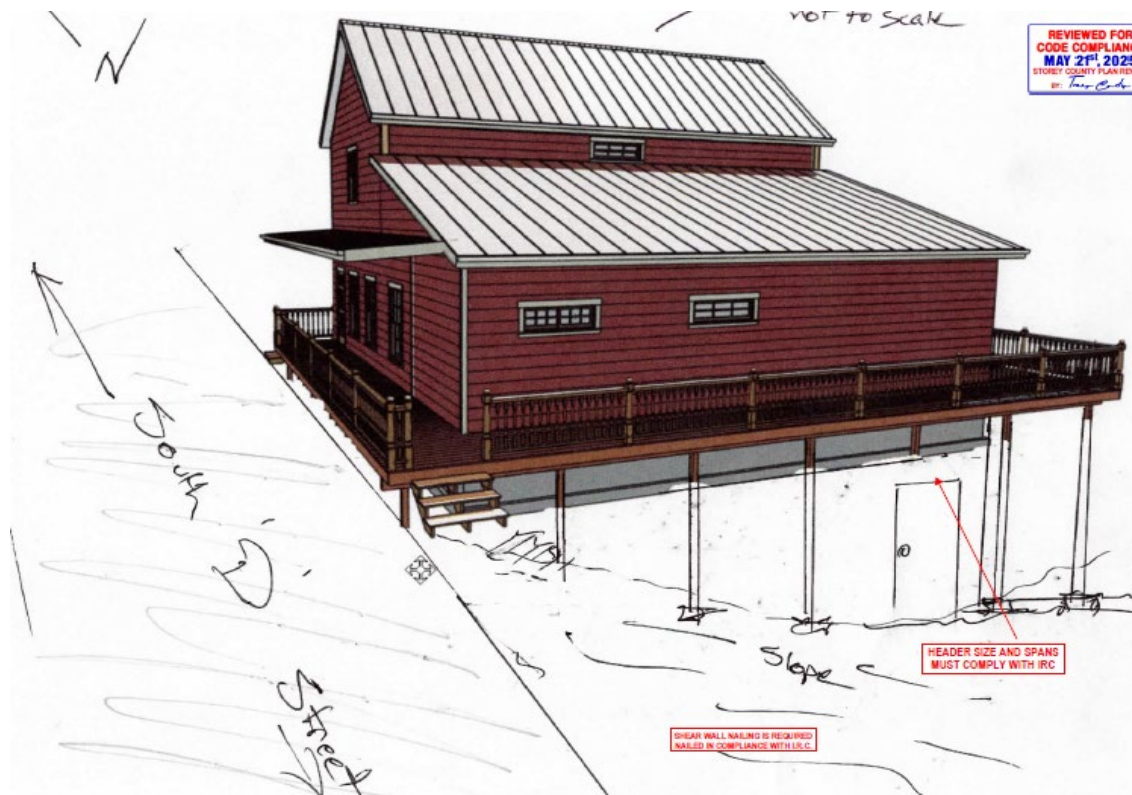
Staff is supportive of the proposed variance to allow for a 0-foot setback (see further discussion in Section 2.B and Section 3 Findings of Fact of this staff report), however, if the variance is approved, documentation that the proposed addition will not be located within the D Street right-of-way will be necessary. A recommended condition of approval would be to have a surveyor mark the property line for D Street and demonstrate the proposed addition is located entirely on private property.

- C. **Proposed Project.** The applicant is proposing to construct an addition to an existing residence. The original residence was constructed prior to 1900 and the applicant is working with the Comstock Historic District to develop an appropriate design that meets the Comstock Historic District requirement.

The applicant has proposed an addition that meets the needs of the existing residence footprint. Adding space to the south side of the existing residence makes the most sense for the construction and the layout of the house. Because of the existing residence location, the requirement to meet a 20-foot front yard setback is difficult. Ideally, the applicant would like the front of the addition to match with the frontage line of the existing residence as that aligns with the support for the foundation and the roof.



Proposed floor plan, yellow highlighted is new.



Proposed elevation drawing, subject to change with input from the Comstock Historic District and determination of property line.

- D. Setbacks.** This property is located within the CR Commercial-Residential area of Virginia City, outside of the Downtown District. The setbacks for single family residential use in this area require a 20-foot front yard, 5 foot side yards and 10-foot rear yard. The dividing line of the Downtown District for the CR zoning district is D Street for this neighborhood. The residences across D Street (to the west) are allowed a 0-foot setback. It appears that the residences directly across the street from the applicant's property have utilized a 0-foot front yard setback or possibly are encroaching into the D Street right-of-way. The adjacent residential property to the north also appears to have a 0-foot setback to D Street.
- E. Variance.** The applicant has requested a variance to the front yard setback (Section 17.30.050) to allow for construction of an addition to an existing residence. The applicant has proposed a front yard setback of 0-feet for the addition portion of the residence to match the existing residence. Because of the angle of the existing residence placement on the parcel and determining the location of the property line along D Street, it may be that there is more of a setback proposed than placement right at the property line. The 0-foot request is based on a worst-case scenario. Section 17.03.140 of the Storey County Code identifies the process to request a Variance. This report follows the requirements outlined in the Code.

2. 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 with the exception of the setback which is addressed with the Variance application.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	residential	Mixed Use Commercial Residential	CR Commercial Residential
Land to the North	residential	Mixed Use Commercial Residential	CR Commercial Residential
Land to the East	Vacant, residential	Mixed Use Commercial Residential	CR Commercial Residential
Land to the South	residential	Mixed Use Commercial Residential	CR Commercial Residential
Land to the West	residential	Mixed Use Commercial Residential	CR Commercial Residential

- B. **Variances.** The Zoning Code section 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission) where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within Section SCC 17.03.140 (F) it states: The Board's approval, approval with conditions, or denial of a Variance must be based on Findings that indicate that the proposed use is appropriate in the location for which it is approved. The Findings listed in this subsection are the minimum to be cited in an approval; the body may include additional Findings in their decision. The Board and Planning Commission must cite Findings of Fact in the motion for approval, approval with conditions, or denial.

At a minimum, an approval must be based on Findings that the proposal:

- (1) **That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.**

The applicant is proposing to construct an addition to an existing residence that existed prior to 1900. The original development of the site occurred prior to adopted regulations for setbacks. The existing residence is built to the elevation of D Street with E Street to the east down a significant slope. The nearest

residences to the west and north appear to be built to the same 0-setback to D Street.

(2) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.

The proposed variance will allow for the applicant to construct an addition to the existing single family dwelling. Because of the existing layout of the residence, constructing an addition at the rear of the residence doesn't work for the interior layout of the residence and results in a significant foundation as the foundation/structural support would be at least one and a half stories tall so that the first floor elevation with the existing residence could be maintained.

(3) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

The proposed variance will allow for the applicant to construct a single family residence addition on the existing parcel, consistent with the surrounding residential neighborhood. As a recommended condition of project approval, the applicant will need to demonstrate a surveyed location of the D Street right-of-way to ensure no new development will be occurring in the public right-of-way. The adjacent residences to the west and north also appear to have a 0-foot or very minimal front yard setback to D Street.

C. Storey County Zoning Code. The property is located within CR Commercial Residential zoning district outside of the Downtown District. The single family residence is an allowed use for the zoning district. With the exception of the front yard setback, the proposed project is consistent with CR zoning district and the General Provisions applicable county-wide.

D. 2024 Storey County Master Plan. This project is located within the V & T Midtown Area Specific Plan area of Virginia City. The Plan states:

V&T Midtown Area Specific Plan

The area immediately east of downtown, including most of "D" through "F" streets, is composed of sporadic clusters of commercial, and single- and multi-family residential uses separated by large tracts of vacant land. Most of the buildings and uses in this area are remnants from the 19th Century which to this day are occupied and used much as they were a century ago.

This two-mile corridor is becoming increasingly significant to Virginia City's overall tourism and economic development portfolio. The following subsections describe projects and improvements that should be considered when planning for area improvements and tourism.

The applicant proposes a single family dwelling addition for this parcel and the variance request is not expected to impact the character of the area.

3. Findings of Fact

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

- (1) A variance (File 2025-037) to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27
- (2) The subject property is located within CR Commercial-Residential zoning district outside the Downtown District in which single family residences are an allowed use.
- (3) That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (4) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (5) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (6) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (7) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.12 General Provisions and 17.30 CR Commercial-Residential Zone when all Conditions of Approval are met.
- (8) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2024 Storey County Master Plan.

B. Motion for denial. Should a motion be made to deny the Variance request, the following Findings with explanation of why should be included in that motion.

- (1) This denial is for a variance (File 2025-037) to allow for a reduced front yard setback to construct an addition to an existing residence. The property is

located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.

- (2) There are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (3) The granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (4) That the granting of the application will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (5) The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations.
- (6) The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan.
- (7) The conditions of approval under the Variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for the surrounding uses.
- (8) No reasonable level of conditions of approval imposed on this Variance would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.

4. **Recommended Conditions of Approval**

- A. **Variance.** This variance (File 2025-037) is to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.
- B. **Compliance.** The Variance must comply with Storey County Codes, and submitted plans and reports, as approved. The Applicant must provide the Community Development Department site plans drawn to scale prior to obtaining a Building Permit.

- C. **Null and Void.** If the Variance is not exercised within 12 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no non-conforming development activity may be made on the property except on the granting of a new Variance.
- D. **Hold Harmless.** The Property Owners agree to hold Storey County, its Officers and Representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Variance.
- E. **Permits and Expiration.** The Applicant shall apply for all Building and Fire permits for the structure within 12 months from the date of Board approval for this Variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
- F. **Taxes Paid.** Before obtaining a Building Permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
- G. **Distances.** The reduced front yard setback is approved to be 0-feet from the D Street property line for the proposed addition. All other setbacks must be in compliance with the Storey County Code for the new addition.
- H. **D Street Property Line.** Prior to Storey County approval of any construction plans for the proposed residence addition, the applicant shall have a qualified professional survey the location of the D Street property line in the location of the proposed addition to demonstrate no additional development will be placed within the D Street right-of-way.

5. **Public Comment**

As of May 27, 2025, Staff has not received any comments regarding the proposed variance. After notices were mailed, staff did receive two inquires regarding the project. A copy of the staff report was emailed to each person inquiring and no further comments were received.

6. **Power of the Board**

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

7. **Proposed Motions**

This section contains two motions from which to choose. The motion for approval is recommended by staff 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 the Planning Commission and staff, the Findings of Fact under Section 3.A of this report 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*), move to approve a variance (File 2025-037) to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.

B. Alternative motion for denial

Against the recommendation by the Planning Commission and staff, but in accordance with the Findings of Fact under Section 3.B of this report as read into the record by county staff, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny a variance (File 2025-037) to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of an Agreement for Professional Services contract between Storey County and GCW, Inc. This contract is related to professional services related to the Virginia City Parking and Circulation Study. GCW will be reimbursed for time and materials related to assisting County staff with the analysis of parking and circulation issues within Virginia City. This contract will not exceed \$225,000 and will expire on June 30, 2026. This contract amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

- **Recommended motion:** I (commissioner) move to approve an Agreement for Professional Services contract between Storey County and GCW, Inc. This contract is related to professional services related to the Virginia City Parking and Circulation Study. This contract will not exceed \$225,000 and will expire on June 30, 2026. This contract amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** This request is to allow for GCW, Inc., to assist Storey County staff with analyzing parking and circulation with Virginia City. The goal of the project is to analyze existing issues and identify potential solutions to ease parking and circulation concerns within the town. The scope of work was reviewed and acknowledged by the fire district, sheriff's office, public works department and tourism commission along with the planning department. These entities will continue to be involved in the formation of the study. This project is identified in the Fiscal Year 24/25 Planning Department budget and is continued in the Fiscal Year 25/26 Planning Department budget.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

AGREEMENT FOR PROFESSIONAL SERVICES
(Hereinafter "Agreement")

BETWEEN

STOREY COUNTY
(Hereinafter "CLIENT")
PO Box 176
Virginia City, NV 89440

AND

GCW, INC.
(Hereinafter "GCW")
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

WHEREAS, CLIENT intends to retain GCW to render certain professional engineering, planning or surveying services (hereinafter "Services"); and

WHEREAS, GCW is willing to provide the Services for consideration and upon the terms hereinafter stated;

NOW, THEREFORE, in consideration of the Services to be performed by GCW and payment therefore by CLIENT, the parties agree to the terms, Articles and conditions as hereinafter set forth.

CONDITIONS OF SERVICE

ARTICLE I · SCOPE OF SERVICES

The scope of Services performed under this Agreement shall be as described in **Exhibit A**.

Fees for professional services will be billed on a time and materials basis (hourly basis, with a not to exceed budget) per **Exhibit B**.

ARTICLE II · CONDITIONS OF PAYMENT

GCW shall submit periodic itemized invoices to CLIENT, which will be accompanied by appropriate supporting documentation for reimbursable expenses. CLIENT shall pay each invoice within thirty (30) days of the date the invoice is delivered to CLIENT. However, if CLIENT objects to all or any portion of any invoice, CLIENT shall notify GCW of the objection within fifteen (15) days from the date of CLIENT's receipt of the invoice, give reasons for the objection, and timely pay that portion of the invoice not in dispute.

If CLIENT fails to pay GCW within thirty (30) days after invoices are delivered, GCW shall have the right in its sole discretion to consider such default in payment a material breach of this entire agreement, and GCW's duties, obligations and responsibilities under this Agreement may be suspended or terminated. In the event of a material breach of this agreement, regardless of the nature of the material breach, GCW shall not be liable for any claims, responsibilities, or obligations resulting from delays, additional construction costs, financing costs or any other related or incidental costs, whether or not GCW suspends or terminates Services under this agreement. GCW's decision to suspend or terminate its Services shall not waive CLIENT's obligation to promptly pay GCW for all outstanding fees and charges due GCW at the time of suspension or termination, plus reasonable costs related to GCW's act of suspension or termination and any reasonable attorney's fees as may be required to enforce the payment provisions of this Agreement.

CLIENT agrees to pay a monthly late payment charge, which will be the lesser of one and one-half percent (1-1/2 %) per month or a monthly charge not to exceed the maximum legal rate, which will be

applied to any unpaid balance commencing forty-five (45) days after invoices have been delivered to CLIENT. Payments received after the forty-five (45) day period shall first be applied to the penalty, and any amounts remaining thereafter shall be applied to the principal.

The fees in this Agreement do not include any sales taxes on professional services. If such taxes are imposed by any public body in the State for which services are rendered, the amounts of any future sales taxes will be added to the professional service fees as they are invoiced and will be identified as sales tax.

ARTICLE III · REIMBURSABLE EXPENSES

Reimbursable expenses shall be invoiced at GCW's direct cost. Reimbursable expenses include out-of-pocket costs for reproduction, filing fees, permit fees, inspection fees, travel, per diem, etc. Reimbursable expenses shall be due and payable in accordance with the terms as written in Article II-Conditions of Payment.

ARTICLE IV · GCW'S PERFORMANCE

GCW agrees to furnish all labor, personnel and materials necessary to perform and complete the Services. GCW's Services shall be performed within the limits as mutually agreed by CLIENT and GCW, in a manner consistent with the level of care, skill, practice and judgment exercised by other professional consultants in performing services of a similar nature under similar circumstances during the same general time period.

ARTICLE V · RELATIONSHIP OF PARTIES AND SUBCONTRACTORS

Unless and only to the extent specifically provided to the contrary, GCW shall be an independent contractor and shall have responsibility for and control over the details and means for providing the Services. GCW may use subcontractors to perform services usually performed by subcontractors.

ARTICLE VI · INDEMNITY

GCW hereby agrees to indemnify and hold harmless CLIENT, its employees and successors, against all losses, allegations, liabilities, judgments, suits, tenders of defense, or demands for damages to persons or property (hereinafter "Losses") to the extent caused by GCW's negligent performance of its Services under this Agreement and all Amendments hereto. In the event CLIENT and GCW are determined to be jointly at fault, any liability as between CLIENT and GCW shall be allocated between CLIENT and GCW in accordance with their proportionate share of such fault.

ARTICLE VII · LIENS

Prior to payment of invoice(s) submitted pursuant to Article II, GCW shall furnish, if requested by CLIENT:

- i) a release or waiver of lien acceptable to CLIENT from GCW and any other person or entity furnishing services, labor or materials in connection with the Services hereunder; or
- ii) receipts covering all Services, labor and materials for which a lien might be filed; but if any subcontractor, laborer, materialman or other person refuses to furnish a release, waiver or receipt in full, GCW may furnish at GCW's expense a bond satisfactory to CLIENT to indemnify CLIENT against any lien.

CLIENT shall not request and GCW shall not be required to execute any waivers or certificates that could increase GCW's liability.

ARTICLE VIII · PRE-LIEN NOTICE

Execution of this Agreement shall serve as notice to the CLIENT that GCW is hereby providing Services for the project and has the right to file a mechanic's lien in accordance with Nevada Revised Statutes. CLIENT agrees to provide to GCW the present name and address of the record owner(s) of the property upon which the project is to be located. CLIENT also agrees to provide GCW with the name and address of any and all lenders who may loan money for the project, any and all loan control services who may control the disbursement of funds for the project, and any and all individuals or entities who

are entitled to receive a preliminary notice of lien. CLIENT further agrees that during the course of the project, CLIENT shall provide notice to GCW should any change occur regarding the identity of the record owner(s), lenders, loan control services or those individuals or entities who are entitled to receive a preliminary notice of lien.

ARTICLE IX · INSURANCE

GCW shall maintain at all times during the performance of Services hereunder:

- i) statutory worker's compensation and employer's liability insurance in the amount of the statutory limits to cover all employees engaged in the Services as is required by the State in which the services are performed;
- ii) commercial general liability insurance with minimum limits of \$1,000,000.00 combined single limit per occurrence and \$1,000,000.00 general aggregate limit;
- iii) automobile liability insurance for all owned, non-owned and hired vehicles with a minimum limit of \$500,000.00 combined single limit per accident; and
- iv) professional errors and omissions insurance with minimum limits of \$1,000,000.00 and \$1,000,000.00 aggregate.

If requested by CLIENT, certificates of insurance evidencing the minimum coverage required herein shall be submitted to CLIENT within thirty (30) days following the execution of this Agreement and shall be maintained in a current status throughout the term of this Agreement. Such certificates of insurance shall require the insurers to provide not less than thirty (30) days advance written notice to CLIENT in the event of any cancellation.

ARTICLE X · FORCE MAJEURE

Force Majeure as used in this Article shall mean an act of God, strike, lockout, or other industrial disturbance, act of public enemy, war, blockage, public riot, lightning, fire, flood, explosion, earthquake, failure to timely receive necessary governmental approvals, government restraint, unavailability of equipment, epidemic, and any other cause, whether of the kind specifically enumerated above or otherwise, other than financial inability, which is not reasonably within the control of the party claiming suspension. If either party is rendered unable, wholly or in part, by Force Majeure to carry out their obligations under this Agreement, other than the obligation to make money payments, such party shall give to the other party prompt written notice of the Force Majeure with reasonably full particulars concerning it; thereupon, the obligations of the party giving notice, so far as they were affected by the Force Majeure, shall be suspended during, but no longer than, the continuance of the Force Majeure. The affected party shall use all possible diligence to remove the Force Majeure as quickly as possible.

ARTICLE XI · SERVICES BY CLIENT

CLIENT grants to GCW permission for GCW, GCW's employees, agents, and subcontractors to enter upon any project site for the purpose of providing Services, and if any project site requiring specific analysis is not owned by CLIENT, CLIENT will exercise CLIENT's best efforts to obtain such permission.

CLIENT shall give GCW prompt written notice of any known deficiency in the Services.

CLIENT, with reasonable promptness, shall provide required information, approvals and decisions.

ARTICLE XII · TERM, AMENDMENTS AND TERMINATION

This Agreement shall expire on **June 30, 2026** unless otherwise extended in writing and executed by CLIENT and GCW.

The continuation of this Contract beyond the terms of office of the county commissioners approving this contract is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Board of County Commissioners. The County may terminate this Contract, and Contractor waives any and all claims(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding for this Contract or a like item or service is not appropriated or is withdrawn, limited, or impaired.

ARTICLE XIII · OPINIONS OF PROBABLE CONSTRUCTION COSTS

GCW's opinions of probable construction costs, construction cost estimates, construction cost projections, etc. (hereinafter "Opinions of Probable Construction Costs") provided for herein are to be made on the basis of GCW's experience and qualifications and represent GCW's judgment as an experienced and qualified professional generally familiar with the industry. However, since GCW has no control over the costs of labor, materials, equipment, or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, GCW cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Opinions of Probable Construction Costs prepared by GCW. If CLIENT wishes greater assurance as to the Opinions of Probable Construction Costs, CLIENT shall employ an independent cost estimator.

ARTICLE XIV · CONTRACTOR'S WORK

During any construction phase, GCW shall not supervise, direct, or have control over contractor's work, nor shall GCW have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by contractor, for safety precautions and programs incident to the contractor's work in progress, nor for any failure of contractor to comply with laws and regulations applicable to contractor's furnishing and performing the work.

GCW neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents.

GCW shall not be responsible for the acts or omissions of any contractor, subcontractor or supplier, or of any of the contractor's agents or employees or any other persons at the site or otherwise furnishing or performing any of the contractor's work; or for any decision made on interpretations or clarifications of the contract documents given CLIENT without consultation and advice of GCW.

ARTICLE XV · DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

GCW's Services under this Agreement are considered to be completed upon completion of the final design phase, bidding phase, negotiation phase or construction staking, whichever is applicable, as is specifically detailed in the scope of Services. It is understood and agreed that GCW's scope of Services under this Agreement shall exclude project observation, review of the contractor's performance, or any other construction phase services, and CLIENT assumes all responsibility for interpretation of the contract documents (plans, specifications, maps, construction stakes, etc.) and for construction observation or review and waives any and all claims against GCW in this respect.

ARTICLE XVI · USE OF DOCUMENTS

Copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by GCW. Files in electronic media format of text, data, graphics, or of other types that are furnished by GCW to CLIENT are only for convenience of CLIENT. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, GCW makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by GCW at the beginning of this project.

Upon payment of all fees owed GCW, CLIENT may make and retain copies of documents for information and reference in connection with use by CLIENT. Such documents are not intended or represented to be suitable for use by CLIENT on any other project. Any such reuse or modification without written verification or adaptation by GCW, will be at CLIENT's sole risk and without liability or legal exposure to GCW or to GCW's consultants. CLIENT shall indemnify and hold harmless GCW and GCW's consultants from all claims, damages, losses, and expenses, including reasonable attorney's fees arising out of or resulting from such reuse or modification.

Any verification or adaptation of the documents for extensions of the project will entitle GCW to further compensation at rates to be agreed upon by CLIENT and GCW.

ARTICLE XVII · COMPLIANCE WITH LAW

GCW and CLIENT shall exercise usual and customary professional care in GCW's and CLIENT's efforts to design in compliance with all applicable federal, state and local laws, including environmental laws, in effect at the time Services are performed.

ARTICLE XVIII · GOVERNING LAW

The Agreement shall be construed according to the laws of the State of Nevada.

ARTICLE XIX · RELIEF ON DEFAULT

In the event of any breach or default in or of this Agreement or any of the terms, covenants or conditions hereof by either party, the other party shall have, in addition to a claim for damages for such breach or default, and in addition to any right or remedy contained in this Agreement or available at law or in equity, the right to demand and have specific performance of this Agreement. Each right or remedy provided for in this Agreement shall be in addition to any other right or remedy now or hereafter existing at law or in equity, and the exercise of any one or more of the rights or remedies provided for in this Agreement shall not preclude simultaneous or later exercise of any or all the rights or remedies now or hereafter existing.

If any action is brought by either CLIENT or GCW to enforce the Agreement or recover damages or equitable relief for a breach of this Agreement, the prevailing party shall be entitled to recover costs and reasonable attorney's fees incurred in such action, the amount of such reasonable attorney's fees to be determined by the court and not a jury.

ARTICLE XX · NO THIRD PARTY RIGHTS

This Agreement shall not create any rights or benefits to parties other than CLIENT and GCW.

ARTICLE XXI · INTEGRATED WRITING

This Agreement together with Exhibits A and B, constitute the entire understanding between CLIENT and GCW, and supersedes all prior communications, representations, agreements, or conduct, whether oral or written, relating to the subject matter of this Agreement.

ARTICLE XXII · NOTICE

All notices required in writing under this Agreement shall be considered as having been given by one party to the other party upon the latter's receipt of the same. All such notices shall be:

- i) transmitted by registered or certified mail or by facsimile transmission or telegram confirmed by a subsequent written letter or
- ii) by electronic mail, if confirmed by a subsequent written letter to the party at the address first stated above.

ARTICLE XXIII · SEVERABILITY; REFORMATION

If any court of competent jurisdiction determines that any of the Articles in this Agreement or any part thereof, is or are invalid or unenforceable, the remainder of the restrictive covenants shall not thereby be affected and shall be given full effect, without regard to invalid portions. If any of the Articles of this Agreement should ever be deemed to exceed the temporal, geographic, occupational or other limitations permitted by applicable laws, those Articles shall be and are hereby reformed to the maximum temporal, geographic, occupation or other limitations permitted by law.

ARTICLE XXIV · NONWAIVER

The failure by CLIENT or GCW to enforce any Article of this Agreement shall not be deemed a waiver of such article or of CLIENT's or GCW's right to enforce each and every article of this Agreement.

ARTICLE XXV · BINDING EFFECT

This Agreement and the covenants contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

ARTICLE XXVI · CONFLICTING PROVISIONS

In the event of any conflict between the terms and Articles of this Agreement and Exhibits A and B, or any other exhibits attached thereto, this Agreement shall control.

The effective Date of this Agreement is May 29, 2025.

STOREY COUNTY

By _____

Printed Name _____

Title _____

Date _____

GCW, INC.

By _____

Printed Name Loren E. Chilson

Title Executive Vice President

Date 05/29/2025

EXHIBIT A – SCOPE OF WORK



1004-25-028

May 19, 2025

Kathy Canfield, Planning Manager
Storey County
26 South B Street, PO Box 176
Virginia City, NV 89440

SCOPE OF WORK - Virginia City Parking & Circulation Study

Dear Ms. Canfield:

PROJECT UNDERSTANDING

GCW understands that Storey County intends to develop a comprehensive Virginia City Parking and Circulation Study. This study will evaluate existing parking and circulation issues, identify parking and circulation needs for residents, visitors/tourism, and special events, and will propose practical solutions for increased parking and improved traffic flow. The study process is to be collaborative with County staff, residents, tourism officials, emergency responders, and other stakeholders, all of which will inform the final recommendations.

SCOPE OF WORK

Task 1: Project Coordination & Meetings

This task is for the performance of on-going general project management with Storey County including preparing contract paperwork, status reports, invoicing, letters, e-mails, phone calls, and maintaining project files.

We will organize and/or attend the following project coordination meetings:

- Kick-off meeting
- Up to six (6) project team meetings, at key milestones
- Up to two (2) public hearings

This task is intended to be flexible but is limited to forty (40) hours of professional staff time.

Our involvement in Public Meetings is outlined in Task 5: Public Outreach Support.

Task 2: Data Collection

We will commission new aerial photographs of Virginia City during the following major events to provide comprehensive overview photos of the existing peak parking conditions:

- Virginia City Grand Prix (Saturday April 26) or alternate event/condition
- 4th of July Parade (Friday July 4)
- Parade of Lights (Saturday December 13)



We will perform road segment traffic counts (pneumatic tube counts) at the following four (4) locations to determine the number of inbound and outbound vehicles during peak events, estimate the cumulative number of visitor vehicles in Virginia City by hour, and thereby determine the peaking characteristics and total tourism parking demand during major events:

- Geiger Grade
- Six Mile Canyon
- Occidental Grade
- SR 342

The traffic counts will be performed Thursday through Monday for the following events, corresponding with the collection of aerial photos:

- Virginia City Grand Prix (Saturday April 26) or alternate event/condition
- 4th of July Parade (Friday July 4)
- Parade of Lights (Saturday December 13)

We will use this data to develop a time-of-day graph, illustrating the hour-by-hour changes in the number of vehicles entering and exiting, and total visitor vehicles in Virginia City, by hour, for the above events.

We will conduct an inventory of the existing parking supply on-street and within public parking areas in Virginia City. Private lots available for use by the general public will be inventoried using aerial imagery if physical access is not possible at the time of the inventory. The parking inventory will be presented in graphical and table format. We will document the existing types of spaces available (limited time, overnight parking, loading areas, accessible/handicap parking, etc.), any restrictions or specific reservations, and note the location of over-sized spaces fitting buses, RVs, trucks, etc.).

We will perform a parking occupancy (utilization) survey of all parking areas on a non-event summer weekend to define the weekend baseline/common parking conditions for planning for typical conditions and for comparison with peak weekend activity.

We will perform a parking occupancy (utilization) survey of all parking areas on a non-event, or minor event, fall season weekend to define the fall season weekend parking conditions for planning for typical conditions and for comparison with other peak weekend activity.

We will perform a parking occupancy (utilization) survey of all parking areas on a typical mid-week day to define the weekday parking conditions and determine if there is any significant parking issue during common weekday conditions.

We will obtain, review, and incorporate available and relevant event attendance data and event schedule information from the Virginia City Tourism Commission (VCTC).

Will review and consider the recommendations presented in the *Virginia City Parking Management Study (1993)*.

Task 3: Parking Analysis

We will use the aerial images and traffic count data (ultimately yielding the number of visitor vehicles in Virginia City) to determine the parking demands for the following conditions:

- Peak activity special events
- Typical weekends (common summer activity with no major event)
- Typical mid-week day

The existing parking supply/inventory will be compared with the parking demand to identify the magnitude of additional parking needed to support: 1) Virginia City's peak special events, 2) common summer weekend conditions, and 3) common weekday conditions.

We will identify (in coordination/communication with emergency responders and County staff) the roadways with restricted widths or current parking use (legal or illegal) that limits emergency vehicle access or is otherwise problematic for snow plowing or traffic circulation or general street operations. These discussions could potentially lead to a recommendation of prohibiting parking in select locations.

We will consider and incorporate public comments and input (to be received during the outreach process) regarding anticipated concerns surrounding existing overarching parking issues, blocked driveways, issues at specific locations, requests for special restrictions, and needs for residential parking/permitting.

The analysis will consider and evaluate the steep roadway slopes as an issue for accessibility by disabled persons and identify opportunities and constraints to provide ADA accessible parking spaces.

Based on the identified needs, we will perform a detailed parking evaluation and provide recommendations regarding:

- number of new spaces needed for the three (3) studied conditions
- ideal locations for any new parking
- potential modifications to better use or increase parking supply in existing locations or lots
- potential modifications to roadways (i.e. reducing roadway width or converting existing streets to one-way travel to increase parking
- changes to parking designations, restrictions, time limits, etc.
- assessment of need for motorcycle parking to improve efficiency
- trailer parking during certain events such as the Virginia City Grand Prix
- UTVs and unique parking behaviors associated with these vehicles
- parking locations for tour buses
- parking opportunities at the fairgrounds and the effects of events that stage in or operate from the fairgrounds (i.e. camel races, Virginia City Grand Prix)
- the use of shuttles within Virginia City to support remote parking lots and address the street grade challenges
- lack of turnover due to residential parking and methods to improve parking availability
- the pros and cons of residential parking permits
- ADA accessible parking locations
- parking management strategies
- whether construction of a parking structure is a feasible, or advisable, improvement

- whether certain types/structures/schedules of special events should be encouraged, or other event types would ideally be managed differently, given the physical constraints in Virginia City
- an ideal range of visitors/vehicles for special events based on parking availability and the types of vehicles associated with the types of events
- identify additional needs for larger than typical events
- impacts on parking related to snow events and snow storage
- parking management strategies, including identifying the pros/cons, factors, and costs associated with metered/monitored parking, time restricted parking, and enforcement
- conceptual parking wayfinding/signage plan (limited to overview level of detail)
- the use of international standards for parking signage considering the diverse visitors

We will identify (in coordination/communication with emergency responders) the roadways with restricted widths or parking use, that limit emergency vehicle access or are otherwise problematic. Consideration will be given to the Historic District Overlay, setting, and unique context in Virginia City.

The findings and recommendations will be documented and presented in the Parking and Circulation Study report (described in Task 6).

Task 4: Circulation Analysis

This task is primarily for the evaluation of vehicle circulation throughout Virginia City associated with efficient access to parking locations and facilities.

We will review roadway widths, lane configurations, parking widths, compliance with parking restrictions, use and/or abuse of on-street parking, major intersection locations, and current circulations patterns. We will discuss current issues with County staff, emergency responders, and gather input on current circulation issues from local residents (comments to be received during the outreach process).

This analysis will consider input from County staff, emergency responders, the Virginia City Tourism Commission, and local residents, and make recommendations regarding:

- circulation needs for public safety
- roadways commonly blocked by parked cars and solutions to that issue
- needs for snow removal and snow storage
- whether one-way streets should be considered/implemented, and if so, what streets could/should be converted to one-way travel and the revisions/improvements that would be necessary for the changed travel patterns
- if new streets should be constructed on existing unimproved platted rights-of-way, and if so, which potential connections would provide the highest value for circulation
- if new street connections are feasible, justified, or advisable
- if any streets should be closed or significantly modified to address parking issues
- which streets have the potential for ADA parking, if any
- NDOT control of C Street and the implications for any revisions to C Street
- Stop or Yield sign locations (identifying which approaches to intersections should be stop or yield controlled) at a basic level, to improve overall circulation efficiency

The findings and recommendations will be documented and presented in the Parking and Circulation Study report (described in Task 6).

Note that detailed traffic operations analyses (level of service, delay, queuing calculations) are excluded from this scope of work since the focus of this study is on high level circulation needs rather than quantifying specific traffic flow parameters. We understand Storey County recognizes that congestion will occur during major events given the unique and constrained conditions in historic Virginia City.

Task 5: Public Outreach Support

GCW will assist Storey County staff throughout a County led public outreach and engagement process. We will provide the following or related support:

- Prepare graphics, maps, and materials for stakeholder and public meetings
- Attendance and participation in up to two (2) public workshops/charettes/meetings
- Assist with preparing and summarizing comment cards and taking notes during public meetings
- Assist in providing and managing sign-in sheets for public meetings
- Assist in preparing survey questions
- Meet with key stakeholders, major business operators, key landowners, and individual residents, upon the request/direction of County staff
- Assist in preparing presentations

This task is intended to be flexible but is limited to eighty (80) hours of professional staff time.

Task 6: Parking & Circulation Study

We will summarize and present the data collection, existing conditions, stakeholder and resident feedback, analysis, findings, and recommendations in a comprehensive, graphic centric "executive summary style" report (30 pages or less in the main body) with supporting exhibits and appendices.

The report will incorporate Storey County Fire District comments and recommendations in addition to County, Virginia City Tourism Commission, stakeholder, and resident input collected during the public engagement efforts. The study will include summaries of the outreach efforts (e.g. workshops, surveys, comments, etc.).

The report will organize and prioritize the recommended actions, presenting:

- Low cost / easy to implement improvements
- More complex / more costly improvements
- Long-term / complex funding improvements

We will prepare a Draft Virginia City Parking & Circulation Study, which will be presented to the project team and stakeholders for review and comment. Up to two (2) rounds of comments from the review team will be incorporated into a Final Virginia City Parking & Circulation Study.

Key graphics in the report will include:

- Virginia City Overview
- Existing Parking Lots / Parking Inventory
- Summary of Primary Parking & Circulation Issues
- Aerial photos of major events
- Parking Utilization
- Parking Recommendations
- Existing Circulation Patterns & Intersection Controls
- Circulation Improvement Recommendations
- Wayfinding Conceptual Plan

EXCLUSIONS

This scope of work excludes:

- Detailed wayfinding or signage design
- Traffic operations analysis
- Coordination with NDOT (beyond 8 professional staff hours)
- ADA access route assessments, other than at a basic planning level
- Right-of-Way determination or depiction
- Engineering design or detailed roadway or parking lot layouts

Any work outside the scope of work presented in this proposal will be performed using the contingency budget.

SCHEDULE

The above scope of work will be completed in April 2025 through May 2026 as generally outlined below:

Project Kick-off – April 2025

Data Collection – April 2025 (VCGP) through December 2025 (Parade of Lights)

Parking Analysis – June 2025 through December 2025

Circulation Analysis – June 2025 through December 2025

Summarize Existing Conditions – August 2025 (following 4th of July Parade)

Public Outreach Support – September 2025 through February 2026

Parking & Circulation Study Draft Report – March 2026

Parking & Circulation Study Final Report – May 2026

FEE SUMMARY

All services described in the above scope of work will be performed on a time-and-materials basis using the attached hourly billing rates (Exhibit B). Following is the summary of budgets by task.

Task Description	Amount	Type
Task 1: Project Coordination & Meetings	\$10,000	T&M
Task 2: Data Collection	\$40,000	T&M
Task 3: Parking Analysis	\$50,000	T&M
Task 4: Circulation Analysis	\$50,000	T&M
Task 5: Public Outreach Support	\$20,000	T&M
Task 6: Parking & Circulation Study	\$30,000	T&M
Task 7: Contingency Budget	\$25,000	T&M
Total Budget	\$225,000	

Progress billings will be forwarded to the Client monthly. These billings will include the fees earned for the billing period plus any direct costs. The Client shall make every reasonable effort to review invoices within fifteen (15) working days from the date of receipt of the invoices and notify the Consultant in writing of any items that are alleged to be incorrect.

Any additional services you request will be based upon our Hourly Rate Schedule (Exhibit B).

EXHIBIT B
HOURLY RATE SCHEDULE

	<u>Rate Per Hour</u>
Principal	\$ 280.00
Associate	\$ 260.00
Supervising Project Manager/Supervising Engineer/Supervising Land Surveyor	\$ 245.00
Senior Project Manager/Senior Engineer/Senior Land Surveyor	\$ 215.00
Project Manager	\$ 205.00
Project Engineer/Land Surveyor/Field Survey Manager	\$ 195.00
Construction Project Manager	\$ 190.00
Construction Inspector	\$ 145.00
Construction Document Control Technician	\$ 125.00
Supervising Designer	\$ 185.00
Senior Designer	\$ 175.00
Designer/Survey Office Technician	\$ 155.00
GIS Analyst	\$ 145.00
Engineering Intern 2	\$ 160.00
Engineering Intern 1	\$ 150.00
Land Surveying Intern	\$ 150.00
Senior CAD Technician	\$ 140.00
CAD Technician	\$ 130.00
Senior Project Coordinator	\$ 155.00
Project Coordinator	\$ 135.00
Project Assistant 2	\$ 110.00
Processor	\$ 105.00
Project Assistant 1	\$ 85.00
Administrative Assistant	\$ 90.00
Survey:One-Person Crew	\$ 185.00
Party Chief	\$ 140.00
Instrument Operator	\$ 95.00

The individual hourly rates include salary costs, overhead, administration, and profit. Survey rates also include survey equipment amortization, stakes, flagging, supplies, and vehicle mileage. Expert witness services shall be invoiced at 1.5 times the hourly rate per employee category. Rates subject to change based on project role and staffing.



Board of Storey County Commissioners

Agenda Action Report

**Meeting date: 6/17/2025 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Grant of Easement File No. 2025-039 to NV Energy for communication, gas and electric facilities within the Denmark Drive Right-of-Way, McCarran, Storey County, Nevada.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] move to approve a Grant of Easement (2025-039) to NV Energy for communication, gas and electric facilities within the Denmark Drive Right-of-Way, McCarran, Storey County, Nevada.
- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** NV Energy is requesting an easement to construct, operate, add to, modify, maintain, replace and remove communication, gas facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixture, apparatus, and improvements ("Utility Facilities"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("Additional Utility Facilities").
-
- The Public Works Director has reviewed the easement and has no concerns.
- **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

Location: Denmark Drive from USA Parkway to Venice Drive

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. To construct, operate, add to, modify, maintain, replace and remove aboveground and/or underground communication facilities, gas systems for the distribution and transmission of gas, and electric line systems for the distribution of electricity, consisting of poles, guys, anchors, cables, conduit, duct banks, manholes, vaults, transformers, pipes, valves, fittings, regulators, meters, vaults and other fixtures, apparatus and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");

Location: Denmark Avenue from USA Parkway to Venice Drive
RW# RW-0304-2025
Proj. #3012490283
Project Name: Utility Extensions
GOE_DESIGN_OH_UG

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personally property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons

Location: Denmark Avenue from USA Parkway to Venice Drive
RW# RW-0304-2025
Proj. #3012490283
Project Name: Utility Extensions
GOE_DESIGN_OH_UG

arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's gas and electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: Denmark Avenue from USA Parkway to Venice Drive
RW# RW-0304-2025
Proj. #3012490283
Project Name: Utility Extensions
GOE_DESIGN_OH_UG

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By:_____

Name:_____

Title:_____

Date:_____

GRANTEE:

Sierra Pacific Power Company

By:_____

Name:_____

Title:_____

Date:_____

(acknowledgements on next page)

Location: Denmark Avenue from USA Parkway to Venice Drive
RW# RW-0304-2025
Proj. #3012490283
Project Name: Utility Extensions
GOE_DESIGN_OH_UG

ACKNOWLEDGEMENTS

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 2025, by _____ as _____ of Sierra Pacific Power Company d/b/a NV Energy.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this _____ day of _____, 2025, by _____ as _____

of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political subdivision of the State of Nevada.

Notary Public

Location: Denmark Avenue from USA Parkway to Venice Drive
RW# RW-0304-2025
Proj. #3012490283
Project Name: Utility Extensions
GOE_DESIGN_OH_UG



W.O. 3012490283

Storey County

Denmark Drive (From USA Parkway to Venice Drive)

EXHIBIT "A"

EASEMENT

All that certain parcel situated within Section 2, Township 19 North, Range 22 East, M.D.M., Storey County, Nevada; situated within that Parcel of land described in a Quitclaim Deed of Dedication, recorded as File Number 107607 on September 17, 2007, Official Records of Storey County, Nevada.

A blanket easement over that Parcel of land described in said Quitclaim Deed of Dedication.

Said Easement contains 5.70 acres of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Quitclaim Deed of Dedication.

Prepared by Leland Johnson, P.L.S.

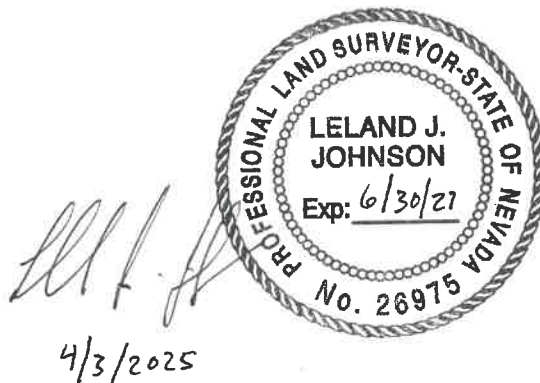
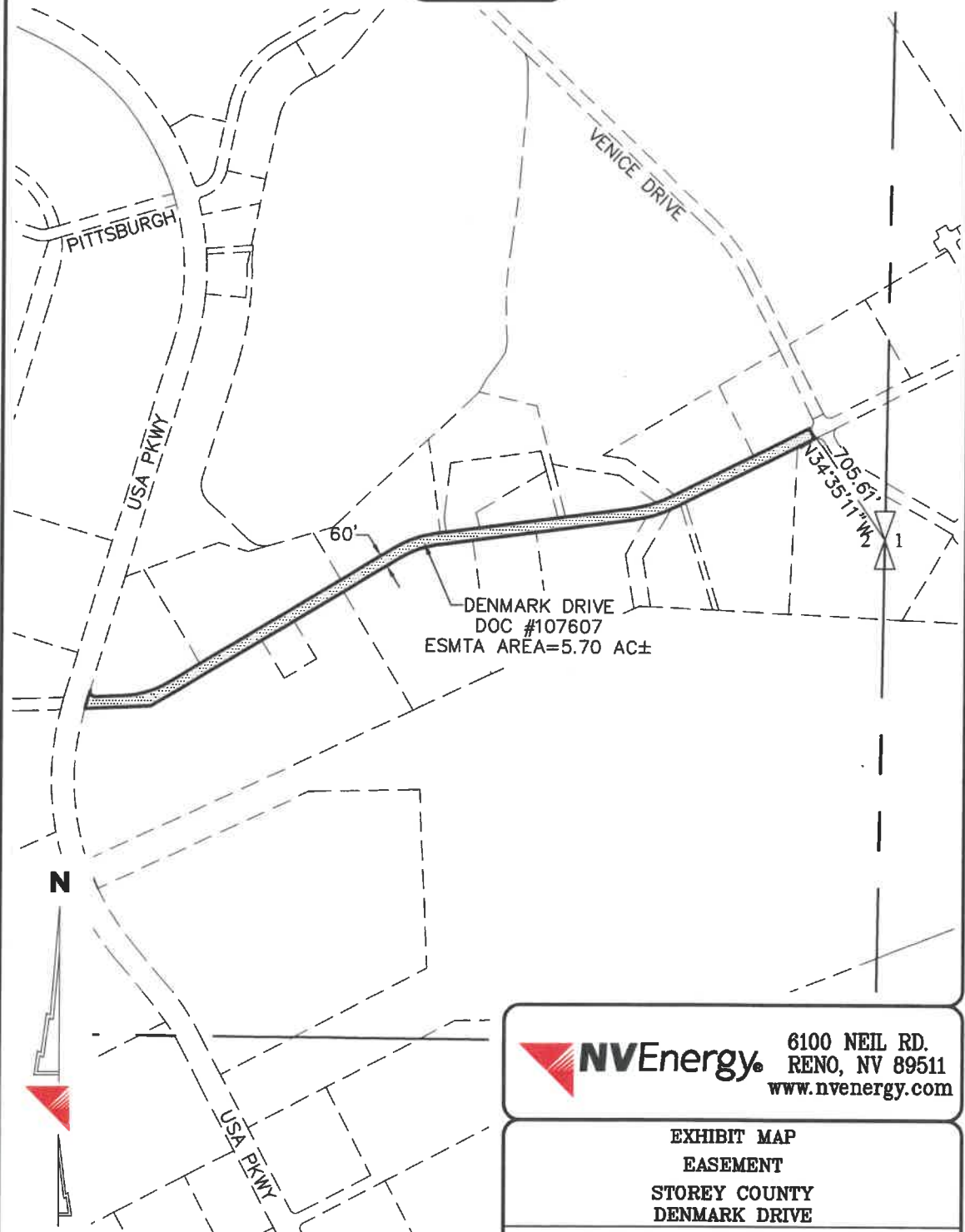



EXHIBIT A-1



SCALE: 1" = 800'
S:\Survey\CSE\Cse_Cad\CSE 2025\3012490283-55 Denmark Drive\dwg\
3012490283-55 Denmark Drive-Blanket ESMT.dwg <sh23446>
03Apr25-09:57

NVEnergy. 6100 NEIL RD.
RENO, NV 89511
www.nvenergy.com

EXHIBIT MAP	
EASEMENT	
STOREY COUNTY	
DENMARK DRIVE	
T. 19 N., R. 22 E., S.2-M.D.M.	
STOREY COUNTY	NEVADA
04/2025	1 OF 1

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 minutes	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of the disposal of the Agilis Duo ballot sorting machine by the Clerk & Treasurer, and termination of expiring annual service and maintenance contract for the machine with Runbeck Election Services.
- **Recommended motion:** I, Commissioner (name), move to approve the Clerk & Treasurer's disposal of the Agilis Duo ballot sorting machine by the Clerk & Treasurer, and termination of expiring annual service and maintenance contract for the machine with Runbeck Election Services.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

- **Staff Summary:** The Agylis Duo Ballot Sorting device was purchased in May of 2022 with a grant from the NV Secretary of State's Office. Since delivery, the machine has not been used in support of election operations.
-
- The daily volume of ballots received by Storey County in any election is not great enough to warrent the time and effort to set-up and run the machine. And now, with the Total Vote utility to quickly and efficiently process received mail ballots with a handheld bar code reader, Storey County's daily received volume would have to grow exponentially before the Agilis machine would be useful. It is also expected, that by the time
-
- For the past year and a half the Clerk & Treasurer has been working with the Secreatary of State's Office to find a new home for the machine. The counties in the state that could use such a machne already have enough equipment. Runbeck would not take the machine back but did attempt to find a customer who may be interested in a refurbished machine. Unfortunatley, no customer was found. The Secretary of State was interested in possibly taking the machine for training purposes but could not stirke an acceptable deal with Runbeck for an annual service and maitenance contract.
-
- As a result Storey County has a piece of equipment for which we have no use and can no longer effeectively store. Additionally, the annual service and maintenance contract is up for renewal. Since we have no use for the machne it makes no sense to spend \$13,000 for sevice and maintenance.

-
- IT and the District Attorney's Office have been consulted and support the recommended action to dispose.
-
- We request the Board of County Commissioners approve the Clerk & Treasurer dispose of the Agilis Duo ballot sorting machine in what ever manner is most secure and effective.

- **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

Runbeck Election Services, LLC
 2800 S. 36TH STREET
 PHOENIX AZ 85034



Invoice	C001873
Date	6/5/2025
Page	1

Bill To:

STOREY COUNTY
 PO DRAWER D
 26 SOUTH B STREET
 VIRGINIA CITY NV 89440

Ship To:

STOREY COUNTY
 PO DRAWER D
 26 SOUTH B STREET
 VIRGINIA CITY NV 89440

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	STOREYNV	SGALLOWAY			6/5/2025	4,223

Ordered	Shipped	B/O	Item Number	Description	Discount	Unit Price	Ext. Price
1	1	0	CA-AGILIS DUO-P	Agilis Duo License 06/01/25 - 05/31/26	\$0.00	\$6,562.50	\$6,562.50
1	1	0	CA-AGILIS DUO-D	Agilis Duo Service & Maintenance 06/01/25 - 05/31/26	\$0.00	\$6,562.50	\$6,562.50

Subtotal	\$13,125.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$13,125.00



AGILIS DUO EQUIPMENT SUMMARY AND SPECIFICATIONS

The AgilisDuo® Tabletop Ballot Packet Sorting System is an innovative, low-to-mid volume ballot packet sorting solution that makes Vote-By-Mail ballot processing quick, safe and secure. AgilisDuo's compact size makes it ideal for jurisdictions with limited space to experience the efficiencies and cost reduction by using automated sorting.

Runbeck understands the value of incorporating ballot packet sorting for Vote-By-Mail elections. We have the system that fulfills Storey County's ballot packet sorting and scanning needs. Our Field Services Team will fully support your transition to this new system because *we want you to succeed*.

Features:

- Portable and convenient tabletop model measuring 73" x 23" x 23"
- Process speeds up to 1,500 per hour/200dpi
- Automated image capture
- On-screen display for manual verifications
- Works offline
- Date stamp
- Full audit capabilities
- Updates to voter registration databases upon customer request
 - Requires customer to provide updated voter registration data
- Output images as a TIFF

AgilisDuo Sorter highlights:

- Flexible initial setup including: Users, Mail sources, Signature Verification (SigVer) Codes and Reports
 - Challenge Report – sortable by date and pull status
 - Tray Report – drill down to see details of a tray and specific pieces within it
 - SigVer – checkout report
- Processes packets with a single scan pass
- Captures a black and white image of the packet
- Reads the AppID barcode to sort to a relevant pocket
- Ability to challenge mail pieces in SigVer client
- Tray tags are generated for filled pockets
- Reference images from VR database and scanned images from the AgilisDuo are stored for SigVer
- Invalid signatures are challenged based on the SigVer Reports

Components and Equipment

- Pocket full indicator
- AgilisDuo diagnostic application & Raspberry Pi
- Web interface for user interface, system messages, captured data, and reports.
- AppID barcode reader
- Zebra thermal printer for tray tags
- AgilisDuo network connection ports for workstation connectivity.

Partner Support

Runbeck provides full support through our Field Service Team along with providing detailed User Guides for easy reference. We want partners to be self-sufficient but also to know Runbeck is here to support you.



AGILIS DUO EQUIPMENT QUOTE

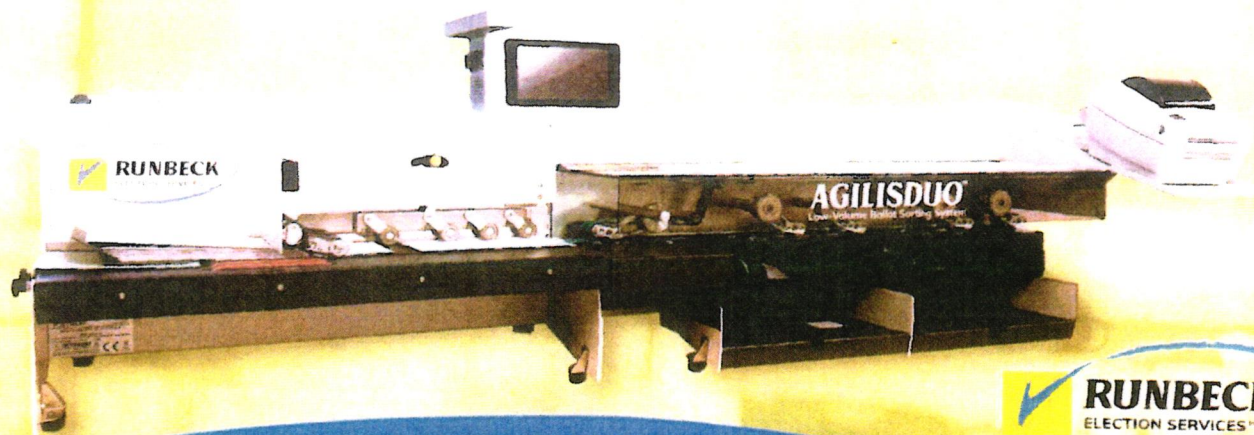
Client: Storey County, NV

AGILIS DUO PRICING – HARDWARE & SOFTWARE	PRICE
–AgilisDuo	\$72,500
Dual Output Trays	Included
Tray Tag Printer	Included
Scanning and Signature Capture Software	Included
Signature Verification Client Software	Included
TOTAL	\$72,500

AGILIS DUO PRICING – INSTALL & TRAINING	PRICE
Integration with current system	Included
Installation	\$1,500
Signature Verification Client Software Integration	Included
Training Onsite (6–8 hours)	\$1,500
Shipping	TBD
TOTAL (tax and shipping additional*)	\$3,000

AGILIS DUO – ANNUAL LICENSE & SUPPORT FEES	PRICE
Annual L&S Year 1	Included
Annual L&S Year 2	\$12,500
Annual L&S Year 3	\$12,500
Annual L&S Year 4	\$12,500

*Taxes and shipping are the responsibility of the jurisdiction



AGILIS DUO® MAIL BALLOT SCANNER & SORTER

Transform your Workflow Efficiency

The Runbeck AgilisDuo is an innovative low- to mid-volume mail ballot packet sorting solution that makes vote-by-mail packet processing quick, easy and affordable. The AgilisDuo delivers exceptional throughput and scanned image quality for signature image capture with date stamp. Get immediate updates to Voter Registration Databases to tabulate faster. No more completing every step of scanning and sorting manually. **Complete work in several hours that usually takes days!**

Capture and Upload Automatically

The AgilisDuo captures the entire front side of a ballot envelope, crop the signature image to allow county personnel to perform signature verification on every envelope. Reduce hand-counting with the Duo's sorting of batches. Eliminate the need for staff to move trays of packets around the office—less handling and movement means more secure elections.

Compact for Limited Space


The AgilisDuo is a tabletop mail scanner and sorter for counties with lower volumes to reduce costs and improve operation efficiency. It provides fast processing and reduces document preparation costs. The Duo measures 73" x 23" x 23" so it's small enough to fit in offices. This system is ideal for jurisdictions looking for a space-saving, high quality sorter and scanner.

PRODUCT FEATURES

- ✓ Portable and convenient tabletop model
- ✓ Process speeds up to 1,500 per hour/200dpi
- ✓ Auto image capture of packet and signature
- ✓ On-screen display for signature verifications
- ✓ Digital Signature Verification
- ✓ Automatic daily uploads to VR system
- ✓ Thin/Thickness detection
- ✓ Date stamp
- ✓ Tray tag tracking to locate ballots
- ✓ Full audit capabilities
- ✓ Works offline
- ✓ Automated batching

Contact Runbeck today at 877-230-2737

www.Runbeck.net | 877-230-2737 | 2800 S. 36th Street Phoenix, AZ 85034 | America's Election Partner®

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discuss and consider authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC from 07/01/25-06/30/26 in an amount of \$95.00/hour not exceeding 600 hours on an as-needed basis, for the purpose of providing prescribed human resources services including labor relations, independent administrative investigations, union contract negotiations, and other related services.
- **Recommended motion:** I (commissioner) motion to approve authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC commencing July 1, 2025, and ending June 30, 2026, in an amount of \$95.00/hour not exceeding 600 hours on an as-needed basis, for the purpose of providing prescribed human resources services including labor relations, independent administrative investigations, union contract negotiations, and other related services.
- **Prepared by:** Austin Osborne

Department: Commissioners

Contact Number: 775.847.0968

- **Staff Summary:** This action would extend services provided to the county by Lakota HRM, LLC for roughly one and one-half years. The independent firm has provided the Human Resources Department professional services related to labor relations, independent administrative investigations, assistance with union contract negotiations, and other labor relations services on an as-needed basis.
- **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

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement (this "Agreement") is made effective as of July 1, 2025, by and between Storey County (the "Recipient"), of PO Box 176, Virginia City, Nevada 89440, and Lakota HRM, LLC (the "Contractor"), of 338 Porter Peak Drive, Carson City, Nevada 89701. In this Agreement, the party who is contracting to receive the services shall be referred to as "Recipient", and the party who will be providing the services shall be referred to as "Contractor."

1. DESCRIPTION OF SERVICES. Beginning on July 1, 2025, the Contractor will provide the following services (collectively, the "Services"):

As described in Attachment A

2. PAYMENT FOR SERVICES. The Recipient will pay compensation to the Contractor for the Services. Payments will be made as follows:

\$95 per hour, not to exceed 600 hours.

No other fees and/or expenses will be paid to the Contractor, unless such fees and/or expenses have been approved in advance by the appropriate executive on behalf of the Recipient in writing. The Contractor shall be solely responsible for any and all taxes, Social Security contributions or payments, disability insurance, unemployment taxes, and other payroll type taxes applicable to such compensation.

3. TERM/TERMINATION. Termination of this agreement will occur as follows:

This agreement will terminate on June 30, 2026, unless terminated sooner by either party.

A regular, ongoing relationship of indefinite term is not contemplated. The Recipient has no right to assign services to the Contractor other than as specifically contemplated by this Agreement. However, the parties may mutually agree that the Contractor shall perform other services for the Recipient, pursuant to the terms of this Agreement.

The Recipient or the Contractor may terminate the contract at anytime by providing 10 working days' written notice. In addition, if the Contractor is convicted of any crime or offense, fails or refuses to comply with written policies or reasonable directive of the Recipient, is guilty of serious misconduct in connection with the performance hereunder or materially breaches this contract, the Recipient may terminate the engagement of the Contractor immediately and without prior notice.

4. RELATIONSHIP OF PARTIES. It is understood by the parties that the Contractor is an independent contractor with respect to the Recipient, and not an employee of the

Recipient. The Recipient will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of the Contractor.

It is contemplated that the relationship between the Contractor and the Recipient shall be a non-exclusive one. The Contractor also performs services for other organizations and/or individuals. The Recipient has no right to further inquire into the Contractor's other activities.

5. PROFESSIONAL CAPACITY. The Contractor is a professional who uses its own professional and business methods to perform services. The Contractor has not and will not receive training from the Recipient regarding how to perform the Services.

6. EXPENSES PAID BY CONTRACTOR. The Contractor's business and travel expenses are to be paid by the Contractor and not by the Recipient.

7. CONFIDENTIALITY. Contractor may have access to proprietary, private and/or otherwise confidential information ("Confidential Information") of the Recipient. Confidential Information shall mean all non-public information which constitutes, relates or refers to the operation of the business of the Recipient, including without limitation, financial, operational, personnel, managerial and statistical information of the Recipient. The nature of the information and the manner of disclosure are such that a reasonable person would understand it to be confidential. The Contractor will not at any time or in any manner, either directly or indirectly, use for the personal benefit of the Contractor, or divulge, disclose, or communicate in any manner any Confidential Information. The Contractor will protect such information and treat the Confidential Information as strictly confidential. This provision shall continue to be effective after the termination of this Agreement. Upon termination of this Agreement, the Contractor will return to the Recipient all Confidential Information, whether physical or electronic, and other items that were used, created, or controlled by the Contractor during the term of this Agreement.

8. INJURIES. The Contractor acknowledges the Contractor's obligation to obtain appropriate insurance coverage for the benefit of the Contractor (and the Contractor's employees, if any). The Contractor waives any rights to recovery from the Recipient for any injuries that the Contractor (and/or Contractor's employees) may sustain while performing services under this Agreement and that are a result of the negligence of the Contractor or the Contractor's employees. Contractor will provide the Recipient with a certificate naming the Recipient as an additional insured party.

9. INDEMNIFICATION. The Contractor agrees to indemnify and hold harmless the Recipient from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against the Recipient that result from the acts or omissions of the Contractor, the Contractor's employees, if any, and the Contractor's agents.

10. INSURANCE. The Contractor will carry the following insurance coverage relative to any service performed for the Recipient:

Errors and Omissions Coverage	\$1,000,000
Liability Coverage	\$1,000,000

11. ENTIRE AGREEMENT. This Agreement constitutes the entire contract between the parties. All terms and conditions contained in any other writings previously executed by the parties regarding the matters contemplated herein shall be deemed to be merged herein and superseded hereby. No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto.

12. WAIVER OF BREACH. The waiver by the Recipient of a breach of any provision of this Agreement by Contractor shall not operate or be construed as a waiver of any subsequent breach by Contractor.

13. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

14. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Nevada.

15. SIGNATORIES. This Agreement shall be signed by Austin Osborne, County Manager on behalf of Storey County and by Jeanne Greene, Manager on behalf of Lakota HRM, LLC. This Agreement is effective as of the date first above written.

RECIPIENT: Storey County

By: _____
Austin Osborne
County Manager


CONTRACTOR:
Lakota HRM, LLC

By: _____
Jeanne Greene
Manager

SCHEDULE A

Services to be Performed:

- Oversee administrative investigations
- In consultation with HR Director and department head determine appropriate level of discipline
- Ensure due process rights are provided in accordance with union contract or county policy
- In consultation with HR Director and department head, handle grievances filed by the union(s)
- Work with the County Manager and HR Director on union impasse arbitration
- Handle complaints of equal opportunity employment, disability, harassment, ethics, and other labor matters
- Provide advice and consultation to both managers and employees
- Mediate disputes if appropriate
- Interpret collective bargaining agreements, county policies, and department requirements
- In consultation with the DA's office, interpret and apply state and federal law in relation to human resource matters
- Coordinate and attend meetings as requested by the County Manager, HR Director, District Attorney, or department head
- Perform research and analysis necessary for union negotiations and other HR related matters as requested
- Provide reports and other documentation as requested by the County Manager, HR Director, and District Attorney

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Discussion and possible consideration of Memorandum of Understanding between Storey County and Tesla, Inc. to temporarily deviate from Exhibit B, Section (a) of Amendment 1 to the Tesla-Storey County Government Services Agreement for Economic Diversification District No. 2 (2024) regarding vehicle use and access on Milan Drive at the Tahoe-Reno Industrial Center.
- **Recommended motion:** I (commissioner) motion to approve Memorandum of Understanding between Storey County and Tesla, Inc. to temporarily deviate from Exhibit B, Section (a) of Amendment 1 to the Tesla-Storey County Government Services Agreement for Economic Diversification District No. 2 (2024) regarding vehicle use and access on Milan Drive at the Tahoe-Reno Industrial Center.
- **Prepared by:** Austin Osborne

Department: County Manager

Contact Number: 775.847.0968

- **Staff Summary:** The proposed MOU will temporarily lift certain traffic flow restrictions on Milan Drive that are in the Government Services Agreement for Gigafactory II. This temporary action will alleviate traffic and roadside parking congestion that is or may be occurring on Milan Drive during certain phases of construction of nearby Gigafactory II. Tesla proposes to facilitate employee parking at one of its private properties abutting Milan Drive and to shuttle employees between that site and the Gigafactory II project. A temporary waiver of Section (a) of Exhibit B is needed to facilitate this action. The proposal will reduce potential traffic and roadside vehicle parking congestion caused by employees associated with the construction phase of the project. The Storey County Public Works Department will also be installing “No Parking” signage along Milan Drive to facilitate safe vehicle circulation in the 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

Memorandum of Understanding

between

Storey County, Nevada

and

Tesla Inc.

June 17, 2025

The Memorandum of Understanding (MOU) is between Storey County, Nevada, a political subdivision of the State of Nevada, and Tesla Inc. to temporarily deviate from Exhibit B, Section (a) of Amendment 1 to the Tesla-Storey County Government Services Agreement (GSA) for Economic Diversification District (EDD) #2, 2024 as demonstrated in MOU Enclosure 1 hereto. This agreement is to be effective June 17, 2025, through December 31, 2025. This agreement applies exclusively to the amendments shown herein and shall have no effect on the remaining provisions of the government services agreement or its appendices.

Approved on this ____ day of ____ 2025.

STOREY COUNTY

TESLA INC

Jay Carmona, Chairman

Brian Bolz, Sr. Manager

Storey County Commission

Tesla Inc

Clay Mitchell, Vice-Chairmen

Michael Hildebrand, Sr. Manager

Storey County Commission

Tesla Inc.

Donald Gillman, Commissioner

Storey County Commission

MOU Enclosure 1

EXHIBIT B

Road Improvements, and Traffic Management, & Vehicle Infrastructure

Exhibit B, Subsection (a) Traffic Management temporary use description.

(a) Traffic Management

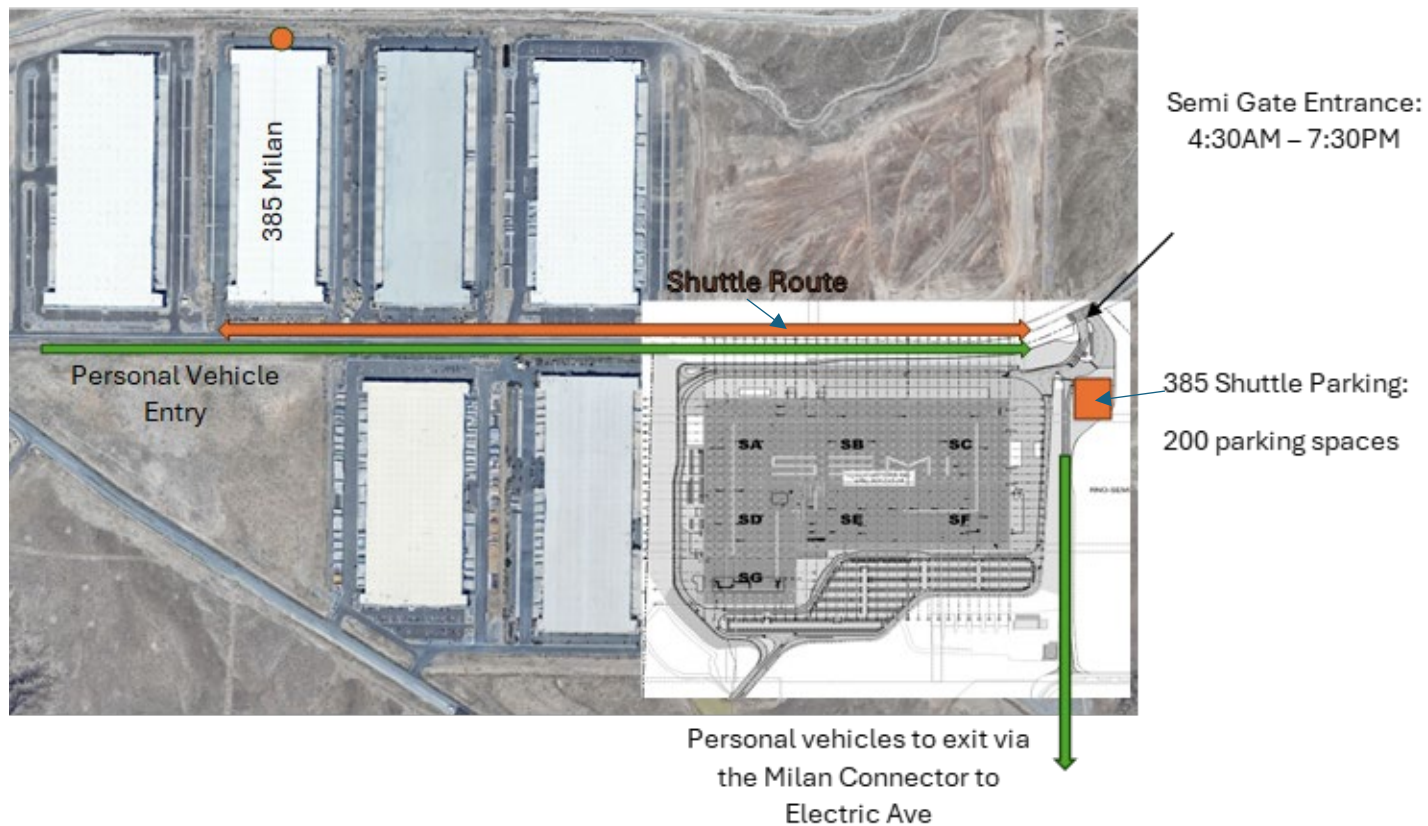
To lessen congestion around the intersection of Electric Avenue and Milan Drive, vehicle traffic to and from facilities situated south of Milan Drive shall be directed as follows:


- Passenger vehicle traffic shall be directed to and from Electric Avenue through the Tesla security guard checkpoint, where it is approximately located on July 1, 2024.
 - *Tesla to temporarily have employee passenger vehicles enter the Semi facility gate to park in the temporary shuttle lot, per MOU Figure 1: 385 Shuttle Map, allowing transfer of employees to and from the 385 Milan Tesla project job site instead of parking on Milan Drive during certain construction activities and within the timeframe set forth in this MOU. This would require a temporary deviation from Exhibit B of Amendment 1 to the Tesla-Storey County GSA #2, 2024, given the current restriction of allowing passenger vehicles to enter the Semi facility property.*
 - *Passenger vehicles will enter the Semi Gate entrance from Milan Drive*
 - *The Semi Gate entrance will operate from 4:30 AM to 7:30 PM daily*
 - *The Semi Gate entrance will be limited to only Tesla staff with badge access to 385 Milan, in addition to existing Semi project staff*
 - *Passenger vehicles shall utilize the Milan Connector to Electric Avenue to exit the shuttle parking lot*
 - *Approval will expire 12/31/25 unless agreed upon by both parties to extend to a revised date*
- Commercial truck traffic, including but not limited to vehicles with a gross vehicle weight rating (GVWR) over 10,000 pounds, are permitted to use Milan Drive to access facilities situated south of Milan Drive.

Tesla will install and maintain gates and other barriers between facilities and Milan Drive in accordance with the site plan illustrated in Figure 1 to Exhibit B below to maintain conformance with traffic flow requirements described above, ensuring that passenger vehicle traffic is directed to and from Electric Avenue.

MOU Figure 1: 385 Shuttle Map

Drop Off Location: 5AM – 7PM



	<h2 style="text-align: center;">Board of Storey County Commissioners</h2> <h3 style="text-align: center;">Agenda Action Report</h3>	
Meeting date: 6/17/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Review legislative bills and actions that occurred in the 2025 legislative session.
- **Recommended motion:** No Action Requested.
- **Prepared by:** Austin Osborne

Department: Commissioners

Contact Number: 775.847.0968

- **Staff Summary:** Bills and legislative actions are listed in the enclosed list.
- Other Bills in NELIS:
- <https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bills/List>

- **Supporting Materials:** See Attachments

- **Fiscal Impact:**

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____


- **Board Action:**

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

5/13/2025

Bill Number:	BOCC Date:	Subject	Status	Position Storey County	Position Nevada NACO	Notes
AB147	02/18/2025	Registered Candidates	Failed	Support	Failed	Requires candidates to be registered to vote in Nevada.
AB61	03/04/2025	Sparks Toll Road	Failed	Support	Failed	Authorizes Washoe County toll road proposal connecting I-80 to North Valleys.
AB64	02/18/2025	Open Meeting Rules	Failed	Support	none	Allows quorum to deliberate with attorney outside of public meeting, amends open meeting and posting requirements, and amends testimony requirements.
AB66	02/18/2025	Add Court Judges	Passed	Neutral	none	Increasing number of District Court judges, including 1 additional judge in First District Court (Carson-Storey).
AB70	02/18/2025	Renewable Tax Abate	Passed	Neutral	NACO Bill	Requiring Office of Energy to consider written comments from county commissions regarding renewable energy tax abatements.
AB96	02/18/2025	Heat Island Planning	Passed	Neutral	none	Requiring large jurisdictions to implement heat island mitigation in master plans. Pop. cap, does not impact small counties.
AB112	02/18/2025	Sick Leave for Family	Passed	Oppose	none	Adding to union CBAs employee rights to use sick leave to assist family members.
AB128	03/04/2025	Public Records Ombudsman	Passed	Oppose	Oppose	Public records requests ombudsman in AG's Office to review and possibly overturn local jurisdictions on confidential records. (Amended to gut and replace with task force study).
AB131	02/18/2025	ADUs in Historic Dist.	Failed	Neutral	Oppose	Accessory dwelling units to historic districts. Storey already does this. Amended to include tax exemptions for ADUs. Bill applies to Washoe and Clark only.
AB147	02/18/2025	Voter ID	Failed	Support	Failed	Requiring proof of identity to vote.
AB152	02/18/2025	Records Retention, Request	Failed	Support	Support	Local gov. exempt from providing records beyond required record retention times.
AB180	02/18/2025	Sidewalk Vendors	Failed	Neutral	Failed	Allows sidewalk vendors. Pop capped so does not impact Storey or small counties.
AB222	02/18/2025	Apprentices and Projects	Failed	Oppose	Failed	Employment and use of apprentices and certain workers for type of projects.
AB226	02/18/2025	Community Ben. Tax Abate		Neutral	none	Tax abatements to submit "community benefit plan" to be approved by GOED.
AB242	03/04/2025	Sagebrush Ecosystems	Exempt	Oppose	none	Sagebrush ecosystem damage mitigation council. Concerns about fire fuels reduction.
AB538	04/01/2025	GOED Temp. Board Member	Failed	Neutral	Failed	Requiring temporary member on GOED board for tax abatement applications.
AGA2240	03/04/2025	Daylight Savings Time	Passed	Neutral	Reviewing	Change Daylight Savings Time to stay Standard Time yearround. No more spring forward.
SB69	04/01/2025	Local Gov. Control Tax Abate	Passed	Support	Support	Storey Bill: GSA 10-20% of local abatement value, retro fiscal year, no data centres.
SB78	04/01/2025	Consolidating Boards	Passed	Oppose		Comstock Historic District. Amended, no issues. Oppose as text still contains CHDC. Note: Monitoring passage of bill with CHDC still included for possible removal.
AB32	03/04/2025	V&T Interim Study	Passed*	Support	Support	Study V&T Railway Commission long-term options. (*In Ways and Means).
SB28	05/06/2025	Southern NV RTC	Passed	Neutral	none	Southern Nevada RTC sales tax, definition of median gross income threshold from 60% to 120% to be considered affordable. Possible to go on ballot. Monitor for statewide applicable.
SB147	05/06/2025	Regional Planning	Failed	Neutral	none	Regional housing and transportation planning. Monitor for local impacts.
SB232	05/06/2025	Veterans' Center in VC	Exempt	Support	none	Veteran's center in Virginia City fund at \$750,000
SB364	05/06/2025	Rail Spur Abatements	Exempt	Oppose	Oppose	Rail spur "inland ports" and project improvement abatements. Monitor, possible oppose.
AB256	05/06/2025	Transit Rail Study Group	Passed	Neutral	none	Transit rail interim study group. Amended to be "regions".
AB528	05/06/2025	Green Build Abatements	Exempt	Neutral	none	LEED "green" construction partial abatements. No hearing yet.
AB77	05/06/2025	Abatements Benefit to State	Failed	Oppose	Failed	Tax abatements to be denied by GOED if "no benefit to the State". No hearing yet.
SB410	05/06/2025	Family Health Benefits CBA	Passed	Oppose	none	Mandatory bargaining health and family health benefits in union CBAs.
AB491	04/15/2025	Candidate Residency	Passed	Oppose	none	Responses from SOS regarding candidates residency.
SB100	04/15/2025	Clerk Removal for Deadlines	Passed	Oppose	Oppose	Allows removal of County Clerk for failing to meet election-related deadlines.
AB496	04/15/2025	Mail-In Ballot Tracking	Passed	Oppose	none	Mandates daily USPS reporting on ballots in possession by county.

Bill Number:	BOCC Date:	Subject	Status	Position Storey County	Position Nevada NACO	Notes
AJR1	04/15/2025	Revised Property Tax Assess.		Neutral	none	Amend NV Constitution to allow classess of property tax caps.
AB491	04/15/2025	Clerk 48-Hour Response SOS	Passed	Oppose	none	Requires County Clerk's to respond to SOS requests within 48 hours w/o severe penalties.
AB499	04/15/2025	Ballot Personal Identification	Passed	Neutral	none	Allows voters to include personal information on ballots.
AB241	05/06/2025	Multi-Fam Housing on Comm	Passed	Oppose	Oppose	Requires counties to allow multi-family housing on Commercial zoned lots.
SB180	05/06/2025	Minimum Insurance Trucking	Passed	Oppose	none	Establishing minimum insurance standards for motor carriers.
NOTES						
<i>Draft for review, confirmation, and possible amendments from the board.</i>						
<i>NACO's position will be updated at the upcoming board meeting.</i>						
05-13-25 draft						

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 6/17/2025 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. Alpine Signs Inc. – Contractor / 1902 Idaho St. ~ Carson City, NV
- B. BBM – Home Based / 4980 Dry Gulch Rd. ~ Reno, NV
- C. Cache Creek Native Art – General / 27 S. C St. ~ Virginia City, NV
- D. Codale Electric Supply – Out of County / 5225 W. 2400 S ~ Salt Lake City, UT
- E. CVS Pharmacy. Inc. – Out of County / One CVS Dr. MC1160 ~ Woonsocket, RI
- F. Doug Croisette Electric & Design – 7090 Quill Dr. ~ Reno, NV
- G. High Mountain Construction LLC – Contractor / 947 Double R Blvd. Ste. 22 ~ Reno, NV
- H. Image Drywall & Paint Inc. – Contractor / 3635 E Ruth Dr. ~ Wasilla, AK
- I. J3 Construction Inc. – Contractor / 6437 N, Avondale Ave ~ Chicago, IL
- J. Nefab Packaging West LLC – Out of County / 8477 Central Ave ~ Newark, CA
- K. Tuff Wrap Installations Inc. – Out of County / 2080 Detwiler Rd. ~ Harleysville, PA
- L. TUV SUD America Inc. – Out of County / 401 Edgewater Pl. Ste. 500 ~ Wakefield, MA

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

Department: Community Development

Contact Number: 7758470966

- **Staff Summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to the
- Commission Meeting. The business licenses are then printed and mailed to the new business license holder.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

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

June 10, 2025
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **June 17, 2025**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Alpine Signs Inc.** – Contractor / 1902 Idaho St. ~ Carson City, NV
- B. BBM** – Home Based / 4980 Dry Gulch Rd. ~ Reno, NV
- C. Cache Creek Native Art** – General / 27 S. C St. ~ Virginia City, NV
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Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office